Town of Berthoud Planning Commission
Town Hall
807 Mountain Avenue
Thursday, May 11, 2023, at 6:00 p.m.

1. Call Meeting To Order
2. Roll Call
3. Approval Of Minutes

3.I. 2023.04.27 Planning Commission Meeting Minutes

Documents:

2023.04.27 PLANNING COMMISSION MEETING MINTUTES.PDF

4. Bader Farm 1st Amendment To The PUD

Documents:

00 TB INFORMATION FORM.PDF
01 PUD STAFF COMMENTS AND ATTACHMENTS.PDF

5. Bader Farm 1st Amendment Subdivision Of Parcel 7

Documents:

00 TB INFORMATION FORM.PDF
01 STAFF REPORT AND ATTACHMENTS.PDF

6. Berthoud Self Storage Special Use Permit

Documents:

00 TB INFORMATION FORM.PDF
01 SUP STAFF REPORT AND ATTACHMENTS.PDF

7. Report By Staff
8. Adjourn

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

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | **Berthoud.org**

Planning Commission Minutes – April 27, 2023

1. **Call to Order** – The Planning Commission convened a regular meeting on April 27, 2023. Commissioner Kurtz called the meeting to order at 6:00 p.m.

2. Roll Call –

Members present:	Chris Kurtz	(Secretary)
	Melissa Feldbush	(Commissioner)
	Abigail Smith	(Commissioner)
	John Van Benthem	(Commissioner)
	Brett Wing	(Commissioner)
Members absent:	Jan Dowker	(Chairwoman)
	Karen Anderson	(Vice Chairwoman)
Staff present:	Anne Johnson	(Community Development Director)
	Will Charles	(Baseline Engineering – Principal Planner)
	Michelle Tovar	(Deputy Town Clerk)
	Jonathan Mitchell	(Permit Technician)
	Erin Smith	(Town Attorney)

3.I. Consent Agenda – Minutes from the March 09, 2023 Planning Commission Meeting.

MOTION made by Commissioner Wing to APPROVE the Minutes for March 09, 2022.

SECONDED by Commissioner Smith.

Abstained by Commissioner Van Benthem due to not attending the meeting.

With those all in favor, THE MOTION CARRIED.

3.II. Consent Agenda – Minutes from the March 23, 2023 Planning Commission Meeting.

MOTION made by Commissioner Wing to APPROVE the Minutes for March 23, 2022.

SECONDED by Commissioner Feldbush.

With those all in favor, THE MOTION CARRIED.

4. Request for Continuance of Bader Minor Subdivision and Bader Planned Unit Development Amendment

Request of applicant to continue the Planning Commission public hearing scheduled for April 27, 2023 to May 11, 2023.

MOTION made by Commissioner Kurtz to APPROVE the request to continue the public hearing to consider amending the Minor Subdivision and the Planned Unit Development from April 27, 2023 to May 11, 2023.

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: Harvest 47 Preliminary Plat

Will Charles (Baseline Engineering) introduced the request for approval of a Preliminary Plat for Harvest 47, proposing to subdivide the 5.98 +/- acre parcel into 29 lots for single-family residential purposes.

Public Comment was opened at 6:31 p.m.

Tom Patterson shared insight about current land development costs and his enthusiasm for this project.

Public Comment was closed at 6:33 p.m.

MOTION made by Commissioner Van Benthem to APPROVE the Harvest 47 Preliminary Plat and ask staff to forward our recommendation of approval to the Town Board of Trustees.

SECONDED by Commissioner Wing.

With all in favor, THE MOTION CARRIED.

6. Reports –

April 13 – There was a work session for the Planning Commissioners.

April 25 – Ludlow Farm Rezoning and Neighborhood Master Plan was approved by the Town Board.

Commissioner Van Benthem wanted to thank the Commissioners and Staff for their help with the Planning Commission while he was on sabbatical.

Commissioner Wing suggested doing the Pledge of Allegiance at the beginning of each meeting, and general discussion from the Public at the beginning of meetings.

7. Adjourn –

The meeting was adjourned at 6:42 p.m.

_____ _____

CHAIRPERSON SECRETARY

PLANNING COMMISSION INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	**May 11, 2023**
Agenda Title/Subject:	**Public Hearing for an amendment to Bader Farm PUD**
Type of Item:	**Public Hearing**
Purpose:	**Request for approval of an amendment to Bader Farm PUD**
Presented by:	**Anne Johnson, Community Development Director**

ATTACHMENTS:

- Staff Report
- Application materials, public comments and referral responses

BACKGROUND:

The property is known as parcel 7 of the Bader Farm Annexation and Overall Development Plan approved by the Town of Berthoud in 2007. The project site is located south of and adjacent to State Highway 287 and west of and adjacent to South Berthoud Parkway.

UPDATE/NEXT STEPS:

The Planning Commission will hear three requests associated with the development of this property. The first is an amendment to the PUD followed by a request to subdivide the property into two parcels. The final request is for a Special Use Permit to allow a self-storage facility on one of the parcels.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town in consideration of this request to approve the proposed amendment to the Bader Farm Planned Unit Development on parcel 7.

COMMUNITY TOUCHSTONES:

Consideration of this request does not negatively impact community touchstones and in fact is supportive of the 2021 Comprehensive Plan update. The Future Land Use Map envisions this property for Suburban Business and identifies the eventual land uses as those contemplated through a Special Review process.

RECOMMENDED ACTION(S):

Staff has reviewed the application and found that the materials meet the requirements found in the Criteria for Approval for a Final Plat in Section 30-6-108.C of the Municipal Code. There are suggested motions included in the Staff Report.

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STAFF REPORT:

BADER FARM, AMENDMENT NO. 1 PUD AMENDMENT

DATE: May 11, 2023

GENERAL INFORMATION		
Applicant:	**BCM Management Partners, LLC**	**Size: 7.44 acres**
Site Location:	**SW corner of Berthoud Pkwy and Hwy 287**	
Applicant's Request:	**ODP amendment and FDP amendment (both parts of a PUD Amendment) to modify allowed land uses.**	
Current Zoning:	**PUD**	

ZONING DISTRICT INFORMATION			
	PUD – Parcel 1	**PUD – Parcel 2**	**Suburban Commercial**
Max Density	**N/A**	**N/A**	**N/A**
Min. Lot Size	**N/A**	**N/A**	**4,000 sq ft**
Min. Lot Width	**N/A**	**N/A**	**N/A**
Front Setback	**20’**	**20’**	**10’**
Side Setback	**20’**	**20’**	**10’**
Rear Setback	**20’**	**20’**	**10’**
Building Height:	**40’**	**40’**	**40’**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS			
	Adjacent Zoning	**Adjacent Land Use**	**Setbacks for Adjacent Zoning/ Buffer required if rezoned**
North	**C-2**	**Commercial Retail**	**Separated by State Highway 287**
South	**PUD / R-1**	**Single Family Residential**	**A permanent landscape buffer consisting of a hedge or evergreen plant material, or a solid wall or fence, is required screening for commercial or industrial uses abutting a residential zoning district.**
East	**PUD / Unincorporated Larimer County**	**Vacant / Open Space**	**Separated by Berthoud Parkway**
West	**R-3 / Ag**	**Townhomes / Golf Course**	**Separated by State Highway 287**

BACKGROUND

The 7.44-acre subject property was originally part of the Bader Farm Annexation approved in 2007 (Reception No. 20070079135). The Bader Farm Overall Development Plan (ODP) was also approved in 2007. The ODP site of 162.8 acres was split into seven parcels. This project is located on parcel 7 at the SW corner of Berthoud Parkway and Highway 287. Currently, the property is vacant. The site is bound by the Hammond neighborhood and PVREA utilities to the south, vacant/open space to the east (PrairieStar Filing 2), townhomes/golf course (Heron Lakes) to the west across Highway 287, and previously approved PUD/commercial development (Heron Lakes Commons) to the north across Highway 287.

The 2021 Comprehensive Plan and Future Land Use Map identify this site as a 'Suburban Business' place type character district. The Comprehensive Plan describes the suburban business place type as a vibrant, walkable commercial district with opportunities for shopping, eating, employment, and other services. The preferred land uses for this character district cited in the Comprehensive Plan include a variety of businesses that serve local residents and employees, such as retail stores, lodging, services, restaurants, and offices. Low to moderate intensity is preferred for this place type. The general scale for buildings will be up to three stories.

PROPOSAL

The PUD Amendment application was accompanied by Minor Subdivision and Use by Special Review applications. The Minor Subdivision would split the 7.44-acre lot into two lots. The proposed Lot 1 is 5.10 acres, and the proposed Lot 2 is 2.34 acres. The proposed Lot 2 is intended to be sold to the Berthoud Fire Protection District for the construction of a new firehouse.

The Bader Farm ODP currently allows indoor commercial mini-storage as a use allowed by special review. The PUD Amendment proposes adding government facilities (i.e., fire station) as a use allowed by right. The Bader Farm ODP currently permits office and retail uses allowed by right for parcel 7. No changes are suggested for this allowed land use. It is the intent of the original Bader Overall Development Plan that this site, also known as 'Parcel 7', be developed as a commercial area. The Overall Development Plan cites commercial mini-storage facilities as allowed by Special Review. Under the Town of Berthoud's Development Code Section 30-3-103, the mini-storage facilities are permitted in C-1, C-2, M-1, and M-2 if approved via the Use by Special Review process. Therefore, since both the Overall Development Plan and the current code for commercial areas allow mini-storage through a Use by Special Review, this applicant has submitted a Use By Special Review application to be processed concurrently to allow this use.

Review criteria for Planned Unit Developments or PUD Amendments no longer appear in the current Town of Berthoud Development Code. The required submittal items, however, were similar to those of the Final Plat process. As a Final Plat is a required item for a Final Development Plan, the Final Plat review criteria found in Section 30-6-108.C of the Development Code were used to review this PUD Amendment.

A concurrent Use by Special Review application has been submitted, and a hearing for the application will take place at the same hearing as the proposed PUD Amendment and Minor Subdivision. Site plan specifics will be covered in the Use by Special Review application.

CRITERIA & FINDINGS

The Town shall use the following criteria in addition to other applicable provisions of the Code to evaluate the applicant's proposal. Staff findings and analysis are presented in the table below.

30-6-108.C Final Plat 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	• The proposed PUD Amendment meet this criterion. They are in conformance with the previously approved Bader Overall Development Plan. The proposed use change follows the process found in the original ODP to go through a Use by Special Review approval in order to permit commercial mini-storage. • The proposed amendment does not contain changes that are in non-conformance with the requirements of the Berthoud Development Code. Commercial zone districts permit mini-storage through a Conditional Use or Use by Special Review process. • Existing easements and utilities have been reviewed by Town Public Works and Town Engineers, and no conflicts were found. • The proposed minimum setbacks are similar to current standards for C-1, Neighborhood Commercial District. • Single proposed access to an arterial is consistent with the Suburban Business character district recommendation. • The application included a Traffic Analysis that provides an adequate explanation for the proposed parking standards.
2. The development complies with this Code, the Comprehensive Plan and the PORT Plan.	Yes	The PUD Amendment meets this criterion. The Comprehensive Plan identifies this site as part of the Suburban Business character district, preferring lower-intensity commercial land uses. The proposed three-story structure is consistent with recommended structure height in this character district. This application proposes no changes that would contradict the Parks, Recreation, Open Space, and Trails Plan (PORT Plan) 2016 or the Berthoud Trails Master Plan, or Berthoud Open Space Plan 2021. Staff finds the project in conformance with the Code.
3. All applicable technical standards including the provision of water in sufficient amount and quality have been met.	Yes	The PUD Amendment meets this criterion. The Town of Berthoud Public Works Department and Town Engineers reviewed the application, and no conflicts were found.

PUBLIC NOTICE

Notice of the Planning Commission public hearing has been mailed to property owners within 300 feet of the subject property, a legal notice published, and the property was posted as required by the Development Code. In addition, the application was sent to all property owners within 500 feet, with an invitation to comment on the request within three weeks of receipt.

A continuance was requested at the March 23, 2023 Planning Commission meeting and at the April 27, 2023 Planning Commission meeting.

FINDINGS AND RECOMMENDATION

PUD Amendment

Staff recommends Planning Commission make a motion to recommend approval of the Bader Farm Amendment No. 1 PUD Amendment to the Town Board.

Proposed Motions:

For Approval:

I move to approve Bader Farm Amendment No. 1 PUD Amendment due to the findings stated in the Staff Report.

For Denial:

I move to deny approval of the Bader Farm Amendment No. 1 PUD Amendment because of the following reasons:

_____

_____

Attachments:

- Application
- Original Bader Overall Development Plan
- Proposed Overall Development Plan (ODP) Amendment
- Proposed Final Development Plan (FDP) Amendment
- Traffic Analysis
- Public Comments

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

MEMORANDUM OF UNDERSTANDING FOR PAYMENT OF REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE TOWN

This Memorandum of Understanding, with the Town of Berthoud, Colorado, a municipal Corporation, hereinafter referred to as "the Town," and BCM Management Partners, LLC., hereinafter referred to as "the Applicant," is executed so as to prevent confusion on the part of the Applicant as to the Town's reimbursement policies.

WHEREAS, the Applicant of certain property situated in the County of Larimer, State of Colorado, which is more particularly described in **Exhibit A** attached hereto and incorporated herein, and is commonly referred to as Berthoud Self Storage (Project Name); and

WHEREAS, the Board of Trustees has determined that the fiscal impact of annexation, subdivision and development should properly be borne by those parties who receive the benefits; and

WHEREAS, on August 9, 1994, the Board of Trustees passed Ordinance No. 707, establishing policies for reimbursement of professional fees and established fees for applications including, but not limited to, legal notification, planning fees, engineering fees, attorney fees, consultant fees, reproduction of material, public hearing expenses and recording documents; and

WHEREAS, on February 28, 1995, the Board of Trustees passed Ordinance No. 722, adopting a Development Code for the Town of Berthoud, which included the setting of new submittal review fees in Chapter 10; and

WHEREAS, on January 13, 2004, the Board of Trustees passed Ordinance No. 985, establishing new and/or revising existing fees as provided for in Chapter 10 of the Development Code; establishing an hourly fee for Town Personnel involved in development review; amending Section 30-10-104 of the Town of Berthoud Development Code; repealing Ordinance 707 and all ordinances in conflict herewith; providing a severability clause; providing an applicability clause; and providing for an effective date; and

WHEREAS, on February 14, 2006, the Board of Trustees passed Ordinance No. 1025, an Ordinance revising those fees established in Ordinance No. 985; and

WHEREAS, the Town's staff has determined the typical municipal expenditures incurred by the Town in processing subdivision and zoning related applications; and

WHEREAS, the Applicant desires to develop said property and has made a complete application to the Town of Berthoud for development; and

WHEREAS, the Parties hereto recognize that the Town will incur development expenses throughout the entire development process until final completion of the project, including, but not limited to, planning fees, engineering fees, attorney fees, consultant fees, reproduction of material, securing permits and easements, and recording fees;

NOW, THEREFORE, the Applicant understands that:

1. DEVELOPMENT REVIEW DEPOSIT

Development Review Deposit Schedule. In addition to the Application Fee(s), development review deposit(s) shall be provided to the Town at the time of submittal of a Development Review Application. It is the Applicant's responsibility to bear all costs related to the processing of a Development Review Application, including costs for review by consultants hired by the Town to assist with technical review of development projects. These consultants include, but are not limited to, engineering, planning, transportation, and legal. In order to keep track of the expenses incurred by the Town, the Town's staff, including, but not limited to, public works, planning, and administration, shall keep track of the time expended by each person involved in the process precipitated by the submittal of a Development Review Application. The Applicant is also responsible for paying incidental costs such as postage, recording, mileage and publication fees.

Due to numerous unforeseen factors, it is impossible to determine the actual expenses that may be incurred for review of development proposals. Therefore, at such time as expenses are in excess of the development review fee deposit amount, subsequent deposits shall be requested by the Planning Director. This amount will be based upon the status of the project and outstanding issues. In no event will review of a project continue once deposited development review fees have been exhausted until the Town has received a further deposit sufficient to cover anticipated expenses. Said payment shall be made within ten (10) days of the Town submitting an invoice for the expenses. Failure by the Applicant to pay within the specified time shall be cause for the Town to cease processing the application including any public hearing, deny approval of the application, and withhold the issuance of building permits or certificates of occupancy. Once final review is completed, any remaining development review fee deposit funds will be remitted to the Applicant.

2. FULL AND SEPARATE ACCOUNTING OF REVIEW AND DEVELOPMENT EXPENSES

The Town will maintain separate accounts of all monies expended as a result of the review of the above referenced application throughout the development process. The Town on a regular basis will provide statements of expenses incurred to the Applicant.

3. APPLICATION TERMINATION

Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its development application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant e.g., notify newspapers to cancel publications, etc. The Applicant will be liable for all costs reasonably incurred by the Town to terminate the application.

4. COLLECTION OF FEES AND COSTS

If the Applicant fails to pay the fees required herein when due, the Town may proceed to collect the balance due by that Applicant. The Town shall also be entitled to all its filing fees, attorney's fees, expert witness fees, and other costs incurred in collection plus interest on the amount due at a rate of 18% per annum.

By signing this Memorandum of Understanding, the Applicant acknowledges that he/she has read this Memorandum of Understanding in its entirety, and agrees that by processing its application it will be required to comply with the Town's ordinances and the provisions set forth.

Applicant: _____ Date 6/6/22

Applicant: _____ Date _____

Applicant: _____ Date _____

(attach additional signatures as necessary)

DocuSign Envelope ID: 36EB877F-BF81-443E-BB09-165E228CE4B8

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): 9403000008

Site Address: SW Corner of Berthoud Pkwy & Hwy 287

Project Name: Berthoud Self Storage

Brief description of project:
Subdivision of Parcel, Amending PUD for Self Storage Facility

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: BCM Management Partners, LLC.

E-mail: beaureinberg@dss-bcm.com
Phone: 573.673.1191

Mailing Address: 3167 Fee Fee Road
City/State/Zip: Bridgeton, MO 63044

CONTACT PERSON *(will receive correspondence from Town Staff/Referral Agencies)*

Name: Michael Cleary, PE

E-mail: mcleary@ssdeng.com
Phone: 720.633.0219

Mailing Address: 88 Inverness Circle East Suite B101
City/State/Zip: Englewood, CO 80112

OWNER(S) *(If different than applicant)*

Name: PARKWAY WEST, LLC, WH GRANT ENTERPRISES, LLC, 423 B, LLC, DAVID E. CHAKNOVA TRUST, ESTABLISHED NOVEMBER 17, 1997, DJ FORAY LLLP, CHAKNOVA MARITAL TRUST THREE

E-mail:
dc@realtynova.com
Phone: 303-440-6057

Mailing Address: 6897 Paiute Ave, #1
City/State/Zip: Niwot, CO 80503

CONSULTANT *(Engineer, Surveyor, or Planner)*

Name: Michael Cleary, PE

E-mail: mcleary@ssdeng.com
Phone: 720.633.0219

Mailing Address: 88 Inverness Circle East Suite B101
City/State/Zip: Englewood, CO 80112

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LAND USE INFORMATION

Existing Use: Vacant Land
Proposed Use: Self Storage/Fire Station

Existing Zoning: PUD

Proposed Zoning: (if applicable): C2

Number of acres: 7.44

Proposed Access: Berthoud Pkwy

Adjacent zoning / land use:

East Side: PUD	North Side: C2
West Side: R1	South Side: PUD

UTILITY SERVICE INFORMATION

Water: Town of Berthoud

Sewer: Town of Berthoud

PROJECT INFORMATION

Number of proposed units:

Number of phases:

Number of Units per phase:

Number of lots proposed: 2

Lot size minimum: 2.34

Lot size maximum: 5.10

Lot size average:

Gross density (units/acre):

Net density (units/acre):

Area and percent open space:

Non-Residential Building Area (Sq. Ft.) Proposed: 120,000 (Self Storage Facility)

Non-Residential Construction Floor Area Ratio Proposed: 0.50

Total Number of Parking Spaces: 4

Acreage of Site:

a. Gross: 5.10
b. Right-of-Way: 0
c. Net (a-b) 5.10

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): _____ Date: _____

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: _____ Date: 6/6/22

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

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Property Owner(s): DocuSigned by: David Chaknova Date: 6/3/2022

Property Owner(s): DocuSigned by: Joseph Galligan, Trustee Date: 6/3/2022

Property Owner(s): _____ Date: _____

Property Owner(s): _____ Date: _____

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CONSULTANT *(Engineer, Surveyor, or Planner)*

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Number of phases:

Number of Units per phase:

Number of lots proposed: 2

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Lot size maximum: 5.10

Lot size average:

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Net density (units/acre):

Area and percent open space:

Non-Residential Building Area (Sq. Ft.) Proposed: 120,000 (Self Storage Facility)

Non-Residential Construction Floor Area Ratio Proposed: 0.50

Total Number of Parking Spaces: 4

Acreage of Site:
a. Gross: 5.10
b. Right-of-Way: 0
c. Net (a-b) 5.10

Type of Housing Proposed (*please check*):

- ☐ Future Single Family
- ☐ Duplex
- ☐ Multi-family (# of units:)
- ☐ Townhouse
- ☐ Condominium

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FOR OFFICE USE ONLY	Received By:	Date:

Signatures are required for ALL Property Owners and the Applicant

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Property Owner(s): _____ Date: 06/03/2022

Property Owner(s): Wallace H Grant Date: 06/03/2022

Property Owner(s): Douglas Grant Date: 06/03/2022

Property Owner(s): _____ Date: _____

citrix | RightSignature

SIGNATURE CERTIFICATE

REFERENCE NUMBER
18159081-2DEB-4FA9-9330-560C5E6C62B6

TRANSACTION DETAILS

Reference Number
18159081-2DEB-4FA9-9330-560C5E6C62B6

Transaction Type
Signature Request

Sent At
06/03/2022 11:15 EDT

Executed At
06/03/2022 18:21 EDT

Identity Method
email

Distribution Method
email

Signed Checksum
bb60be7b598c28099753c191ab0da724fae7203ab8c920d73411ac52f6ae6d6b

Signer Sequencing
Disabled

Document Passcode
Disabled

DOCUMENT DETAILS

Document Name
Development Review Application

Filename
development_review_application.pdf

Pages
3 pages

Content Type
application/pdf

File Size
218 KB

Original Checksum
2748e00b3d814cdc2463d87ffbe3d44f052e2faaB60fb6cedccb93fb5e340a33

SIGNERS

SIGNER

Name
Douglas M. Grant

Email
doug@grantrealestate.net

Components
2

E-SIGNATURE

Status
signed

Multi-factor Digital Fingerprint Checksum
5fd2b6bb60e32a1ec1eed891901496b50e03d285dc8d2a2ad05855535e0c6e75

IP Address
8.44.151.235

Device
Chrome via Windows

Typed Signature
Douglas Grant

Signature Reference ID
848908AD

EVENTS

Viewed At
06/03/2022 18:20 EDT

Identity Authenticated At
06/03/2022 18:21 EDT

Signed At
06/03/2022 18:21 EDT

Name
Wallace H. Grant

Email
wallygrant@msn.com

Components
2

Status
signed

Multi-factor Digital Fingerprint Checksum
7308b12f68c6476bf25f7cd6788373e2cd162a70dd5523e10e8942029ac6ae2b

IP Address
161.97.224.174

Device
Chrome via Windows

Typed Signature
Wallace H Grant

Signature Reference ID
3B3A9068

Viewed At
06/03/2022 15:57 EDT

Identity Authenticated At
06/03/2022 13:21 EDT

Signed At
06/03/2022 15:59 EDT

Name
Cameron A. Grant

Email

Status
signed

Multi-factor Digital Fingerprint Checksum

Viewed At
06/03/2022 11:42 EDT

Identity Authenticated At

cgrant@lyonsgaddis.com

Components
2

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IP Address
209.131.239.18

Device
Chrome via Windows

Typed Signature

Signature Reference ID
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06/03/2022 11:43 EDT

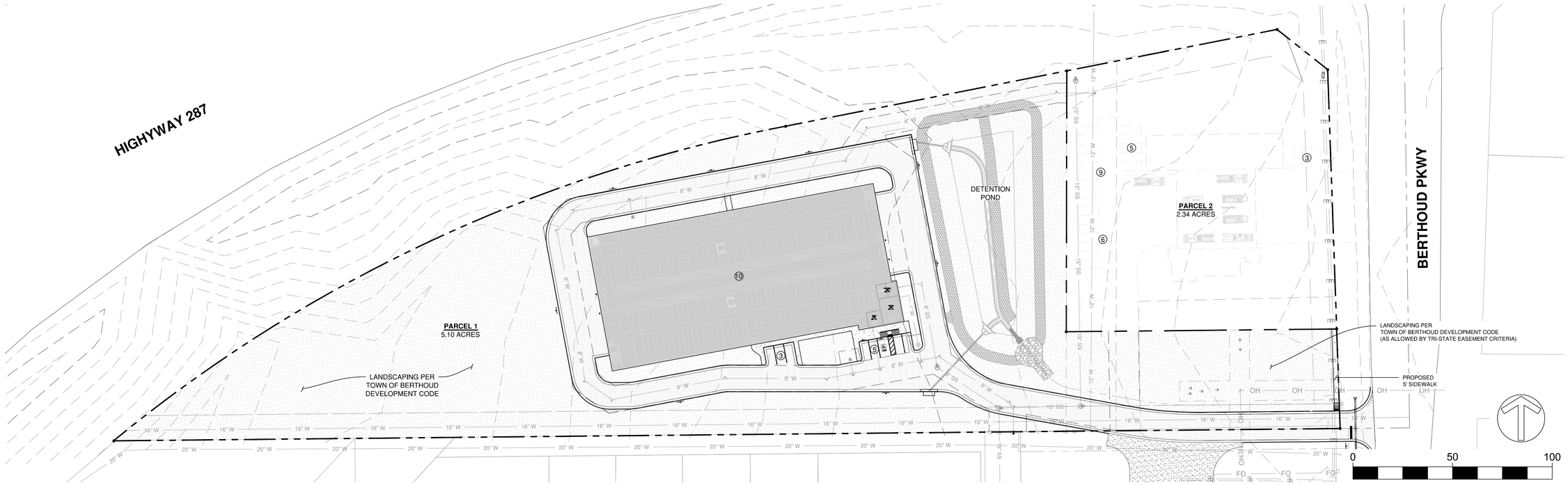
Signed At
06/03/2022 11:43 EDT

AUDITS

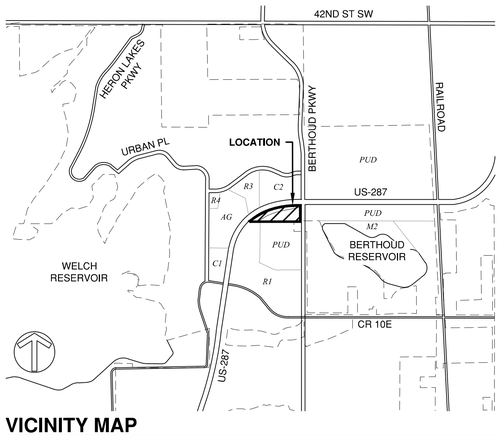
TIMESTAMP	AUDIT
06/03/2022 11:15 EDT	Maureen Simpson (msimpson@lyonsgaddis.com) created document 'development_review_application.pdf' on Chrome via Windows from 209.131.239.18.
06/03/2022 11:15 EDT	Cameron A. Grant (cgrant@lyonsgaddis.com) was emailed a link to sign.
06/03/2022 11:15 EDT	Douglas M. Grant (doug@grantrealestate.net) was emailed a link to sign.
06/03/2022 11:15 EDT	Wallace H. Grant (wallygrant@msn.com) was emailed a link to sign.
06/03/2022 11:42 EDT	Cameron A. Grant (cgrant@lyonsgaddis.com) viewed the document on Chrome via Windows from 209.131.239.18.
06/03/2022 11:43 EDT	Cameron A. Grant (cgrant@lyonsgaddis.com) authenticated via email on Chrome via Windows from 209.131.239.18.
06/03/2022 11:43 EDT	Cameron A. Grant (cgrant@lyonsgaddis.com) signed the document on Chrome via Windows from 209.131.239.18.
06/03/2022 13:15 EDT	Wallace H. Grant (wallygrant@msn.com) viewed the document on Chrome via Windows from 161.97.224.174.
06/03/2022 13:18 EDT	Wallace H. Grant (wallygrant@msn.com) viewed the document on Chrome via Windows from 161.97.224.174.
06/03/2022 13:21 EDT	Wallace H. Grant (wallygrant@msn.com) authenticated via email on Chrome via Windows from 161.97.224.174.
06/03/2022 15:57 EDT	Wallace H. Grant (wallygrant@msn.com) was emailed a reminder.
06/03/2022 15:57 EDT	Wallace H. Grant (wallygrant@msn.com) was emailed a reminder.
06/03/2022 15:57 EDT	Douglas M. Grant (doug@grantrealestate.net) was emailed a reminder.
06/03/2022 15:57 EDT	Wallace H. Grant (wallygrant@msn.com) viewed the document on Chrome via Windows from 161.97.224.174.
06/03/2022 15:59 EDT	Wallace H. Grant (wallygrant@msn.com) signed the document on Chrome via Windows from 161.97.224.174.
06/03/2022 17:18 EDT	Douglas M. Grant (doug@grantrealestate.net) viewed the document on Mobile Safari via iOS from 8.44.151.235.
06/03/2022 17:19 EDT	Douglas M. Grant (doug@grantrealestate.net) viewed the document on Mobile Safari via iOS from 8.44.151.235.
06/03/2022 17:29 EDT	Douglas M. Grant (doug@grantrealestate.net) viewed the document on Mobile Safari via iOS from 8.44.151.235.
06/03/2022 18:04 EDT	Douglas M. Grant (doug@grantrealestate.net) was emailed a reminder.
06/03/2022 18:20 EDT	Douglas M. Grant (doug@grantrealestate.net) viewed the document on Chrome via Windows from 8.44.151.235.
06/03/2022 18:21 EDT	Douglas M. Grant (doug@grantrealestate.net) authenticated via email on Chrome via Windows from 8.44.151.235.
06/03/2022 18:21 EDT	Douglas M. Grant (doug@grantrealestate.net) signed the document on Chrome via Windows from 8.44.151.235.

BADER FARM, AMENDMENT NO. 1
FINAL DEVELOPMENT PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



OVERALL PLAN
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 2000'

VICINITY MAP LEGEND
ROAD / RESERVOIR — BERTHOUD BOUNDARY — PARCEL
ZONING DISTRICT

PROJECT TEAM

BCM MANAGEMENT PARTNERS, LLC
OWNER/DEVELOPER
3167 FEE FEE ROAD
BRIDGETON, MO 63044
CONTACT: BEAU D. REINBERG

STRATEGIC SITE DESIGNS, LLC
CIVIL ENGINEER
88 INVERNESS CIRCLE EAST SUITE B101
ENGLEWOOD, CO 80112
720.633.0219
CONTACT: MICHAEL CLEARY, PE

CAMPOS EPC, LLC
SURVEYOR
1401 BLAKE STREET
DENVER, CO 80202
CONTACT: TONY KNIEVEL, PLS

LEGAL DESCRIPTION

THE SE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

EXCEPT THOSE PORTIONS AS DESCRIBED IN DEEDS RECORDED APRIL 9, 2001 AT RECEPTION NO. 2001026100 AND NOVEMBER 9, 2001 AT RECEPTION NO. 2001101441 AND NOVEMBER 9, 2001 AT RECEPTION NO. 2001101441, AS CORRECTED BY QUITCLAIM DEED RECORDED SEPTEMBER 24, 2002 AT RECEPTION NO. 2002101277, AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY FOR COLORADO STATE HIGHWAY NO. 287. ALSO EXCEPT ANY PORTION PLATTED AS HERON LAKES FIRST ADDITION, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

LAND USE TABLE

PARCEL DESIGNATION	PARCEL 1	PARCEL 2
GROSS PARCEL AREA	±5.10 ACRES	±2.34 ACRES
PROPOSED DESIGNATION	SB (SUBURBAN BUSINESS)	SB (SUBURBAN BUSINESS)
PROPOSED LAND USE	COMMERCIAL / WAREHOUSE	COMMERCIAL / GOVERNMENT
PROPOSED ZONE DESIGNATION	PUD	PUD
MAXIMUM FAR	0.5	
EXISTING BUILDING FOOTPRINT AREA	0	0
PROPOSED BUILDING FOOTPRINT AREA	40,461 SF	13,494 SF
MAXIMUM FLOOR AREA	125,000 SF	42,189 SF
MAXIMUM BUILDING HEIGHT	40 FEET	40 FEET
BUILDING COVERAGE	0.93 ACRES (18%)	0.31 ACRES (13%)
DRIVEWAY AND PARKING COVERAGE	1.28 ACRES (25%)	0.71 ACRES (31%)
PUBLIC RIGHT-OF-WAY	NONE	NONE
OPEN SPACE AND LANDSCAPED AREA	2.93 ACRES (57%)	1.28 ACRES (56%)
MINIMUM SETBACKS	FRONT: 20 FT SIDE: 20 FT REAR: 20 FT	
PARKING STANDARDS	0.1 SPACES / 1,000 SQ. FT. GFA	1 SPACES / 1,000 SQ. FT. GFA

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.

PERMITTED USES

1. ZONING: PUD
2. USES ALLOWED BY RIGHT:
   A. OFFICE AND RETAIL USES, AS PERMITTED WITHIN THE SB SUBURBAN BUSINESS ZONING DISTRICT.
   B. GOVERNMENT FACILITIES AS PERMITTED UNDER THE LOCATION AND EXTENT PROCESS OR SIMILAR (I.E. FIRE STATION).
3. USES ALLOWED BY SPECIAL REVIEW:
   A. MINOR VEHICLE REPAIR, AS DEFINED BY THE TOWN;
   B. HOUSEHOLD AND INDOOR COMMERCIAL MINI-STORAGE FACILITIES.
   C. OTHER USES MAY BE ALLOWED DURING THE PDP/FDP APPROVAL PROCESS.

PLAN NOTES

1. PARCEL BOUNDARIES ARE APPROXIMATE AND HAVE NOT BEEN DESCRIBED. THEREFORE, PARCEL AREAS ARE CONCEPTUAL AND WILL BE DETERMINED DURING THE PRELIMINARY DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN (PDP/FDP) APPROVAL PROCESS AND NOT REQUIRE AN AMENDMENT TO THE ODP.
2. ALL ACCESS POINTS SHOWN ON THIS DRAWING ARE CONCEPTUAL AND MAY BE ADJUSTED DURING THE PDP/FDP PROCESS.
3. ALL PARCELS ARE SUBJECT TO TOWN/S ARCHITECTURAL DESIGN STANDARDS OR GUIDELINES, BEST DEVELOPMENT PRACTICES, AS AMENDED AND THE TOWN/S DEVELOPMENT CODE PDP PROCESS.
4. NO HISTORIC STRUCTURES EXIST ON SITE.

APPROVAL CERTIFICATES

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20____.

_____
CHAIRMAN

APPROVED BY 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

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
STRATEGIC SITE DESIGNS

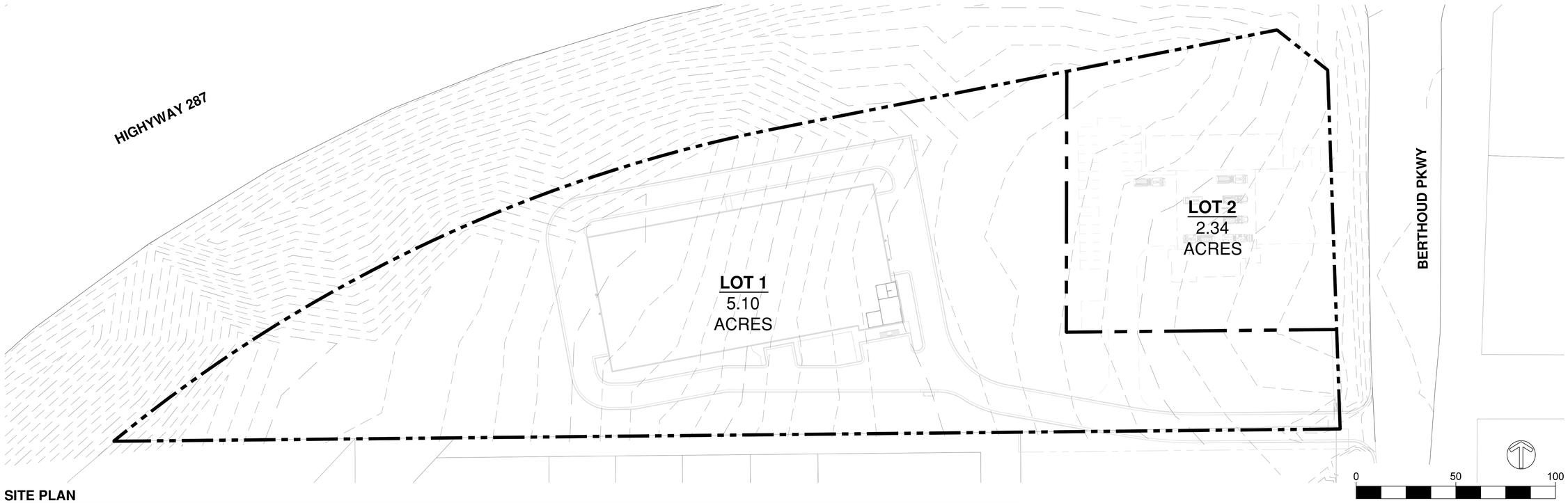
BADER FARM AMENDMENT NO. 1
FINAL DEVELOPMENT PLAN

REV	DESCRIPTION	BY	DATE
	1ST SUBMITTAL	MDC	08/20/22
	REVISIONS PER TOB COMMENTS	MDC	12/02/22
	REVISIONS PER TOB COMMENTS	MDC	02/01/23
	REVISIONS PER TOB COMMENTS	MDC	04/26/23

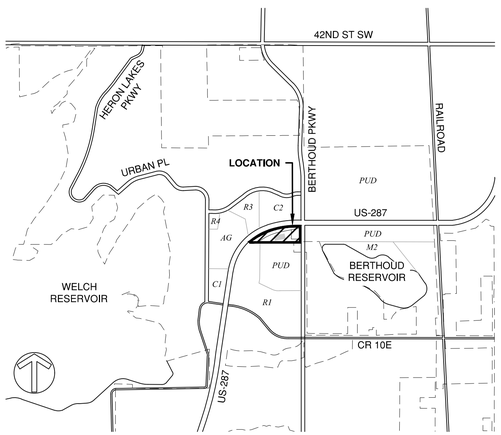
JOB NO:	2118
ORIGINAL ISSUE:	7/27/22
DESIGN BY:	WDW
CHECKED BY:	MDC
SCALE:	VARIES
SHEET NUMBER	1 OF 1

BADER FARM, AMENDMENT NO. 1
OVERALL DEVELOPMENT PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SITE PLAN
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 2000'

VICINITY MAP LEGEND
ROAD / RESERVOIR — BERTHOUD BOUNDARY — PARCEL
ZONING DISTRICT

LEGAL DESCRIPTION

THE SE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

EXCEPT THOSE PORTIONS AS DESCRIBED IN DEEDS RECORDED APRIL 9, 2001 AT RECEPTION NO. 2001026100 AND NOVEMBER 9, 2001 AT RECEPTION NO. 2001101441
AND NOVEMBER 9, 2001 AT RECEPTION NO. 2001101441, AS CORRECTED BY QUITCLAIM DEED RECORDED SEPTEMBER 24, 2002 AT RECEPTION NO. 2002101277, AND
EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY FOR COLORADO STATE HIGHWAY NO. 287.
ALSO EXCEPT ANY PORTION PLATTED AS HERON LAKES FIRST ADDITION, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

LAND USE TABLE

GROSS PARCEL AREA	±7.44 ACRES
PROPOSED DESIGNATION	SB (SUBURBAN BUSINESS)
PROPOSED LAND USE	COMMERCIAL / OFFICE
PROPOSED ZONE DESIGNATION	PUD
MAXIMUM FAR	0.50
MAXIMUM FLOOR AREA	162,189 SF
EXISTING BUILDING FOOTPRINT AREA	0
PROPOSED BUILDING FOOTPRINT AREA	±60,000 SF
MAXIMUM BUILDING HEIGHT	40 FEET
BUILDING COVERAGE	1.24 ACRES (17%)
DRIVEWAY AND PARKING COVERAGE	1.99 ACRES (27%)
PUBLIC RIGHT-OF-WAY	NONE
OPEN SPACE AND LANDSCAPED AREA	4.21 ACRES (56%)
MINIMUM SETBACKS	FRONT: 20 FT SIDE: 20 FT REAR: 20 FT
PARKING STANDARDS	STORAGE/WAREHOUSE: 0.1 SPACE PER 1,000 SF GFA, OTHER: 1 SPACE PER 1,000 SF GFA
PEDESTRIAN ACCESS	FOR BUILDINGS WITHIN 200 FT. OF ROADWAY ACCESS POINT

PERMITTED USES

1. ZONING: COMMERCIAL
2. USES ALLOWED BY RIGHT:
   - A. OFFICE AND RETAIL USES, AS PERMITTED WITHIN THE SB SUBURBAN BUSINESS ZONING DISTRICT.
   - B. GOVERNMENT FACILITIES AS PERMITTED UNDER THE LOCATION AND EXTENT PROCESS OR SIMILAR (I.E. FIRE STATIONS).
3. USES ALLOWED BY SPECIAL REVIEW:
   - A. MINOR VEHICLE REPAIR, AS DEFINED BY THE TOWN;
   - B. HOUSEHOLD AND INDOOR COMMERCIAL MINI-STORAGE FACILITIES.
   - C. OTHER USES MAY BE ALLOWED DURING THE PDP/FDP APPROVAL PROCESS.

PLAN NOTES

1. PARCEL BOUNDARIES ARE APPROXIMATE AND HAVE NOT BEEN DESCRIBED. THEREFORE, PARCEL AREAS ARE CONCEPTUAL AND WILL BE DETERMINED DURING THE PRELIMINARY DEVELOPMENT PLANT / FINAL DEVELOPMENT PLAN (PDP/FDP) APPROVAL PROCESS AND NOT REQUIRE AN AMENDMENT TO THE ODP.
2. ALL ACCESS POINTS SHOWN ON THIS DRAWING ARE CONCEPTUAL AND MAY BE ADJUSTED DURING THE PDP/FDP PROCESS.
3. ALL PARCELS ARE SUBJECT TO TOWN/S ARCHITECTURAL DESIGN STANDARDS OR GUIDELINE, BEST DEVELOPMENT PRACTICES, AS AMENDED AND THE TOWN/S DEVELOPMENT CODE PDP PROCESS.
4. NO HISTORIC STRUCTURES EXIST ON SITE.

APPROVAL CERTIFICATES

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20____.

_____
CHAIRMAN

APPROVED BY 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

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.

PROJECT TEAM

BCM MANAGEMENT PARTNERS, LLC
OWNER/DEVELOPER
3167 FEE FEE ROAD
BRIDGETON, MO 63044
CONTACT: BEAU D. REINBERG

STRATEGIC SITE DESIGNS, LLC
CIVIL ENGINEER
88 INVERNESS CIRCLE EAST SUITE B101
ENGLEWOOD, CO 80112
720.633.0219
CONTACT: MICHAEL CLEARY, PE

GEOVISTA SURVEYING AND MAPPING, LLC
SURVEYOR
88 INVERNESS CIRCLE EAST SUITE B101
ENGLEWOOD, CO 80112
CONTACT: TONY KNIEVEL, PLS

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
STRATEGIC SITE DESIGNS (720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

BADER FARM AMENDMENT NO. 1
OVERALL DEVELOPMENT PLAN

REV	DESCRIPTION	BY	DATE
	1ST SUBMITTAL	MDC	09/20/22
	REVISIONS PER TOB COMMENTS	MDC	12/02/22
	REVISIONS PER TOB COMMENTS	MDC	02/01/23
	REVISIONS PER TOB COMMENTS	MDC	04/05/23

JOB NO:	2118
ORIGINAL ISSUE:	7/27/22
DESIGN BY:	WDW
CHECKED BY:	MDC
SCALE:	VARIES
SHEET NUMBER	1 OF 1

BADER FARM

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3 AND A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO BEAR SOUTH 89°25'17" WEST BEING MONUMENTED AS SHOWN, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1871.14 FEET TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN RECEPTION NOS. 2001101442 AND 2002101277, BOTH OF THE LARIMER COUNTY CLERK AND RECORDER, ALSO BEING THE **POINT OF BEGINNING**;
THENCE CONTINUING SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 783.92 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
THENCE NORTH 00°43'29" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2683.70 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 3;
THENCE NORTH 00°41'57" WEST, ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 331.14 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3;
THENCE NORTH 89°50'07" EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 2571.19 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2001026100 OF THE LARIMER COUNTY CLERK AND RECORDER, BEING 60.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3;
THENCE ALONG SAID WEST LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 2001026100 THE FOLLOWING THREE (3) COURSES:
1. THENCE SOUTH 00°37'43" EAST, A DISTANCE OF 281.61 FEET TO A POINT ON A CURVE;
2. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°06'46", A RADIUS OF 2541.77 FEET, AN ARC LENGTH OF 226.81 FEET, AND A CHORD THAT BEARS SOUTH 03°11'01" EAST;
3. THENCE SOUTH 05°44'20" EAST, A DISTANCE OF 249.82 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK R AT PAGE 44 OF THE LARIMER COUNTY CLERK AND RECORDER, BEING 30.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 3;
THENCE SOUTH 00°47'42" EAST, ALONG SAID PARCEL DESCRIBED IN BOOK R AT PAGE 44, A DISTANCE OF 474.16 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2001101441 OF THE LARIMER COUNTY CLERK AND RECORDER, BEING 30.00 FEET WESTERLY OF SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 3;
THENCE ALONG SAID WESTERLY LINE OF SAID RECEPTION NO. 2001101441 THE FOLLOWING TWO (2) COURSES:
1. THENCE SOUTH 05°08'24" WEST, A DISTANCE OF 148.91 FEET;
2. THENCE SOUTH 00°04'22" WEST, A DISTANCE OF 382.15 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL DESCRIBED AT SAID RECEPTION NOS. 2001101442 AND 2002101277, BOTH OF THE LARIMER COUNTY CLERK AND RECORDER;
THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID PARCEL DESCRIBED AT RECEPTION NOS. 2001101442 AND 2002101277 THE FOLLOWING FOUR (4) COURSES:
1. THENCE SOUTH 00°04'22" WEST, A DISTANCE OF 300.00 FEET TO A POINT ON A CURVE;
2. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 94°29'31", A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 420.55 FEET, AND A CHORD THAT BEARS SOUTH 48°31'13" WEST;
3. THENCE NORTH 86°52'53" WEST, A DISTANCE OF 354.61 FEET TO A POINT ON A CURVE;
4. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41°59'36", A RADIUS OF 1917.50 FEET, AN ARC LENGTH OF 1405.41 FEET, AND A CHORD THAT BEARS SOUTH 58°11'07" WEST,

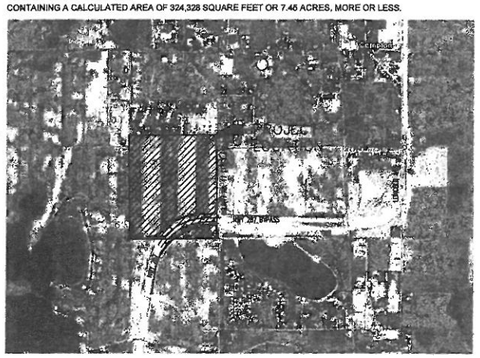
TO THE **POINT OF BEGINNING**;
CONTAINING A CALCULATED AREA OF 6,772,403 SQUARE FEET OR 155.474 ACRES, MORE OR LESS.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 3 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO BEAR SOUTH 89°25'17" WEST BEING MONUMENTED AS SHOWN, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 89.71 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1230.83 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PARCEL DESCRIBED AT RECEPTION NOS. 2001101442 AND 2002101277, BOTH OF THE LARIMER COUNTY CLERK AND RECORDER;
THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINES OF SAID PARCEL DESCRIBED IN RECEPTION NOS. 2001101442 AND 2002101277 THE FOLLOWING FOUR (4) COURSES:
1. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°35'25", A RADIUS OF 1507.50 FEET, AN ARC LENGTH OF 752.23 FEET, AND A CHORD THAT BEARS NORTH 64°53'14" EAST;
2. THENCE NORTH 78°50'28" EAST, A DISTANCE OF 502.79 FEET;
3. THENCE SOUTH 51°34'48" EAST, A DISTANCE OF 64.84 FEET;
4. THENCE SOUTH 02°00'06" EAST, A DISTANCE OF 360.78 FEET

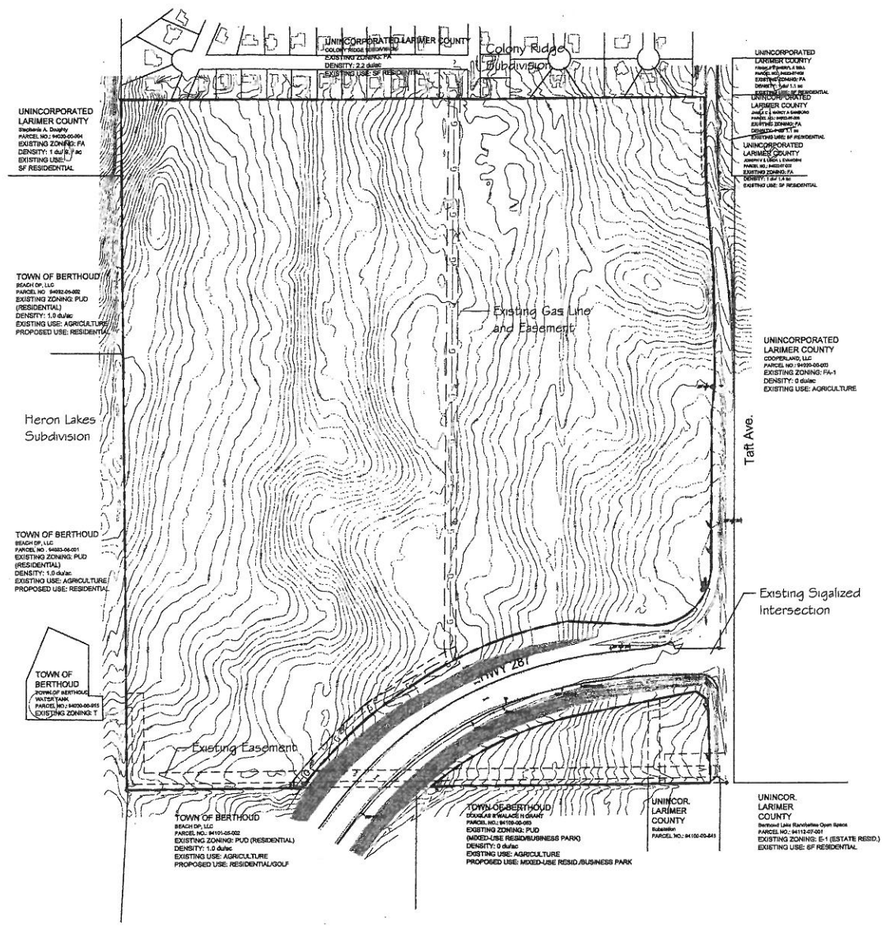
TO THE **POINT OF BEGINNING**;
CONTAINING A CALCULATED AREA OF 324,328 SQUARE FEET OR 7.45 ACRES, MORE OR LESS.



VICINITY MAP
0' 2000' 4000' 6000' NORTH
Scale: 1"=2000'

OVERALL DEVELOPMENT PLAN

Legal Description, Vicinity Map, Certificates & Statements



EXISTING CONDITIONS MAP
0' 300' 600' 900' NORTH
Scale: 1"=300'

APPROVAL CERTIFICATES

Approved by the Town Board of Trustees of the Town of Berthoud, Colorado, this 11th day of Sept., A.D., 20 07.

Mayor

The foregoing plan is approved for filing and accepted by the Town of Berthoud, Colorado, this 18th day of October A.D., 20 07.

ATTEST Mary K Cowedin
Town Clerk

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.

SHEET INDEX

1 Legal Description, Vicinity Map, Existing Conditions Map, Certificates & Statements
2 Land Use Summary & Notes
3 Site Plan
4 Overall Utility Plan

PROJECT TEAM

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Contact: Bernard Chaknova

Drawn By: vg
Checked By:
Job No:

Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007

BADER FARM

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3 AND A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

OVERALL DEVELOPMENT PLAN

Land Use Table & Notes

Land Use Table

Parcel Designation	Gross Parcel Size	Proposed Zone Designation	Proposed Land Use	Maximum FAR/ Maximum Density	Maximum Floor Area/Units
Parcel 1	49.5 AC	PUD	SF/SFA/MF Residential	3.5 DU/AC	173 DU
Parcel 2	36.5 AC	PUD	SF Residential	2.7 DU/AC	99 DU
Parcel 3	7.6 AC	PUD	SF Residential	2.2 DU/AC	16 DU
Parcel 4	22.0 AC	PUD	SF/SFA/MF Residential	8.8 DU/AC	194 DU
Parcel 5	8.7 AC	PUD	Park	0.0 DU/AC	0 DU
Parcel 6	31.1 AC	PUD	Commercial/ SF/SFA/MF Residential	0.25 FAR/ 10.0 DU/AC	338,679 SF 80 DU
Parcel 7	7.4 AC	PUD	Commercial/ Office	0.25 FAR	80,586 SF
Totals	162.8 AC				Not to Exceed 562 DU
Overall Density (Max.)			3.5 DU/AC		
Overall Square Feet Commercial (Max.)			419,265 SF		
Approximate Open Space (including Parcel 5 - Park Dedication)			32 AC (20.0 %) (Approx. & Subject to Future PDP Submittals)		

Plan Notes

1. Parcel boundaries are approximate and have not been described. Therefore, parcel areas are conceptual and will be determined during the Preliminary Development Plan / Final Development Plan (PDP/FDP) approval process and not require an amendment to the ODP.
2. Required park dedication is 7% of the gross residential area per the Town's parkland dedication requirements. Actual dedication requirements for park will be established through future PDP submittals.
3. Per the Town's Master Plan, a major trail is proposed north of Highway 287. These will be ten-foot minimum concrete trails to be constructed by the developer and owned/maintained by the Town. In instances where these trails meander on to HOA or Metro District-owned property, the Town will be responsible for trail maintenance, while the HOA will be responsible for landscaping on HOA property and within adjacent R.O.W.. Final trail locations and alignments shall be determined in the PDP/FDP process.
4. Detention areas, pocket parks, open space, entry monuments, street medians and adjacent R.O.W. shall be maintained by the HOA or metropolitan district.
5. Larimer County Road 17 (Taft Ave.) is to be improved to arterial standards and a collector is to connect through the property from LCR 17 to Heron Lakes. The plan is consistent with this portion of the MSP.
6. Lots adjacent to collectors, arterial streets or Hwy 287 shall be accessed via alleys, private drives or local streets. No driveway access shall be allowed from collectors or arterials.
7. All access points shown on this drawing are conceptual and may be adjusted during the PDP/FDP process.
8. All parcels are subject to Town's Architectural Design Standards or Guidelines, Best Development Practices, as amended and the Town's Development Code PDP process.
9. For all parcels, setbacks, building heights, yard requirements and minimum lot dimensions shall be determined during the PDP/FDP stage of approval.
10. No historic structures exist on site.
11. The Bader Farm is proposed to be incorporated into Metropolitan District during the PDP/FDP process and is subject to Town approval. This will allow a method of financing, installing and maintaining the various amenities which may include, but not limited to, roads, utility lines, open space, parks, trails, irrigation facilities, signage, fencing and landscaping.
12. Parcels 1 and 6 are subject to a Highway 287 buffer, 500' min. from edge of pavement, for residential uses only.
13. Residential units may be transferred between parcels so long as the maximum number of residential units approved for the overall project is not exceeded. Transfer of density between parcels and final parcel densities shall be determined during the PDP.
14. Parking will be allowed on both sides of local streets as a traffic calming measure.
15. To mitigate block lengths longer than 600 feet, either mid-block pedestrian cut-throughs or mid-block neck-downs with crosswalks shall be employed in these parcels.

Permitted Uses
Parcel 1

1. Intent: Parcel 1 is intended to be a single family detached, single family attached and multi-family residential area.
2. Mixed-use residential: ±49.5 acres gross with 3.5 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwelling, with attached or detached garages;
   b. Single family attached dwelling, up to eight units per building;
   c. Multi-family residences, up to twleve units per building;
   d. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.

Permitted Uses
Parcel 2

1. Intent: Parcel 2 is intended to be a single family detached residential area to act as a buffer to the Colony Ridge Subdivision.
2. Residential: ±36.5 acres gross with 2.7 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwellings, with attached or detached garages;
   b. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.
5. Minimum 25 foot wide open space corridor, along the northern property line, abutting the existing Colony Ridge Subdivision lots.

Permitted Uses
Parcel 3

1. Intent: Parcel 3 is intended to be a single family detached residential area to act as a buffer to the Colony Ridge Subdivision.
2. Residential:l ±7.6 acres gross with 2.2 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwellings, with attached or detached garages;
   b. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.
5. Minimum 25 foot wide open space corridor, along the northern property line, abutting the existing Colony Ridge Subdivision lots.

Permitted Uses
Parcel 4

1. Intent: Parcel 4 is intended to be a single family detached, single family attached and multi-family residential area.
2. Mixed-use: residential ±22.0 acres gross with 8.8 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwellings, with attached or detached garages;
   b. Multi-family residences, up to twelve units per building; and,
   c. Single family attached dwellings, up to eight units per building;
   d. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.

Permitted Uses
Parcel 5

1. Park, public
2. ±8.7 acres gross
3. Parkland in Parcel 5 shall fulfill the 7% open space requirement for Parcels 1,2, 3 and 4 and/or additional parkland requirements as "fees-in-lieu". Fee-in-lieu of dedication requirement subject to Board approval.

Permitted Uses
Parcel 6

1. Intent: Parcel 6 is intended to be a commercial/residential area.
2. Mixed-use: commercial and residential ±31.1 acres gross.
3. Minimum ten (10) acre development area for commercial uses.
4. Maximum of 80 residential units with no residential within 500' minimum of Highway 287 edge of pavement.
5. Parking shall be in accordance with Town codes, except as modified herein. A landscape plan for parking lots will be provided with the PDP/FDP. The design shall soften the asphalt surface, provide shade and visual interest and facilitate safe pedestrian access through the site.
6. Uses Allowed by Right:
   a. Office and retail uses, as permitted within the C-2 zoning district;
   b. Single Family Detached residential, with attached or detached garages;
   c. Multi-family residences, up to twelve units per buildng; and,
   d. Single family attached dwellings, up to eight units per building;
   e. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
7. Uses Allowed by Special Review:
   a. Minor vehicle repair, as defined by the Town;
   b. Household and commercial mini-storage facilities;
   c. Other uses may be allowed during the PDP/FDP approval process.

Permitted Uses
Parcel 7

1. Intent: Parcel 7 is intended to be a commercial area.
2. Commercial: ±7.4 acres gross.
3. One private drive or public street connection from properties to the commercial parcel to the south.
4. Uses Allowed by Right:
   a. Office and retail uses, as permitted within the C-2 zoning district.
5. Uses Allowed by Special Review:
   a. Minor vehicle repair, as defined by the Town;
   b. Other uses may be allowed during the PDP/FDP approval process;
   c. Household and commercial mini-storage facilities.

Drawn By: vg
Checked By:
Job No:

Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007

BADER FARM

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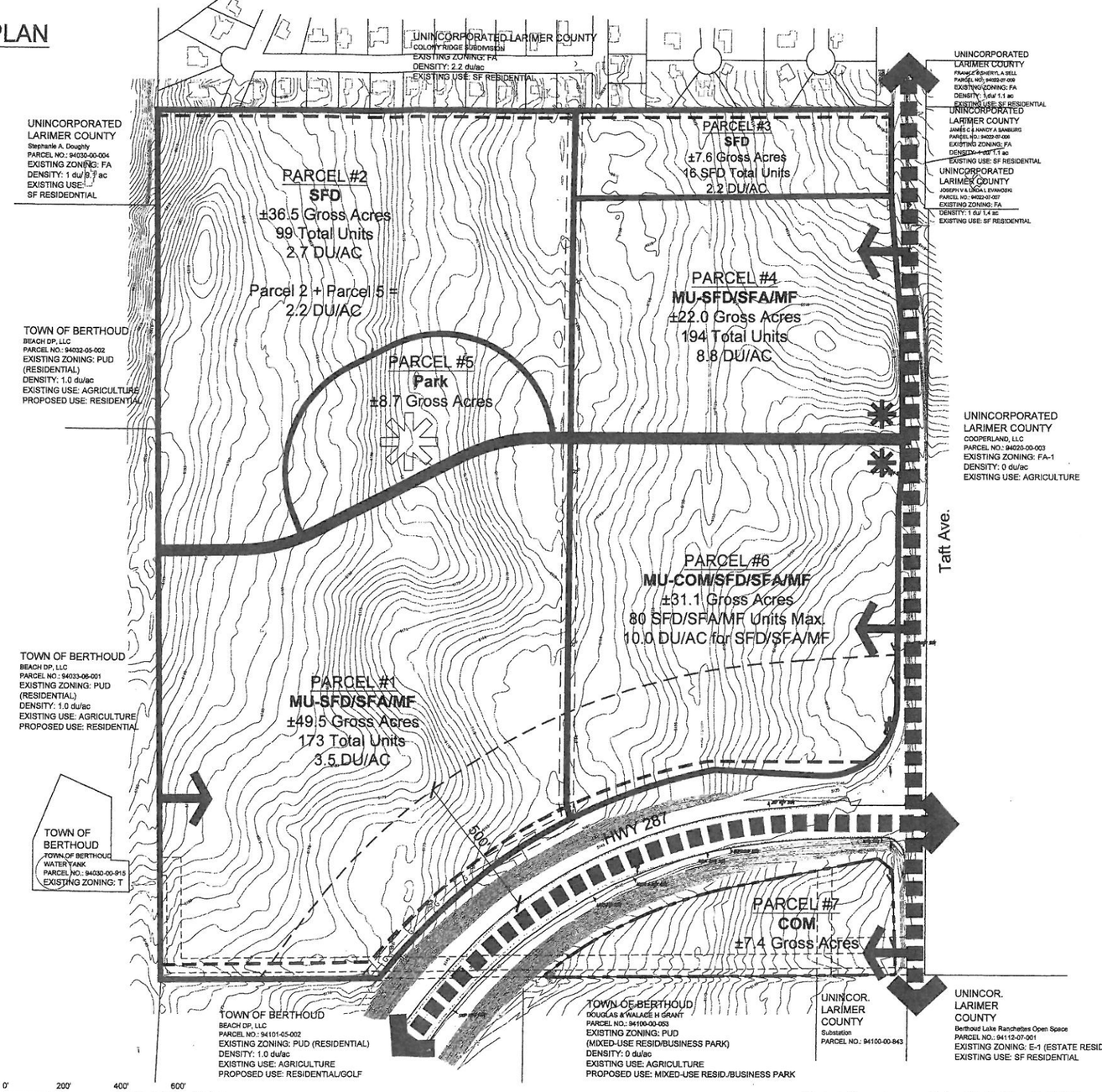
OVERALL DEVELOPMENT PLAN

Site Plan

LEGEND

- Existing Road
- Proposed Road
- Proposed Access Locations
- Parcel Boundary
- Pedestrian/Bike Trail
- Highway 287 Residential Buffer
- Entry Monumentation
- Park



SITE PLAN

0' 200' 400' 600' NORTH

Scale: 1"=200'

Drawn By: vg
Checked By:
Job No:

Submitted: May 4, 2007
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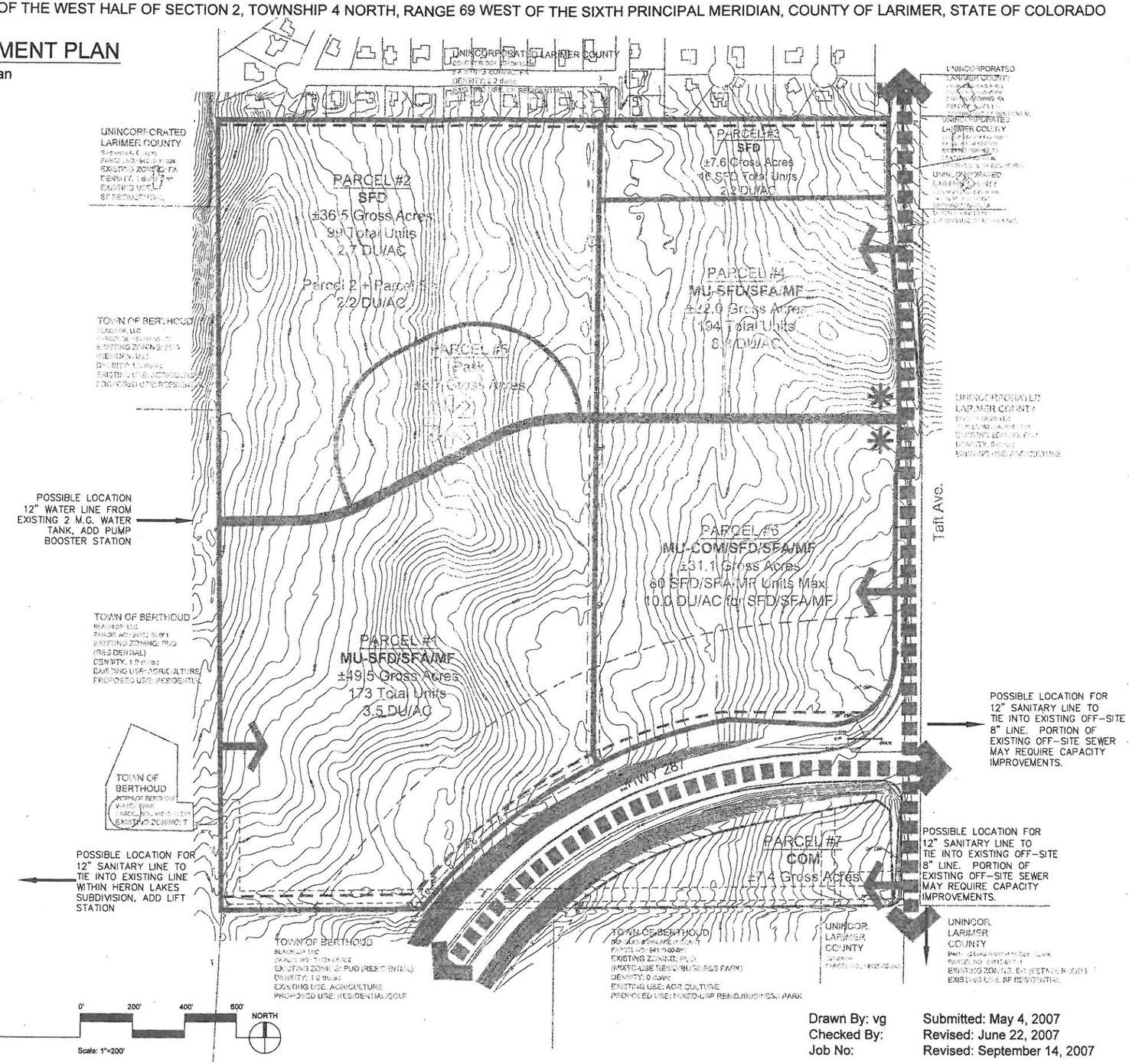
OVERALL DEVELOPMENT PLAN

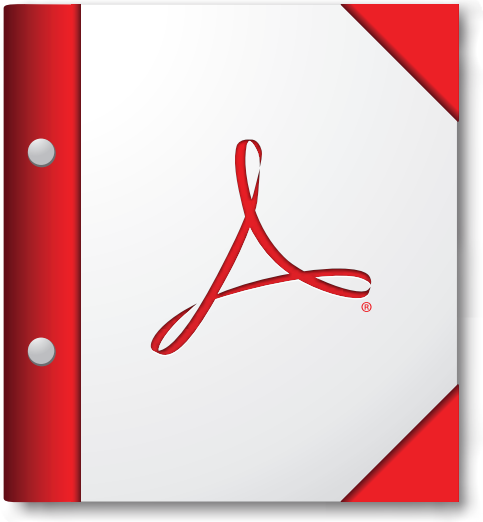
Overall Utility Plan



UTILITY PLAN

Drawn By: vg
Checked By:
Job No:

Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007



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Get Adobe Reader Now!

Adam Olinger

From: LotsofStuff <lotsofstuff123@comcast.net>
Sent: Tuesday, September 27, 2022 1:45 PM
To: Curt Freese; Adam Olinger
Subject: Propose Berthoud Self Storage PUD/ODP Admendment

To whom it may concern:

As a homeowner in the Hammond subdivision, I have concerns regarding the proposed three-story Berthoud self storage unit being proposed on parcel 9403000008.

My main concern deals with the traffic issues that we already are experiencing on Berthoud Parkway. At certain times of the day, trying to make a left-hand turn out of the Hammond subdivision from Waterman Drive onto Berthoud Parkway is almost impossible; traffic from the traffic light at Highway 287 and Berthoud Parkway has been backed up past Waterman Drive.

In the Hammond subdivision, we are not allowed to put up sheds that are taller than 10 feet tall. Is a three-story storage building really necessary for the small town aesthetic that Berthoud is trying to maintain?

With all of this in mind, it is important to remember that most of the people who have moved here have moved to get away from the hustle and bustle of the big city. The continuing decisions being made is ruining our small town atmosphere.

Thank you.

Janice Ehlers

Sent from Janice's iPhone

Adam Olinger

From: Curt Freese
Sent: Wednesday, October 5, 2022 7:10 AM
To: Adam Olinger
Subject: FW: Development 287 & cr17

Curt Freese, AICP
Community Development Director

Phone: 970-532-2643
Fax: 970-532-0640
cfreese@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513

-----Original Message-----
From: John McLaurin <rapanuiipc@gmail.com>
Sent: Wednesday, October 5, 2022 6:52 AM
To: Curt Freese <CFreese@berthoud.org>
Subject: Development 287 & cr17

Curt,
I am writing regarding the proposed storage units at the property on the corner of 287 and CR17. I have three comments.
First, this is a heavily trafficked road, and adding a facility that would involve cars turning into it so close to the major intersection seems like even more accidents waiting to happen. It seems like the entrance should be from inside the subdivision, not off of CR17.
Second, as the last great sight line to Long's Peak (driving south on 287 coming down off the bridge), it seems a three story facility would be a blight upon that view. I would request the height be limited to two stories.
Finally, as Berthoud is a Dark Sky town, how will you handle 24 hour lighting at this facility and still preserve our dark skies?
Thank you,
John McLaurin
2137 Elmwood St
970-231-8014

Sent from my iPhone

Adam Olinger

From: Whitney Mickael <whitney.mickael@gmail.com>
Sent: Tuesday, October 11, 2022 2:04 PM
To: Curt Freese; Adam Olinger
Subject: Berthoud Self Storage Proposal

To whom it may concern:

The proposed location for the self storage unit is very concerning for myself and my family. We just moved into the Hammond Farms neighborhood 2 months ago from Denver. We were in an area with a lot of burglaries and crime. So we decided to move to a more family friendly neighborhood where we would be around very little burglaries and crime. We have a four year old and a baby on the way. We were very excited to see that the Hammond Farms development is full of homes with families and knew this would be a perfect place to raise our children. To receive a letter regarding the proposal of the storage unit and the location makes us quite concerned. We live on the north side of Hammond Farms and our backyard will be directly next to the proposed storage unit. We understand that before purchasing our home that the property behind us was for sale. We never thought it would be proposed for self storage unit which brings a large amount of criminal activity. What is even more concerning is the barbed wire fence going up around the storage unit. The amount of burglaries that take place at these storage facilities is frightening and now we are at risk with the location going in directly behind our home. This does not make us feel safe. I'm concerned for any possible break ins at our home and in our backyard by just hopping over our fence. Because we do not have barbed wire around our property. Self storage units are known as the number one hot spots for burglaries. I ask that you please reconsider the location of the storage unit. A place that is not directly next to a family friendly neighborhood. I appreciate you taking the time to read and share our concerns. Please reconsider!

Whitney Mickael
Resident of Hammond Farms
303.717.6289

From: Lauren Richardson
To: Lauren Richardson
Subject: FW: Follow-up: Berthoud Self Storage Plan
Date: Wednesday, April 26, 2023 9:01:04 AM

From: Calvin Mickael <calvin.mickael@gmail.com>
Sent: Tuesday, March 7, 2023 3:52 PM
To: Anne Johnson <AJohnson@berthoud.org>
Subject: Follow-up: Berthoud Self Storage Plan

Hello,

My name is Calvin Mickael and I live at 1344 Means Lane with my wife, daughter, and future son (due March 27th).

We moved to Berthoud in July 2022 and knew moving to this house that we would back up to 287 with visibility into TPC, the mountains, the development of Starbucks, Taco Bell, etc.

We also noticed the commercial space advertisement on the corner and expected several things, but not a self-storage unit.

Many reports across the country show the crime that comes with Self Storage units and having the easy in and out accessibility to highway / parkway arteries (287 / Berthoud Parkway) concerns us as possibly neighboring residents. Good Morning America did a piece on the crime it brings, and there are many reports of homeless, drug labs, and other related crimes happening across the country.

Self-Storage units can be very beneficial and helpful, however, this location is very concerning for local traffic at a very dangerous intersection, and resident heavy area.

Thank you,
Calvin Mickael

Trip Generation and Parking Study

for

Best Box Self Storage

Berthoud

Berthoud, Colorado

Prepared For:
Town of Berthoud, Planning Department
807 Mountain Ave
Berthoud, CO 80513

Prepared By:
Strategic Site Designs, LLC
88 Inverness Circle East, Se B101
Englewood, CO 80112
Attention: Michael Cleary

Prepared: February 28, 2023

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Appendices

1. *Trip and Parking Generation Study of Mini-Warehouses,* Brigham Young University

1.0 Introduction and Summary

This Traffic Analysis has been completed in accordance with the Town of Berthoud Development Code. The proposed development is located at the southwest corner of Highway 287 and Berthoud Parkway. The subject property is located within a planned unit development, zoned as commercial.

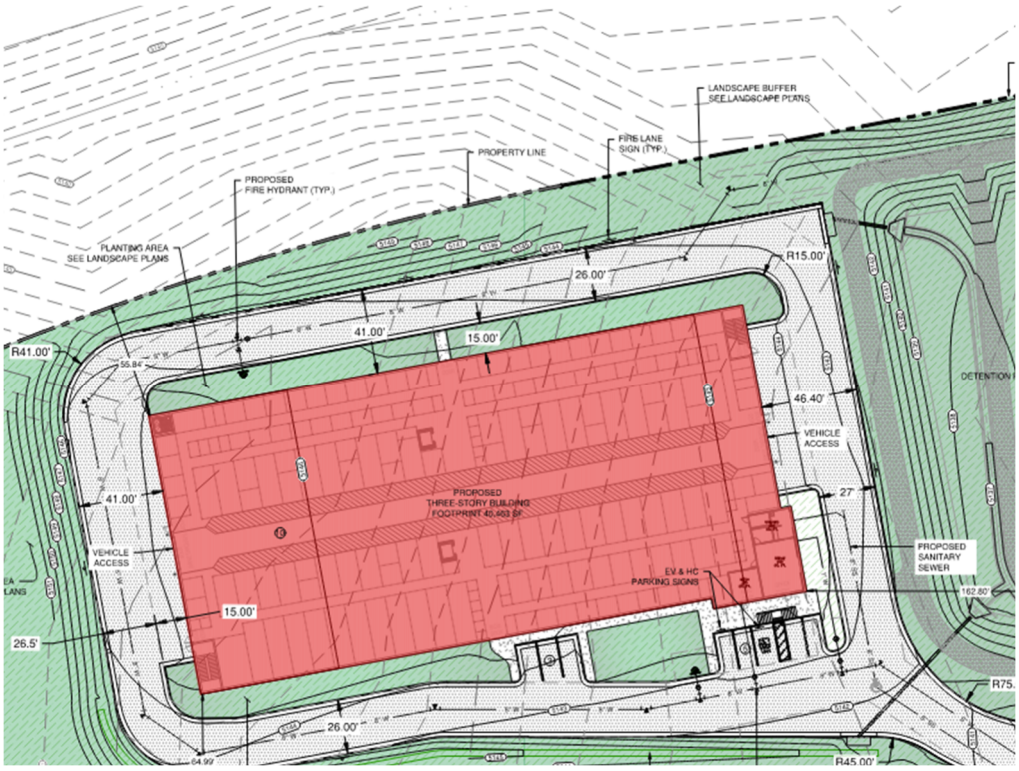
2.0 Existing Area Conditions and Proposed Development

The proposed development is for a commercial, indoor, self-storage facility with access proposed along Berthoud Parkway. The site is bound by Highway 287 to the north, Berthoud Parkway to the east and the Hammond Subdivision to the south. The development being proposed is a 3-story, climate controlled, commercial storage facility with approximately 900 square feet of office space and approximately 83,000 square feet of leasable storage area.

3.0 Projected Traffic

Access to the facility will be from Berthoud Parkway, at the southeast corner of the subject property. As the only access point proposed, all traffic generated by the proposed development would be assumed at this intersection. Given the location, relative to the target customer base, it is assumed that both entering and exiting trips will be evenly distributed, 50% northbound and 50% southbound along Berthoud Parkway.

Figure 3.1 – Proposed Site



This facility, with approximately 120,000 square feet of gross floor area and 115,000 sq. ft. of leasable area, is expected to provide approximately 792 available rental units (145 square foot average size) and, at a 90% occupancy level, 712 rented units. Based on the ITE Trip Generation Manual (10th Edition), the self-storage facility would be anticipated to generate the following trip counts:

ITE Land Use	Units (100s)	Period	Rate (Per 100 units)	Directional Distribution		Trips		
				In	Out	In	Out	Total
(151)	7.1	Weekday ADT	17.96	50%	50%	64	64	128
		Weekday AM Peak Hour	2.31	58%	42 %	10	6	16
		Weekday PM Peak Hour	2.40	48%	52%	8	9	17

However, computer gate entry information gathered from various facilities across the United States, would suggests a much lower usage level of approximately 6.5 vehicle trips per 100 rented units per day, or just 46 trips per day. A Brigham Young University Study (attached), though limited, noted a similar discrepancy between actual trip generation and ITE Manual's predicted rates.

4.0 Parking

Usage and access conditions for self-storage do not align well with typical land use categories. The low traffic rates outlined above, the growth of on-line reservation availability, and unique operations ensure that any industrial/warehouse or retail/service standard applied to self-storage uses would grossly overestimate parking demand.

A few local jurisdictions have begun to outline specific parking criteria to be applied for this use type.

Jurisdiction	Use/Type	Requirement	Applied to Subject Site
City of Denver	Mini-Storage Facility	0.1 per 1,000 GFA	12
Brighton	Industrial Uses (including storage)	2 for every 3 employees + 4 for occupancy	6
Berthoud	Office-Retail	1 per 1,000 sq. ft.	3

As the Town of Berthoud Development Code *(Section 30-2-106 Parking)* does not yet include an applicable standard, SSD proposes to establish required parking on a project(use)-specific basis. With that, and applying the new City of Denver metric, twelve parking stalls would be required. Based upon the proposed site layout and expected access/use patterns, some 'unmarked' parking is assumed inside the building, along the internal drive-isle of the building, without individually marking stalls.

More than 500 linear feet of load area will be delineated along the drive-isle providing direct access to 50+ units. It is reasonable to assume that the majority of active customers will utilize these areas, while staff and new customers will utilize the 5 marked spaces near the office area. Conservatively, just ten, interior "spaces" have been assumed… which amounts to just 1 per 50 feet of loading area or 1 for every 5

units along the drive isle. Areas near entrances at the east and west end of the building are also likely to be utilized but are not marked and not accounted for. The 10 assumed spaces, along with the 8 marked spaces, will provide ample vehicle parking.

5.0 Improvement Analysis

As evidenced throughout this analysis on the prior pages, no formal improvements to the adjacent roadways are recommended. On-site improvements will be completed per the Town of Berthoud Development Standards and Regulations.

6.0 Recommendations and Findings

Based on our analysis of the proposed trip generation and usage, our team finds that the proposed development is consistent with the development code and will not create any adverse effects on the operation of the adjacent roadways or hazards to motorists. As such, we find that no additional improvements are warranted beyond those required to construct the proposed access points onto Berthoud Parkway.

7.0 Reference Material

1. *Institute of Transportation Engineers (2020). Trip Generation Manual 10th Edition.*
2. *Design Standards (Town of Berthoud Development Code) December 19, 2022*
3. *City of Denver Written Code Interpretation — Applicability of Use Limitations for Mini-Storage Facilities in Industrial Zone Districts (January 2019)*
4. *Trip and Parking Generation Study of Mini-Warehouses,* Brigham Young University Institute of Transportation Engineers Student Chapter (2011)

TRIP AND PARKING GENERATION STUDY OF A MINI-WAREHOUSE

Introduction

The Brigham Young University (BYU) Institute of Transportation Engineers (ITE) student chapter recently completed the 2011 Data Collection Project as proposed to the ITE Western District. The data for this project were collected at a local mini-warehouse facility, which corresponds to Land Use Code 151. This project was a great learning experience for our student chapter; the funds we receive will help student chapter members attend the Western District ITE meeting in Anchorage, Alaska.

Ryan Hales, P.E., PTOE, AICP, of Hales Engineering, provided mentoring support and project review for this data collection effort. Craig Wagner, from Econolite, provided our student members with training on the use of our traffic data collection trailer on January 19 and February 23, 2011 (see Figure 1). Dr. Mitsuru Saito Ph.D., P.E. and Dr. Grant Schultz Ph.D., P.E., PTOE, both of BYU, have provided invaluable help and support and data collection equipment for the project.

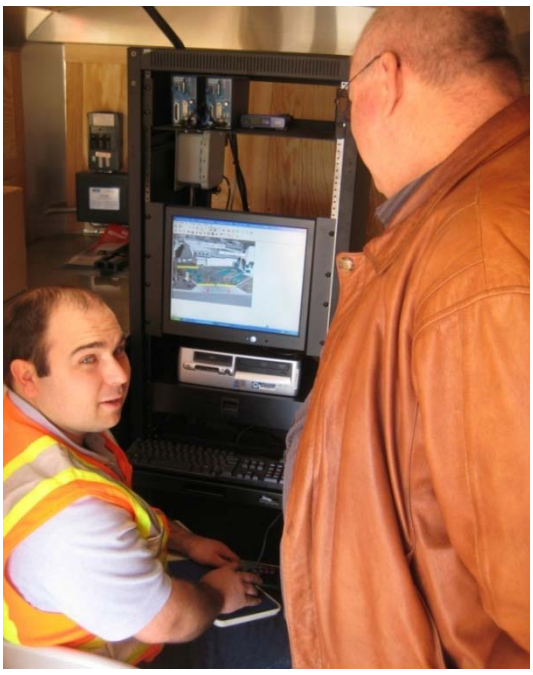


Figure 1: Data Collection training with Craig Wagner.

Site Information

Data were collected on three different days at the mini-warehouse facility, shown in Figure 2. The facility is Hillside Storage, located at 2067 Ironton Blvd. in Provo, UT. The approximate square footage of the office building, number of employees, number of parking stalls, number of units, percent of units occupied, net rentable area, gross floor area, and total property area can be seen in Table 1. There are two parking areas at the site, one of which includes the entrance to the area that contains the storage units.

Table 1: Site Characteristics

Characteristic	Value
Number of Employees	4 (2 FT, 2 PT)
Number of Units	420
Occupied Units	60%
Net Rentable Area	56,476 ft^2
Office Floor Space	1,700 ft^2
Gross Floor Area	58,098 ft^2
Property Area	3.44 acres
Number of Parking Stalls	6 (1 handicap)

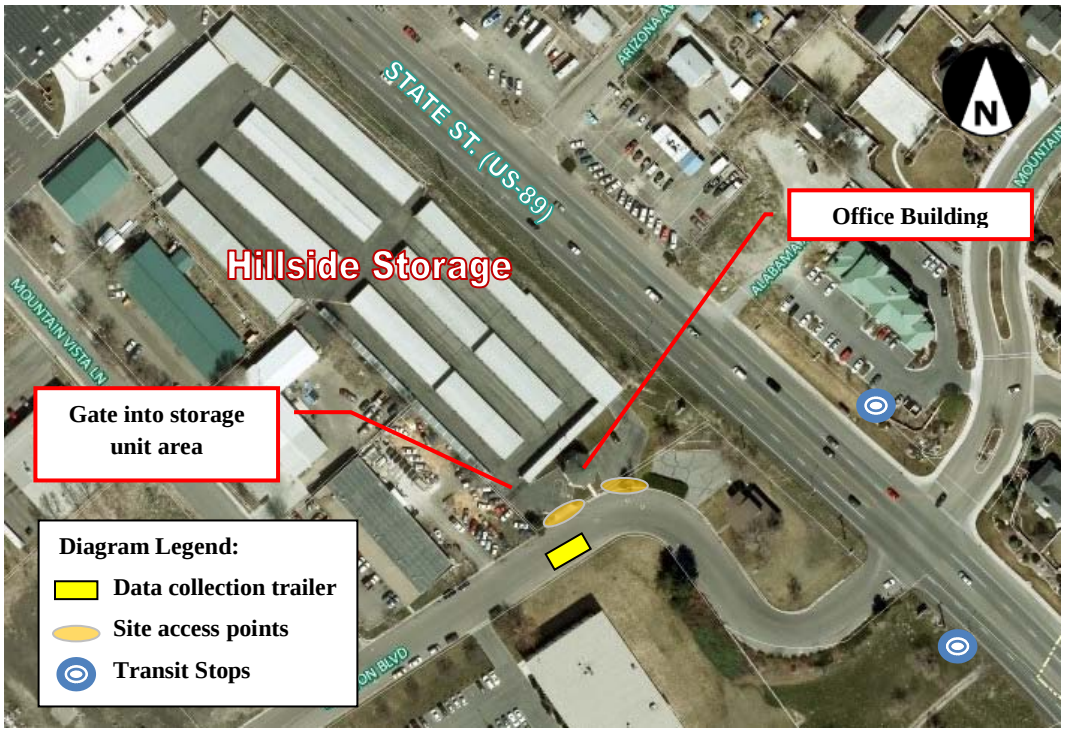


Figure 2: Site layout.

Methodology

Data were collected on Saturday, February 26, 2011; Sunday, February 27, 2011; and Tuesday, March 1, 2011. As stated in the proposal, trip generation was counted between the hours of 7am and 7pm on each day. The BYU Traffic Data Collection Trailer, shown in Figure 3, was used to collect data at the site.

The trailer is equipped with two video cameras that recorded each entrance to the site during the specified hours. These videos were then used to manually count vehicles entering and exiting the site through each access. The counts for the two driveways were totaled for each hour. The results of the trip generation are summarized in the attached Trip Generation Data Forms. Parking demand data were also collected every hour, on the hour, from 7am to 7pm. The parking data are attached in the Parking Demand Survey Forms.

Figure 3: BYU traffic data collection trailer at the site.

Results

The trip data for the morning peak period, the afternoon peak period, and the peak hour of generator are shown in Table 2, Table 3, and Table 4, respectively. Data about vehicle occupancy was not collected during this study. Furthermore, no pedestrian, bicycle, or transit trips were observed during the study. The trip rates shown are rates per occupied unit and per 1000 square feet of gross floor area (GFA). Table 5 shows a summary of trips counted for each day of the study.

Table 2: Morning Peak Period Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	8:00-9:00 AM	8:00-9:00 AM	8:00-9:00 AM
All Vehicles	1	1	0
Trucks	0	0	0
Total Trips	1	1	0
Trip Rate (Occ. Units)	0.004	0.004	0.00
Trip Rate (GFA)	0.017	0.017	0.00
% Entering	100.0%	0.0%	0.0%
% Exiting	0.0%	100.0%	0.0%

Table 3: Afternoon Peak Period Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	5:00-6:00 PM	5:00-6:00 PM	5:00-6:00 PM
All Vehicles	3	0	4
Trucks	0	0	2
Total Trips	3	0	4
Trip Rate (Occ. Units)	0.012	0.00	0.016
Trip Rate (GFA)	0.052	0.00	0.069
% Entering	66.7%	0.0%	50.0%
% Exiting	33.3%	0.0%	50.0%

Table 4: Peak Hour of Generator Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	11:00-12:00 PM	9:00-10:00 AM	5:00-6:00 PM
All Vehicles	4	2	4
Trucks	0	0	2
Total Trips	4	2	4
Trip Rate (Occ. Units)	0.016	0.008	0.016
Trip Rate (GFA)	0.069	0.034	0.069
% Entering	50.0%	100.0%	50.0%
% Exiting	50.0%	0.0%	50.0%

Table 5. Summary of Daily Trip Data

Saturday (2/26/11)			Sunday (2/27/11)			Tuesday (3/1/11)		
Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting	Total
13	12	25	4	4	8	11	8	19

Trip rates generated from this study have been calculated and are shown in Table 6 alongside average trip rates from *ITE Trip Generation, 7th Edition*. The actual number of trips for each analysis period is shown alongside the number of trips predicted from ITE trip rates in Table 7.

Table 6. Comparison of Calculated and ITE Trip Generation Rates

Independent Variable	Analysis Period	Saturday 2/26/11		Sunday 2/27/11		Tuesday 3/1/11	
		Calculated	ITE	Calculated	ITE	Calculated	ITE
Occupied Units	Full Day	0.099	0.250	0.032	0.180	0.075	0.280
	Peak Hour of Generator	0.016	0.040	0.008	0.030	0.016	0.030
Gross Floor Area	Full Day	0.430	2.330	0.138	1.780	0.327	2.500
	Peak Hour of Generator	0.069	0.400	0.034	0.300	0.069	0.290

Table 7. Comparison of Actual and Predicted Trips

Independent Variable	Analysis Period	Saturday 2/26/11		Sunday 2/27/11		Tuesday 3/1/11	
		Actual	Predicted	Actual	Predicted	Actual	Predicted
Occupied Units	Full Day	25	63	8	45	19	71
	Peak Hour of Generator	4	10	2	8	4	8
Gross Floor Area	Full Day	25	135	8	103	19	145
	Peak Hour of Generator	4	23	2	17	4	17

The trip rates calculated from this data collection study are substantially lower than the average trip rates provided by ITE. The difference between the trip rates is much larger when using gross floor area as the independent variable. This is due to gross floor area including both the space of the occupied units and unoccupied units. At the time of collection about 40% of the units were unoccupied. One reason the calculated rates are lower than the average rates provided by ITE may be that the storage units are usually used for long term storage rather than short term storage. Some of the storage units are being occupied by Brigham Young University for long term storage, which results in a lower number of trips being made for these units. Sunday trip rates may further be impacted by the demographics of the area as a large proportion of the nearby population believes that work and business activities should be avoided on Sunday. Finally, some of the difference in trip rates could be due to the timing of the study. Temperatures in Utah during February and March are often cool and accompanied by precipitation in the form of rain and snow. Cooler weather affects the behavior of mini-warehouse clients, resulting in less trips being made.

Figure 4, Figure 5, and Figure 6 show the hourly counts of vehicles entering and exiting the site, as well as the parking demand for the specified hour, for the Saturday, Sunday, and Tuesday dates, respectively.

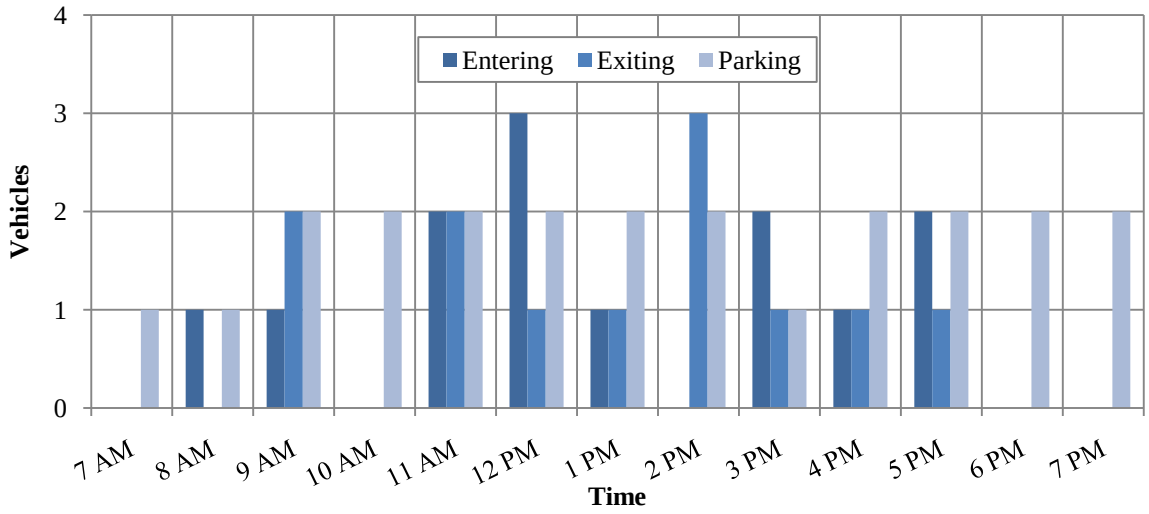


Figure 4: Counts for Saturday, February 26, 2011.

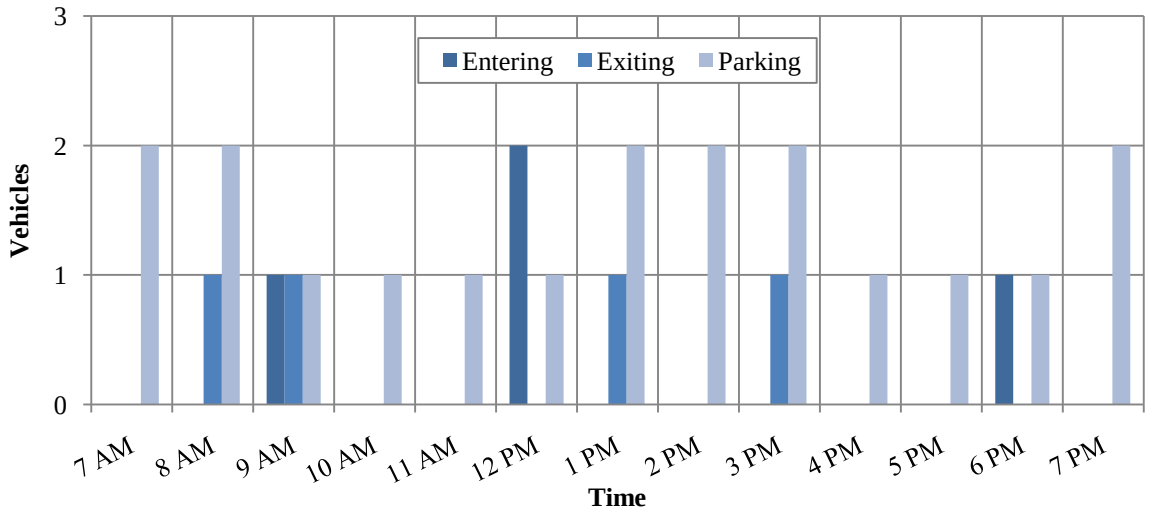


Figure 5: Counts for Sunday, February 27, 2011.

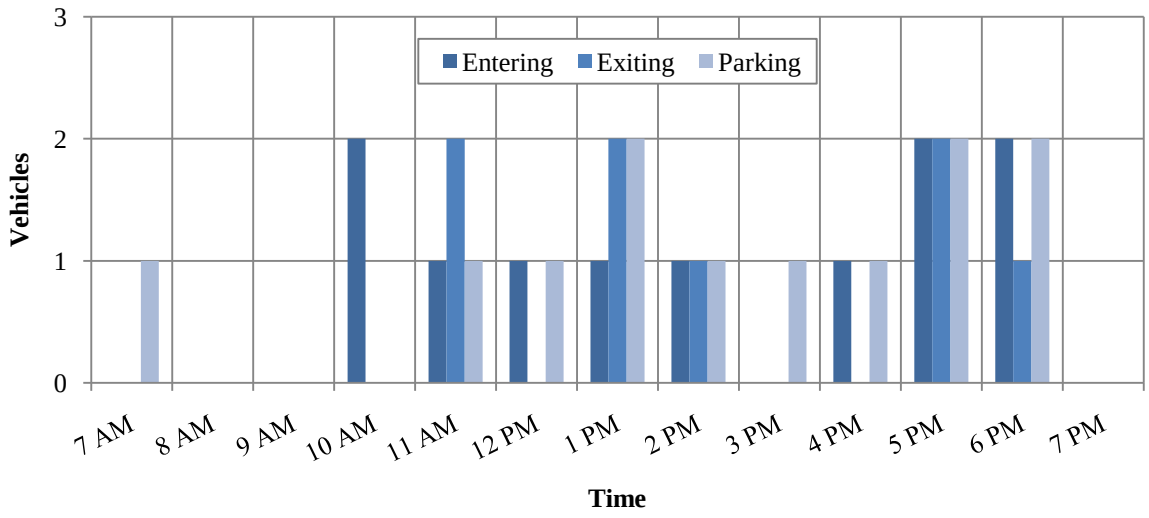


Figure 6: Counts for Tuesday, March 1, 2011.

Level of Effort

Many different BYU ITE student members were involved in this project. BYU ITE student chapter officers especially spent a lot of time organizing and carrying out the data collection efforts. A summary of hours spent on the project by student members is shown in Table 8.

Table 8: Level of Effort

Task	Number of Students	Hours per Student	Total Hours
Training	6	5	30
Data Collection	4	4	16
Data Reduction and Analysis	6	5	30
Writing and Revision	4	3	12
		Total:	88

ite Institute of Transportation Engineers

Trip Generation Data Form (Part 1)

Land Use/Building Type:[1] Mini Warehouse (Storage facility)	ITE Land Use Code: 151
Source:	Source No. (*ITE use only*):
Name of Development: Hillside Storage	Day of the Week: Saturday, Sunday, Tuesday
City: Provo State/Province: Utah Zip/Postal Code: 84606	Day: Month: February Year: 2011
Country: U.S.A.	Metropolitan Area: Provo, UT

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area:

☐ (1) CBD ☒ (3) Suburban (Non-CBD) ☐ (5) Rural
☐ (2) Urban (Non-CBD) ☐ (4) Suburban CBD ☐ (6) Freeway Interchange Area (Rural)
☐ (7) Not Given

Detailed Description of Development:[3]

Hillside Storage is a self storage business located in Provo, Utah. There are a variety of units available for rent and are open 365 days each year. The primary employees live on site.

Independent Variable: (include data for as many as possible)[2]	Actual	Estimated
4 (1) Employees (#)	☒	☐
_____ (2) Persons (#)	☐	☐
420 (3) Total Units (#) (indicate unit: rentable units)	☒	☐
252 (4) Occupied Units (#) (indicate unit: rentable units)	☐	☐
_____ (5) Gross Floor Area (gross sq. ft.) (% of development occupied _____)	☐	☐
56,476 (6) Net Rentable Area (sq. ft.)	☐	☒
_____ (7) Gross Leasable Area (sq. ft.) (% of development occupied _____)	☐	☐
3.44 (8) Total Acres (% developed: _____)	☐	☒
6 (9) Parking Spaces (% occupied: _____)	☒	☐
_____ (10) Beds (% occupied: _____)	☐	☐
_____ (11) Seats (#)	☐	☐
_____ (12) Servicing Positions/Vehicle Fueling Positions	☐	☐
_____ (13) Shopping Center % Out-parcels/pads	☐	☐
_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
1,700 (16) Other sq. ft. Total office Space	☐	☒
_____ (17) Other _____	☐	☐

2. Definitions for several independent variables can be found in the *Trip Generation*, Second Edition, *User's Guide* Glossary.

3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.

Other Data:

Vehicle Occupancy (#):
_____ A.M. _____ P.M. _____ 24-hour %

Percent by Transit:
_____ A.M. % _____ P.M. % _____ 24-hour %

Percent by Carpool/Vanpool:
_____ A.M. % _____ P.M. % _____ 24-hour %

Employees by Shift:

	Start Time	End Time	Employees (#)
First Shift:	_____	_____	_____
Second Shift:	_____	_____	_____
Third Shift:	_____	_____	_____

Parking Cost on Site: Hourly _____ Daily _____

Transportation Demand Management (TDM) Information:

At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway?

☒ No

☐ Yes (If yes, please check appropriate box/boxes, describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)

☐ (1) Transit Service
☐ (2) Carpool Programs
☐ (3) Vanpool Programs
☐ (4) Bicycle/Pedestrian Facilities and Site Improvements
☐ (5) Employer Support Measures
☐ (6) Preferential HOV Treatments
☐ (7) Transit and Ridesharing Incentives
☐ (8) Parking Supply and Pricing Management
☐ (9) Tolls and Congestion Pricing
☐ (10) Variable Work Hours/Compressed Work Weeks
☐ (11) Telecommuting
☐ (12) Other _____

Please Complete Form on Other Side

Institute of Transportation Engineers

Trip Generation Data Form (Part 2)

Summary of Driveway Volumes (All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume	11		8		19		13		12		25		4		4		8	
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):																		
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:																		
A.M. Peak Hour Generator[2] Time: 11:00 am - 12:00 pm	1		2		3													
P.M. Peak Hour Generator[2] Time: 5:00 - 6:00 pm	2		2		4													
Peak Hour Generator[3] Time (Weekend): 12:00 - 1:00 pm							3		1		4		2		0		2	

[1] Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.
[2] Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
[3] Highest hourly volume during the entire day. Please specify the peak hour.
Please refer to the *Trip Generation User's Guide* for full definition of terms.

Hourly Driveway Volumes- Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-7:00	0	0	0	0	0	0	11:00-12:00	1	0	2	0	3	0	3:00-4:00	0	0	0	0	0	0
6:15-7:15							11:15-12:15							3:15-4:15						
6:30-7:30							11:30-12:30							3:30-4:30						
6:45-7:45							11:45-12:45							3:45-4:45						
7:00-8:00	0	0	0	0	0	0	12:00-1:00	1	0	0	0	1	0	4:00-5:00	1	0	0	0	1	0
7:15-8:15							12:15-1:15							4:15-5:15						
7:30-8:30							12:30-1:30							4:30-5:30						
7:45-8:45							12:45-1:45							4:45-5:45						
8:00-9:00	0	0	0	0	0	0	1:00-2:00	1	0	2	0	3	0	5:00-6:00	2	1	2	1	4	2

☐ Check if Part 3, 4 and/or additional information is attached.

Survey conducted by: Name: Steven Dudley
Organization: Brigham Young University ITE Student Chapter
Address: 368 Clyde Building
City/State/Zip: Provo, UT 84602
Telephone #: 801-422-2811 Fax #: 801-422-0159 E-mail: byuite@gmail.com

Please return to: Institute of Transportation Engineers
Technical Projects Division
1627 Eye Street, NW, Suite 600
Washington, DC 20006 USA
Telephone: +1 202-785-0060
Fax: +1 202-785-0609
ITE on the Web: www.ite.org

Parking Demand Survey Form

Institute of Transportation Engineers

*(fill in all highlighted cells - * are required data)*

			Land Use Code*	151			
			Name of Site	Hillside Storage			
			Brief Description of Site				
Transit*	Yes		Mini-warehouse site in south part of Provo UT				
Area*	SUB		**City**	Provo			
TMP*	NO		**State**	UT	**Country**	USA	
Parking Price*		$ -	Daily Rate	$	Hourly Rate		

Site Size*	**420**	**Units***	Storage units	**Occupancy***	60%	**Land Use**	
Site Size	4	**Units**	Employees	**Occupancy**			
Site Size	56,476	**Units**	Net rentable ar	**Occupancy**			
Site Size	10,700	**Units**	Office floor are	**Occupancy**			
Site Size	58,098	**Units**	Gross floor are	**Occupancy**			
Site Size	3	**Units**	Acres	**Occupancy**			

Number of Parking Spaces Provided at Site 6

Highest Observed Parking Demand for the following hours of the day *(hour beginning)**

Date	2/26/2011	2/27/2011	3/1/2011				
Day	Saturday	Sunday	Tuesday				
12 Mid							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM							
5:00 AM							
6:00 AM							
7:00 AM	1	2	1				
8:00 AM	1	2	0				
9:00 AM	2	1	0				
10:00 AM	2	1	0				
11:00 AM	2	1	1				
12 Noon	2	1	1				
1:00 PM	2	2	2				
2:00 PM	2	2	1				
3:00 PM	1	2	1				
4:00 PM	2	1	1				
5:00 PM	2	1	2				
6:00 PM	2	1	2				
7:00 PM	2	2	0				
8:00 PM							
9:00 PM							
10:00 PM							
11:00 PM							

Person	Steven Dudley	**Organization**	BYU ITE
Phone	801-636-8821		
Fax			
Email			

Notes Includes only vehicles parked at the office parking lot, not those parked at the storage units.

Enter data on the web at www.ite.org Comments to: ite_staff@ite.org

IF not entered on web site, please mail to:

Institute of Transportation Engineers, 1627 Eye Street, NW Suite 600; Washington, DC 20006

Form version 1.4

February 2, 2022

Town of Berthoud, Planning Department
807 Mountain Avenue
Berthoud, CO 80513
Attention: Will Charles

Re: Best Box Self Storage
3rd Submittal Comment Responses

Project Name:	Berthoud Self Storage
Project Type:	FDP, Final Plat
Location:	SW corner of Berthoud Pkwy and Hwy 287
Project Applicant:	BCM Management Partners, LLC

Dear Will,

Our development team has reviewed the comments provided and, where appropriate/necessary, made corresponding revisions. Below are the comments received along with a response to each:

PLANNING

Community Development Department
970.532.2643 cfreese@berthoud.org; aolinger@berthoud.org

ODP

1. Please remove the "Parcel 7" title under the permitted uses section. As the rest of the Bader Farm project is eliminated, there is no need for this to be referred to as Parcel 7 anymore.
    a. This can be applied to the table as well **Response:** Parcel 7 references have been removed
2. The ODP's title on the right side of the page says "Final Development Plan." Please change "Final" to "Overall." **Response:** Title revised.
3. The ODP should have a signature block for the Mayor and the Town Clerk. **Response:** Signature Blocks added
4. Staff would recommend specifying that storage is only allowed as a use on Lot 1 and will not be allowed on Lot 2. **Response:** Limitation added
5. Be prepared to justify the parking standards you created to the Board. Staff is uneasy about the low number of parking spaces. **Response: City of Denver standard applied (0.1 per 1,000 sf) majority of customers will utilize internal loading areas which can accommodate 20+ vehicles. (Assumed only 10).**
6. The conceptual layout for the fire district will not be approvable in this layout. Only emergency vehicles will be able to access Berthoud Pkwy directly. All non-emergency traffic will need to access using your shared access point off of Berthoud Pkwy.
    a. An emergency light will likely be necessary to allow for emergency vehicles to use this direct access point.

    Response: References to fire station layout are conceptual and expected to be reviewed/approved under separate development submittal. Layout has been revised to depict access from proposed access drive.
7. The FDP, Site Plan sheet, and Landscape Plan should all be in the same document package.
    Response: Sheets recompiled as indicated

Plat

1. Lot 2 will not be allowed direct access to Berthoud Pkwy for non-emergency vehicles. The only access point to these parcels off of Berthoud Pkwy will be allowed at the existing access point.
    a. An access easement will be needed to allow Lot 2 legal access to their site via Lot 1.
    Response: This is/was addressed in the "PLAN NOTES". Conceptual linework revised to depict access from the proposed access road
    b. An access easement will also need to be reached with the utility property to the south, as the site plan shows the access road to this project half on their property.

Response: Easement exhibit and communications with PVREA representative is included with this submittal

Site Plan and CDs

1. The easement on PVREA's property was not found in this submittal package. If they were supposed to be the text files, these will need to be copies of signed documents to show legal use of the adjacent property.
   Response: Easement exhibit had been omitted but is included with this submittal.
2. A sidewalk will be required to be installed along Berthoud Pkwy throughout the frontage of Lot 1.
   Response: Sidewalk added along frontage
3. Footnote 7 of Table 3.2 in Section 30-3-104 states that a permanent landscape buffer of evergreen plant material is required for screening commercial/industrial uses from a residential district. The deciduous trees proposed will need to be replaced with evergreen trees along the south side of the project.
   a. In addition, more trees will need to be planted than is currently shown. There should be no breaks between trees that would allow visibility of the project from the residential area.

   Response: Landscape plan has been revised to feature the additional trees required.
4. The ground covers have not been identified in any of the planting areas abutting the building.
   Response: Sidewalk added
5. The symbols depicting the ground cover in the detention area is not found in the key. Is this supposed to be "shredded cedar mulch" and "locally available fescue sod mix?" These symbols are not found anywhere on the landscape plan.
   Response: Drawing legend updated
6. The ground covers are not found in the material schedule.
   Response: The legend has been updated to include ground cover symbology.
7. The landscape plan does not include the panhandle of Lot 1. Because of the new lot lines this area will need to be landscaped as well.
   Response: The panhandle area is encumbered almost entirely by easements that prohibit or severely limit landscape plantings. Landscape plans have been revised to depict the panhandle area and include a landscape buffer behind the sidewalk that was added.
8. Will any of the native seed areas be disturbed during construction?
   Response: Some. Refer to GESC plans in CD set.
9. While staff understands it is the intention of the developer to choose lights that are less than 3000K in temperature, we would appreciate it if this could be delineated on the lighting spec sheet by providing a callout or circling the choice temperatures.
   Response: Model information called out by boxing applicable table information.
10. The proposed building elevations show the height of the structure as 44'. This is taller than your proposed PUD allows.
    a. Staff will likely not be supportive of any building taller than 40'.
    b. There will likely be pushback from the Board for a building of this height.

    Response: Building height revised and plans updated accordingly.
11. The architecture will need to be revised. Especially considering the location and proposed height of this project, it is likely that this will be the main focus of the Planning Commission and the Board of Trustees during public hearings. Significant work will need to be done on all four sides of the façade.
    a. Expansive metal panel walls with little variation will not be supported by staff.
    b. The brick corners seem out of place and do not compliment the rest of the building.
    c. The black painted metal section does little to add architectural interest to the building and does not complement the color of the brick.
    d. The large "B" and "X" letters will not be seen favorably by the Board of Trustees.

    Response: Building form/aesthetics have been revise as discussed on conference call with applicant and staff.

12. Staff would strongly suggest utilizing the Architecture Guidelines approved by the Town earlier this year with your redesign of the architectural elevations:
    https://www.berthoud.org/home/showpublisheddocument/17761/637755969482370000
    Response: Building form/aesthetics have been revised as discussed on conference call with applicant and staff.

13. Section 30-2-117 B. 7. or Section 30-2-117 D. 3. regarding maintaining the high level of architectural interest along all four sides of the building has still not been met. The east elevation's level of interest should be replicated on all other sides.
    Response: Building form/aesthetics have been revised as discussed on conference call with applicant and staff.

14. Section 30-2-117 D. 4. of the municipal code and page 15 of the Berthoud Architectural Design Guidelines state that monolithic shaped buildings shall be avoided. This has still not been met.
    a. Other than the corner with windows, there seems to not have been any variations made to the footprint of the building to give it depth or plane breaks. Due to the size and scale of this building, it is likely that these breaks will need to be larger than just a material depth change.

    Response: Building form/aesthetics have been revised as discussed on conference call with applicant and staff.
15. Are two separate large loading areas necessary for this building? Staff is concerned about the door facing to the west.
    Response: As discussed on call with planning staff, these areas are not loading but rather they are vehicle entries to the interior drive through isle. Plans have been revised to convey the function of these areas.
16. Can the additional pedestrian loading area on the north end of the site be relocated to the south or east side? Staff would suggest providing minimal outside access points facing the highway.
    Response: Plans have been revised to eliminate these spaces. Relocating these spaces was deemed unnecessary as sufficient internal loading area will be provided and is now depicted.
17. The tops of the elevator shafts will be expected to be screened from view by using parapets.
    Response:
18. While not required until a building permit is pulled, an EV parking space will be required on this site. This is a requirement of the Building Code.
    Response: Applicant is committed to meeting this requirement and will address with building permitting.

BASELINE ENGINEERING Response received: 12/29/2022

Luke Seeber luke.seeber@baselinecorp.com; Noah Nemmers noah@baselinecorp.com

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Comments can be found at the following link:
https://www.dropbox.com/scl/fo/6h136pmrdxhrpk5pepciy/h?dl=0&rlkey=dudg2h0lzz4xy6wr7mgsbnnho
Also see the attached document.

PLANNING COMMISSION INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	**May 11, 2023**
Agenda Title/Subject:	**Public Hearing for a Minor Subdivision at Bader Farm Parcel 7**
Type of Item:	**Public Hearing**
Purpose:	**Request for approval of a Minor Subdivision of Bader Farm Parcel 7**
Presented by:	**Anne Johnson, Community Development Director**

ATTACHMENTS:

- Staff Report
- Application materials, public comments and referral responses

BACKGROUND:

The property is known as parcel 7 of the Bader Farm Annexation and Overall Development Plan approved by the Town of Berthoud in 2007. The project site is located south of and adjacent to State Highway 287 and west of and adjacent to South Berthoud Parkway. The applicant is requesting to subdivide parcel 7 into two lots.

UPDATE/NEXT STEPS:

The Planning Commission will hear three requests associated with the development of this property. The first is an amendment to the PUD followed by a request to subdivide the property into two parcels. The final request is for a Special Use Permit to allow a self-storage facility on one of the parcels.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town in consideration of this request to approve the proposed minor subdivision of Bader Farm Parcel 7.

COMMUNITY TOUCHSTONES:

Consideration of this request does not negatively impact community touchstones and in fact is supportive of the 2021 Comprehensive Plan update. The Future Land Use Map envisions this property for Suburban Business and identifies the eventual land uses as those contemplated through a Special Review process.

RECOMMENDED ACTION(S):

Staff has reviewed the application and found that the materials meet the requirements found in the Criteria for Approval for a Final Plat in Section 30-6-109.C of the Municipal Code. There are suggested motions included in the Staff Report.

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | **Berthoud.org**

STAFF REPORT: BADER FARM, AMENDMENT NO. 1

MINOR SUBDIVISION

DATE: May 11, 2022

GENERAL INFORMATION		
Applicant:	**BCM Management Partners, LLC**	**Size: 7.44 acres**
Site Location:	**SW corner of Berthoud Pkwy and Hwy 287**	
Applicant's Request:	**Minor Subdivision to divide the property into two lots.**	
Current Zoning:	**PUD**	

ZONING DISTRICT INFORMATION			
	PUD – Parcel 1	**PUD – Parcel 2**	**Suburban Commercial**
Max Density	**N/A**	**N/A**	**N/A**
Min. Lot Size	**N/A**	**N/A**	**4,000 sq ft**
Min. Lot Width	**N/A**	**N/A**	**N/A**
Front Setback	**20'**	**20'**	**10'**
Side Setback	**20'**	**20'**	**10'**
Rear Setback	**20'**	**20'**	**10'**
Building Height:	**40'**	**40'**	**40'**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS			
	Adjacent Zoning	**Adjacent Land Use**	**Setbacks for Adjacent Zoning/ Buffer required if rezoned**
North	**C-2**	**Commercial Retail**	**Separated by State Highway 287**
South	**PUD / R-1**	**Single Family Residential**	**A permanent landscape buffer consisting of a hedge or evergreen plant material, or a solid wall or fence, is required screening for commercial or industrial uses abutting a residential zoning district**
East	**PUD / Unincorporated Larimer County**	**Vacant / Open Space**	**Separated by Berthoud Parkway**
West	**R-3 / Ag**	**Townhomes / Golf Course**	**Separated by State Highway 287**

BACKGROUND

The 7.44-acre subject property was originally part of the Bader Farm Annexation approved in 2007 (Reception No. 20070079135). The Bader Farm Overall Development Plan (ODP) was also approved in 2007. The ODP site of 162.8 acres was split into seven parcels. This project is located on parcel 7 at the SW corner of Berthoud Parkway and Highway 287. Currently, the property is vacant. The site is bounded by the Hammond neighborhood and PVREA utilities to the south, vacant/open space to the east (PrairieStar Filing 2), townhomes/golf course (Heron Lakes) to the west across Highway 287, and previously approved PUD/commercial development (Heron Lakes Commons) to the north across Highway 287.

The site currently contains several utility easements due to the proximity to Poudre Valley Rural Electric property and equipment. The property owner has entered into an access agreement with Poudre Valley Rural Electric for a 20-foot-wide access easement along the northern boundary of PVREA and the subject site. Exhibit A, the Access Easement, is included as an attachment to this report.

PROPOSAL

The Bader Farms Minor Subdivision Amendment No. 1 application was submitted to the Town of Berthoud along with a PUD Amendment application and Use by Special Review application. The Minor Subdivision would divide the 7.44-acre lot into two separate lots. The proposed Lot 1 is 5.10 acres, and the proposed Lot 2 is 2.34 acres. The proposed Lot 2 is intended to be sold to the Berthoud Fire Protection District for the construction of a new firehouse.

The proposed lot sizes are similar to those required by the Berthoud Development Code for both C-1 and C-2 zone districts. A single access point to Berthoud Parkway is proposed to serve both parcels. If a fire station is built on Lot 2 in the future, an additional Site Plan application will be required, and access needs will be re-evaluated.

CRITERIA & FINDINGS

The Town shall use the following criteria in addition to other applicable provisions of the Code to evaluate the applicant's proposal. Staff findings and analysis are presented in the table below.

30-6-109.C Minor Subdivision Plat Review Criteria	Finding	Rationale
1. The minor subdivision plat is in compliance with this Code, the Town Comprehensive Plan, and the PORT Plan.	Yes	The minor subdivision plat has been reviewed by Town Staff, including the Town Engineer, for compliance with this Code, the Town Comprehensive Plan, and the PORT. Both proposed Lots are at least 50 feet wide, similar to the required minimum lot width for standard commercial zone districts in Town.
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	This criterion will be addressed by the Planning Commission during the hearing on Thursday, May 11, 2023.

PUBLIC NOTICE

Notice of the Planning Commission public hearing has been mailed to property owners within 300 feet of the subject property, a legal notice published, and the property was posted as required by the Development Code. In addition, the applicant sent an invitation to comment on the application to all property owners within 500 feet.

A continuance was requested at the March 23, 2023 Planning Commission meeting and at the April 27, 2023 Planning Commission meeting.

FINDINGS AND RECOMMENDATION

Minor Subdivision

Staff recommends Planning Commission make a motion to approve the applicant's request of the Minor Subdivision.

Proposed Motions:

For Approval:

I move to approve Bader Farm Amendment No. 1 Minor Subdivision due to the findings stated in the Staff Report.

For Denial:

I move to deny approval of the Bader Farm Amendment No. 1 Minor Subdivision because of the following reasons:

_____

_____

Attachments:

- Application
- Original Bader Overall Development Plan
- Minor Subdivision Plat
- Traffic Analysis
- Exhibit A – Access Easement
- Public Comments

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

MEMORANDUM OF UNDERSTANDING FOR PAYMENT OF REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE TOWN

This Memorandum of Understanding, with the Town of Berthoud, Colorado, a municipal Corporation, hereinafter referred to as "the Town," and BCM Management Partners, LLC., hereinafter referred to as "the Applicant," is executed so as to prevent confusion on the part of the Applicant as to the Town's reimbursement policies.

WHEREAS, the Applicant of certain property situated in the County of Larimer, State of Colorado, which is more particularly described in **Exhibit A** attached hereto and incorporated herein, and is commonly referred to as Berthoud Self Storage (Project Name); and

WHEREAS, the Board of Trustees has determined that the fiscal impact of annexation, subdivision and development should properly be borne by those parties who receive the benefits; and

WHEREAS, on August 9, 1994, the Board of Trustees passed Ordinance No. 707, establishing policies for reimbursement of professional fees and established fees for applications including, but not limited to, legal notification, planning fees, engineering fees, attorney fees, consultant fees, reproduction of material, public hearing expenses and recording documents; and

WHEREAS, on February 28, 1995, the Board of Trustees passed Ordinance No. 722, adopting a Development Code for the Town of Berthoud, which included the setting of new submittal review fees in Chapter 10; and

WHEREAS, on January 13, 2004, the Board of Trustees passed Ordinance No. 985, establishing new and/or revising existing fees as provided for in Chapter 10 of the Development Code; establishing an hourly fee for Town Personnel involved in development review; amending Section 30-10-104 of the Town of Berthoud Development Code; repealing Ordinance 707 and all ordinances in conflict herewith; providing a severability clause; providing an applicability clause; and providing for an effective date; and

WHEREAS, on February 14, 2006, the Board of Trustees passed Ordinance No. 1025, an Ordinance revising those fees established in Ordinance No. 985; and

WHEREAS, the Town's staff has determined the typical municipal expenditures incurred by the Town in processing subdivision and zoning related applications; and

WHEREAS, the Applicant desires to develop said property and has made a complete application to the Town of Berthoud for development; and

WHEREAS, the Parties hereto recognize that the Town will incur development expenses throughout the entire development process until final completion of the project, including, but not limited to, planning fees, engineering fees, attorney fees, consultant fees, reproduction of material, securing permits and easements, and recording fees;

NOW, THEREFORE, the Applicant understands that:

1. DEVELOPMENT REVIEW DEPOSIT

Development Review Deposit Schedule. In addition to the Application Fee(s), development review deposit(s) shall be provided to the Town at the time of submittal of a Development Review Application. It is the Applicant's responsibility to bear all costs related to the processing of a Development Review Application, including costs for review by consultants hired by the Town to assist with technical review of development projects. These consultants include, but are not limited to, engineering, planning, transportation, and legal. In order to keep track of the expenses incurred by the Town, the Town's staff, including, but not limited to, public works, planning, and administration, shall keep track of the time expended by each person involved in the process precipitated by the submittal of a Development Review Application. The Applicant is also responsible for paying incidental costs such as postage, recording, mileage and publication fees.

Due to numerous unforeseen factors, it is impossible to determine the actual expenses that may be incurred for review of development proposals. Therefore, at such time as expenses are in excess of the development review fee deposit amount, subsequent deposits shall be requested by the Planning Director. This amount will be based upon the status of the project and outstanding issues. In no event will review of a project continue once deposited development review fees have been exhausted until the Town has received a further deposit sufficient to cover anticipated expenses. Said payment shall be made within ten (10) days of the Town submitting an invoice for the expenses. Failure by the Applicant to pay within the specified time shall be cause for the Town to cease processing the application including any public hearing, deny approval of the application, and withhold the issuance of building permits or certificates of occupancy. Once final review is completed, any remaining development review fee deposit funds will be remitted to the Applicant.

2. FULL AND SEPARATE ACCOUNTING OF REVIEW AND DEVELOPMENT EXPENSES

The Town will maintain separate accounts of all monies expended as a result of the review of the above referenced application throughout the development process. The Town on a regular basis will provide statements of expenses incurred to the Applicant.

3. APPLICATION TERMINATION

Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its development application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant e.g., notify newspapers to cancel publications, etc. The Applicant will be liable for all costs reasonably incurred by the Town to terminate the application.

4. COLLECTION OF FEES AND COSTS

If the Applicant fails to pay the fees required herein when due, the Town may proceed to collect the balance due by that Applicant. The Town shall also be entitled to all its filing fees, attorney's fees, expert witness fees, and other costs incurred in collection plus interest on the amount due at a rate of 18% per annum.

By signing this Memorandum of Understanding, the Applicant acknowledges that he/she has read this Memorandum of Understanding in its entirety, and agrees that by processing its application it will be required to comply with the Town's ordinances and the provisions set forth.

Applicant: _____ Date 6/6/22

Applicant: _____ Date _____

Applicant: _____ Date _____

(attach additional signatures as necessary)

DocuSign Envelope ID: 36EB877F-BF81-443E-BB09-165E228CE4B8

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): 9403000008

Site Address: SW Corner of Berthoud Pkwy & Hwy 287

Project Name: Berthoud Self Storage

Brief description of project:
Subdivision of Parcel, Amending PUD for Self Storage Facility

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: BCM Management Partners, LLC.

E-mail: beaureinberg@dss-bcm.com
Phone: 573.673.1191

Mailing Address: 3167 Fee Fee Road
City/State/Zip: Bridgeton, MO 63044

CONTACT PERSON *(will receive correspondence from Town Staff/Referral Agencies)*

Name: Michael Cleary, PE

E-mail: mcleary@ssdeng.com
Phone: 720.633.0219

Mailing Address: 88 Inverness Circle East Suite B101
City/State/Zip: Englewood, CO 80112

OWNER(S) *(If different than applicant)*

Name: PARKWAY WEST, LLC, WH GRANT ENTERPRISES, LLC, 423 B, LLC, DAVID E. CHAKNOVA TRUST, ESTABLISHED NOVEMBER 17, 1997, DJ FORAY LLLP, CHAKNOVA MARITAL TRUST THREE

E-mail:
dc@realtynova.com
Phone: 303-440-6057

Mailing Address: 6897 Paiute Ave, #1
City/State/Zip: Niwot, CO 80503

CONSULTANT *(Engineer, Surveyor, or Planner)*

Name: Michael Cleary, PE

E-mail: mcleary@ssdeng.com
Phone: 720.633.0219

Mailing Address: 88 Inverness Circle East Suite B101
City/State/Zip: Englewood, CO 80112

DocuSign Envelope ID: 36EB877F-BF81-443E-BB09-165E228CE4B8

LAND USE INFORMATION

Existing Use: Vacant Land
Proposed Use: Self Storage/Fire Station

Existing Zoning: PUD

Proposed Zoning: (if applicable): C2

Number of acres: 7.44

Proposed Access: Berthoud Pkwy

Adjacent zoning / land use:

East Side: PUD	North Side: C2
West Side: R1	South Side: PUD

UTILITY SERVICE INFORMATION

Water: Town of Berthoud

Sewer: Town of Berthoud

PROJECT INFORMATION

Number of proposed units:

Number of phases:

Number of Units per phase:

Number of lots proposed: 2

Lot size minimum: 2.34

Lot size maximum: 5.10

Lot size average:

Gross density (units/acre):

Net density (units/acre):

Area and percent open space:

Non-Residential Building Area (Sq. Ft.) Proposed: 120,000 (Self Storage Facility)

Non-Residential Construction Floor Area Ratio Proposed: 0.50

Total Number of Parking Spaces: 4

Acreage of Site:

a. Gross: 5.10
b. Right-of-Way: 0
c. Net (a-b) 5.10

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): _____ Date: _____

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: _____ Date: 6/6/22

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

DocuSign Envelope ID: 36EB877F-BF81-443E-BB09-165E228CE4B8

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Property Owner(s): DocuSigned by: David Chaknova Date: 6/3/2022

Property Owner(s): DocuSigned by: Joseph Galligan, Trustee Date: 6/3/2022

Property Owner(s): _____ Date: _____

Property Owner(s): _____ Date: _____

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b. Right-of-Way: 0
c. Net (a-b) 5.10

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

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Property Owner(s): _____ Date: 06/03/2022

Property Owner(s): Wallace H Grant Date: 06/03/2022

Property Owner(s): Douglas Grant Date: 06/03/2022

Property Owner(s): _____ Date: _____

citrix | RightSignature

SIGNATURE CERTIFICATE

REFERENCE NUMBER
18159081-2DEB-4FA9-9330-560C5E6C62B6

TRANSACTION DETAILS

Reference Number
18159081-2DEB-4FA9-9330-560C5E6C62B6

Transaction Type
Signature Request

Sent At
06/03/2022 11:15 EDT

Executed At
06/03/2022 18:21 EDT

Identity Method
email

Distribution Method
email

Signed Checksum
bb60be7b598c28099753c191ab0da724fae7203ab8c920d73411ac52f6ae6d6b

Signer Sequencing
Disabled

Document Passcode
Disabled

DOCUMENT DETAILS

Document Name
Development Review Application

Filename
development_review_application.pdf

Pages
3 pages

Content Type
application/pdf

File Size
218 KB

Original Checksum
2748e00b3d814cdc2463d87ffbe3d44f052e2faaB60fb6cedccb93fb5e340a33

SIGNERS

SIGNER

Name
Douglas M. Grant

Email
doug@grantrealestate.net

Components
2

E-SIGNATURE

Status
signed

Multi-factor Digital Fingerprint Checksum
5fd2b6bb60e32a1ec1eed891901496b50e03d285dc8d2a2ad05855535e0c6e75

IP Address
8.44.151.235

Device
Chrome via Windows

Typed Signature
Douglas Grant

Signature Reference ID
848908AD

EVENTS

Viewed At
06/03/2022 18:20 EDT

Identity Authenticated At
06/03/2022 18:21 EDT

Signed At
06/03/2022 18:21 EDT

Name
Wallace H. Grant

Email
wallygrant@msn.com

Components
2

Status
signed

Multi-factor Digital Fingerprint Checksum
7308b12f68c6476bf25f7cd6788373e2cd162a70dd5523e10e8942029ac6ae2b

IP Address
161.97.224.174

Device
Chrome via Windows

Typed Signature
Wallace H Grant

Signature Reference ID
3B3A9068

Viewed At
06/03/2022 15:57 EDT

Identity Authenticated At
06/03/2022 13:21 EDT

Signed At
06/03/2022 15:59 EDT

Name
Cameron A. Grant

Email

Status
signed

Multi-factor Digital Fingerprint Checksum

Viewed At
06/03/2022 11:42 EDT

Identity Authenticated At

cgrant@lyonsgaddis.com

Components
2

ec9b15d2106d24fae5685a9d02399c4e868bf2b2622c142b50ecdf2424b895d8

IP Address
209.131.239.18

Device
Chrome via Windows

Typed Signature

Signature Reference ID
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06/03/2022 11:43 EDT

Signed At
06/03/2022 11:43 EDT

AUDITS

TIMESTAMP	AUDIT
06/03/2022 11:15 EDT	Maureen Simpson (msimpson@lyonsgaddis.com) created document 'development_review_application.pdf' on Chrome via Windows from 209.131.239.18.
06/03/2022 11:15 EDT	Cameron A. Grant (cgrant@lyonsgaddis.com) was emailed a link to sign.
06/03/2022 11:15 EDT	Douglas M. Grant (doug@grantrealestate.net) was emailed a link to sign.
06/03/2022 11:15 EDT	Wallace H. Grant (wallygrant@msn.com) was emailed a link to sign.
06/03/2022 11:42 EDT	Cameron A. Grant (cgrant@lyonsgaddis.com) viewed the document on Chrome via Windows from 209.131.239.18.
06/03/2022 11:43 EDT	Cameron A. Grant (cgrant@lyonsgaddis.com) authenticated via email on Chrome via Windows from 209.131.239.18.
06/03/2022 11:43 EDT	Cameron A. Grant (cgrant@lyonsgaddis.com) signed the document on Chrome via Windows from 209.131.239.18.
06/03/2022 13:15 EDT	Wallace H. Grant (wallygrant@msn.com) viewed the document on Chrome via Windows from 161.97.224.174.
06/03/2022 13:18 EDT	Wallace H. Grant (wallygrant@msn.com) viewed the document on Chrome via Windows from 161.97.224.174.
06/03/2022 13:21 EDT	Wallace H. Grant (wallygrant@msn.com) authenticated via email on Chrome via Windows from 161.97.224.174.
06/03/2022 15:57 EDT	Wallace H. Grant (wallygrant@msn.com) was emailed a reminder.
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06/03/2022 15:57 EDT	Wallace H. Grant (wallygrant@msn.com) viewed the document on Chrome via Windows from 161.97.224.174.
06/03/2022 15:59 EDT	Wallace H. Grant (wallygrant@msn.com) signed the document on Chrome via Windows from 161.97.224.174.
06/03/2022 17:18 EDT	Douglas M. Grant (doug@grantrealestate.net) viewed the document on Mobile Safari via iOS from 8.44.151.235.
06/03/2022 17:19 EDT	Douglas M. Grant (doug@grantrealestate.net) viewed the document on Mobile Safari via iOS from 8.44.151.235.
06/03/2022 17:29 EDT	Douglas M. Grant (doug@grantrealestate.net) viewed the document on Mobile Safari via iOS from 8.44.151.235.
06/03/2022 18:04 EDT	Douglas M. Grant (doug@grantrealestate.net) was emailed a reminder.
06/03/2022 18:20 EDT	Douglas M. Grant (doug@grantrealestate.net) viewed the document on Chrome via Windows from 8.44.151.235.
06/03/2022 18:21 EDT	Douglas M. Grant (doug@grantrealestate.net) authenticated via email on Chrome via Windows from 8.44.151.235.
06/03/2022 18:21 EDT	Douglas M. Grant (doug@grantrealestate.net) signed the document on Chrome via Windows from 8.44.151.235.

BADER FARM
FINAL SUBDIVISION PLAT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

EASEMENT A
EMERGENCY ACCESS & UTILITY EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	141.89	S89° 26' 04"W
L2	142.10	N79° 48' 42"W
L3	49.70	N56° 38' 56"W
L4	199.98	N10° 36' 28"W
L5	34.75	N55° 36' 29"W
L6	4.54	N10° 36' 29"W
L7	175.90	N79° 23' 31"E
L8	9.27	S89° 32' 35"E
L9	11.20	N89° 32' 35"W
L10	198.75	S79° 23' 31"W
L11	34.70	S34° 23' 31"W
L12	280.24	S79° 23' 32"W
L13	36.75	S40° 37' 22"W
L14	165.00	S10° 36' 28"E
L15	43.36	S54° 59' 10"E

EASEMENT A
EMERGENCY ACCESS & UTILITY EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L16	119.77	N79° 23' 32"E
L17	114.15	S89° 59' 58"E
L18	0.06	N79° 23' 32"E
L19	66.64	S56° 38' 56"E
L20	21.52	S00° 42' 28"E
L21	17.37	N00° 36' 30"W
L22	93.09	S79° 48' 42"E
L23	162.90	S10° 36' 28"E
L24	13.21	S55° 36' 29"E
L25	305.77	N79° 23' 32"E
L26	15.13	N40° 37' 22"E
L27	141.93	N10° 36' 28"W
L28	21.82	N54° 59' 10"W
L29	111.25	S79° 23' 32"W
L30	114.15	N89° 59' 58"W

EASEMENT A
EMERGENCY ACCESS & UTILITY EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L31	3.64	S79° 23' 32"W
L32	13.30	S10° 36' 45"E
L33	20.00	S79° 23' 16"W
L34	13.62	N10° 36' 44"W
L35	49.77	S79° 23' 32"W
L36	16.09	S10° 36' 28"E
L37	14.80	S79° 23' 32"W

EASEMENT A
EMERGENCY ACCESS & UTILITY EASEMENT CURVE TABLE

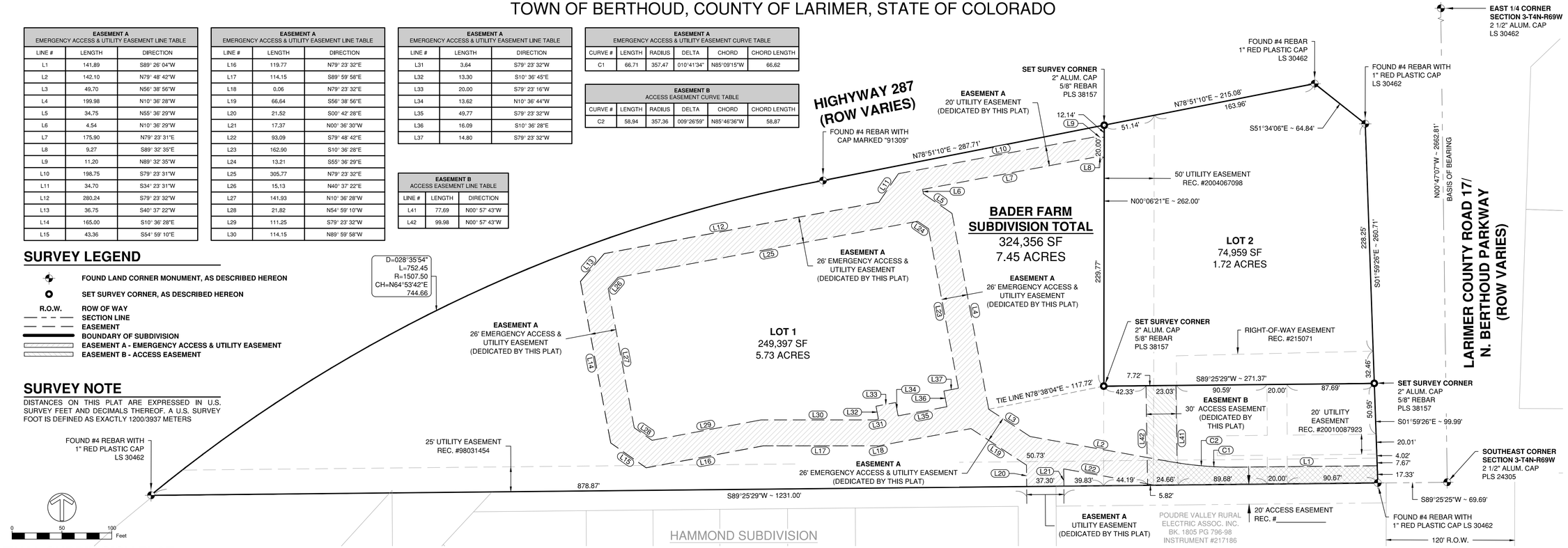
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	66.71	357.47	010°41'34"	N85°09'15"W	66.62

EASEMENT B
ACCESS EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C2	58.94	357.36	009°26'59"	N85°46'36"W	58.87

EASEMENT B
ACCESS EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L41	77.69	N00° 57' 43"W
L42	99.98	N00° 57' 43"W



SURVEY LEGEND

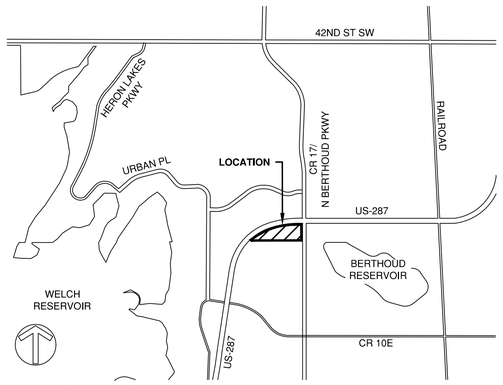
- FOUND LAND CORNER MONUMENT, AS DESCRIBED HEREON
- SET SURVEY CORNER, AS DESCRIBED HEREON
- R.O.W. — ROW OF WAY
- SECTION LINE
- EASEMENT
- BOUNDARY OF SUBDIVISION
- EASEMENT A - EMERGENCY ACCESS & UTILITY EASEMENT
- EASEMENT B - ACCESS EASEMENT

SURVEY NOTE

DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS

FINAL SUBDIVISION PLAT

SCALE: 1" = 50'



VICINITY MAP

SCALE: 1" = 2000'

BASIS OF BEARING STATEMENT

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO AS RECORDED TO BEAR NORTH 00°48'15" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SITE SPECIFIC DEVELOPMENT PLAN NOTE

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 AVE., BERTHOUD, COLORADO 80513.

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.

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF BADER FARM, TOWNSHIP 4N, RANGE 69W OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

EXCEPT THOSE PORTIONS AS DESCRIBED IN DEEDS RECORDED APRIL 9, 2001 AT RECEPTION NO. 2001026100, NOVEMBER 9, 2001 AT RECEPTION NO. 2001101441 AND NOVEMBER 9, 2001 AT RECEPTION NO. 2001101442, AS CORRECTED BY QUITCLAIM DEED RECORDED SEPTEMBER 24, 2002 AT RECEPTION NO. 2002101277, AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY FOR COLORADO STATE HIGHWAY NO. 287. ALSO EXCEPT ANY PORTION PLATTED AS HERON LAKES FIRST ADDITION, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BADER FARM, 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: PARKWAY WEST LLC (0.30) DATE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___,

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER: DJ FORAY LLLP (0.22) DATE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___,

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER: 423 B LLC (0.03) DATE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___,

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER: CHAKNOVA DAVID E TRUST (0.05) DATE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___,

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER: CHAKNOVA MAR TRT THREE (0.20) DATE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___,

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER: WH GRANT ENTERPRISES (0.20) DATE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___,

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, TONY L. KNIEVEL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BADER FARM 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.

_____

ANTHONY L. KNIEVEL, PLS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38157
FOR AND ON BEHALF OF CAMPOS, EPC

LARIMER COUNTY CLERK AND RECORDER CERTIFICATE

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE COUNTY OF LARIMER, COLORADO, THIS _____ DAY OF _____, A.D., 20_____.

ATTEST:

_____

COUNTY CLERK

APPROVAL CERTIFICATES

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

_____

MAYOR

APPROVED BY THE TOWN OF BERTHOUD PLANNING COMMISSION, COLORADO, THIS _____ DAY OF _____, A.D., 20_____.

_____

CHAIRMAN

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

ATTEST: _____
TOWN CLERK

PROJECT TEAM

BCM MANAGEMENT PARTNERS, LLC
DEVELOPER
3167 FEE FEE ROAD
BRIDGETON, MO 63044
CONTACT: BEAU D. REINBERG

STRATEGIC SITE DESIGNS, LLC
CIVIL ENGINEER
88 INVERNESS CIRCLE EAST SUITE B101
ENGLEWOOD, CO 80112
CONTACT: MICHAEL CLEARY, PE

CAMPOS EPC, LLC
SURVEYOR
1401 BLAKE STREET
DENVER, CO 80202
CONTACT: TONY KNIEVEL, PLS

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

STRATEGIC SITE DESIGNS

BADER FARM

FINAL SUBDIVISION PLAT

REV	DESCRIPTION	BY	DATE
1	REVISIONS PER TOB	WDW	12/05/22
2	REVISIONS PER TOB	WDW	01/04/23
3	REVISIONS PER TOB	WDW	01/04/23
4	REVISIONS PER TOB	MDC	04/26/23

JOB NO:	2118
ORIGINAL ISSUE:	6/1/22
DESIGN BY:	WDW
CHECKED BY:	MDC
SCALE:	VARIES

SHEET NUMBER
1 OF 1

BADER FARM

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3 AND A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO BEAR SOUTH 89°25'17" WEST BEING MONUMENTED AS SHOWN, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1871.14 FEET TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN RECEPTION NOS. 2001101442 AND 2002101277, BOTH OF THE LARIMER COUNTY CLERK AND RECORDER, ALSO BEING THE **POINT OF BEGINNING**;
THENCE CONTINUING SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 783.92 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
THENCE NORTH 00°43'29" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2683.70 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 3;
THENCE NORTH 00°41'57" WEST, ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 331.14 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3;
THENCE NORTH 89°50'07" EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 2571.19 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2001026100 OF THE LARIMER COUNTY CLERK AND RECORDER, BEING 60.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3;
THENCE ALONG SAID WEST LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 2001026100 THE FOLLOWING THREE (3) COURSES:
1. THENCE SOUTH 00°37'43" EAST, A DISTANCE OF 281.61 FEET TO A POINT ON A CURVE;
2. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°06'46", A RADIUS OF 2541.77 FEET, AN ARC LENGTH OF 226.81 FEET, AND A CHORD THAT BEARS SOUTH 03°11'01" EAST;
3. THENCE SOUTH 05°44'20" EAST, A DISTANCE OF 249.82 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK R AT PAGE 44 OF THE LARIMER COUNTY CLERK AND RECORDER, BEING 30.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 3;
THENCE SOUTH 00°47'42" EAST, ALONG SAID PARCEL DESCRIBED IN BOOK R AT PAGE 44, A DISTANCE OF 474.16 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2001101441 OF THE LARIMER COUNTY CLERK AND RECORDER, BEING 30.00 FEET WESTERLY OF SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 3;
THENCE ALONG SAID WESTERLY LINE OF SAID RECEPTION NO. 2001101441 THE FOLLOWING TWO (2) COURSES:
1. THENCE SOUTH 05°08'24" WEST, A DISTANCE OF 148.91 FEET;
2. THENCE SOUTH 00°04'22" WEST, A DISTANCE OF 382.15 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL DESCRIBED AT SAID RECEPTION NOS. 2001101442 AND 2002101277, BOTH OF THE LARIMER COUNTY CLERK AND RECORDER;
THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID PARCEL DESCRIBED AT RECEPTION NOS. 2001101442 AND 2002101277 THE FOLLOWING FOUR (4) COURSES:
1. THENCE SOUTH 00°04'22" WEST, A DISTANCE OF 300.00 FEET TO A POINT ON A CURVE;
2. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 94°29'31", A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 420.55 FEET, AND A CHORD THAT BEARS SOUTH 48°31'13" WEST;
3. THENCE NORTH 86°52'53" WEST, A DISTANCE OF 354.61 FEET TO A POINT ON A CURVE;
4. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41°59'36", A RADIUS OF 1917.50 FEET, AN ARC LENGTH OF 1405.41 FEET, AND A CHORD THAT BEARS SOUTH 58°11'07" WEST,

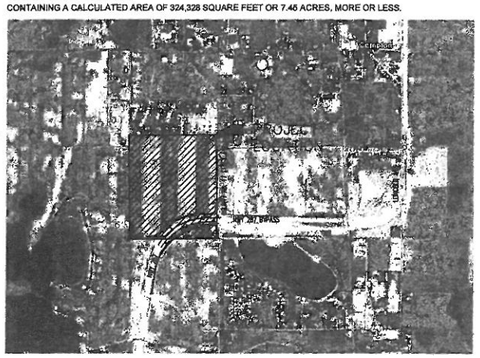
TO THE **POINT OF BEGINNING**;
CONTAINING A CALCULATED AREA OF 6,772,403 SQUARE FEET OR 155.474 ACRES, MORE OR LESS.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 3 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO BEAR SOUTH 89°25'17" WEST BEING MONUMENTED AS SHOWN, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 89.71 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1230.83 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PARCEL DESCRIBED AT RECEPTION NOS. 2001101442 AND 2002101277, BOTH OF THE LARIMER COUNTY CLERK AND RECORDER;
THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINES OF SAID PARCEL DESCRIBED IN RECEPTION NOS. 2001101442 AND 2002101277 THE FOLLOWING FOUR (4) COURSES:
1. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°35'25", A RADIUS OF 1507.50 FEET, AN ARC LENGTH OF 752.23 FEET, AND A CHORD THAT BEARS NORTH 64°53'14" EAST;
2. THENCE NORTH 78°50'28" EAST, A DISTANCE OF 502.79 FEET;
3. THENCE SOUTH 51°34'48" EAST, A DISTANCE OF 64.84 FEET;
4. THENCE SOUTH 02°00'06" EAST, A DISTANCE OF 360.78 FEET

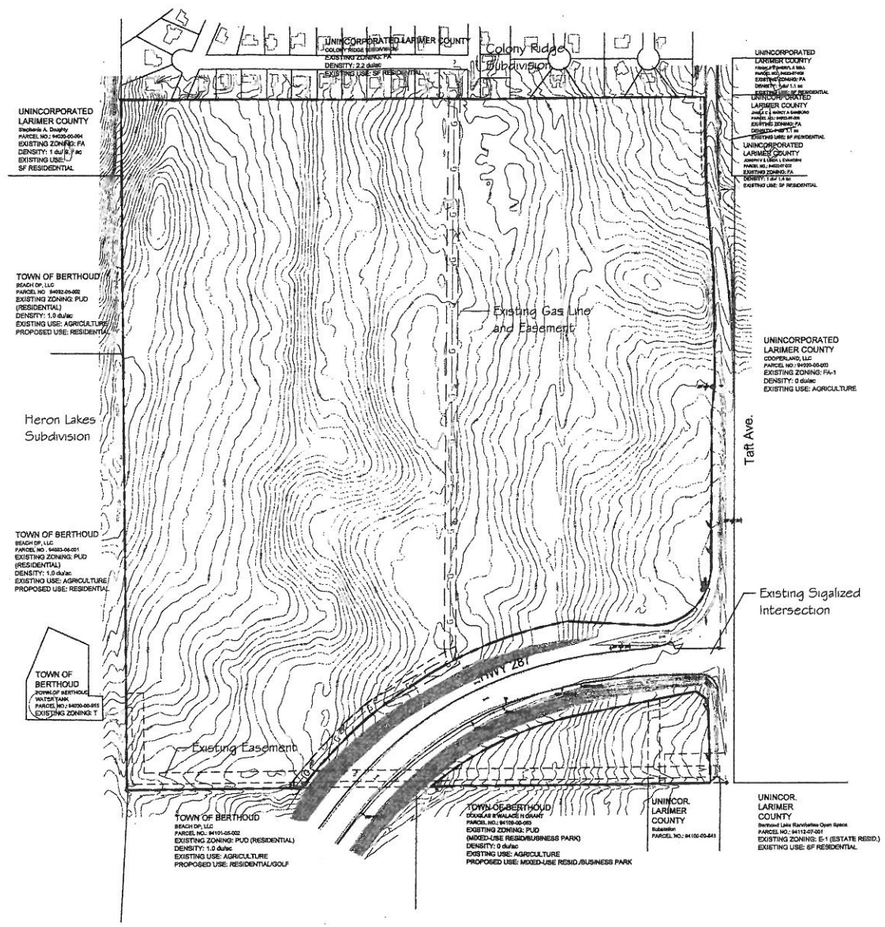
TO THE **POINT OF BEGINNING**;
CONTAINING A CALCULATED AREA OF 324,328 SQUARE FEET OR 7.45 ACRES, MORE OR LESS.



VICINITY MAP
0' 2000' 4000' 6000' NORTH
Scale: 1"=2000'

OVERALL DEVELOPMENT PLAN

Legal Description, Vicinity Map, Certificates & Statements



EXISTING CONDITIONS MAP
0' 300' 600' 900' NORTH
Scale: 1"=300'

APPROVAL CERTIFICATES

Approved by the Town Board of Trustees of the Town of Berthoud, Colorado, this 11th day of Sept., A.D., 20 07.

Mayor

The foregoing plan is approved for filing and accepted by the Town of Berthoud, Colorado, this 18th day of October A.D., 20 07.

ATTEST Mary K Cowedin
Town Clerk

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.

SHEET INDEX

1 Legal Description, Vicinity Map, Existing Conditions Map, Certificates & Statements
2 Land Use Summary & Notes
3 Site Plan
4 Overall Utility Plan

PROJECT TEAM

W H GRANT ENTERPRISES, LLC
Owner,Developer
436 Coffman Street, Suite 200
Longmont, CO 80502
Ph: (303) 776-3100
Fax: (303) 774-2349
Contact: Cameron A. Grant

DJ FORAY, LLLP
Owner,Developer
436 Coffman Street, Suite 200
Longmont, CO 80502-0908
Contact: Aaron Grant

CONSILIUM DESIGN
Planner/Landscape Architect
7353 South Alton Way, Suite 135
Centennial, CO 80112
Ph: (303) 224-9520
Fax: (303) 224-9524
Contact: Craig Karn

NOVA INVESTMENTS, INC.
Owner,Developer
1007 Pearl Street #260
Boulder, CO 80302
Contact: David E. Chaknova

BERTHOUD EAGLE INVESTORS, LLC
Owner,Developer
10800 E. Bethany Drive, Suite 475
Aurora, CO 80014
Contact: Lawrence P. Jacobson

CARROLL & LANGE
Civil Engineer & Surveyor
165 South Union Blvd., Suite 156
Lakewood, CO 80228
Ph: (303) 980-0200
Fax: (303) 980-0917
Contact: Fred Tafoya

BERNARD CHAKNOVA
Owner,Developer
1200 Industrial Road, #3
San Carlos, CA 94070
Contact: Bernard Chaknova

Drawn By: vg
Checked By:
Job No:

Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007

BADER FARM

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3 AND A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

OVERALL DEVELOPMENT PLAN

Land Use Table & Notes

Land Use Table

Parcel Designation	Gross Parcel Size	Proposed Zone Designation	Proposed Land Use	Maximum FAR/ Maximum Density	Maximum Floor Area/Units
Parcel 1	49.5 AC	PUD	SF/SFA/MF Residential	3.5 DU/AC	173 DU
Parcel 2	36.5 AC	PUD	SF Residential	2.7 DU/AC	99 DU
Parcel 3	7.6 AC	PUD	SF Residential	2.2 DU/AC	16 DU
Parcel 4	22.0 AC	PUD	SF/SFA/MF Residential	8.8 DU/AC	194 DU
Parcel 5	8.7 AC	PUD	Park	0.0 DU/AC	0 DU
Parcel 6	31.1 AC	PUD	Commercial/ SF/SFA/MF Residential	0.25 FAR/ 10.0 DU/AC	338,679 SF 80 DU
Parcel 7	7.4 AC	PUD	Commercial/ Office	0.25 FAR	80,586 SF
Totals	162.8 AC				Not to Exceed 562 DU
Overall Density (Max.)			3.5 DU/AC		
Overall Square Feet Commercial (Max.)			419,265 SF		
Approximate Open Space (including Parcel 5 - Park Dedication)			32 AC (20.0 %) (Approx. & Subject to Future PDP Submittals)		

Plan Notes

1. Parcel boundaries are approximate and have not been described. Therefore, parcel areas are conceptual and will be determined during the Preliminary Development Plan / Final Development Plan (PDP/FDP) approval process and not require an amendment to the ODP.
2. Required park dedication is 7% of the gross residential area per the Town's parkland dedication requirements. Actual dedication requirements for park will be established through future PDP submittals.
3. Per the Town's Master Plan, a major trail is proposed north of Highway 287. These will be ten-foot minimum concrete trails to be constructed by the developer and owned/maintained by the Town. In instances where these trails meander on to HOA or Metro District-owned property, the Town will be responsible for trail maintenance, while the HOA will be responsible for landscaping on HOA property and within adjacent R.O.W.. Final trail locations and alignments shall be determined in the PDP/FDP process.
4. Detention areas, pocket parks, open space, entry monuments, street medians and adjacent R.O.W. shall be maintained by the HOA or metropolitan district.
5. Larimer County Road 17 (Taft Ave.) is to be improved to arterial standards and a collector is to connect through the property from LCR 17 to Heron Lakes. The plan is consistent with this portion of the MSP.
6. Lots adjacent to collectors, arterial streets or Hwy 287 shall be accessed via alleys, private drives or local streets. No driveway access shall be allowed from collectors or arterials.
7. All access points shown on this drawing are conceptual and may be adjusted during the PDP/FDP process.
8. All parcels are subject to Town's Architectural Design Standards or Guidelines, Best Development Practices, as amended and the Town's Development Code PDP process.
9. For all parcels, setbacks, building heights, yard requirements and minimum lot dimensions shall be determined during the PDP/FDP stage of approval.
10. No historic structures exist on site.
11. The Bader Farm is proposed to be incorporated into Metropolitan District during the PDP/FDP process and is subject to Town approval. This will allow a method of financing, installing and maintaining the various amenities which may include, but not limited to, roads, utility lines, open space, parks, trails, irrigation facilities, signage, fencing and landscaping.
12. Parcels 1 and 6 are subject to a Highway 287 buffer, 500' min. from edge of pavement, for residential uses only.
13. Residential units may be transferred between parcels so long as the maximum number of residential units approved for the overall project is not exceeded. Transfer of density between parcels and final parcel densities shall be determined during the PDP.
14. Parking will be allowed on both sides of local streets as a traffic calming measure.
15. To mitigate block lengths longer than 600 feet, either mid-block pedestrian cut-throughs or mid-block neck-downs with crosswalks shall be employed in these parcels.

Permitted Uses
Parcel 1

1. Intent: Parcel 1 is intended to be a single family detached, single family attached and multi-family residential area.
2. Mixed-use residential: ±49.5 acres gross with 3.5 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwelling, with attached or detached garages;
   b. Single family attached dwelling, up to eight units per building;
   c. Multi-family residences, up to twleve units per building;
   d. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.

Permitted Uses
Parcel 2

1. Intent: Parcel 2 is intended to be a single family detached residential area to act as a buffer to the Colony Ridge Subdivision.
2. Residential: ±36.5 acres gross with 2.7 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwellings, with attached or detached garages;
   b. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.
5. Minimum 25 foot wide open space corridor, along the northern property line, abutting the existing Colony Ridge Subdivision lots.

Permitted Uses
Parcel 3

1. Intent: Parcel 3 is intended to be a single family detached residential area to act as a buffer to the Colony Ridge Subdivision.
2. Residential:l ±7.6 acres gross with 2.2 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwellings, with attached or detached garages;
   b. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.
5. Minimum 25 foot wide open space corridor, along the northern property line, abutting the existing Colony Ridge Subdivision lots.

Permitted Uses
Parcel 4

1. Intent: Parcel 4 is intended to be a single family detached, single family attached and multi-family residential area.
2. Mixed-use: residential ±22.0 acres gross with 8.8 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwellings, with attached or detached garages;
   b. Multi-family residences, up to twelve units per building; and,
   c. Single family attached dwellings, up to eight units per building;
   d. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.

Permitted Uses
Parcel 5

1. Park, public
2. ±8.7 acres gross
3. Parkland in Parcel 5 shall fulfill the 7% open space requirement for Parcels 1,2, 3 and 4 and/or additional parkland requirements as "fees-in-lieu". Fee-in-lieu of dedication requirement subject to Board approval.

Permitted Uses
Parcel 6

1. Intent: Parcel 6 is intended to be a commercial/residential area.
2. Mixed-use: commercial and residential ±31.1 acres gross.
3. Minimum ten (10) acre development area for commercial uses.
4. Maximum of 80 residential units with no residential within 500' minimum of Highway 287 edge of pavement.
5. Parking shall be in accordance with Town codes, except as modified herein. A landscape plan for parking lots will be provided with the PDP/FDP. The design shall soften the asphalt surface, provide shade and visual interest and facilitate safe pedestrian access through the site.
6. Uses Allowed by Right:
   a. Office and retail uses, as permitted within the C-2 zoning district;
   b. Single Family Detached residential, with attached or detached garages;
   c. Multi-family residences, up to twelve units per buildng; and,
   d. Single family attached dwellings, up to eight units per building;
   e. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
7. Uses Allowed by Special Review:
   a. Minor vehicle repair, as defined by the Town;
   b. Household and commercial mini-storage facilities;
   c. Other uses may be allowed during the PDP/FDP approval process.

Permitted Uses
Parcel 7

1. Intent: Parcel 7 is intended to be a commercial area.
2. Commercial: ±7.4 acres gross.
3. One private drive or public street connection from properties to the commercial parcel to the south.
4. Uses Allowed by Right:
   a. Office and retail uses, as permitted within the C-2 zoning district.
5. Uses Allowed by Special Review:
   a. Minor vehicle repair, as defined by the Town;
   b. Other uses may be allowed during the PDP/FDP approval process;
   c. Household and commercial mini-storage facilities.

Drawn By: vg
Checked By:
Job No:

Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007

BADER FARM

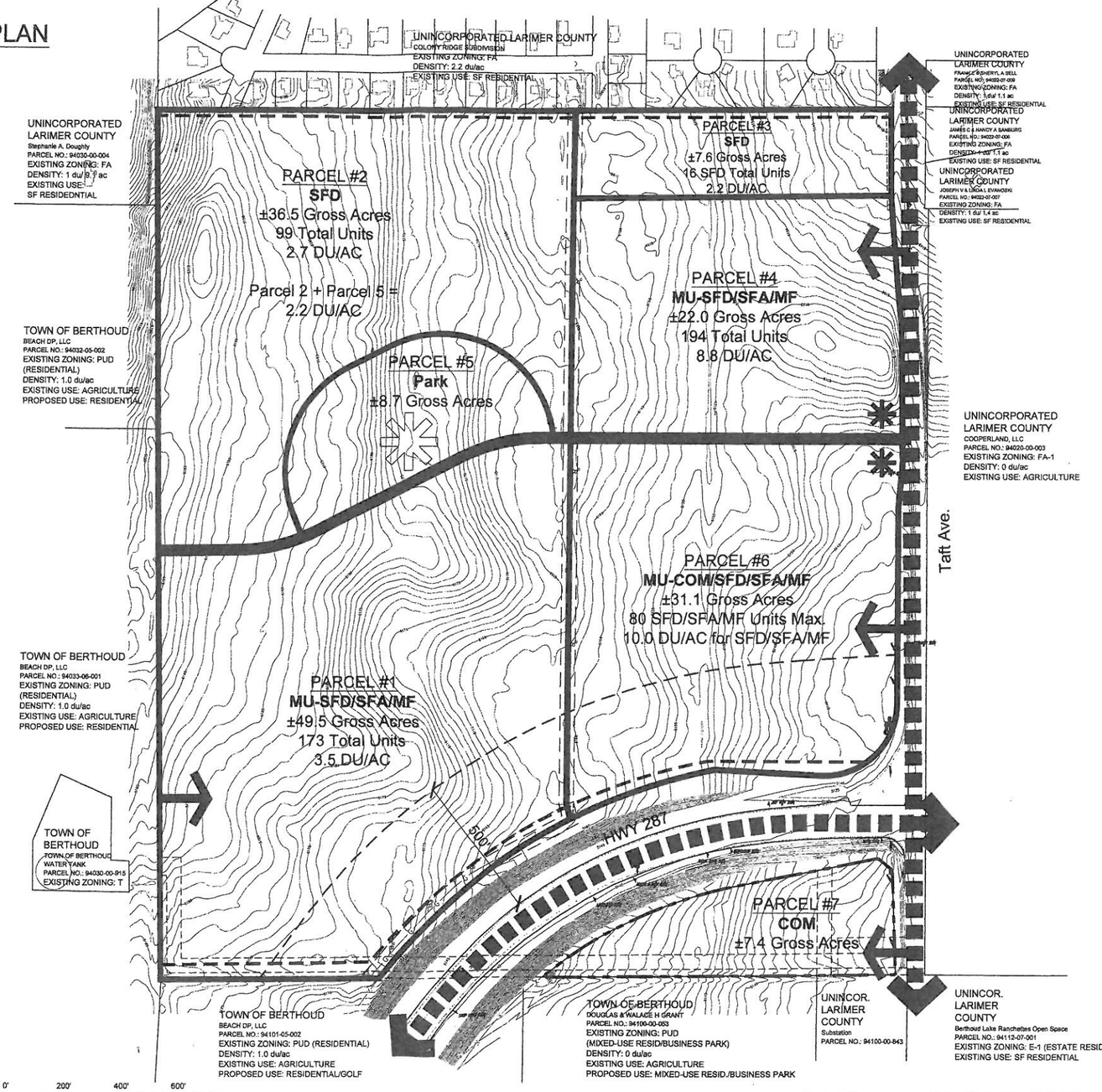
THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3 AND A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

OVERALL DEVELOPMENT PLAN

Site Plan

LEGEND

- Existing Road
- Proposed Road
- Proposed Access Locations
- Parcel Boundary
- Pedestrian/Bike Trail
- Highway 287 Residential Buffer
- Entry Monumentation
- Park



SITE PLAN

0' 200' 400' 600' NORTH

Scale: 1"=200'

Drawn By: vg
Checked By:
Job No:

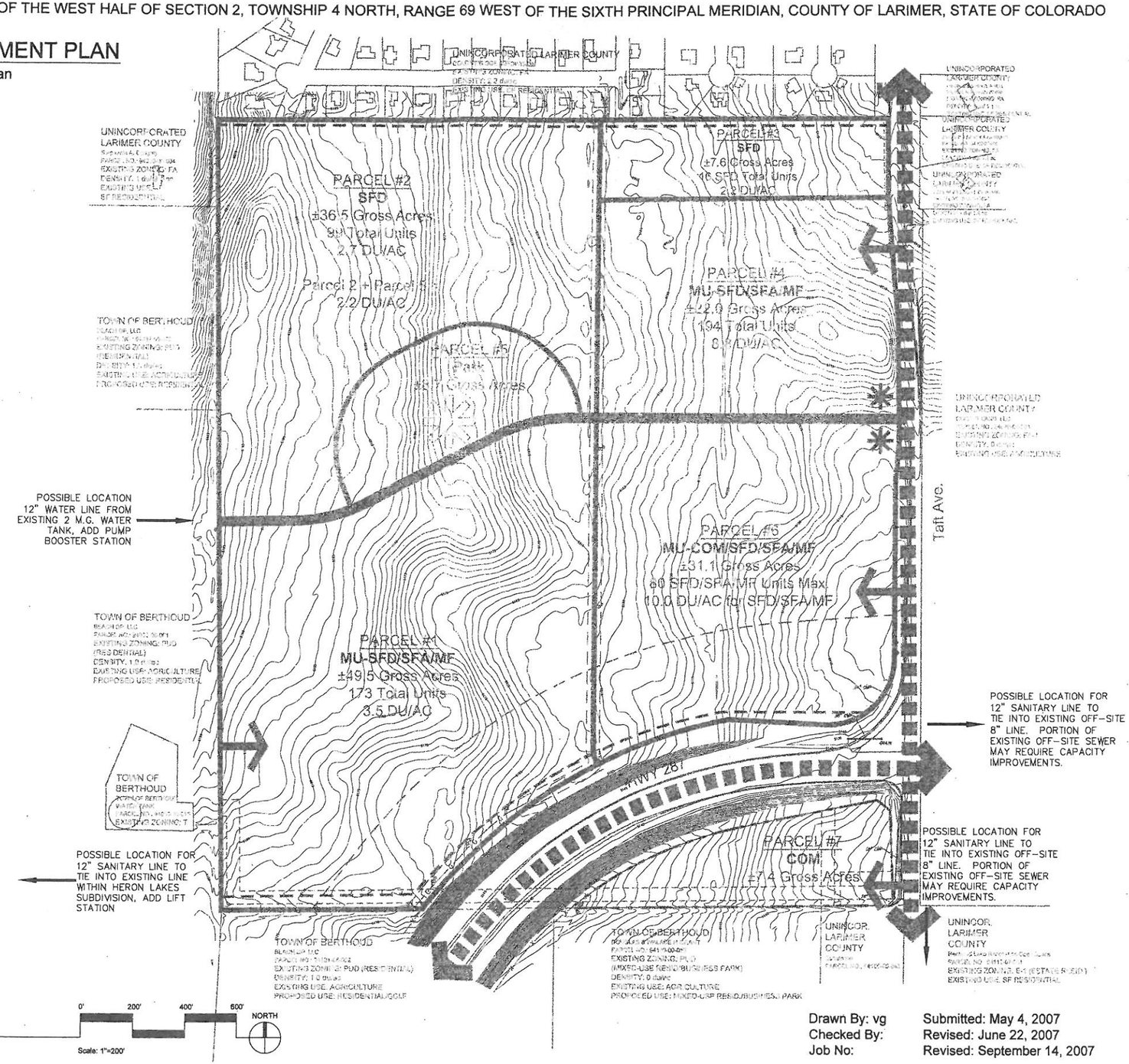
Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007

BADER FARM

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3 AND A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

OVERALL DEVELOPMENT PLAN

Overall Utility Plan



UTILITY PLAN

Drawn By: vg
Checked By:
Job No:

Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007

Adam Olinger

From: LotsofStuff <lotsofstuff123@comcast.net>
Sent: Tuesday, September 27, 2022 1:45 PM
To: Curt Freese; Adam Olinger
Subject: Propose Berthoud Self Storage PUD/ODP Admendment

To whom it may concern:

As a homeowner in the Hammond subdivision, I have concerns regarding the proposed three-story Berthoud self storage unit being proposed on parcel 9403000008.

My main concern deals with the traffic issues that we already are experiencing on Berthoud Parkway. At certain times of the day, trying to make a left-hand turn out of the Hammond subdivision from Waterman Drive onto Berthoud Parkway is almost impossible; traffic from the traffic light at Highway 287 and Berthoud Parkway has been backed up past Waterman Drive.

In the Hammond subdivision, we are not allowed to put up sheds that are taller than 10 feet tall. Is a three-story storage building really necessary for the small town aesthetic that Berthoud is trying to maintain?

With all of this in mind, it is important to remember that most of the people who have moved here have moved to get away from the hustle and bustle of the big city. The continuing decisions being made is ruining our small town atmosphere.

Thank you.

Janice Ehlers

Sent from Janice's iPhone

Adam Olinger

From: Curt Freese
Sent: Wednesday, October 5, 2022 7:10 AM
To: Adam Olinger
Subject: FW: Development 287 & cr17

Curt Freese, AICP
Community Development Director

Phone: 970-532-2643
Fax: 970-532-0640
cfreese@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513

-----Original Message-----
From: John McLaurin <rapanuiipc@gmail.com>
Sent: Wednesday, October 5, 2022 6:52 AM
To: Curt Freese <CFreese@berthoud.org>
Subject: Development 287 & cr17

Curt,
I am writing regarding the proposed storage units at the property on the corner of 287 and CR17. I have three comments.
First, this is a heavily trafficked road, and adding a facility that would involve cars turning into it so close to the major intersection seems like even more accidents waiting to happen. It seems like the entrance should be from inside the subdivision, not off of CR17.
Second, as the last great sight line to Long's Peak (driving south on 287 coming down off the bridge), it seems a three story facility would be a blight upon that view. I would request the height be limited to two stories.
Finally, as Berthoud is a Dark Sky town, how will you handle 24 hour lighting at this facility and still preserve our dark skies?
Thank you,
John McLaurin
2137 Elmwood St
970-231-8014

Sent from my iPhone

Adam Olinger

From: Whitney Mickael <whitney.mickael@gmail.com>
Sent: Tuesday, October 11, 2022 2:04 PM
To: Curt Freese; Adam Olinger
Subject: Berthoud Self Storage Proposal

To whom it may concern:

The proposed location for the self storage unit is very concerning for myself and my family. We just moved into the Hammond Farms neighborhood 2 months ago from Denver. We were in an area with a lot of burglaries and crime. So we decided to move to a more family friendly neighborhood where we would be around very little burglaries and crime. We have a four year old and a baby on the way. We were very excited to see that the Hammond Farms development is full of homes with families and knew this would be a perfect place to raise our children. To receive a letter regarding the proposal of the storage unit and the location makes us quite concerned. We live on the north side of Hammond Farms and our backyard will be directly next to the proposed storage unit. We understand that before purchasing our home that the property behind us was for sale. We never thought it would be proposed for self storage unit which brings a large amount of criminal activity. What is even more concerning is the barbed wire fence going up around the storage unit. The amount of burglaries that take place at these storage facilities is frightening and now we are at risk with the location going in directly behind our home. This does not make us feel safe. I'm concerned for any possible break ins at our home and in our backyard by just hopping over our fence. Because we do not have barbed wire around our property. Self storage units are known as the number one hot spots for burglaries. I ask that you please reconsider the location of the storage unit. A place that is not directly next to a family friendly neighborhood. I appreciate you taking the time to read and share our concerns. Please reconsider!

Whitney Mickael
Resident of Hammond Farms
303.717.6289

From: Lauren Richardson
To: Lauren Richardson
Subject: FW: Follow-up: Berthoud Self Storage Plan
Date: Wednesday, April 26, 2023 9:01:04 AM

From: Calvin Mickael <calvin.mickael@gmail.com>
Sent: Tuesday, March 7, 2023 3:52 PM
To: Anne Johnson <AJohnson@berthoud.org>
Subject: Follow-up: Berthoud Self Storage Plan

Hello,

My name is Calvin Mickael and I live at 1344 Means Lane with my wife, daughter, and future son (due March 27th).

We moved to Berthoud in July 2022 and knew moving to this house that we would back up to 287 with visibility into TPC, the mountains, the development of Starbucks, Taco Bell, etc.

We also noticed the commercial space advertisement on the corner and expected several things, but not a self-storage unit.

Many reports across the country show the crime that comes with Self Storage units and having the easy in and out accessibility to highway / parkway arteries (287 / Berthoud Parkway) concerns us as possibly neighboring residents. Good Morning America did a piece on the crime it brings, and there are many reports of homeless, drug labs, and other related crimes happening across the country.

Self-Storage units can be very beneficial and helpful, however, this location is very concerning for local traffic at a very dangerous intersection, and resident heavy area.

Thank you,
Calvin Mickael

Trip Generation and Parking Study

for

Best Box Self Storage

Berthoud

Berthoud, Colorado

Prepared For:
Town of Berthoud, Planning Department
807 Mountain Ave
Berthoud, CO 80513

Prepared By:
Strategic Site Designs, LLC
88 Inverness Circle East, Se B101
Englewood, CO 80112
Attention: Michael Cleary

Prepared: February 28, 2023

Table of Contents

1.0	Introduction and Summary	4
2.0	Existing Area Conditions	4
3.0	Projected Traffic	4
4.0	Parking	5
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7.0	References	6

Appendices

1. *Trip and Parking Generation Study of Mini-Warehouses,* Brigham Young University

1.0 Introduction and Summary

This Traffic Analysis has been completed in accordance with the Town of Berthoud Development Code. The proposed development is located at the southwest corner of Highway 287 and Berthoud Parkway. The subject property is located within a planned unit development, zoned as commercial.

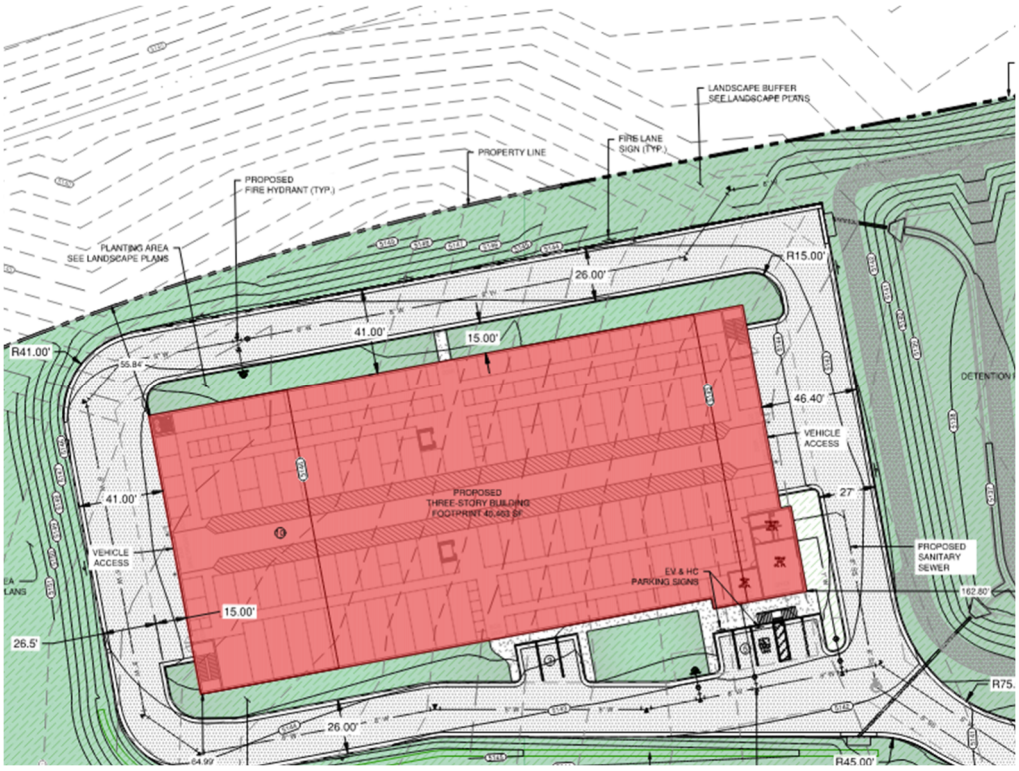
2.0 Existing Area Conditions and Proposed Development

The proposed development is for a commercial, indoor, self-storage facility with access proposed along Berthoud Parkway. The site is bound by Highway 287 to the north, Berthoud Parkway to the east and the Hammond Subdivision to the south. The development being proposed is a 3-story, climate controlled, commercial storage facility with approximately 900 square feet of office space and approximately 83,000 square feet of leasable storage area.

3.0 Projected Traffic

Access to the facility will be from Berthoud Parkway, at the southeast corner of the subject property. As the only access point proposed, all traffic generated by the proposed development would be assumed at this intersection. Given the location, relative to the target customer base, it is assumed that both entering and exiting trips will be evenly distributed, 50% northbound and 50% southbound along Berthoud Parkway.

Figure 3.1 – Proposed Site



This facility, with approximately 120,000 square feet of gross floor area and 115,000 sq. ft. of leasable area, is expected to provide approximately 792 available rental units (145 square foot average size) and, at a 90% occupancy level, 712 rented units. Based on the ITE Trip Generation Manual (10th Edition), the self-storage facility would be anticipated to generate the following trip counts:

ITE Land Use	Units (100s)	Period	Rate (Per 100 units)	Directional Distribution		Trips		
				In	Out	In	Out	Total
(151)	7.1	Weekday ADT	17.96	50%	50%	64	64	128
		Weekday AM Peak Hour	2.31	58%	42 %	10	6	16
		Weekday PM Peak Hour	2.40	48%	52%	8	9	17

However, computer gate entry information gathered from various facilities across the United States, would suggests a much lower usage level of approximately 6.5 vehicle trips per 100 rented units per day, or just 46 trips per day. A Brigham Young University Study (attached), though limited, noted a similar discrepancy between actual trip generation and ITE Manual's predicted rates.

4.0 Parking

Usage and access conditions for self-storage do not align well with typical land use categories. The low traffic rates outlined above, the growth of on-line reservation availability, and unique operations ensure that any industrial/warehouse or retail/service standard applied to self-storage uses would grossly overestimate parking demand.

A few local jurisdictions have begun to outline specific parking criteria to be applied for this use type.

Jurisdiction	Use/Type	Requirement	Applied to Subject Site
City of Denver	Mini-Storage Facility	0.1 per 1,000 GFA	12
Brighton	Industrial Uses (including storage)	2 for every 3 employees + 4 for occupancy	6
Berthoud	Office-Retail	1 per 1,000 sq. ft.	3

As the Town of Berthoud Development Code *(Section 30-2-106 Parking)* does not yet include an applicable standard, SSD proposes to establish required parking on a project(use)-specific basis. With that, and applying the new City of Denver metric, twelve parking stalls would be required. Based upon the proposed site layout and expected access/use patterns, some 'unmarked' parking is assumed inside the building, along the internal drive-isle of the building, without individually marking stalls.

More than 500 linear feet of load area will be delineated along the drive-isle providing direct access to 50+ units. It is reasonable to assume that the majority of active customers will utilize these areas, while staff and new customers will utilize the 5 marked spaces near the office area. Conservatively, just ten, interior "spaces" have been assumed… which amounts to just 1 per 50 feet of loading area or 1 for every 5

units along the drive isle. Areas near entrances at the east and west end of the building are also likely to be utilized but are not marked and not accounted for. The 10 assumed spaces, along with the 8 marked spaces, will provide ample vehicle parking.

5.0 Improvement Analysis

As evidenced throughout this analysis on the prior pages, no formal improvements to the adjacent roadways are recommended. On-site improvements will be completed per the Town of Berthoud Development Standards and Regulations.

6.0 Recommendations and Findings

Based on our analysis of the proposed trip generation and usage, our team finds that the proposed development is consistent with the development code and will not create any adverse effects on the operation of the adjacent roadways or hazards to motorists. As such, we find that no additional improvements are warranted beyond those required to construct the proposed access points onto Berthoud Parkway.

7.0 Reference Material

1. *Institute of Transportation Engineers (2020). Trip Generation Manual 10th Edition.*
2. *Design Standards (Town of Berthoud Development Code) December 19, 2022*
3. *City of Denver Written Code Interpretation — Applicability of Use Limitations for Mini-Storage Facilities in Industrial Zone Districts (January 2019)*
4. *Trip and Parking Generation Study of Mini-Warehouses,* Brigham Young University Institute of Transportation Engineers Student Chapter (2011)

TRIP AND PARKING GENERATION STUDY OF A MINI-WAREHOUSE

Introduction

The Brigham Young University (BYU) Institute of Transportation Engineers (ITE) student chapter recently completed the 2011 Data Collection Project as proposed to the ITE Western District. The data for this project were collected at a local mini-warehouse facility, which corresponds to Land Use Code 151. This project was a great learning experience for our student chapter; the funds we receive will help student chapter members attend the Western District ITE meeting in Anchorage, Alaska.

Ryan Hales, P.E., PTOE, AICP, of Hales Engineering, provided mentoring support and project review for this data collection effort. Craig Wagner, from Econolite, provided our student members with training on the use of our traffic data collection trailer on January 19 and February 23, 2011 (see Figure 1). Dr. Mitsuru Saito Ph.D., P.E. and Dr. Grant Schultz Ph.D., P.E., PTOE, both of BYU, have provided invaluable help and support and data collection equipment for the project.

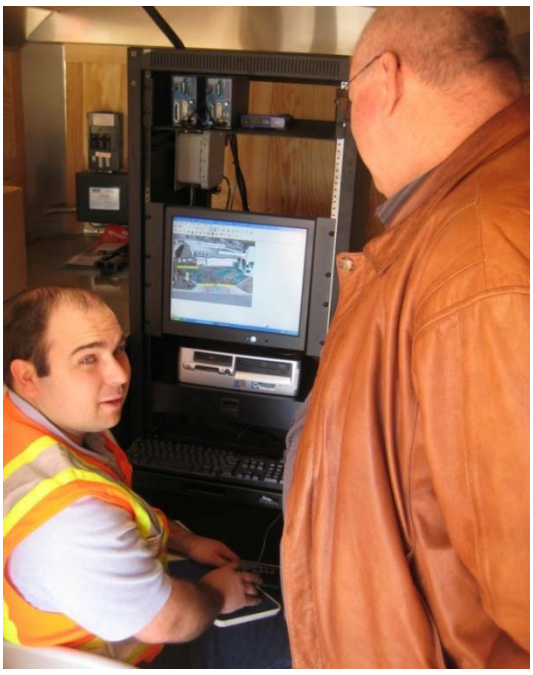


Figure 1: Data Collection training with Craig Wagner.

Site Information

Data were collected on three different days at the mini-warehouse facility, shown in Figure 2. The facility is Hillside Storage, located at 2067 Ironton Blvd. in Provo, UT. The approximate square footage of the office building, number of employees, number of parking stalls, number of units, percent of units occupied, net rentable area, gross floor area, and total property area can be seen in Table 1. There are two parking areas at the site, one of which includes the entrance to the area that contains the storage units.

Table 1: Site Characteristics

Characteristic	Value
Number of Employees	4 (2 FT, 2 PT)
Number of Units	420
Occupied Units	60%
Net Rentable Area	56,476 ft^2
Office Floor Space	1,700 ft^2
Gross Floor Area	58,098 ft^2
Property Area	3.44 acres
Number of Parking Stalls	6 (1 handicap)

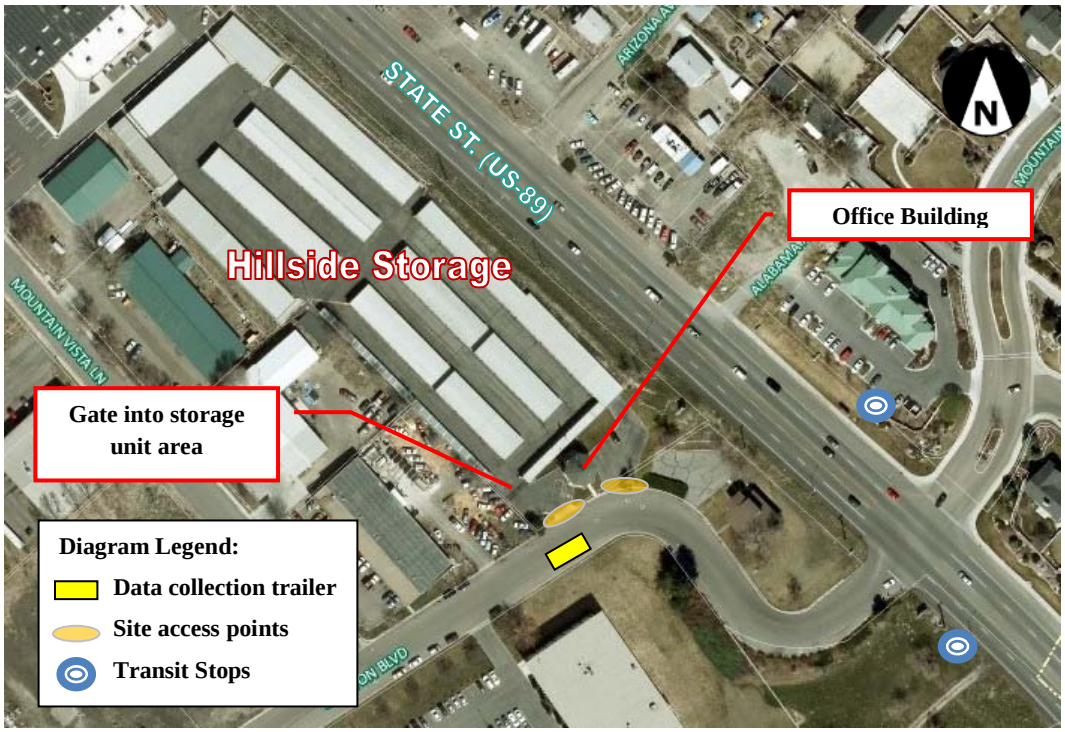


Figure 2: Site layout.

Methodology

Data were collected on Saturday, February 26, 2011; Sunday, February 27, 2011; and Tuesday, March 1, 2011. As stated in the proposal, trip generation was counted between the hours of 7am and 7pm on each day. The BYU Traffic Data Collection Trailer, shown in Figure 3, was used to collect data at the site.

The trailer is equipped with two video cameras that recorded each entrance to the site during the specified hours. These videos were then used to manually count vehicles entering and exiting the site through each access. The counts for the two driveways were totaled for each hour. The results of the trip generation are summarized in the attached Trip Generation Data Forms. Parking demand data were also collected every hour, on the hour, from 7am to 7pm. The parking data are attached in the Parking Demand Survey Forms.

Figure 3: BYU traffic data collection trailer at the site.

Results

The trip data for the morning peak period, the afternoon peak period, and the peak hour of generator are shown in Table 2, Table 3, and Table 4, respectively. Data about vehicle occupancy was not collected during this study. Furthermore, no pedestrian, bicycle, or transit trips were observed during the study. The trip rates shown are rates per occupied unit and per 1000 square feet of gross floor area (GFA). Table 5 shows a summary of trips counted for each day of the study.

Table 2: Morning Peak Period Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	8:00-9:00 AM	8:00-9:00 AM	8:00-9:00 AM
All Vehicles	1	1	0
Trucks	0	0	0
Total Trips	1	1	0
Trip Rate (Occ. Units)	0.004	0.004	0.00
Trip Rate (GFA)	0.017	0.017	0.00
% Entering	100.0%	0.0%	0.0%
% Exiting	0.0%	100.0%	0.0%

Table 3: Afternoon Peak Period Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	5:00-6:00 PM	5:00-6:00 PM	5:00-6:00 PM
All Vehicles	3	0	4
Trucks	0	0	2
Total Trips	3	0	4
Trip Rate (Occ. Units)	0.012	0.00	0.016
Trip Rate (GFA)	0.052	0.00	0.069
% Entering	66.7%	0.0%	50.0%
% Exiting	33.3%	0.0%	50.0%

Table 4: Peak Hour of Generator Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	11:00-12:00 PM	9:00-10:00 AM	5:00-6:00 PM
All Vehicles	4	2	4
Trucks	0	0	2
Total Trips	4	2	4
Trip Rate (Occ. Units)	0.016	0.008	0.016
Trip Rate (GFA)	0.069	0.034	0.069
% Entering	50.0%	100.0%	50.0%
% Exiting	50.0%	0.0%	50.0%

Table 5. Summary of Daily Trip Data

Saturday (2/26/11)			Sunday (2/27/11)			Tuesday (3/1/11)		
Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting	Total
13	12	25	4	4	8	11	8	19

Trip rates generated from this study have been calculated and are shown in Table 6 alongside average trip rates from *ITE Trip Generation, 7th Edition*. The actual number of trips for each analysis period is shown alongside the number of trips predicted from ITE trip rates in Table 7.

Table 6. Comparison of Calculated and ITE Trip Generation Rates

Independent Variable	Analysis Period	Saturday 2/26/11		Sunday 2/27/11		Tuesday 3/1/11	
		Calculated	ITE	Calculated	ITE	Calculated	ITE
Occupied Units	Full Day	0.099	0.250	0.032	0.180	0.075	0.280
	Peak Hour of Generator	0.016	0.040	0.008	0.030	0.016	0.030
Gross Floor Area	Full Day	0.430	2.330	0.138	1.780	0.327	2.500
	Peak Hour of Generator	0.069	0.400	0.034	0.300	0.069	0.290

Table 7. Comparison of Actual and Predicted Trips

Independent Variable	Analysis Period	Saturday 2/26/11		Sunday 2/27/11		Tuesday 3/1/11	
		Actual	Predicted	Actual	Predicted	Actual	Predicted
Occupied Units	Full Day	25	63	8	45	19	71
	Peak Hour of Generator	4	10	2	8	4	8
Gross Floor Area	Full Day	25	135	8	103	19	145
	Peak Hour of Generator	4	23	2	17	4	17

The trip rates calculated from this data collection study are substantially lower than the average trip rates provided by ITE. The difference between the trip rates is much larger when using gross floor area as the independent variable. This is due to gross floor area including both the space of the occupied units and unoccupied units. At the time of collection about 40% of the units were unoccupied. One reason the calculated rates are lower than the average rates provided by ITE may be that the storage units are usually used for long term storage rather than short term storage. Some of the storage units are being occupied by Brigham Young University for long term storage, which results in a lower number of trips being made for these units. Sunday trip rates may further be impacted by the demographics of the area as a large proportion of the nearby population believes that work and business activities should be avoided on Sunday. Finally, some of the difference in trip rates could be due to the timing of the study. Temperatures in Utah during February and March are often cool and accompanied by precipitation in the form of rain and snow. Cooler weather affects the behavior of mini-warehouse clients, resulting in less trips being made.

Figure 4, Figure 5, and Figure 6 show the hourly counts of vehicles entering and exiting the site, as well as the parking demand for the specified hour, for the Saturday, Sunday, and Tuesday dates, respectively.

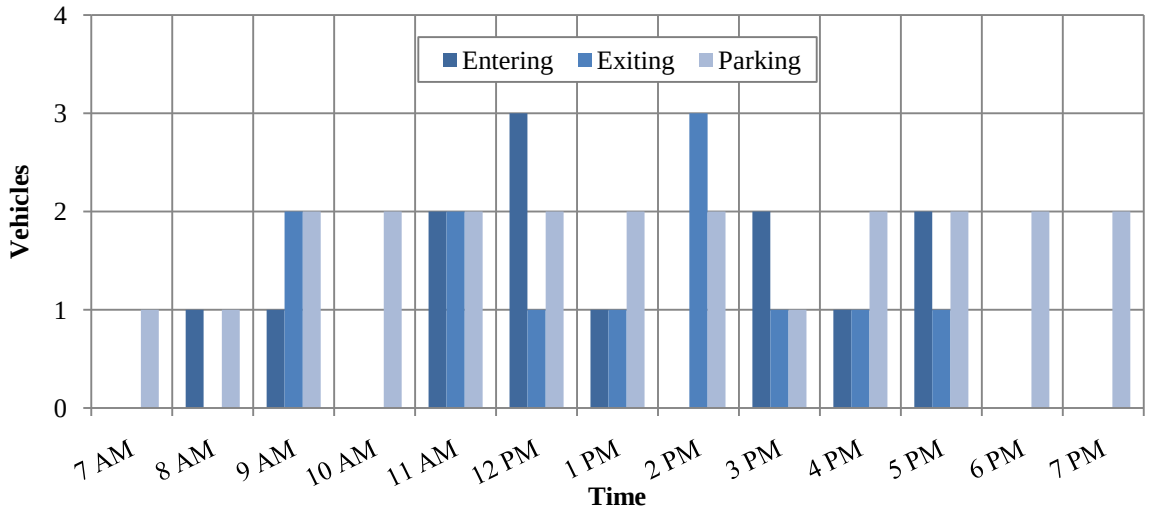


Figure 4: Counts for Saturday, February 26, 2011.

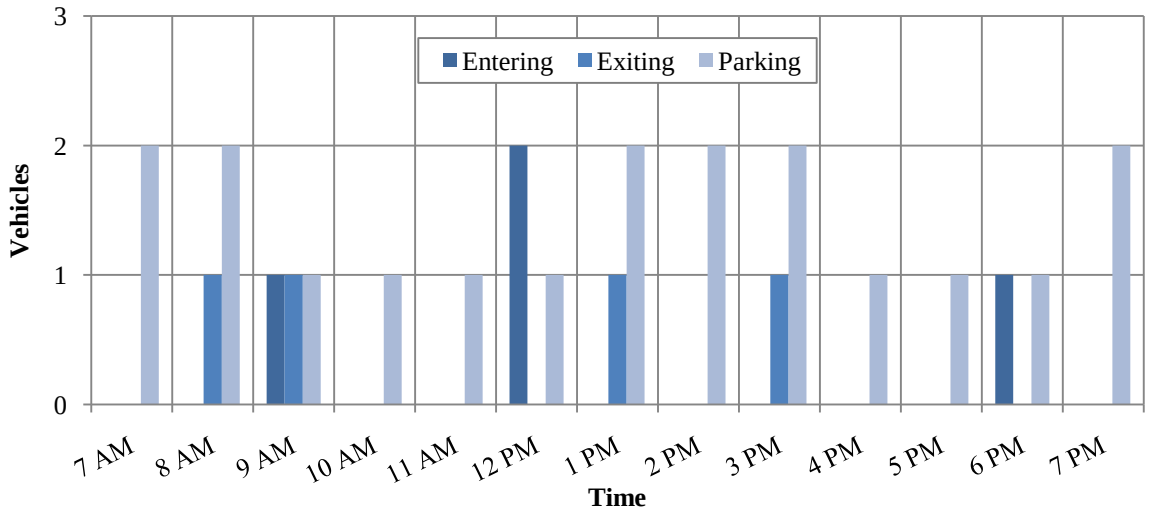


Figure 5: Counts for Sunday, February 27, 2011.

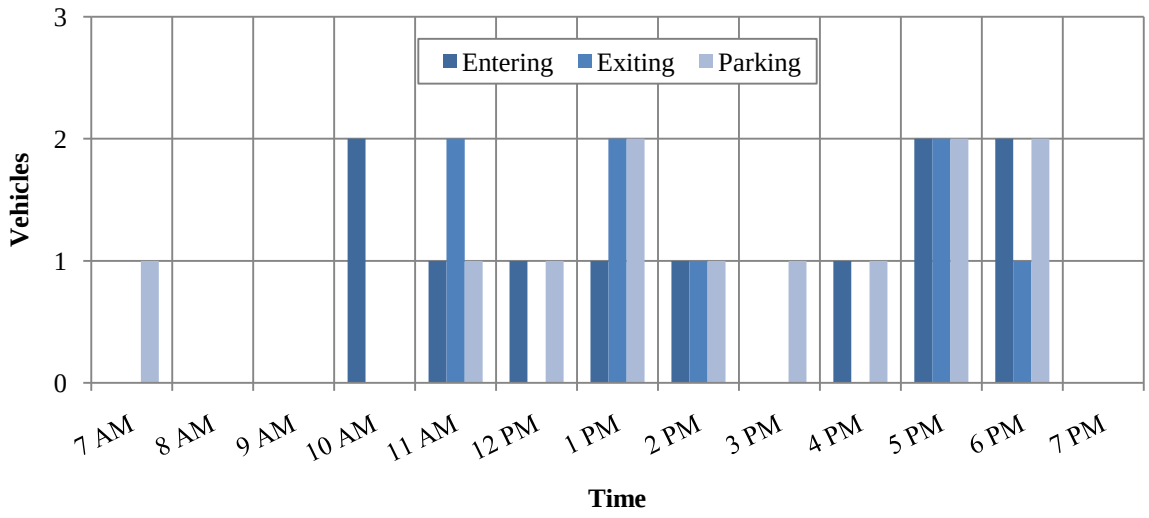


Figure 6: Counts for Tuesday, March 1, 2011.

Level of Effort

Many different BYU ITE student members were involved in this project. BYU ITE student chapter officers especially spent a lot of time organizing and carrying out the data collection efforts. A summary of hours spent on the project by student members is shown in Table 8.

Table 8: Level of Effort

Task	Number of Students	Hours per Student	Total Hours
Training	6	5	30
Data Collection	4	4	16
Data Reduction and Analysis	6	5	30
Writing and Revision	4	3	12
		Total:	88

ite Institute of Transportation Engineers

Trip Generation Data Form (Part 1)

Land Use/Building Type:[1] Mini Warehouse (Storage facility)	ITE Land Use Code: 151
Source:	Source No. (*ITE use only*):
Name of Development: Hillside Storage	Day of the Week: Saturday, Sunday, Tuesday
City: Provo State/Province: Utah Zip/Postal Code: 84606	Day: Month: February Year: 2011
Country: U.S.A.	Metropolitan Area: Provo, UT

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area:

☐ (1) CBD ☒ (3) Suburban (Non-CBD) ☐ (5) Rural
☐ (2) Urban (Non-CBD) ☐ (4) Suburban CBD ☐ (6) Freeway Interchange Area (Rural)
☐ (7) Not Given

Detailed Description of Development:[3]

Hillside Storage is a self storage business located in Provo, Utah. There are a variety of units available for rent and are open 365 days each year. The primary employees live on site.

Independent Variable: (include data for as many as possible)[2]	Actual	Estimated
4 (1) Employees (#)	☒	☐
_____ (2) Persons (#)	☐	☐
420 (3) Total Units (#) (indicate unit: rentable units)	☒	☐
252 (4) Occupied Units (#) (indicate unit: rentable units)	☐	☐
_____ (5) Gross Floor Area (gross sq. ft.) (% of development occupied _____)	☐	☐
56,476 (6) Net Rentable Area (sq. ft.)	☐	☒
_____ (7) Gross Leasable Area (sq. ft.) (% of development occupied _____)	☐	☐
3.44 (8) Total Acres (% developed: _____)	☐	☒
6 (9) Parking Spaces (% occupied: _____)	☒	☐
_____ (10) Beds (% occupied: _____)	☐	☐
_____ (11) Seats (#)	☐	☐
_____ (12) Servicing Positions/Vehicle Fueling Positions	☐	☐
_____ (13) Shopping Center % Out-parcels/pads	☐	☐
_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
1,700 (16) Other sq. ft. Total office Space	☐	☒
_____ (17) Other _____	☐	☐

2. Definitions for several independent variables can be found in the *Trip Generation*, Second Edition, *User's Guide* Glossary.

3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.

Other Data:

Vehicle Occupancy (#):
_____ A.M. _____ P.M. _____ 24-hour %

Percent by Transit:
_____ A.M. % _____ P.M. % _____ 24-hour %

Percent by Carpool/Vanpool:
_____ A.M. % _____ P.M. % _____ 24-hour %

Employees by Shift:

	Start Time	End Time	Employees (#)
First Shift:	_____	_____	_____
Second Shift:	_____	_____	_____
Third Shift:	_____	_____	_____

Parking Cost on Site: Hourly _____ Daily _____

Transportation Demand Management (TDM) Information:

At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway?

☒ No

☐ Yes (If yes, please check appropriate box/boxes, describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)

☐ (1) Transit Service
☐ (2) Carpool Programs
☐ (3) Vanpool Programs
☐ (4) Bicycle/Pedestrian Facilities and Site Improvements
☐ (5) Employer Support Measures
☐ (6) Preferential HOV Treatments
☐ (7) Transit and Ridesharing Incentives
☐ (8) Parking Supply and Pricing Management
☐ (9) Tolls and Congestion Pricing
☐ (10) Variable Work Hours/Compressed Work Weeks
☐ (11) Telecommuting
☐ (12) Other _____

Please Complete Form on Other Side

Institute of Transportation Engineers

Trip Generation Data Form (Part 2)

Summary of Driveway Volumes (All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume	11		8		19		13		12		25		4		4		8	
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):																		
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:																		
A.M. Peak Hour Generator[2] Time: 11:00 am - 12:00 pm	1		2		3													
P.M. Peak Hour Generator[2] Time: 5:00 - 6:00 pm	2		2		4													
Peak Hour Generator[3] Time (Weekend): 12:00 - 1:00 pm							3		1		4		2		0		2	

[1] Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.
[2] Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
[3] Highest hourly volume during the entire day. Please specify the peak hour.
Please refer to the *Trip Generation User's Guide* for full definition of terms.

Hourly Driveway Volumes- Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-7:00	0	0	0	0	0	0	11:00-12:00	1	0	2	0	3	0	3:00-4:00	0	0	0	0	0	0
6:15-7:15							11:15-12:15							3:15-4:15						
6:30-7:30							11:30-12:30							3:30-4:30						
6:45-7:45							11:45-12:45							3:45-4:45						
7:00-8:00	0	0	0	0	0	0	12:00-1:00	1	0	0	0	1	0	4:00-5:00	1	0	0	0	1	0
7:15-8:15							12:15-1:15							4:15-5:15						
7:30-8:30							12:30-1:30							4:30-5:30						
7:45-8:45							12:45-1:45							4:45-5:45						
8:00-9:00	0	0	0	0	0	0	1:00-2:00	1	0	2	0	3	0	5:00-6:00	2	1	2	1	4	2

☐ Check if Part 3, 4 and/or additional information is attached.

Survey conducted by: Name: Steven Dudley
Organization: Brigham Young University ITE Student Chapter
Address: 368 Clyde Building
City/State/Zip: Provo, UT 84602
Telephone #: 801-422-2811 Fax #: 801-422-0159 E-mail: byuite@gmail.com

Please return to: Institute of Transportation Engineers
Technical Projects Division
1627 Eye Street, NW, Suite 600
Washington, DC 20006 USA
Telephone: +1 202-785-0060
Fax: +1 202-785-0609
ITE on the Web: www.ite.org

Parking Demand Survey Form

Institute of Transportation Engineers

*(fill in all highlighted cells - * are required data)*

			Land Use Code*	151			
			Name of Site	Hillside Storage			
			Brief Description of Site				
Transit*	Yes		Mini-warehouse site in south part of Provo UT				
Area*	SUB		**City**	Provo			
TMP*	NO		**State**	UT	**Country**	USA	
Parking Price*		$ -	Daily Rate	$	Hourly Rate		

Site Size*	**420**	**Units***	Storage units	**Occupancy***	60%	**Land Use**	
Site Size	4	**Units**	Employees	**Occupancy**			
Site Size	56,476	**Units**	Net rentable ar	**Occupancy**			
Site Size	10,700	**Units**	Office floor are	**Occupancy**			
Site Size	58,098	**Units**	Gross floor are	**Occupancy**			
Site Size	3	**Units**	Acres	**Occupancy**			

Number of Parking Spaces Provided at Site 6

Highest Observed Parking Demand for the following hours of the day *(hour beginning)**

Date	2/26/2011	2/27/2011	3/1/2011				
Day	Saturday	Sunday	Tuesday				
12 Mid							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM							
5:00 AM							
6:00 AM							
7:00 AM	1	2	1				
8:00 AM	1	2	0				
9:00 AM	2	1	0				
10:00 AM	2	1	0				
11:00 AM	2	1	1				
12 Noon	2	1	1				
1:00 PM	2	2	2				
2:00 PM	2	2	1				
3:00 PM	1	2	1				
4:00 PM	2	1	1				
5:00 PM	2	1	2				
6:00 PM	2	1	2				
7:00 PM	2	2	0				
8:00 PM							
9:00 PM							
10:00 PM							
11:00 PM							

Person	Steven Dudley	**Organization**	BYU ITE
Phone	801-636-8821		
Fax			
Email			

Notes Includes only vehicles parked at the office parking lot, not those parked at the storage units.

Enter data on the web at www.ite.org Comments to: ite_staff@ite.org

IF not entered on web site, please mail to:

Institute of Transportation Engineers, 1627 Eye Street, NW Suite 600; Washington, DC 20006

Form version 1.4

PLANNING COMMISSION INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	**May 11, 2023**
Agenda Title/Subject:	**Public Hearing for a Conditional Use Permit on one of the parcels to be created through the Minor Subdivision at Bader Farm Parcel 7**
Type of Item:	**Public Hearing**
Purpose:	**Request for approval of a Conditional Use Permit for a self-storage facility to be located on a part of Bader Farm Parcel 7**
Presented by:	**Anne Johnson, Community Development Director**

ATTACHMENTS:

- Staff Report
- Application materials, public comments and referral responses

BACKGROUND:

The property is known as parcel 7 of the Bader Farm Annexation and Overall Development Plan approved by the Town of Berthoud in 2007. The project site is located south of and adjacent to State Highway 287 and west of and adjacent to South Berthoud Parkway. The applicant is requesting a conditional use permit through the Special Use Review process to allow a self-storage facility on one of the parcels created through the Bader Minor Subdivision process.

UPDATE/NEXT STEPS:

The Planning Commission will hear three requests associated with the development of this property. The first is an amendment to the PUD followed by a request to subdivide the property into two parcels. The final request is for a Special Use Permit to allow a self-storage facility on one of the parcels.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town in consideration of this request to approve the proposed storage facility through the Special Use Review process.

COMMUNITY TOUCHSTONES:

Consideration of this request does not negatively impact community touchstones and in fact is supportive of the 2021 Comprehensive Plan update. The Future Land Use Map envisions this property for Suburban Business and identifies the eventual land uses as those contemplated through a Special Review process. The applicant has worked with staff and the public utility company to revise landscaping which buffers the property, provides for water quality features, and adheres to the restrictions imposed by existing easements on site.

RECOMMENDED ACTION(S):

Staff has reviewed the application and found that the materials meet the requirements found in the Criteria for Approval for a Final Plat in Section 30-6-106 of the Municipal Code. There are suggested motions included in the Staff Report.

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | **Berthoud.org**

STAFF REPORT: BERTHOUD SELF-STORAGE
CONDITIONAL USE PERMIT (USE BY SPECIAL REVIEW)

DATE: May 11, 2023

GENERAL INFORMATION		
Applicant:	**BCM Management Partners, LLC**	**Size: 5.73 acres**
Site Location:	**SW corner of Berthoud Pkwy and Hwy 287**	
Applicant's Request:	**Approval of a conditional use permit for a commercial indoor mini-storage facility.**	
Current Zoning:	**PUD**	

ZONING DISTRICT INFORMATION		
	PUD – Parcel 1	**Suburban Commercial**
Max Density	**N/A**	**N/A**
Min. Lot Size	**N/A**	**4,000 sq ft**
Min. Lot Width	**N/A**	**N/A**
Front Setback	**20’**	**10’**
Side Setback	**20’**	**10’**
Rear Setback	**20’**	**10’**
Building Height:	**40’**	**40’**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS			
	Adjacent Zoning	**Adjacent Land Use**	**Setbacks for Adjacent Zoning/ Buffer required if rezoned**
North	**C-2**	**Commercial Retail**	**Separated by State Highway 287**
South	**PUD / R-1**	**Single Family Residential**	**A permanent landscape buffer consisting of a hedge or evergreen plant material, or a solid wall or fence, is required screening for commercial or industrial uses abutting a residential zoning district.**
East	**PUD / Unincorporated Larimer County**	**Vacant / Open Space**	**Separated by Berthoud Parkway**
West	**R-3 / Ag**	**Townhomes / Golf Course**	**Separated by State Highway 287**

BACKGROUND

The 7.44-acre subject property was originally part of the Bader Farm Annexation approved in 2007 (Reception No. 20070079135). The Bader Farm Overall Development Plan (ODP) was also approved in 2007. The ODP site of 162.8 acres was split into seven parcels. This project is located on parcel 7 at the SW corner of Berthoud Parkway and Highway 287. Currently, the property is vacant. The site is bounded by the Hammond neighborhood and PVREA utilities to the south, vacant/open space to the east (PrairieStar Filing 2), townhomes/golf course (Heron Lakes) to the west across Highway 287, and previously approved PUD/commercial development (Heron Lakes Commons) to the north across Highway 287.

The 2021 Comprehensive Plan and Future Land Use Map identify this site as a 'Suburban Business' place type character district. The Comprehensive Plan describes the suburban business place type as a vibrant, walkable commercial district with opportunities for shopping, eating, employment, and other services. The preferred land uses for this character district cited in the Comprehensive Plan include a variety of businesses that serve local residents and employees, such as retail stores, lodging, services, restaurants, and offices. Low to moderate intensity is preferred for this place type. The general scale for buildings will be up to three stories.

PROPOSAL

The applicant proposes a commercial indoor mini-storage facility, which is designated as a use by special review on the Bader Farm ODP. According to Section 30-3-106 of the Berthoud Development Code, the term conditional use applies to both conditional uses and uses by special review. The proposed conditional use application is accompanied by a PUD Amendment application and a Minor Subdivision application.

Building

The proposal includes a 3-story facility with an approximate total footprint of 40,463 square feet. The leasable storage area over three floors is estimated to be 83,000 square feet. Approximately 900 square feet of the building will be used for office space. The facility will be 100% climate controlled. The proposed building is, at a minimum, 65 feet from the southern property line. The building is setback approximately 56 feet from the northwest curved boundary with Highway 287. The building is setback from the proposed Lot 2 by over 160 feet. The storefront of the building will face the southeast and will include large windows with tinted glass. Two garage entrances are placed on the east and west sides of the building for drivers to enter and exit the facility. Metal awnings will be placed around the storefront and above each garage entrance. Muted colors with low reflectivity are used throughout the architectural design. A variety of materials are used, including brick, colored metal panels, and glass. Architectural elevation drawings can be found on Sheet 7 of the Conditional Use Permit plan set.

Parking

The proposed site plan includes a 26-foot-wide driving lane that loops around the building for customer traffic as well as emergency vehicle access and mobility. The layout includes eight exterior parking spaces, one of which is ADA van-accessible. Due to the nature of the use, the majority of the parking area is located inside the building. The intent of the use is to drive into the building to access the separate storage units. Two drive lanes are identified on either side of the center drive aisle and provide a minimum of ten parking spaces.

A traffic analysis report was submitted with both ITE Trip Generation Manual (10th Edition) estimates as well as a specific trip generation study of mini-warehouses done by Brigham Young University. The ITE Trip General Manual estimates 128 average trips per day. The land use-specific study found fewer trips than ITE.

Landscaping, Open Space, And Screening

Of the total area of Lot 1, more than half of the property will be landscaped or open space. The proposal includes a landscape buffer/berm of evergreen trees and shrubs along the southern boundary with the Hammond neighborhood. The plant list was submitted along with the landscape plan and includes several local species, Colorado Blue Spruce, Ponderosa Pine, and Pinon Pine to help create the separation buffer along the southern border.

A sidewalk is planned along the small frontage of Lot 1 on Berthoud Parkway. The sidewalk will be 6 feet wide with an accompanying 20-foot landscape buffer of trees, shrubs, and grasses. The southern portion of Lot 1 includes several utility

easements, which prohibits the planting of trees. Additional shrubbery under 5 feet in mature height is planned to be installed along most of the access drive's northern side. Shrubbery will not be installed in the proposed drainage ditch.

Utilities & Drainage

The property will be served by Town water, sewer, and storm drainage. Other services include Berthoud Fire Protection District and Poudre Valley REA. An on-site stormwater detention pond is proposed, just east of the building between the proposed Lot 1 and Lot 2. Pond outflow will be controlled to discharge to below predevelopment rates and conveyed to an existing network of ditches, conveying flows east to the reservoir.

Security & Lighting

Security measures include key-pad controlled entry for customers and 25 security cameras with 24-hour monitoring. Customer access between 6 am and 10 pm daily will be overseen by the on-site facility manager and district manager. 19 proposed light fixtures are planned around the facility. These fixtures are low wattage, international dark sky compliant, with full cut-off. The color temperature of these fixtures is 2,700 Kelvin, which is a warmer color rather than a cooler, bluish color. Submitted with the application is a photometric plan that demonstrates no light trespass into neighboring properties.

CRITERIA & FINDINGS

The Town shall use the following criteria in addition to other applicable provisions of the Code to evaluate the applicant's proposal. Staff findings and analysis are presented in the table below.

30-3-106 Conditional Use Review Criteria	Finding	Rationale
1. The conditional use will satisfy all applicable provisions of the zoning code and subdivision regulations unless a variance is being requested.	Yes	• The proposed conditional use application meets this criterion. • The proposed use conforms to the requirements of the Berthoud Development Code. Commercial zone districts permit mini-storage only with the approval of a conditional use permit. • No variance is being requested. • Engineering and Infrastructure Standards were used during the design and were reviewed by Town Staff.
2. The conditional use will conform with or further the goals, policies and strategies set forth in the Town of Berthoud Comprehensive Plan.	Yes	• This conditional use application meets this criterion. • The Comprehensive Plan identifies this site as part of the Suburban Business character district, preferring lower-intensity commercial land uses. The proposed three-story structure is consistent with recommended structure height in this character district. • The design of the building has followed the Berthoud Architectural Guidelines and Character Design Guidelines to the extent practicable. • This conditional use is consistent with the Parks, Recreation, Open Space, and Trails Plan (PORT Plan) 2016, the Berthoud Trails Master Plan, and Berthoud Open Space Plan 2021. The sidewalk proposed for the frontage of Lot 1, includes a 6-foot-wide sidewalk in order to conform to the planned neighborhood trail identified by the Berthoud Trails Master Plan.

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30-3-106 Conditional Use Review Criteria	Finding	Rationale
3. The conditional use will be adequately served with public utilities, services, and facilities (i.e. water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.	Yes	• This conditional use will be adequately served with public utilities. The site will be served by town water, sewer, and stormwater services. This site is within the Berthoud Fire District area of service. The conditional use will not impose an undue burden above and beyond those of the permitted uses of the district. • The majority of the landscaped and open space areas are considered low hydrozone areas, meaning they will require a low amount of water.
4. The conditional use will not substantially alter the basic character of the district in which it is in or impair the development or redevelopment potential of the district.	Yes	• The use will not substantially alter the basic character of the district. The use was contemplated in the original Bader Farm ODP and is consistent with the Future Land Use map and Comprehensive Plan. • Per Section 30-3-104.L., a permanent landscape buffer consisting of evergreen plant material, or solid wall or fence, is required screening for commercial or industrial uses abutting a residential zoning district. The applicant has included features in the site and landscape plan that will buffer the use from the southern residential uses. • The Comprehensive Plan cites this area as having building scales of up to three stories. This is consistent with the building design. • Staff has worked with the applicant to devise a facility that conforms to the Berthoud Design Guidelines and the Character District Design Guide for Suburban Business.
5. The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.	Yes	• The proposed conditional use will result in efficient on- and off-site traffic circulation, which will not have a significant adverse impact on adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site. • The only proposed access is off of Berthoud Parkway. • The ITE Trip Generation Manual (10th Edition) estimates an average of 128 total daily trips. • Vehicle access to the internal loading areas will be secured and limited to customers. • The paved drive aisle that surrounds the facility is large enough for two-way traffic as well as emergency vehicle access.

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30-3-106 Conditional Use Review Criteria	Finding	Rationale
6. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall, at a minimum, satisfactorily address impacts including: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; and erosion control.	Yes	• Landscape Buffer: Per Section 30-2-114, the applicant has included an evergreen berm/buffer along the southern boundary with the Hammond neighborhood. Due to an existing utility easement, containing a water line, the landscape buffer begins 25 feet inside the property line. • Site Plan: The site plan places the building at its closest dimension 65 feet from the property line. The recommended setback for a standard C-2 zone district is 35 feet from a residential zoning district. • Light: The applicant has removed traditional company exterior signage due to its location near residential land uses. Per Section 30-2-118, all proposed exterior lights must be compatible with Berthoud Dark Sky requirements and cannot create more than 0.25 foot-candles of light ten feet beyond the property line. The submitted photometric plan shows no light trespass onto neighboring properties. • Traffic: The traffic levels for this facility are expected to be far lower than the Bader Farm Master Traffic Study. • Noise: The facility's daily operations will not produce substantial noise. The operating hours are from 6 am to 10 pm daily. The construction activity shall be limited in accordance with Section 30-5-102. • Odor: Due to all proposed storage areas being located completed indoors in the climate-controlled facility, there should be no detectable odors. • Erosion Control: The associated permit submittals will include best practices for control of fugitive dust and erosion and sediment transport during construction activity and during permanent facility operations. All state (CDPHE) and local requirements will be adhered to during the construction phase. Erosion control blankets will be installed where applicable.
7. The applicant has submitted evidence that all applicable local, state and federal permits have been or will be obtained.	Yes	• The applicant is aware that all applicable permits will need to be submitted to the Town of Berthoud prior to construction. This will include Town of Berthoud construction permits and State CDPHE stormwater management permits.

PUBLIC NOTICE

Notice of the Planning Commission public hearing has been mailed to property owners within 300 feet of the subject property, a legal notice published, and the property was posted as required by the Development Code. In addition, the applicant held a neighborhood meeting on April 24, 2023 at the Berthoud Recreation Center to discuss any public concerns about the project.

FINDINGS AND RECOMMENDATION

Conditional Use Permit

Staff recommends Planning Commission make a motion to recommend approval of the conditional use permit to the Town Board.

Proposed Motions:

For Approval:

I move to approve the Berthoud Self-Storage Conditional Use Permit due to the findings stated in the Staff Report.

For Denial:

I move to deny approval of the Berthoud Self-Storage Conditional Use Permit because of the following reasons:

_____

_____

Attachments:

- Application
- Original Bader Overall Development Plan
- Berthoud Self-Storage Use by Special Review Plans
- Berthoud Self-Storage Narrative
- Traffic Analysis
- Renderings
- Public Comments
- Neighborhood Meeting Summary

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): 9403000008

Site Address: Unknown - SW Corner of HWY 287 and Berthoud Parkway.

Project Name: Best Box Self Storage of Berthoud

Brief description of project:
Indoor, climate-controlled, self storage facility

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: BCM Management Partners

E-mail: beaureinberg@bcm-dss.com
Phone: 573-673-1191
Mailing Address: 3167 Fee Fee Road
City/State/Zip: Bridgeton MO 63044

CONTACT PERSON ***(will receive correspondence from Town Staff/Referral Agencies)***

Name: Michael Cleary, PE

E-mail: mcleary@ssd-end.com
Phone: 720-633-0219
Mailing Address: 88 Inverness Circle East, B-101
City/State/Zip: Englewood, CO 80112

OWNER(S) ***(If different than applicant)***

Name: 1. Parkway West LLC, 2. 423 B LLC, 3. Chanknova David E Trust, 4. Chaknova Mar TRT Three, 5. WH Grant Enterprises LLC 6. DJ Foray LLLP

E-mail:
Phone:
Mailing Address:
City/State/Zip:

CONSULTANT ***(Engineer, Surveyor, or Planner)***

Name: Michael Cleary, PE

E-mail: mcleary@ssd-end.com
Phone: 720-633-0219
Mailing Address: 88 Inverness Circle East, B-101
City/State/Zip: Englewood, CO 80112

LAND USE INFORMATION

Existing Use: Vacant Land

Proposed Use: Commercial Mini-Storage

Existing Zoning: PUD

Proposed Zoning: (if applicable): C2

Number of acres: 5.1

Proposed Access: Berthoud Parkway

Adjacent zoning / land use:	
East Side: PUD	North Side: Commercial
West Side: AG	South Side: Residential

UTILITY SERVICE INFORMATION

Water:	Sewer:

PROJECT INFORMATION

Number of proposed units:

Number of phases:

Number of Units per phase:

Number of lots proposed:

Lot size minimum:

Lot size maximum:

Lot size average:

Gross density (units/acre):

Net density (units/acre):

Area and percent open space:

Non-Residential Building Area (Sq. Ft.) Proposed: 125,000

Non-Residential Construction Floor Area Ratio Proposed:

Total Number of Parking Spaces:

Acreage of Site:

a. Gross: 5.1
b. Right-of-Way: 0
c. Net (a-b) 5.1

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): DocuSigned by: David Chaknova, Manager Parkway West, LLC Date: 3/27/2023

Property Owner(s): DocuSigned by: David E Chaknova Trustee Date: 3/27/2023

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:***

Property Owner(s): DocuSigned by: Joseph Galligan, Trustee — Date: 3/27/2023
WH Grant Enterprises, LLC
085E18D6D3B543A...

Property Owner(s): Manager — Date: Mar 28, 2023
423B LLC

Property Owner(s): Manager — Date: Mar 28, 2023

Property Owner(s): DJ Foray LLLP — Date: Mar 28, 2023
General Partner

March 27, 2023

Town of Berthoud, Planning Department
807 Mountain Ave
Berthoud, CO 80513
Attention: Anne Johnson, Community Development Director

Re: Best Box Self Storage of Berthoud – Conditional Use Permit Application

Dear Anne,

On behalf of BCM Partners (Owner), our team has prepared the following documents in accordance with Chapter 30, Section 2 of the Berthoud Development Code guidelines for the application for conditional use approval of development for a commercial self-storage facility proposed on vacant land, with a property address that is to be determined. (Parcel #9403000008)

1. A completed Development Review Application
2. This Cover Letter/Project Narrative
3. Conditional Use Plans

The Owner/Developer is seeking conditional use permit approval for the development proposed for the parcel identified above. The attached documents outline the scope of the site development and include supporting documentation demonstrating the development's compliance with the Town of Berthoud Development Code, Design Criteria, and other applicable requirements.

I trust that the attached information is sufficient to initiate Town and Referral Agency reviews. Should you require additional information or have questions as you begin processing this application, please don't hesitate to contact me directly at (720) 633-0219 or via email at mcleary@ssdeng.com.

Thank you, our team looks forward to working with Town Staff to make this project a benefit for the Owner and the community.

Sincerely,
Strategic Site Designs, LLC

Michael Cleary, P.E

WRITTEN EXPLANATION OF THE PROJECT

A. OVERVIEW

The Applicant, BCM Management Partners (BCM), is seeking conditional use permit (CUP) approval for commercial self-storage on property zoned C-2. The subject property is approximately 5.1 acres and (Parcel #9403000008) is located at the southwest corner of Highway 287 and Berthoud Parkway, in Section 3, Township 4 North, Range 69 West of the 6th PM.

The applicant has successfully developed over 50 properties across the United States, in cities such as Boston, Nashville, Seattle, New York, Naples, St. Louis and several currently under development in the Denver-Metro area. Their focus has been building a Class A facility that meets the growing storage needs of residents located within a 3-mile radius. Gone are the days of facilities on the outskirts of town with chain link fences and gravel lots. The 5th generation buildings and facilities that the Best Box group develops are built to blend in as a consumer driven retail use and be a welcoming amenity to the 1 in 10 households that require self-storage.

At this location, the applicant proposes to construct a 3-story, fully indoor, climate controlled, commercial, storage facility and related site improvements. Site engineering design will be conducted by Strategic Site Designs, LLC of Denver and the building design will be completed by Nova Architects of St. Louis, Missouri.

B. SITE DEVELOPMENT/PROJECT IMPROVEMENTS

The Project scope will include the construction of a 3-story, climate controlled, storage facility with approximately 125,000 square feet of total floor area. Storage and loading areas, for this facility, will be 100% indoors and climate controlled, accessed primarily by a drive-thru area within the interior of the building. Included will be an operations area of approximately 1,000 sq. ft., that will house utility areas and office space. The office space will serve as the main contact area for customers and feature registration services and retail space for storage and moving related supplies.

The applicant employs modern, best-in-class security at all their facilities. Security at this location will include limited access points (2-vehicle (2), 1-pedestrian), controlled by keypad entry, available only to customers, more than 25 security cameras, appropriate lighting, and 24-hour monitoring. Operations will allow for customer access between the hours of 6am-10pm and will be overseen by a facility manager as well as a district manager.

In addition to the building improvements, the applicant proposes site improvements that will include paved access drive isles, guest registration parking area, landscaping, storm drainage facilities as well as water and sewer improvements to be designed and constructed in accordance with the town's engineering and construction standards.

The design of the facility will focus on clean lines, with attractive exterior features, and a specific attention to access, screening and visibility and the town's architectural design standards. It is important for this facility, since it is somewhat set back from Berthoud Parkway, to be designed in a manner that facilitates ease of access and clear visibility – a visibility that will also promote a more secure facility that residents of Berthoud will be comfortable using for years to come. The applicant is committed to adherence to the guidelines set forth in the development code and will pay very close attention to the landscape design, particularly as it relates to the neighboring residential areas. The facility is very unique and a true one-of-a-kind product that is set us apart and above other options in the market

The subject property is currently located within a largely dismantled PUD. Moving forward the property will be reviewed as a Commercial (C-2) zone. Mini-storage is permitted within C-2 zone by conditional use permitting. The proposed use is compatible with the surrounding area, presents no detrimental impacts to the immediate area or development of the area and is in line with the Town of Berthoud Comprehensive Plan. Development plans will demonstrate compliance with the conditional use approval criteria as well as the applicable design requirements and performance standards of the Town of Berthoud Development Code.

C. CONDITIONAL USE REVIEW CRITERIA

1. The conditional use will satisfy all applicable provisions of the zoning code and subdivision regulations unless a variance is being requested.
   The development proposed, as outlined in the attached plans, has been designed in accordance with the Town of Berthoud Development Code and the Engineering and Infrastructure Standards. No variance requests are expected, however, any instances that arise during the design development process that warrant such a request will be presented to the town staff for review and approval.

2. The conditional use will conform with or further the goals, policies and strategies set forth in the Town of Berthoud Comprehensive Plan.

   According to the Comprehensive plan Future Land Use Map, the subject property is located with an area identified as "Suburban Business" and the zoning currently being applied (General Commercial (C-2 is one of the relevant Zone District covered by the Suburban Business areas.

   Frontage:

   The building site does not lend itself to facilitating the streetscape intent, but the building orientation, architectural embellishments, scale, and four-sided design were all executed to be consistent with the Comprehensive Plan and the Character Design Guide to the extent practicable.

   Connectivity:

   The property is to be accessed via Berthoud Parkway but will have limited frontage as the development is primarily set back 100-200 feet from the roadway, behind the adjacent lot (Future Fire Station). This configuration, along with the proposed use type and surrounding uses, suggests that pedestrian and bicycle access to the building site would be impractical/unnecessary. A sidewalk along the Berthoud Parkway frontage will be constructed to provide connectivity with development to the north and south.

   Parking:

   Parking standards are to be established with the development plans to address the site specific plans/operations, taking into consideration the office location and operations, the internal traffic pattern and loading areas, and the estimated trip generation data.

3. The conditional use will be adequately served with public utilities, services, and facilities (i.e. water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.

As part of what used to be the Bader Farm Overall Development Plan, public services and utilities are in place to serve the subject property.

Utilities:

Water/Sewer: Berthoud Water Department

Fire protection: Berthoud Fire Protection District

Electricity: Poudre Valley REA

Storm Drainage: Town of Berthoud

Regional water and sewer utilities have been identified adjacent to the subject property to facilitate connection of water and sewer services. Related demand will be much lower than typical commercial uses as facilities will be limited to just one toilet and one sink. As such, any impact on the existing system will be negligible.

On-site stormwater facilities will be proposed and constructed to provide flood attenuation and water quality treatment in accordance with the Town of Berthoud Engineering and Infrastructure Standards. The pond outflow will be controlled to discharged to below predevelopment rates and conveyed to an existing network of ditches conveying flows east to the reservoir.

4. The conditional use will not substantially alter the basic character of the district in which it is in or impair the development or redevelopment potential of the district.

   This commercial district is largely undeveloped land, particularly the portion in which the subject property lies, south of Highway 287. However, various commercial developments are planned or underway in the portion of the district located to the north of the highway. The proposed development is consistent with the previous overall development plan and the Town of Berthoud Design Guidelines – Character District Design Guide.

5. The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
   The proposed use is rated as one of the lowest trip generation rates for any commercial use. The facility being proposed would generate fewer than 20 peak-hour trips during the peak hour. The proposed access point will incorporate shared access for the adjacent parcels to limit entry points, and mitigate potential hazards, to Berthoud Parkway. Internal, paved, drive isles will circumnavigate the facility and be of sufficient width to facilitate safe, two-way, customer traffic as well emergency vehicle access and mobility. Vehicle access to the internal loading areas will be secured and limited to customers.

6. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall, at a minimum, satisfactorily address impacts including: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; and erosion control.

Development plans for the proposed development well demonstrate adherence to all development code criteria.

Traffic: *The proposed use is rated as one of the lowest trip generation rates for any commercial use. The facility being proposed would, with the most conservative estimation method, generate just 128 daily trips at the maximum expected rental rate, while the Bader Farm Master Traffic Study accounted for more than 600 average daily trips from this area.*

Activity Level: *Related to traffic, the activity level for the proposed use is lower than other commercial uses. All storage areas are internally located and primarily accessed via a secured, internal, vehicle drive-thru isle, accessible only to customers.*

Construction activity, and related noise, shall be limited in accordance with Chapter 30, Section 5 of the Town of Berthoud Development Code

Lighting: *Site and building lighting will be sufficient to provide adequate visibility and promote safety and security. Lighting type, illumination levels, and spillover will be designed in accordance with Chapter 30, Section 2 of the Town of Berthoud Development Code.*

Noise: *The proposed use operations are expected to produce no noise level beyond that of typical vehicle traffic. Construction activity, and related noise, shall be limited in accordance with Chapter 30, Section 5 of the Town of Berthoud Development Code*

Odor: *The proposed use operations, particularly considering all storage areas are located completely indoors and climate controlled, are expected to produce no detectable odor.*

Building: *The building design (material, form, scale, color, etc.) will be in conformance with Chapter 30, Section 2 of the Town of Berthoud Development Code, and the Town of Berthoud Design Guidelines – Character District Design Guide.*

Erosion Control: *Permit submittals will include plans/reports outlining the best practices to be utilized for the control of fugitive dust and erosion and sediment transport during both construction activity and permanent operation phases. Erosion control plans will be developed in accordance with local and state (CDPHE) requirements and the associated permits will be obtained.*

Hours of Operation: *Regular commercial activity associated with the proposed use shall be in alignment with Construction activity, and related noise, shall be limited in accordance with Chapter 30, Section 5 of the Town of Berthoud Development Code*

7. The applicant has submitted evidence that all applicable local, state, and federal permits have been or will be obtained.
The applicant will obtain all applicable permits and submit to the Town of Berthoud as required. This will include (but not limited to) Town of Berthoud construction permits and a State CDPHE stormwater management permit.

BERTHOUD SELF STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

USE BY SPECIAL REVIEW

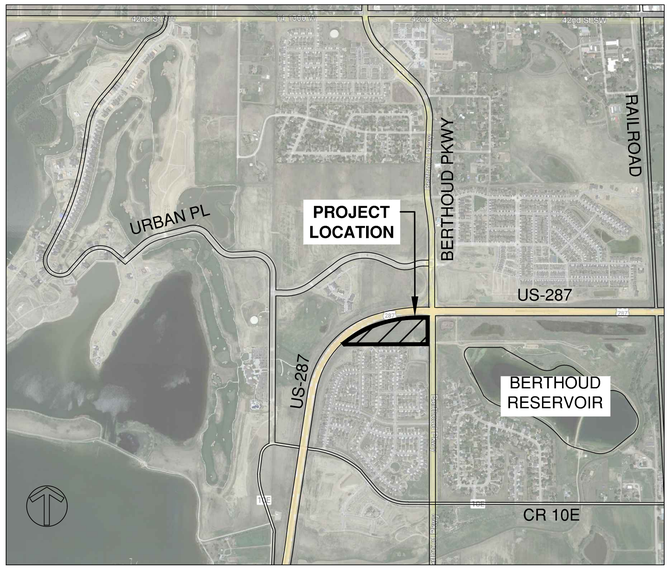
PROJECT TEAM

APPLICANT: **BCM MANAGEMENT PARTNERS**
3167 FEE FEE ROAD
BRIDGETON, MO 63004
ATTENTION: BEAU D. REINBERG
(314) 736-1076

ENGINEER: **STRATEGIC SITE DESIGNS, LLC**
88 INVERNESS CIRCLE EAST, SUITE E101
ENGLEWOOD, CO 80112
ATTENTION: CHRISTOPHER PERDUE
(720) 206-6931

ARCHITECT: **NOVA GROUP, INC.**
5115 SAINT LOUIS AVENUE
SAINT LOUIS, MO 63115
ATTENTION: GAREN MILLER
(314) 960-6006

CONTRACTOR: **TBD**



VICINITY MAP

SCALE: 1" = 1200'

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 ANDREVISIONS 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.

LEGAL DESCRIPTION:

THE SE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., AND THE S 1/2 OF THE S 1/2 OF THE S 1/2 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.,

EXCEPT THAT PORTION THEREOF DEDICATED AS PUBLIC HIGHWAY BY DEED OF DEDICATION RECORDED APRIL 9, 2001 AT RECEPTION NO. 2001026100, EXCEPT THAT PORTION THEREOF CONVEYED TO THE COUNTY OF LARIMER BY WARRANTY DEED RECORDED NOVEMBER 9, 2001 AT RECEPTION NO. 2001101441, EXCEPT THAT PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO BY WARRANTY DEED RECORDED NOVEMBER 9, 2001 AT RECEPTION NO. 2001101442, AS CORRECTED BY QUITCLAIM DEED RECORDED SEPTEMBER 24, 2002 AT RECEPTION NO. 2002101277, AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY FOR COLORADO STATE HIGHWAY NO. 287. COUNTY OF LARIMER, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION OF SUBJECT PROPERTY CONVEYED BY SPECIAL WARRANTY DEED RECORDED JUNE 8, 2015 AT RECEPTION NO. 20150035159.

ENGINEER'S CERTIFICATION

"I HEREBY AFFIRM THAT THESE USE BY SPECIAL REVIEW PLANS FOR BEST BOX SELF STORAGE OF BERTHOUD WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF BERTHOUD'S APPROVED STANDARDS."

_____

MICHAEL D. CLEARY
Registered Professional Engineer
State of Colorado No. 60575
STRATEGIC SITE DESIGNS, LLC

OWNERSHIP CERTIFICATION

THE OWNERS ACKNOWLEDGE AND ACCEPT ALL THE REQUIREMENTS AND INTENT SET FORTH IN THE USE BY SPECIAL REVIEW PLANS HEREIN.

OWNER: PARKWAY WEST LLC (0.30)

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___.

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

OWNER: DJ FORAY LLLP (0.22)

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___.

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

OWNER: 423 B LLC (0.03)

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___.

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

OWNER: CHAKNOVA DAVID E TRUST (0.05)

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___.

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

OWNER: CHAKNOVA MAR TRT THREE (0.20)

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___.

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

OWNER: WH GRANT ENTERPRISES (0.20)

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___.

BY_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

APPROVAL CERTIFICATES

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20_____.

_____
PLANNING COMMISSION CHAIR

APPROVED BY THE TOWN ADMINISTRATOR OF THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20_____.

_____
TOWN ADMINISTRATOR

APPROVED BY THE 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

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

STRATEGIC SITE DESIGNS

BERTHOUD SELF STORAGE
USE BY SPECIAL REVIEW

COVER SHEET

REV	DESCRIPTION	BY	DATE
	1ST SUBMITTAL	MDC	09/02/22
	REVISIONS PER TOB COMMENTS	MDC	12/02/22
	REVISIONS PER TOB COMMENTS	MDC	02/01/23
	REVISIONS PER TOB COMMENTS	MDC	03/14/23

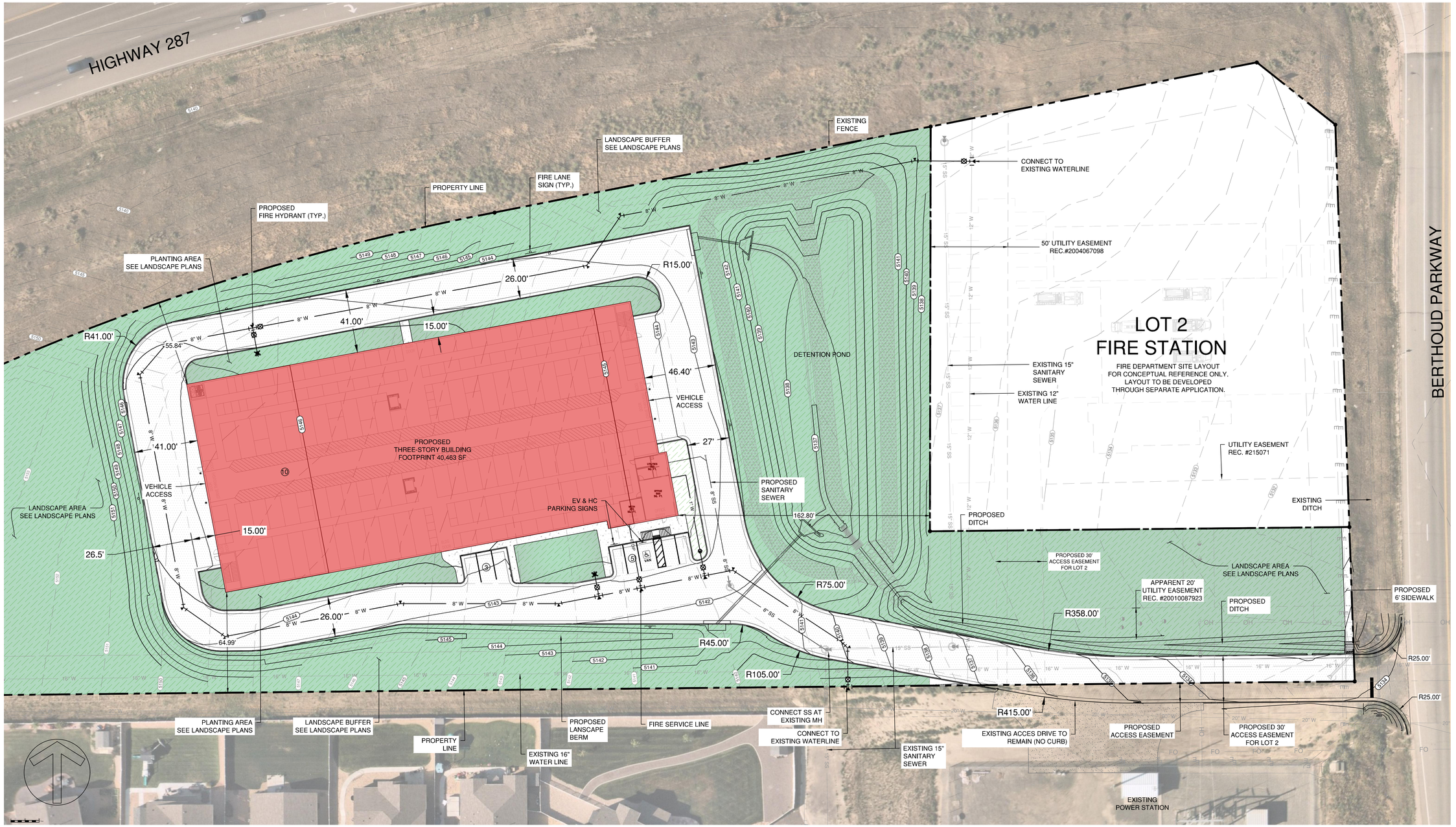
JOB NO:	2118
ORIGINAL ISSUE:	7/27/22
DESIGN BY:	WDW
CHECKED BY:	MDC
SCALE:	NA

SHEET NUMBER
01 OF 10

USE BY SPECIAL REVIEW

BERTHOUD SELF STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SITE PLAN

SCALE: 1" = 30'

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
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	REVISIONS PER TOB COMMENTS	MDC	02/01/23
	REVISIONS PER TOB COMMENTS	MDC	03/14/23

JOB NO:	2118
ORIGINAL ISSUE:	7/27/22
DESIGN BY:	WDW
CHECKED BY:	MDC
SCALE:	1" = 50'

SHEET NUMBER
02 OF 10

USE BY SPECIAL REVIEW

BERTHOUD SELF STORAGE

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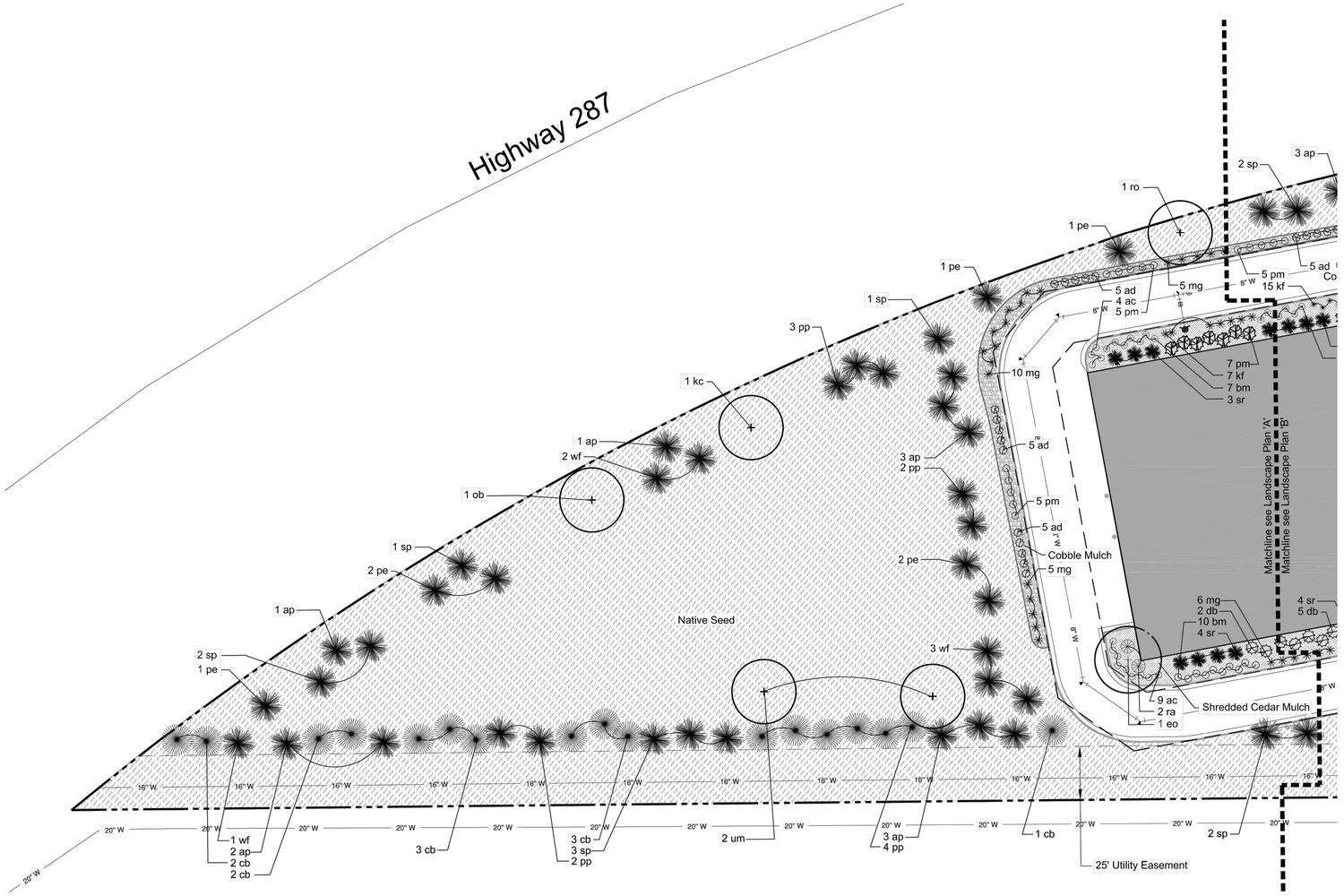
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



FINAL LANDSCAPE PLAN A

NORTH

0' 15' 30' 60' 90'

SCALE 1" = 30' - 0"

LEGEND:

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREE
- SHRUBS
  ORNAMENTAL GRASSES
- LOCALLY AVAILABLE FESCUE SOD MIX
- NON - IRRIGATED NATIVE GRASS MIX MIX RATIO:
  23% BLUE GRAMA
  10% BUFFALO GRASS
  20% GREEN NEEDLEGRASS
  20% SIDE OATS GRAMA
  25 WESTERN WHEATGRASS
  2% SAND DROPSEED

NOTES: EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE
EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE

DETENTION SEED MIX - TEMPORARY IRRIGATION IS REQUIRED FOR SEED MIX UNTIL ESTABLISMENT

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER AC.
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

- SHREDDED CEDAR MULCH
- 3" - 5" COBBLE
- STEEL EDGING WITH PROTECTIVE CAP
- MATCHLINE
- PROPERTY LINE
- UTILITY EASEMENT
- SSWR — 8" SSWR LINE
- WATER — 8" WATER LINE
- SIGN
- STORM DRAIN
- STORM MANHOLE
- SSWR MANHOLE
- EXISTING FIRE HYDRANT
- 8" W — EXISTING 8" WATER LINE
- 8" SS — EXISTING 8" SANITARY LINE
- EXISTING SSWR MANHOLE
- EXISTING STORM DRAIN

STACKlot
5639 south curtice street
littleton, Colorado
p. 303.808.4523

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
STRATEGIC SITE DESIGNS

BERTHOUD SELF STORAGE
USE BY SPECIAL REVIEW

LANDSCAPE PLAN

REV	DESCRIPTION	BY	DATE
	1ST SUBMITTAL	MDC	09/20/22
	REVISIONS PER TOB COMMENTS	MDC	12/02/22
	REVISIONS PER TOB COMMENTS	MDC	02/01/23
	REVISIONS PER TOB COMMENTS	MDC	03/14/23

JOB NO:	2118
ORIGINAL ISSUE:	7/27/22
DESIGN BY:	SW
CHECKED BY:	JH
SCALE:	1"=30'
SHEET NUMBER	03 OF 10

USE BY SPECIAL REVIEW

BERTHOUD SELF STORAGE

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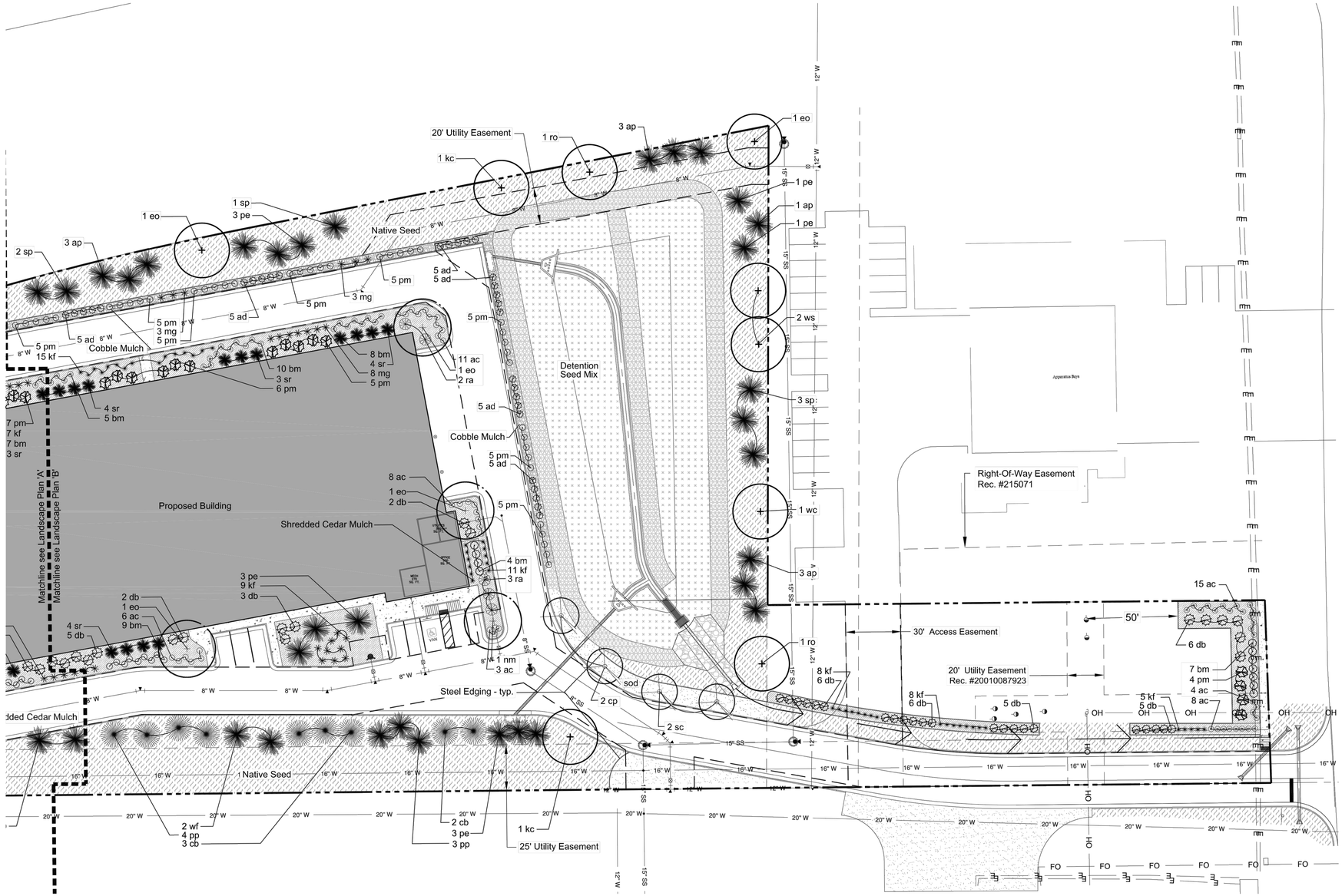
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



FINAL LANDSCAPE PLAN B

NORTH

0' 15' 30' 60' 90'

SCALE 1" = 30' - 0"

LEGEND:

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES
- LOCALLY AVAILABLE FESCUE SOD MIX
- NON - IRRIGATED NATIVE GRASS MIX
  - 23% BLUE GRAMA
  - 10% BUFFALO GRASS
  - 20% GREEN NEEDLEGRASS
  - 20% SIDE OATS GRAMA
  - 25 WESTERN WHEATGRASS
  - 2% SAND DROPSEED
- NOTES: EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE
- EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE
- DETENTION SEED MIX
- RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER AC.
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

- SHREDDED CEDAR MULCH
- 3" - 5" COBBLE
- STEEL EDGING WITH PROTECTIVE CAP
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- PROPERTY LINE
- UTILITY EASEMENT
- SSWR — 8" SSWR LINE
- WATER — 8" WATER LINE
- SIGN
- STORM DRAIN
- STORM MANHOLE
- SSWR MANHOLE
- EXISTING FIRE HYDRANT
- 8" W — EXISTING 8" WATER LINE
- 8" SS — EXISTING 8" SANITARY LINE
- EXISTING SSWR MANHOLE
- EXISTING STORM DRAIN

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ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
STRATEGIC SITE DESIGNS

BERTHOUD SELF STORAGE
USE BY SPECIAL REVIEW

LANDSCAPE PLAN

REV	DESCRIPTION	BY	DATE
	1ST SUBMITTAL	MDC	09/20/22
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	REVISIONS PER TOB COMMENTS	MDC	03/14/23

JOB NO:	2118
ORIGINAL ISSUE:	7/27/22
DESIGN BY:	SW
CHECKED BY:	JH
SCALE:	1"=30'

SHEET NUMBER
04 OF 10

USE BY SPECIAL REVIEW

BERTHOUD SELF STORAGE

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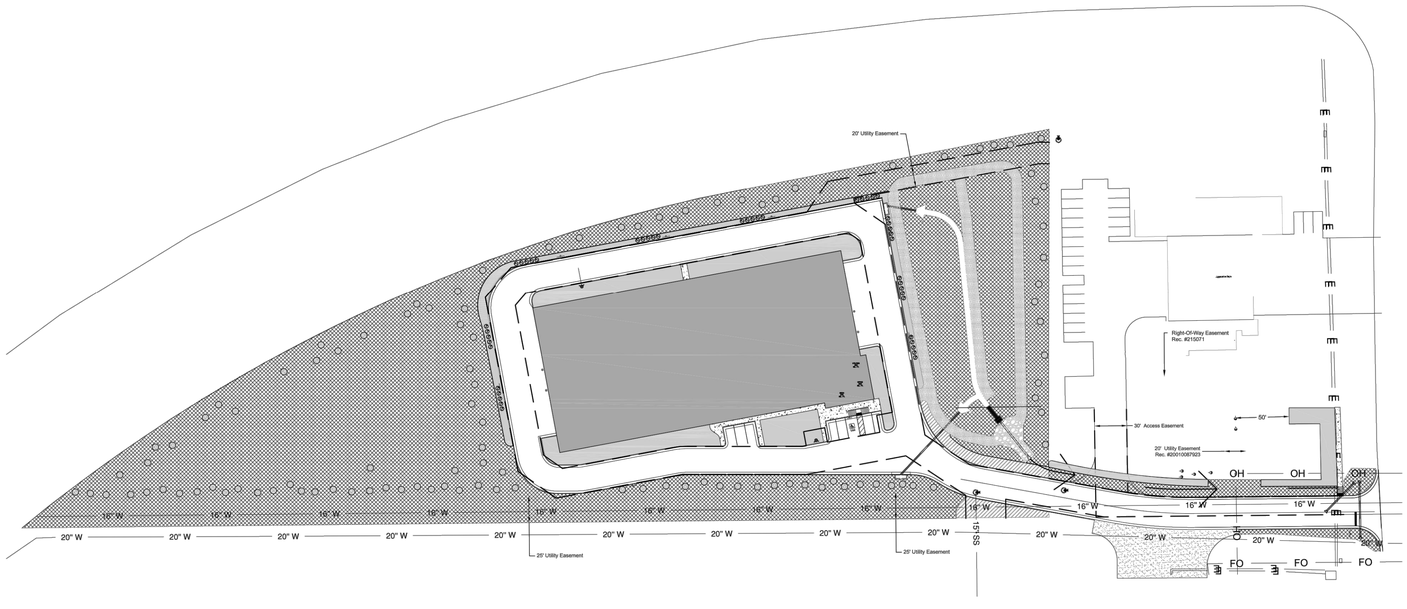
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

FINAL PLANT MATERIAL SCHEDULE

QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	REMARKS	HT. / WIDTH	PERCENTAGE
DECIDUOUS TREES								
1	nm	NORWAY MAPLE	ACER PLATANOIDES	2" CAL.	B&B	SINGLE STEM	30'x35'	0.72%
3	ro	RED OAK	QUERCUS RUBRA	2" CAL.	B&B	SINGLE STEM	65'x45'	2.17%
3	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'EXPRESSO'	2" CAL.	B&B	SINGLE STEM	45'x35'	2.17%
2	um	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2" CAL.	B&B	SINGLE STEM	45'x25'	1.45%
1	ob	OHIO BUCKEYE	AESCULUS GLABRA	2" CAL.	B&B	SINGLE STEM	30' x30'	0.72%
1	wc	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL.	B&B	SINGLE STEM	50'x35'	2.17%
6	eo	ENGLISH OAK	QUERCUS ROBUR	2" CAL.	B&B	SINGLE STEM	50'x35'	4.35%
2	ws	WHITE SWAMP OAK	QUERCU ALBA	2" CAL.	B&B	SINGLE STEM	50'x35'	1.45%
ORNAMENTAL TREES								
2	sc	SPRING SNOW CRABAPPLE	MALUS x 'SPRINGSNOW'	2" CAL.	B&B	SINGLE STEM	15'x15'	1.45%
2	cp	CHANTICLEER PEAR	PYRUS CALLERAYANA 'CHANTICLEER'	2" CAL.	B&B	SINGLE STEM	20'x15'	1.45%
EVERGREEN TREES								
16	cb	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B&B		25'x40'	11.59%
22	sr	SPEARMINT JUNIPER	JUNIPERUS CHINENSIS 'SPEARMINT'	6' HT.	B&B		3'x15'	15.94%
18	pp	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	B&B		50'x30'	13.04%
7	wf	WHITE FIR	ABIES CONCOLOR	6' HT.	B&B		45'x20'	5.07%
17	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B&B		50'x20'	12.32%
15	sp	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B&B		50'x30'	10.87%
18	pe	PINYON PINE	PINUS EDULIS	6' HT.	B&B		8'x15'	13.04%
SHRUBS								
68	ac	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.		3'x3'	
60	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.		3'x3'	
45	ad	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL.	CONT.		4'x5'	
72	pm	LITTLELEAF MOCKORANGE	PHILADELPHUS MICROPHYLLUS	5 GAL.	CONT.		4'x5'	
7	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.		1'x6'	
42	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.		4'x3'	
ORNAMENTAL GRASSES								
63	kf	KARL FOERSTER FEATHER REED	CALAMAGROSIC ACUTI ' KARL FORESTER'	1 GAL.	CONT.		4'x2'	
52	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL.			4'x3'	



2,249 SF. HIGH HYDROZONE (FESCUE SOD MIX): 3 ACRE FEET

19,731 SF. MODERATE HYDROZONE (TREES AND SHRUBS): 1.44 ACRE FEET

116,340 SF. LOW HYDROZONE (NATURAL GRASSES): 0.8 ACRE FEET

1 HYDROZONE MAP

NOT TO SCALE

GENERAL PLANTING NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS ($\frac{2}{3}$) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ($\frac{1}{3}$) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING WITH ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR AND ROCK MULCH IN ALL PLANTING BEDS AS INDICATED ON PLAYS. USE SHREDDED CEDAR IN ALL TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. THIS CODE MANDATES LANDSCAPING AND INSTALLATION OF PERMANENT AUTOMATIC UNDERGROUND SPRINKLER SYSTEMS CONTAINING MOISTURE SENSORS IN ALL PARKS AND OPEN SPACES WITHIN NEW DEVELOPMENTS, EXCEPT FOR (I) NATURAL AREAS, (II) OPEN WATER, (III) ALL IMPERVIOUS SURFACES, AND (IV) AS ALLOWED IN SECTION 7.C BELOW. ALL IRRIGATED LANDSCAPING SHALL BE ESTABLISHED AND MAINTAINED IN A LIVE AND WEED-FREE CONDITION. IRRIGATION SHALL BE APPROPRIATE TO THE TYPE AND SCOPE OF THE IMPROVEMENT.
20. SLEEVING FOR THE FUTURE INSTALLATION OF IRRIGATION LINES SHALL BE PROVIDED UNDER WALKWAYS AND PAVED AREAS WHERE IRRIGATION MAY BE INSTALLED IN ORDER TO PREVENT OR MINIMIZE DAMAGE AND REPLACEMENT TO PAVED AREAS.
21. IRRIGATION SYSTEMS SHALL BE DRIP IRRIGATION WHERE POSSIBLE IN PLANTING BEDS AND FOR SHRUBS, TREES, ETC. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT OVERSPRAY AND RUNOFF ONTO PAVED OR OTHER NON-LANDSCAPED AREAS.
22. ALL AUTOMATIC IRRIGATION SYSTEMS MUST BE INSTALLED WITH MOISTURE SENSORS.
23. SUCH STREET TREES SHALL BE PLACED AT LEAST FIVE FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS, AND 40 FEET AWAY FROM ANY STREETLIGHT AND TO THE EXTENT REASONABLY FEASIBLE, BE POSITIONED AT EVENLY SPACED INTERVALS
24. ALL LANDSCAPE AREAS AND PLAYGROUND WITHIN THE R4 ZONE DISTRICT SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION. ALL LANDSCAPE AREAS AND PLAZA IN THE C2 ZONE DISTRICT SHALL BE MAINTAINED BY A BUSINESS IMPROVEMENT DISTRICT. DURING CONSTRUCTION, AREAS IN THE C2 AND R4 ZONE DISTRICTS SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR.
25. WEED CONTROL WILL BE PRACTICED ON ALL AREAS DISTURBED BY CONSTRUCTION AND THOSE AREAS SHALL BE RESEEDED TO PREVENT EROSION. NATIVE, NONINVASIVE GRASSES SHALL BE USED FOR REVEGETATION WHERE PRACTICAL. WEED CONTROL IS THE RESPONSIBILITY OF THE LANDOWNER ON ALL RESEEDED AREAS AND PRESERVATION AREAS. WEED CONTROL SHALL BE CONTINUAL RESPONSIBILITY OF THE OWNER DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION.
26. ALL IRRIGATED LANDSCAPING SHALL BE ESTABLISHED AND MAINTAINED IN A LIVE AND WEED FREE CONDITION.

STACK Lot
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littleton, Colorado
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BERTHOUD SELF STORAGE
USE BY SPECIAL REVIEW

LANDSCAPE NOTES

REV	DESCRIPTION	BY	DATE
	1ST SUBMITTAL	MDC	09/20/22
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	REVISIONS PER TOB COMMENTS	MDC	02/01/23
	REVISIONS PER TOB COMMENTS	MDC	03/14/23

JOB NO:	2118
ORIGINAL ISSUE:	7/27/22
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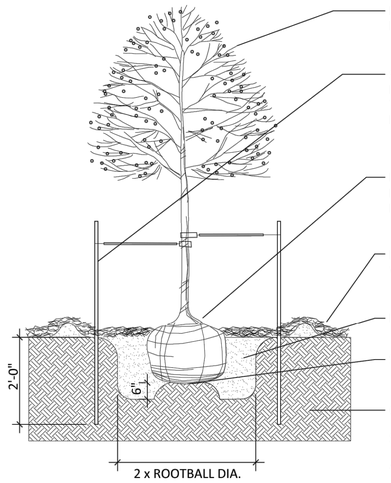
CHECKED BY:	JH
SCALE:	1"=30'
SHEET NUMBER	05 OF 10

USE BY SPECIAL REVIEW

BERTHOUD SELF STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO- DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.

SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON- GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE.

PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET.

PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/ COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

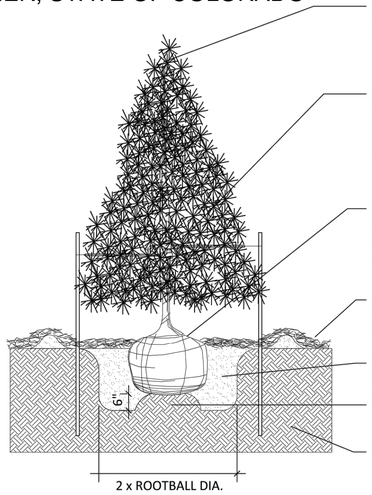
SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN

AFTER TWO YEARS NO LIMBS SHALL BE WITHIN 8' OF PAVEMENT

REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

1 DECIDUOUS TREE

NOT TO SCALE



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SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE

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PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

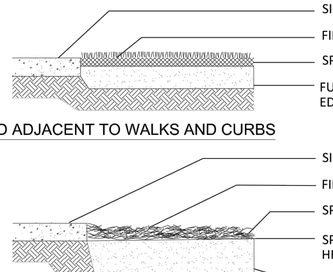
SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

2 EVERGREEN TREE PLANTING

NOT TO SCALE



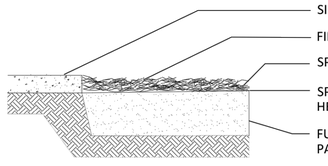
SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL

FINISHED GRADE OR TOP OF SOD LEVEL WITH PAVED EDGE

SPECIFIED SOD OR SEED

FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1" BELOW TOP OF PAVED EDGE FOR SOD AND LEVEL FOR SEED

SOD ADJACENT TO WALKS AND CURBS



SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL

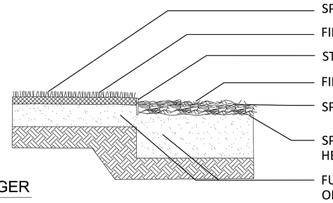
FINISHED GRADE OR TOP OF MULCH/COBBLE 1/2" BELOW PAVED EDGE

SPECIFIED COBBLE

SPECIFIED WEED BARRIER FABRIC UNDER MULCH/ COBBLE WITH SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC

FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW PAVED EDGE

MULCH ADJACENT TO WALKS AND CURBS



SPECIFIED SOD OR SEED

FINISHED GRADE OR TOP OF SOD LEVEL WITH TOP OF EDGER

STEEL EDGER W/ ROLLED TOP

FINISHED GRADE OR TOP OF MULCH/COBBLE 1/2" BELOW TOP OF EDGER

SPECIFIED MULCH/COBBLE

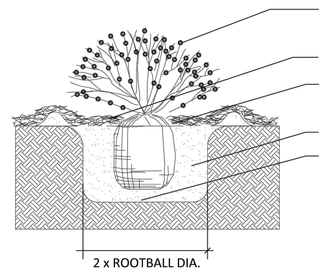
SPECIFIED WEED BARRIER FABRIC UNDER MULCH COBBLE SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC

FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW TOP OF EDGER

EDGER

3 EDGE TREATMENT

NOT TO SCALE



REMOVE ONLY INJURED OR DEAD BRANCHES FROM SHRUBS. SHRUB SPACING AS PER PLANS.

PLACE 3' DIA. MIN. RING OF MULCH/COBBLE UNDER SHRUB.

PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER PRIOR TO PLACING BACKFILL.

PREPARE AND PLACE PLANTING SOIL MIX AS PER SPEC.

PLACE 3" OF SPECIFIED BACKFILL BELOW THE ROOTBALL.

4 SHRUB PLANTING

NOT TO SCALE

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BERTHOUD SELF STORAGE
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LANDSCAPE DETAILS

REV	DESCRIPTION	BY	DATE
	1ST SUBMITTAL	MDC	08/20/22
	REVISIONS PER TOB COMMENTS	MDC	12/02/22
	REVISIONS PER TOB COMMENTS	MDC	02/01/23
	REVISIONS PER TOB COMMENTS	MDC	03/14/23

JOB NO:	2118
ORIGINAL ISSUE:	7/27/22
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CHECKED BY:	JH
SCALE:	1"=30'

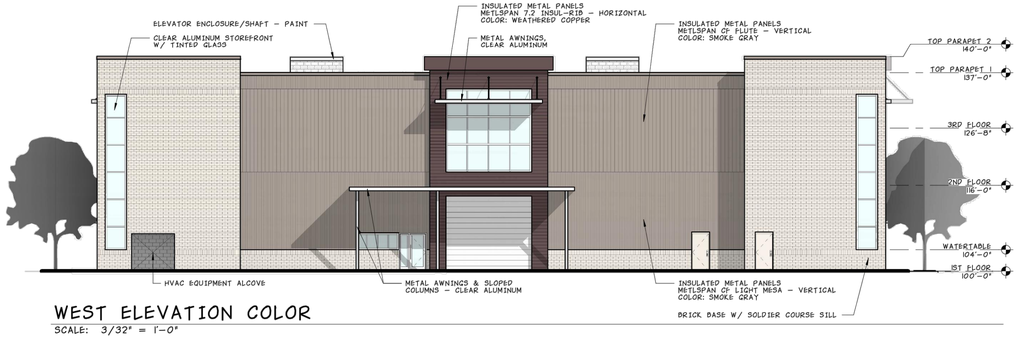
SHEET NUMBER
06 OF 10

USE BY SPECIAL REVIEW

BERTHOUD SELF STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

PERSPECTIVE FROM REAR
SCALE:



WEST ELEVATION COLOR
SCALE: 3/32" = 1'-0"

NORTH ELEVATION COLOR
SCALE: 3/32" = 1'-0"

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ELEVATIONS PLAN

REV	DESCRIPTION	BY	DATE
	1ST SUBMITTAL	MDC	03/20/22
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JOB NO:	2118
ORIGINAL ISSUE:	7/27/22
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SHEET NUMBER
07 OF 10

USE BY SPECIAL REVIEW

BERTHOUD SELF STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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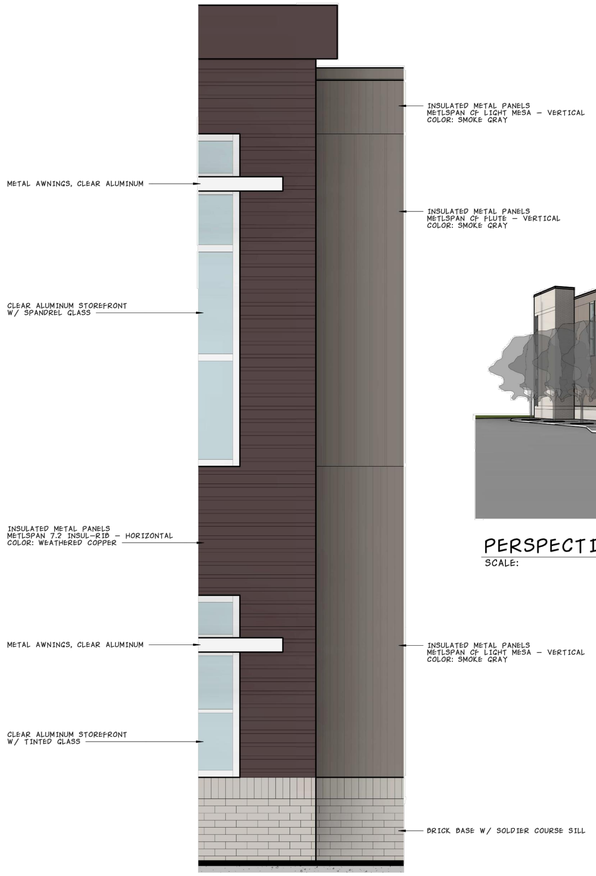
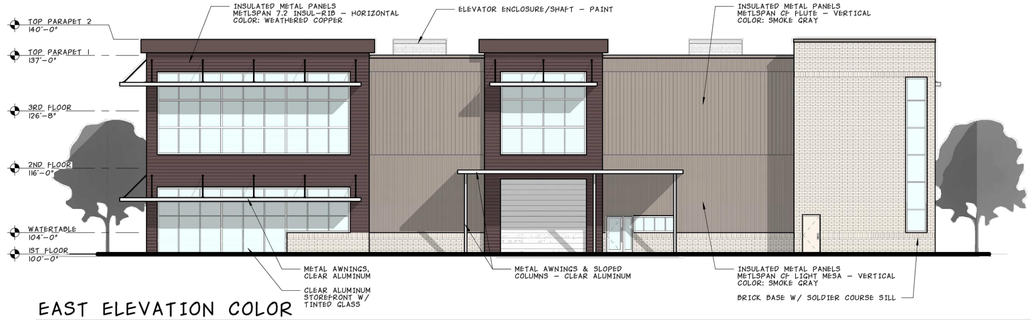
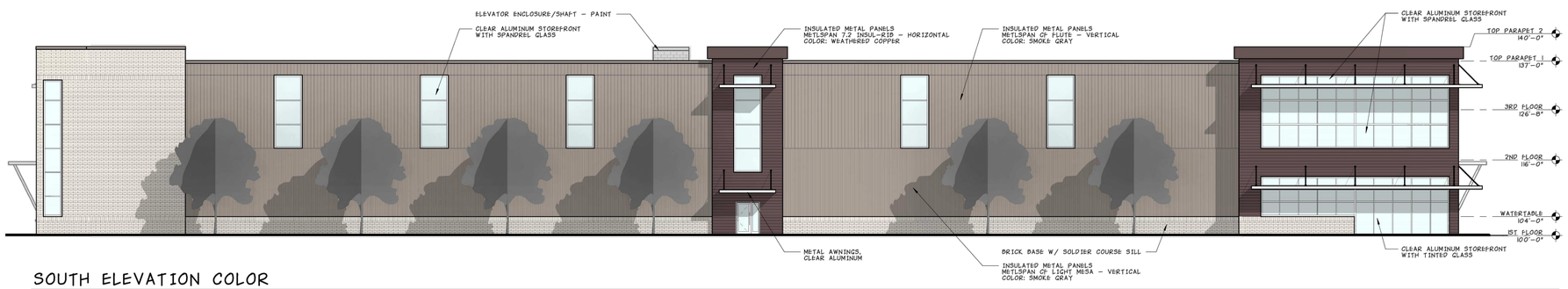


ENLARGED MATERIAL ELEVATION
SCALE: 3/8" = 1'-0"

PERSPECTIVE FROM ENTRANCE
SCALE:



EAST ELEVATION COLOR
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION COLOR
SCALE: 3/32" = 1'-0"

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ELEVATIONS PLAN

REV	DESCRIPTION	BY	DATE
	1ST SUBMITTAL	MDC	09/20/22
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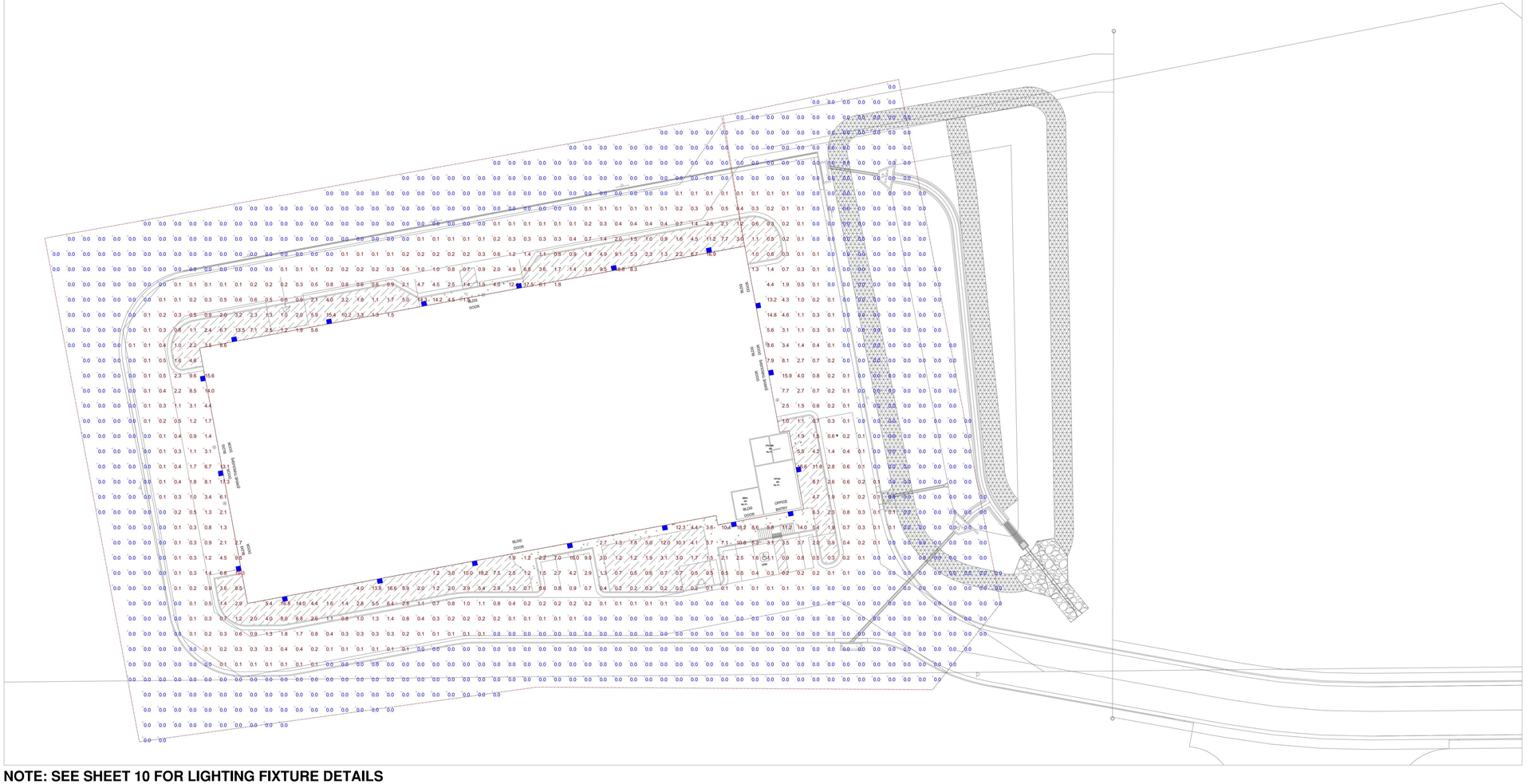
SHEET NUMBER
08 OF 10

BERTHOUD SELF STORAGE

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Distribution	Plot	Notes
	SL4		17	GE LIGHTING SOLUTIONS	EWLS02_70AF727_____-120-277V	EWLS02 WALL PACK	LEDs	1	EWLS02_70AF727_____-120-277V.IES	6100	1	0.9	52	100%	ASYMMETRIC FORWARD		
	SL5		2	GE LIGHTING SOLUTIONS	EWLS02_70AF727_____-120-277V	EWLS02 WALL PACK	LEDs	1	EWLS02_70AF727_____-120-277V.IES	6100	1	0.9	52	100%	ASYMMETRIC FORWARD		

MOUNT TYPE "SL4" & "SL5" AT 10'-0" AFF.



NOTE: SEE SHEET 10 FOR LIGHTING FIXTURE DETAILS

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

STRATEGIC SITE DESIGNS

BERTHOUD SELF STORAGE
USE BY SPECIAL REVIEW

PHOTOMETRIC PLAN

REV	DESCRIPTION	BY	DATE

JOB NO:
ORIGINAL ISSUE:
DESIGN BY:
CHECKED BY:
SCALE: 1"=30'
SHEET NUMBER
09 OF 10

EVOLVE

EWLS L Series

LED Wall Pack

Project Name _____
Date _____ Type _____
Notes _____

The **Evolve**® LED L Series Wall Pack (EWLS), The Evolve LED L-Series Wall Pack, EWLS, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

CONSTRUCTION

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Color: Black, Dark Bronze, Gray & White (RAL & custom colors available)
Weight:	8.5lbs (4 kg)

OPTICAL SYSTEM

Lumens:	1,700 to 7,000
Distribution:	Asymmetric Forward
Efficacy:	117- 148 LPW
CCT:	2700, 3000K, 4000K, 5000K
CRI:	≥70

ELECTRICAL

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

SURGE PROTECTION*

STANDARD	EMBB
☐ 10kV/5kA	☐ 3kV/1.5kA

*Per ANSI C136.2-2015

LUMEN MAINTENANCE

Projected Lxx per IES TM-21-11 at 25°C

Lumen Codes	Distribution	LXX(10K) @ Hours		
		25,000 HR	50,000 HR	60,000 HR
17, 25 & 40	AF	L99	L99	L99
70	AF	L94	L87	L85

Note: Projected Lxx based on LM80 (± 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

LUMINAIRE AMBIENT TEMPERATURE FACTOR

Ambient Temp (°C)	Initial Flux Factor	Ambient Temp (°C)	Initial Flux Factor
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

RATINGS

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2010 1.5G Voltage Code D (347V)
LM-79:	Testing in accordance with IESNA Standards

CONTROLS

Dimming:	Standard - 0-10V
Sensors:	Photo Electric Sensors (PE) available Motion Sensor

WARRANTY

☐ 5 Year (Standard)

EMERGENCY BATTERY BACKUP

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery.

- Hold-Up Time: 90 minutes @ 1,400 lumens.
- Meet egress light level and uniformity requirements
- Not available in 347V
- Operating Temperature (for EMBB models) 0° to 40°C
- 3kV/1.5kA surge protection for EMBB models.

IP66 Optical

Not all product variations listed on the page are DLC qualified. To ensure that a specific model is qualified, visit www.designlights.org/search.

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EVOLVE

EWLS L Series

LED Wall Pack

Catalog Logic & Spec Tables

Project Name _____
Date _____ Type _____
Notes _____

E W L S 02 _ _ _ _ _ _ _ _ _ _ _ _ 7

PROD. ID	GEN	VOLTAGE	OPTIC CODE (lm)	DISTRIBUTION	CRI (min)	CCT	CONTROLS	PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve	02	0 = 120-277	17 = 1,700[1]	AF = Asymmetric Forward	7 = 70	27 = 2700K[2]	N = No External Dimming Leads	1 = None	CB = Conduit Box Mount [3]	BLCK = Black	EMBB = Emergency Battery Backup[4,5]
W = Wallpack		1 = 120	25 = 2,500			30 = 3000K[2]	D = External Dimming Leads[6]	3 = Button PE [6]	FM = Flush Mount	DKBZ = Dark Bronze	H = Motion Sensor (Wattstopper)[7,8]
LS = L-Series		2 = 208	40 = 4,000			40 = 4000K				GRAY = Gray	J = cUL/Canada
		3 = 240	70 = 7,000			50 = 5000K				WHITE = White	W = Non-Graphical White Box
		4 = 277									XXX = Special Options
		8 = 120-240									
		D = 347									

[1] Optic code 17 - Not offered in 120-277V, use 120-240V
[2] Select 2700K or 3000K CCT for IDA approved units
[3] Must be selected when ordering with Button PE, Motion Sensor, 347V or Emergency Battery Backup
[4] Not available with motion sensor
[5] Not available in 347V
[6] Button PE requires discrete voltage (120, 208, 240, 277, or 347). Button PE not available with EMBB or H Motion Sensor.
[7] WS FSIR-100 (Sku# 197634) needed for programming sensor. Motion sensor includes dusk-to-dawn control as well as motion control.
[8] Must select Controls "N" with Motion Sensor "H"

OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE		BUG RATINGS 2700K-5000K
		2700K	3000K	4000K/5000K	120-277V	347V	B-U-G
17	AF	1400	1600	1700	12	14	B1-U0-G0
25		2200	2400	2500	17	19	B1-U0-G1
40		3500	3800	4000	27	29	B1-U0-G1
70		6100	6700	7000	52	54	B2-U0-G1
EMBB	-	1300	1400	1400	-	-	B1-U0-G0

For additional information on EWLS IES files, please click the following link: EWLS IES Files

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EVOLVE

EWLS L Series

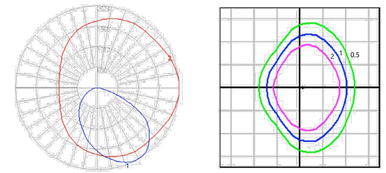
LED Wall Pack

Photometric Plots

Project Name _____
Date _____ Type _____
Notes _____

70AF
ASYMMETRIC FORWARD

7000 LUMEN
EWLS02_70AF750___-120-277V.ies

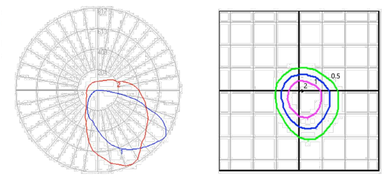


— Vertical plane through horizontal angle of Max. Cd at 0°
— Horizontal cone through vertical angle of Max. Cd at 27°

- Mounting Height at 10'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

EMBB Mode
ASYMMETRIC FORWARD

1400 LUMEN
EWLS02_EMBB___ies



— Vertical plane through horizontal angle of Max. Cd at 295°
— Horizontal cone through vertical angle of Max. Cd at 55°

- Mounting Height at 10'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

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EVOLVE

EWLS L Series

LED Wall Pack

Motion Sensing

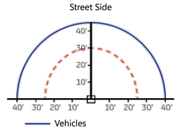
Project Name _____
Date _____ Type _____
Notes _____

H MOTION SENSING OPTION

Intended for 8-25ft mounting heights
Provides coverage area radius for walking motion of 25-30 ft
Provides 180° degree coverage (180° degree blocked by wall)
Integrated Photoelectric control
Default Settings:
Output: Occupied - 100%/Unoccupied - 50%
10% dimming after 5 minutes with no occupancy
Adds < 1W to fixture power rating
Field programmable using FSIR-100 hand held programmer **SKU # 197634 (WS FSIR-100)**

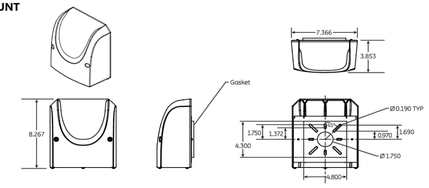
SENSING PATTERN:

Street Side

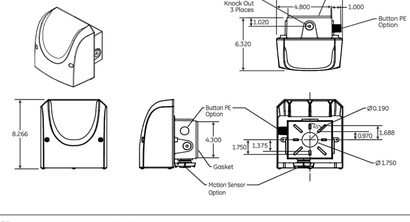


Sensing Pattern Wall Pack Fixture: 8-25 ft.

FLUSH MOUNT



CONDUIT BOX MOUNT



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EVOLVE

EWLS L Series

LED Wall Pack

Mounting & Accessories

Project Name _____
Date _____ Type _____
Notes _____

MOUNTING

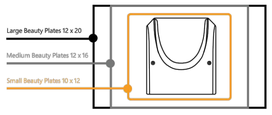
- Mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes.
- Flush Mount: Mounts directly to customer supplied junction box
- Conduit Box Mount: Mounts to walls via separate mounting box with conduit knockouts.

ACCESSORIES

SAP Number	SKU Description	Description	Finish
93098508	EWLSAE1BLCK	10" x 12" Beauty Plate	BLACK
93098507	EWLSAE1DKBZ	10" x 12" Beauty Plate	DARK BRONZE
93098509	EWLSAE2BLCK	12" x 16" Beauty Plate	BLACK
93078134	EWLSAE2DKBZ	12" x 16" Beauty Plate	DARK BRONZE
93098506	EWLSAE2GRAY	12" x 16" Beauty Plate	GRAY
93082336	EWLSAE2WHTE	12" x 16" Beauty Plate	WHITE
93117503	EWLSAE3BLCK	12" x 20" Beauty Plate	BLACK
93082337	EWLSAE3WHTE	12" x 20" Beauty Plate	WHITE
93060351	EWLSAD	Diffuser	

ACCESSORIES: ESCUTCHEON PLATES

Cover the unsightly debris marks on your building facade with color matched wall pack beauty plates. Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



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CONTACT INFORMATION
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STRATEGIC SITE DESIGNS

BERTHOUD SELF STORAGE
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PHOTOMETRIC DETAILS

REV	DESCRIPTION	BY	DATE

JOB NO:
ORIGINAL ISSUE:
DESIGN BY:
CHECKED BY:
SCALE: 1"=30'
SHEET NUMBER
10 OF 10

BADER FARM

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3 AND A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO BEAR SOUTH 89°25'17" WEST BEING MONUMENTED AS SHOWN, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1871.14 FEET TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN RECEPTION NOS. 2001101442 AND 2002101277, BOTH OF THE LARIMER COUNTY CLERK AND RECORDER, ALSO BEING THE **POINT OF BEGINNING**;
THENCE CONTINUING SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 783.92 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
THENCE NORTH 00°43'29" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2683.70 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 3;
THENCE NORTH 00°41'57" WEST, ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 331.14 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3;
THENCE NORTH 89°50'07" EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 2571.19 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2001026100 OF THE LARIMER COUNTY CLERK AND RECORDER, BEING 60.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3;
THENCE ALONG SAID WEST LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 2001026100 THE FOLLOWING THREE (3) COURSES:
1. THENCE SOUTH 00°37'43" EAST, A DISTANCE OF 281.61 FEET TO A POINT ON A CURVE;
2. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°06'46", A RADIUS OF 2541.77 FEET, AN ARC LENGTH OF 226.81 FEET, AND A CHORD THAT BEARS SOUTH 03°11'01" EAST;
3. THENCE SOUTH 05°44'20" EAST, A DISTANCE OF 249.82 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK R AT PAGE 44 OF THE LARIMER COUNTY CLERK AND RECORDER, BEING 30.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 3;
THENCE SOUTH 00°47'42" EAST, ALONG SAID PARCEL DESCRIBED IN BOOK R AT PAGE 44, A DISTANCE OF 474.16 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2001101441 OF THE LARIMER COUNTY CLERK AND RECORDER, BEING 30.00 FEET WESTERLY OF SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 3;
THENCE ALONG SAID WESTERLY LINE OF SAID RECEPTION NO. 2001101441 THE FOLLOWING TWO (2) COURSES:
1. THENCE SOUTH 05°08'24" WEST, A DISTANCE OF 148.91 FEET;
2. THENCE SOUTH 00°04'22" WEST, A DISTANCE OF 382.15 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL DESCRIBED AT SAID RECEPTION NOS. 2001101442 AND 2002101277, BOTH OF THE LARIMER COUNTY CLERK AND RECORDER;
THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID PARCEL DESCRIBED AT RECEPTION NOS. 2001101442 AND 2002101277 THE FOLLOWING FOUR (4) COURSES:
1. THENCE SOUTH 00°04'22" WEST, A DISTANCE OF 300.00 FEET TO A POINT ON A CURVE;
2. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 94°29'31", A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 420.55 FEET, AND A CHORD THAT BEARS SOUTH 48°31'13" WEST;
3. THENCE NORTH 86°52'53" WEST, A DISTANCE OF 354.61 FEET TO A POINT ON A CURVE;
4. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41°59'36", A RADIUS OF 1917.50 FEET, AN ARC LENGTH OF 1405.41 FEET, AND A CHORD THAT BEARS SOUTH 58°11'07" WEST,

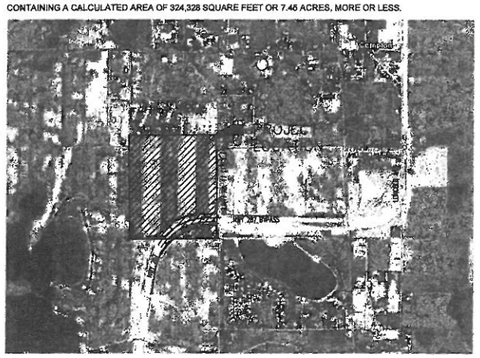
TO THE **POINT OF BEGINNING**;
CONTAINING A CALCULATED AREA OF 6,772,403 SQUARE FEET OR 155.474 ACRES, MORE OR LESS.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 3 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO BEAR SOUTH 89°25'17" WEST BEING MONUMENTED AS SHOWN, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 89.71 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING SOUTH 89°25'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1230.83 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PARCEL DESCRIBED AT RECEPTION NOS. 2001101442 AND 2002101277, BOTH OF THE LARIMER COUNTY CLERK AND RECORDER;
THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINES OF SAID PARCEL DESCRIBED IN RECEPTION NOS. 2001101442 AND 2002101277 THE FOLLOWING FOUR (4) COURSES:
1. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°35'25", A RADIUS OF 1507.50 FEET, AN ARC LENGTH OF 752.23 FEET, AND A CHORD THAT BEARS NORTH 64°53'14" EAST;
2. THENCE NORTH 78°50'28" EAST, A DISTANCE OF 502.79 FEET;
3. THENCE SOUTH 51°34'48" EAST, A DISTANCE OF 64.84 FEET;
4. THENCE SOUTH 02°00'06" EAST, A DISTANCE OF 360.78 FEET

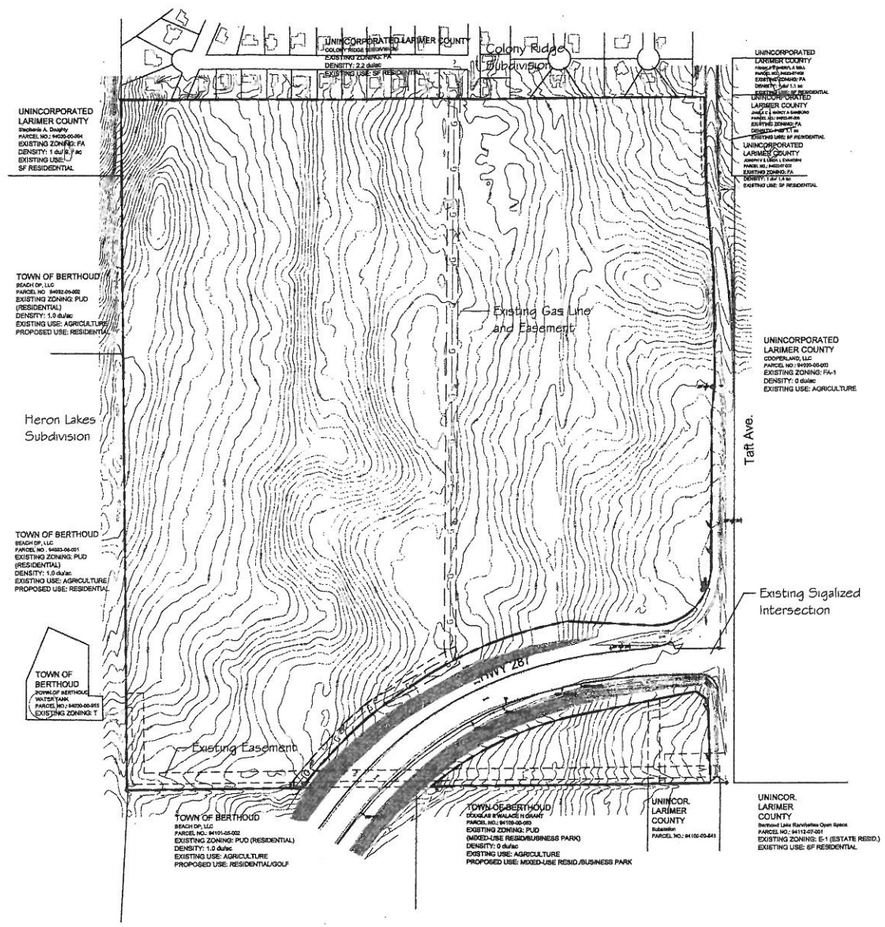
TO THE **POINT OF BEGINNING**;
CONTAINING A CALCULATED AREA OF 324,328 SQUARE FEET OR 7.45 ACRES, MORE OR LESS.



VICINITY MAP
0' 2000' 4000' 6000' NORTH
Scale: 1"=2000'

OVERALL DEVELOPMENT PLAN

Legal Description, Vicinity Map, Certificates & Statements



EXISTING CONDITIONS MAP
0' 300' 600' 900' NORTH
Scale: 1"=300'

APPROVAL CERTIFICATES

Approved by the Town Board of Trustees of the Town of Berthoud, Colorado, this 11th day of Sept., A.D., 20 07.

Mayor

The foregoing plan is approved for filing and accepted by the Town of Berthoud, Colorado, this 18th day of October A.D., 20 07.

ATTEST Mary K Cowedin
Town Clerk

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.

SHEET INDEX

1 Legal Description, Vicinity Map, Existing Conditions Map, Certificates & Statements
2 Land Use Summary & Notes
3 Site Plan
4 Overall Utility Plan

PROJECT TEAM

W H GRANT ENTERPRISES, LLC
Owner,Developer
436 Coffman Street, Suite 200
Longmont, CO 80502
Ph: (303) 776-3100
Fax: (303) 774-2349
Contact: Cameron A. Grant

DJ FORAY, LLLP
Owner,Developer
436 Coffman Street, Suite 200
Longmont, CO 80502-0908
Contact: Aaron Grant

CONSILIUM DESIGN
Planner/Landscape Architect
7353 South Alton Way, Suite 135
Centennial, CO 80112
Ph: (303) 224-9520
Fax: (303) 224-9524
Contact: Craig Karn

NOVA INVESTMENTS, INC.
Owner,Developer
1007 Pearl Street #260
Boulder, CO 80302
Contact: David E. Chaknova

BERTHOUD EAGLE INVESTORS, LLC
Owner,Developer
10800 E. Bethany Drive, Suite 475
Aurora, CO 80014
Contact: Lawrence P. Jacobson

CARROLL & LANGE
Civil Engineer & Surveyor
165 South Union Blvd., Suite 156
Lakewood, CO 80228
Ph: (303) 980-0200
Fax: (303) 980-0917
Contact: Fred Tafoya

BERNARD CHAKNOVA
Owner,Developer
1200 Industrial Road, #3
San Carlos, CA 94070
Contact: Bernard Chaknova

Drawn By: vg
Checked By:
Job No:

Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007

BADER FARM

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3 AND A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

OVERALL DEVELOPMENT PLAN

Land Use Table & Notes

Land Use Table

Parcel Designation	Gross Parcel Size	Proposed Zone Designation	Proposed Land Use	Maximum FAR/ Maximum Density	Maximum Floor Area/Units
Parcel 1	49.5 AC	PUD	SF/SFA/MF Residential	3.5 DU/AC	173 DU
Parcel 2	36.5 AC	PUD	SF Residential	2.7 DU/AC	99 DU
Parcel 3	7.6 AC	PUD	SF Residential	2.2 DU/AC	16 DU
Parcel 4	22.0 AC	PUD	SF/SFA/MF Residential	8.8 DU/AC	194 DU
Parcel 5	8.7 AC	PUD	Park	0.0 DU/AC	0 DU
Parcel 6	31.1 AC	PUD	Commercial/ SF/SFA/MF Residential	0.25 FAR/ 10.0 DU/AC	338,679 SF 80 DU
Parcel 7	7.4 AC	PUD	Commercial/ Office	0.25 FAR	80,586 SF
Totals	162.8 AC				Not to Exceed 562 DU
Overall Density (Max.)			3.5 DU/AC		
Overall Square Feet Commercial (Max.)			419,265 SF		
Approximate Open Space (including Parcel 5 - Park Dedication)			32 AC (20.0 %) (Approx. & Subject to Future PDP Submittals)		

Plan Notes

1. Parcel boundaries are approximate and have not been described. Therefore, parcel areas are conceptual and will be determined during the Preliminary Development Plan / Final Development Plan (PDP/FDP) approval process and not require an amendment to the ODP.
2. Required park dedication is 7% of the gross residential area per the Town's parkland dedication requirements. Actual dedication requirements for park will be established through future PDP submittals.
3. Per the Town's Master Plan, a major trail is proposed north of Highway 287. These will be ten-foot minimum concrete trails to be constructed by the developer and owned/maintained by the Town. In instances where these trails meander on to HOA or Metro District-owned property, the Town will be responsible for trail maintenance, while the HOA will be responsible for landscaping on HOA property and within adjacent R.O.W.. Final trail locations and alignments shall be determined in the PDP/FDP process.
4. Detention areas, pocket parks, open space, entry monuments, street medians and adjacent R.O.W. shall be maintained by the HOA or metropolitan district.
5. Larimer County Road 17 (Taft Ave.) is to be improved to arterial standards and a collector is to connect through the property from LCR 17 to Heron Lakes. The plan is consistent with this portion of the MSP.
6. Lots adjacent to collectors, arterial streets or Hwy 287 shall be accessed via alleys, private drives or local streets. No driveway access shall be allowed from collectors or arterials.
7. All access points shown on this drawing are conceptual and may be adjusted during the PDP/FDP process.
8. All parcels are subject to Town's Architectural Design Standards or Guidelines, Best Development Practices, as amended and the Town's Development Code PDP process.
9. For all parcels, setbacks, building heights, yard requirements and minimum lot dimensions shall be determined during the PDP/FDP stage of approval.
10. No historic structures exist on site.
11. The Bader Farm is proposed to be incorporated into Metropolitan District during the PDP/FDP process and is subject to Town approval. This will allow a method of financing, installing and maintaining the various amenities which may include, but not limited to, roads, utility lines, open space, parks, trails, irrigation facilities, signage, fencing and landscaping.
12. Parcels 1 and 6 are subject to a Highway 287 buffer, 500' min. from edge of pavement, for residential uses only.
13. Residential units may be transferred between parcels so long as the maximum number of residential units approved for the overall project is not exceeded. Transfer of density between parcels and final parcel densities shall be determined during the PDP.
14. Parking will be allowed on both sides of local streets as a traffic calming measure.
15. To mitigate block lengths longer than 600 feet, either mid-block pedestrian cut-throughs or mid-block neck-downs with crosswalks shall be employed in these parcels.

Permitted Uses
Parcel 1

1. Intent: Parcel 1 is intended to be a single family detached, single family attached and multi-family residential area.
2. Mixed-use residential: ±49.5 acres gross with 3.5 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwelling, with attached or detached garages;
   b. Single family attached dwelling, up to eight units per building;
   c. Multi-family residences, up to twleve units per building;
   d. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.

Permitted Uses
Parcel 2

1. Intent: Parcel 2 is intended to be a single family detached residential area to act as a buffer to the Colony Ridge Subdivision.
2. Residential: ±36.5 acres gross with 2.7 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwellings, with attached or detached garages;
   b. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.
5. Minimum 25 foot wide open space corridor, along the northern property line, abutting the existing Colony Ridge Subdivision lots.

Permitted Uses
Parcel 3

1. Intent: Parcel 3 is intended to be a single family detached residential area to act as a buffer to the Colony Ridge Subdivision.
2. Residential:l ±7.6 acres gross with 2.2 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwellings, with attached or detached garages;
   b. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.
5. Minimum 25 foot wide open space corridor, along the northern property line, abutting the existing Colony Ridge Subdivision lots.

Permitted Uses
Parcel 4

1. Intent: Parcel 4 is intended to be a single family detached, single family attached and multi-family residential area.
2. Mixed-use: residential ±22.0 acres gross with 8.8 du/ac max.
3. Uses Allowed by Right:
   a. Single family dwellings, with attached or detached garages;
   b. Multi-family residences, up to twelve units per building; and,
   c. Single family attached dwellings, up to eight units per building;
   d. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.

Permitted Uses
Parcel 5

1. Park, public
2. ±8.7 acres gross
3. Parkland in Parcel 5 shall fulfill the 7% open space requirement for Parcels 1,2, 3 and 4 and/or additional parkland requirements as "fees-in-lieu". Fee-in-lieu of dedication requirement subject to Board approval.

Permitted Uses
Parcel 6

1. Intent: Parcel 6 is intended to be a commercial/residential area.
2. Mixed-use: commercial and residential ±31.1 acres gross.
3. Minimum ten (10) acre development area for commercial uses.
4. Maximum of 80 residential units with no residential within 500' minimum of Highway 287 edge of pavement.
5. Parking shall be in accordance with Town codes, except as modified herein. A landscape plan for parking lots will be provided with the PDP/FDP. The design shall soften the asphalt surface, provide shade and visual interest and facilitate safe pedestrian access through the site.
6. Uses Allowed by Right:
   a. Office and retail uses, as permitted within the C-2 zoning district;
   b. Single Family Detached residential, with attached or detached garages;
   c. Multi-family residences, up to twelve units per buildng; and,
   d. Single family attached dwellings, up to eight units per building;
   e. Additional habitable space (so called "carriage units") above attached and detached garages, subject to PDP/FDP approval.
7. Uses Allowed by Special Review:
   a. Minor vehicle repair, as defined by the Town;
   b. Household and commercial mini-storage facilities;
   c. Other uses may be allowed during the PDP/FDP approval process.

Permitted Uses
Parcel 7

1. Intent: Parcel 7 is intended to be a commercial area.
2. Commercial: ±7.4 acres gross.
3. One private drive or public street connection from properties to the commercial parcel to the south.
4. Uses Allowed by Right:
   a. Office and retail uses, as permitted within the C-2 zoning district.
5. Uses Allowed by Special Review:
   a. Minor vehicle repair, as defined by the Town;
   b. Other uses may be allowed during the PDP/FDP approval process;
   c. Household and commercial mini-storage facilities.

Drawn By: vg
Checked By:
Job No:

Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007

BADER FARM

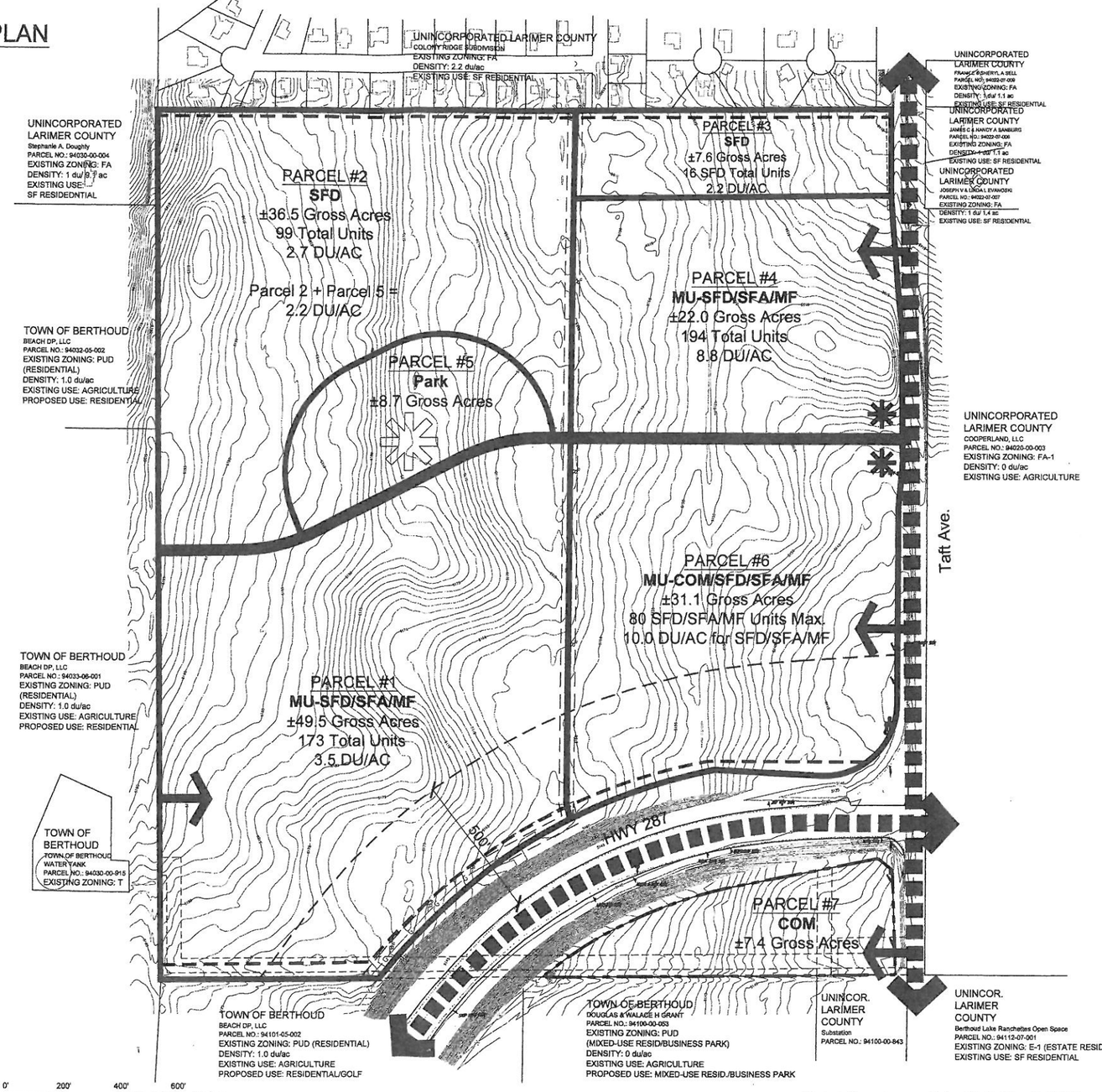
THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3 AND A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

OVERALL DEVELOPMENT PLAN

Site Plan

LEGEND

- Existing Road
- Proposed Road
- Proposed Access Locations
- Parcel Boundary
- Pedestrian/Bike Trail
- Highway 287 Residential Buffer
- Entry Monumentation
- Park



SITE PLAN

0' 200' 400' 600' NORTH

Scale: 1"=200'

Drawn By: vg
Checked By:
Job No:

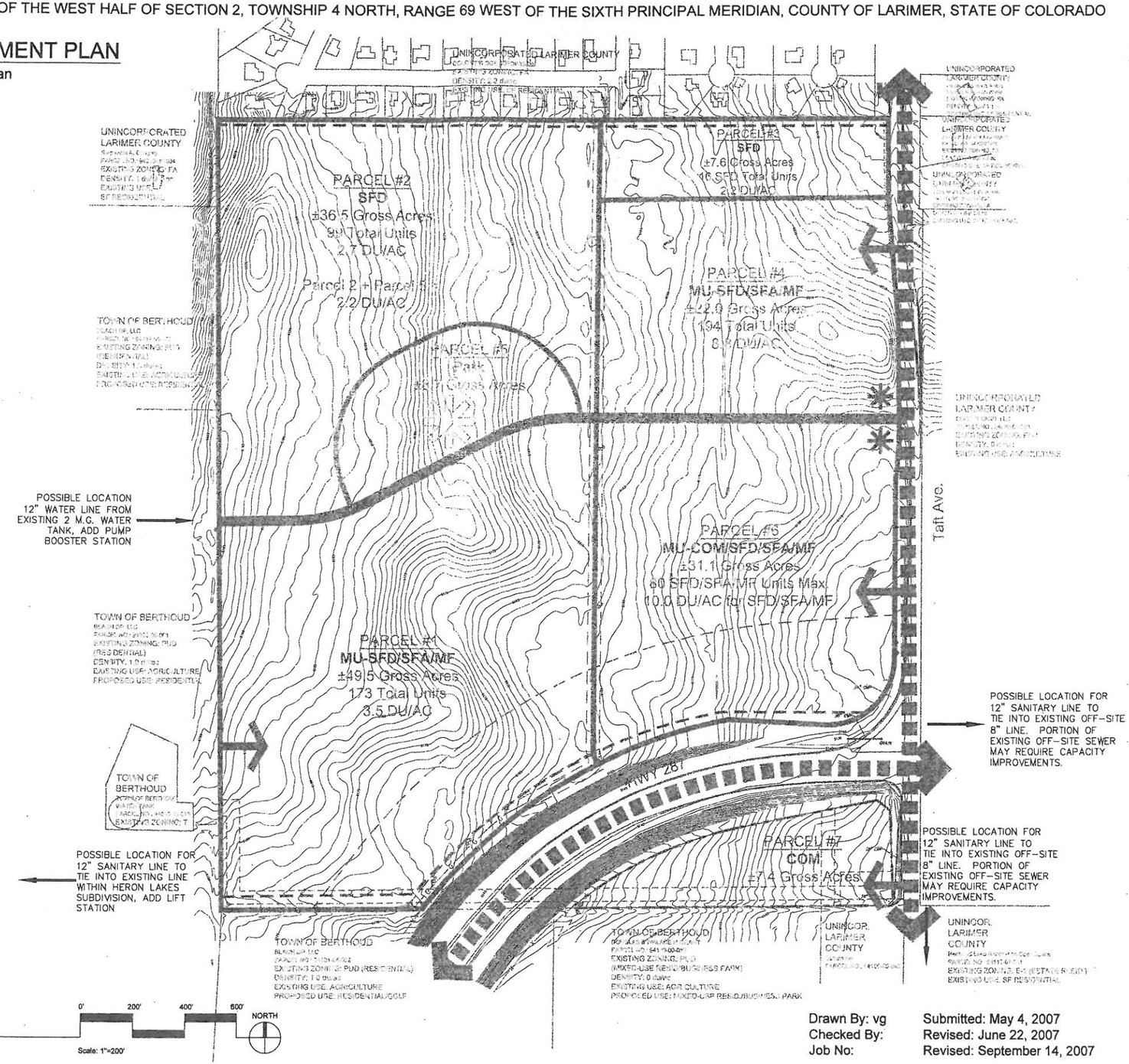
Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007

BADER FARM

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 3 AND A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

OVERALL DEVELOPMENT PLAN

Overall Utility Plan



UTILITY PLAN

Drawn By: vg
Checked By:
Job No:

Submitted: May 4, 2007
Revised: June 22, 2007
Revised: September 14, 2007

Adam Olinger

From: LotsofStuff <lotsofstuff123@comcast.net>
Sent: Tuesday, September 27, 2022 1:45 PM
To: Curt Freese; Adam Olinger
Subject: Propose Berthoud Self Storage PUD/ODP Admendment

To whom it may concern:

As a homeowner in the Hammond subdivision, I have concerns regarding the proposed three-story Berthoud self storage unit being proposed on parcel 9403000008.

My main concern deals with the traffic issues that we already are experiencing on Berthoud Parkway. At certain times of the day, trying to make a left-hand turn out of the Hammond subdivision from Waterman Drive onto Berthoud Parkway is almost impossible; traffic from the traffic light at Highway 287 and Berthoud Parkway has been backed up past Waterman Drive.

In the Hammond subdivision, we are not allowed to put up sheds that are taller than 10 feet tall. Is a three-story storage building really necessary for the small town aesthetic that Berthoud is trying to maintain?

With all of this in mind, it is important to remember that most of the people who have moved here have moved to get away from the hustle and bustle of the big city. The continuing decisions being made is ruining our small town atmosphere.

Thank you.

Janice Ehlers

Sent from Janice's iPhone

Adam Olinger

From: Curt Freese
Sent: Wednesday, October 5, 2022 7:10 AM
To: Adam Olinger
Subject: FW: Development 287 & cr17

Curt Freese, AICP
Community Development Director

Phone: 970-532-2643
Fax: 970-532-0640
cfreese@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513

-----Original Message-----
From: John McLaurin <rapanuiipc@gmail.com>
Sent: Wednesday, October 5, 2022 6:52 AM
To: Curt Freese <CFreese@berthoud.org>
Subject: Development 287 & cr17

Curt,
I am writing regarding the proposed storage units at the property on the corner of 287 and CR17. I have three comments.
First, this is a heavily trafficked road, and adding a facility that would involve cars turning into it so close to the major intersection seems like even more accidents waiting to happen. It seems like the entrance should be from inside the subdivision, not off of CR17.
Second, as the last great sight line to Long's Peak (driving south on 287 coming down off the bridge), it seems a three story facility would be a blight upon that view. I would request the height be limited to two stories.
Finally, as Berthoud is a Dark Sky town, how will you handle 24 hour lighting at this facility and still preserve our dark skies?
Thank you,
John McLaurin
2137 Elmwood St
970-231-8014

Sent from my iPhone

Adam Olinger

From: Whitney Mickael <whitney.mickael@gmail.com>
Sent: Tuesday, October 11, 2022 2:04 PM
To: Curt Freese; Adam Olinger
Subject: Berthoud Self Storage Proposal

To whom it may concern:

The proposed location for the self storage unit is very concerning for myself and my family. We just moved into the Hammond Farms neighborhood 2 months ago from Denver. We were in an area with a lot of burglaries and crime. So we decided to move to a more family friendly neighborhood where we would be around very little burglaries and crime. We have a four year old and a baby on the way. We were very excited to see that the Hammond Farms development is full of homes with families and knew this would be a perfect place to raise our children. To receive a letter regarding the proposal of the storage unit and the location makes us quite concerned. We live on the north side of Hammond Farms and our backyard will be directly next to the proposed storage unit. We understand that before purchasing our home that the property behind us was for sale. We never thought it would be proposed for self storage unit which brings a large amount of criminal activity. What is even more concerning is the barbed wire fence going up around the storage unit. The amount of burglaries that take place at these storage facilities is frightening and now we are at risk with the location going in directly behind our home. This does not make us feel safe. I'm concerned for any possible break ins at our home and in our backyard by just hopping over our fence. Because we do not have barbed wire around our property. Self storage units are known as the number one hot spots for burglaries. I ask that you please reconsider the location of the storage unit. A place that is not directly next to a family friendly neighborhood. I appreciate you taking the time to read and share our concerns. Please reconsider!

Whitney Mickael
Resident of Hammond Farms
303.717.6289

From: Lauren Richardson
To: Lauren Richardson
Subject: FW: Follow-up: Berthoud Self Storage Plan
Date: Wednesday, April 26, 2023 9:01:04 AM

From: Calvin Mickael <calvin.mickael@gmail.com>
Sent: Tuesday, March 7, 2023 3:52 PM
To: Anne Johnson <AJohnson@berthoud.org>
Subject: Follow-up: Berthoud Self Storage Plan

Hello,

My name is Calvin Mickael and I live at 1344 Means Lane with my wife, daughter, and future son (due March 27th).

We moved to Berthoud in July 2022 and knew moving to this house that we would back up to 287 with visibility into TPC, the mountains, the development of Starbucks, Taco Bell, etc.

We also noticed the commercial space advertisement on the corner and expected several things, but not a self-storage unit.

Many reports across the country show the crime that comes with Self Storage units and having the easy in and out accessibility to highway / parkway arteries (287 / Berthoud Parkway) concerns us as possibly neighboring residents. Good Morning America did a piece on the crime it brings, and there are many reports of homeless, drug labs, and other related crimes happening across the country.

Self-Storage units can be very beneficial and helpful, however, this location is very concerning for local traffic at a very dangerous intersection, and resident heavy area.

Thank you,
Calvin Mickael

From: Jenn Smith
To: Curt Freese; Adam Olinger
Subject: Berthoud Self Storage Proposal
Date: Tuesday, September 27, 2022 10:46:58 AM

To Whom It May Concern,

I absolutely have issues with a self storage facility going in behind my house. I understand when we bought our home it was in the tiny town of Berthoud. The town has exploded and not without its growing pains. However, a self storage unit comes with a whole new set of pains and my primary concern is the burglaries that come with it. My neighborhood is full of families with small children and the fact that we can protect our families from unwanted crime is huge for me.

According to The Sentinel, based in Aurora, Colorado, "The Arapahoe County Sheriff's Office reported a some 80% increase in burglaries at storage units across their jurisdiction — which includes unincorporated Arapahoe County and several policing agreements with smaller municipalities…
"They are out of control," a spokesperson for the sheriff's office said."

This is one reason I have huge concerns about a storage unit being built behind my family home.

The other is the increased traffic and the placement of the access points of entering. With these points that are on the map it will increase traffic within our neighborhood. You buy a house in a neighborhood, so there is not major traffic issues. With this proposal the increased traffic takes away the neighborhood feel and increases the anxieties that already come with being a parent.

I am truly disappointed with the Town of Berthoud with the way it has handled the growing of the town and this is another thing to add to the list. I hope you reconsider this proposal due to the fact we moved to Berthoud for the small town feel and that has and continues to be destroyed with decisions like this.

Thank you for your consideration.

Jenn Smith
719-359-1126

Sent from Jenn's iPhone

Trip Generation and Parking Study

for

Best Box Self Storage

Berthoud

Berthoud, Colorado

Prepared For:
Town of Berthoud, Planning Department
807 Mountain Ave
Berthoud, CO 80513

Prepared By:
Strategic Site Designs, LLC
88 Inverness Circle East, Se B101
Englewood, CO 80112
Attention: Michael Cleary

Prepared: February 28, 2023

Table of Contents

1.0	Introduction and Summary	4
2.0	Existing Area Conditions	4
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Appendices

1. *Trip and Parking Generation Study of Mini-Warehouses,* Brigham Young University

1.0 Introduction and Summary

This Traffic Analysis has been completed in accordance with the Town of Berthoud Development Code. The proposed development is located at the southwest corner of Highway 287 and Berthoud Parkway. The subject property is located within a planned unit development, zoned as commercial.

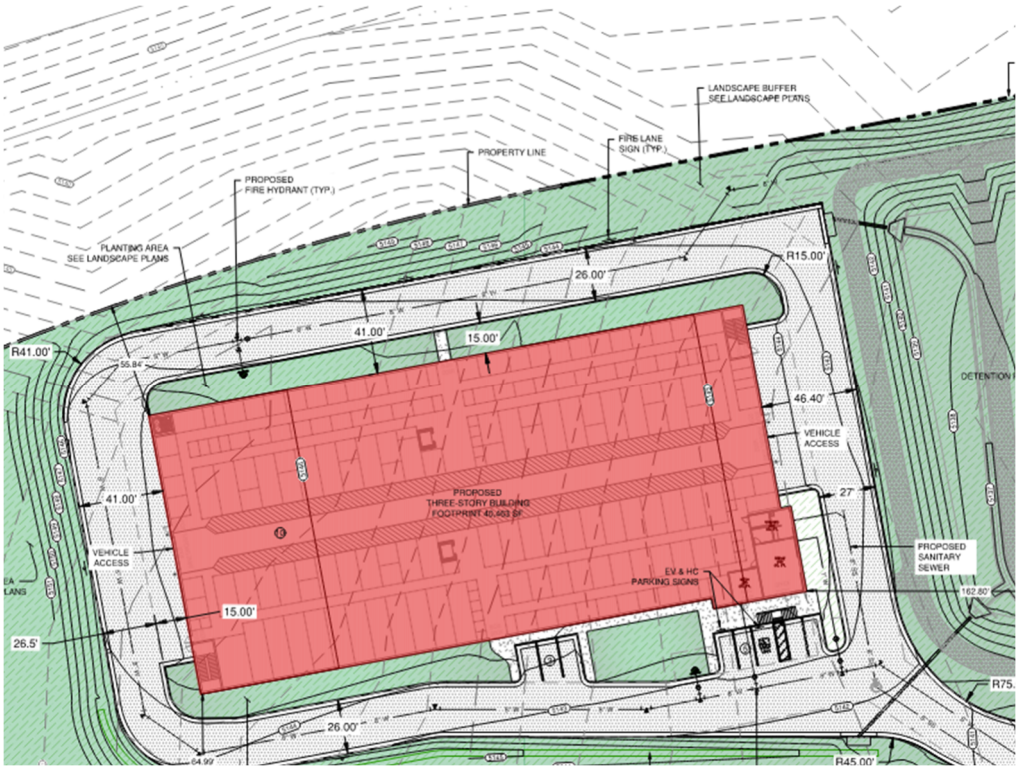
2.0 Existing Area Conditions and Proposed Development

The proposed development is for a commercial, indoor, self-storage facility with access proposed along Berthoud Parkway. The site is bound by Highway 287 to the north, Berthoud Parkway to the east and the Hammond Subdivision to the south. The development being proposed is a 3-story, climate controlled, commercial storage facility with approximately 900 square feet of office space and approximately 83,000 square feet of leasable storage area.

3.0 Projected Traffic

Access to the facility will be from Berthoud Parkway, at the southeast corner of the subject property. As the only access point proposed, all traffic generated by the proposed development would be assumed at this intersection. Given the location, relative to the target customer base, it is assumed that both entering and exiting trips will be evenly distributed, 50% northbound and 50% southbound along Berthoud Parkway.

Figure 3.1 – Proposed Site



This facility, with approximately 120,000 square feet of gross floor area and 115,000 sq. ft. of leasable area, is expected to provide approximately 792 available rental units (145 square foot average size) and, at a 90% occupancy level, 712 rented units. Based on the ITE Trip Generation Manual (10th Edition), the self-storage facility would be anticipated to generate the following trip counts:

ITE Land Use	Units (100s)	Period	Rate (Per 100 units)	Directional Distribution		Trips		
				In	Out	In	Out	Total
(151)	7.1	Weekday ADT	17.96	50%	50%	64	64	128
		Weekday AM Peak Hour	2.31	58%	42 %	10	6	16
		Weekday PM Peak Hour	2.40	48%	52%	8	9	17

However, computer gate entry information gathered from various facilities across the United States, would suggests a much lower usage level of approximately 6.5 vehicle trips per 100 rented units per day, or just 46 trips per day. A Brigham Young University Study (attached), though limited, noted a similar discrepancy between actual trip generation and ITE Manual's predicted rates.

4.0 Parking

Usage and access conditions for self-storage do not align well with typical land use categories. The low traffic rates outlined above, the growth of on-line reservation availability, and unique operations ensure that any industrial/warehouse or retail/service standard applied to self-storage uses would grossly overestimate parking demand.

A few local jurisdictions have begun to outline specific parking criteria to be applied for this use type.

Jurisdiction	Use/Type	Requirement	Applied to Subject Site
City of Denver	Mini-Storage Facility	0.1 per 1,000 GFA	12
Brighton	Industrial Uses (including storage)	2 for every 3 employees + 4 for occupancy	6
Berthoud	Office-Retail	1 per 1,000 sq. ft.	3

As the Town of Berthoud Development Code *(Section 30-2-106 Parking)* does not yet include an applicable standard, SSD proposes to establish required parking on a project(use)-specific basis. With that, and applying the new City of Denver metric, twelve parking stalls would be required. Based upon the proposed site layout and expected access/use patterns, some 'unmarked' parking is assumed inside the building, along the internal drive-isle of the building, without individually marking stalls.

More than 500 linear feet of load area will be delineated along the drive-isle providing direct access to 50+ units. It is reasonable to assume that the majority of active customers will utilize these areas, while staff and new customers will utilize the 5 marked spaces near the office area. Conservatively, just ten, interior "spaces" have been assumed… which amounts to just 1 per 50 feet of loading area or 1 for every 5

units along the drive isle. Areas near entrances at the east and west end of the building are also likely to be utilized but are not marked and not accounted for. The 10 assumed spaces, along with the 8 marked spaces, will provide ample vehicle parking.

5.0 Improvement Analysis

As evidenced throughout this analysis on the prior pages, no formal improvements to the adjacent roadways are recommended. On-site improvements will be completed per the Town of Berthoud Development Standards and Regulations.

6.0 Recommendations and Findings

Based on our analysis of the proposed trip generation and usage, our team finds that the proposed development is consistent with the development code and will not create any adverse effects on the operation of the adjacent roadways or hazards to motorists. As such, we find that no additional improvements are warranted beyond those required to construct the proposed access points onto Berthoud Parkway.

7.0 Reference Material

1. *Institute of Transportation Engineers (2020). Trip Generation Manual 10th Edition.*
2. *Design Standards (Town of Berthoud Development Code) December 19, 2022*
3. *City of Denver Written Code Interpretation — Applicability of Use Limitations for Mini-Storage Facilities in Industrial Zone Districts (January 2019)*
4. *Trip and Parking Generation Study of Mini-Warehouses,* Brigham Young University Institute of Transportation Engineers Student Chapter (2011)

TRIP AND PARKING GENERATION STUDY OF A MINI-WAREHOUSE

Introduction

The Brigham Young University (BYU) Institute of Transportation Engineers (ITE) student chapter recently completed the 2011 Data Collection Project as proposed to the ITE Western District. The data for this project were collected at a local mini-warehouse facility, which corresponds to Land Use Code 151. This project was a great learning experience for our student chapter; the funds we receive will help student chapter members attend the Western District ITE meeting in Anchorage, Alaska.

Ryan Hales, P.E., PTOE, AICP, of Hales Engineering, provided mentoring support and project review for this data collection effort. Craig Wagner, from Econolite, provided our student members with training on the use of our traffic data collection trailer on January 19 and February 23, 2011 (see Figure 1). Dr. Mitsuru Saito Ph.D., P.E. and Dr. Grant Schultz Ph.D., P.E., PTOE, both of BYU, have provided invaluable help and support and data collection equipment for the project.

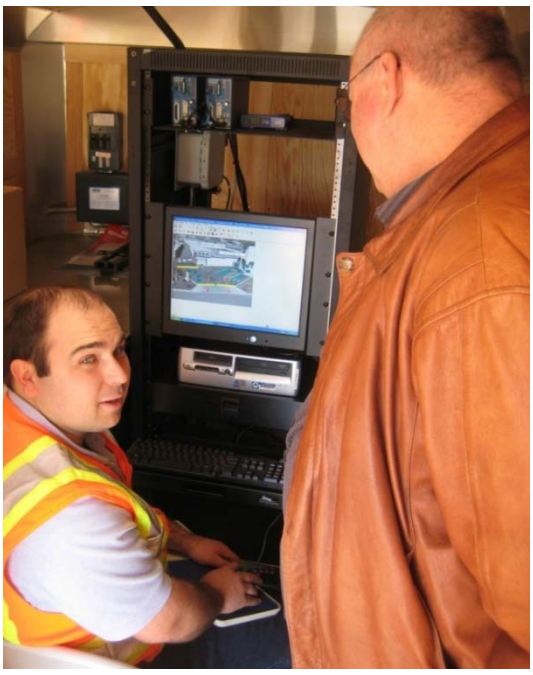


Figure 1: Data Collection training with Craig Wagner.

Site Information

Data were collected on three different days at the mini-warehouse facility, shown in Figure 2. The facility is Hillside Storage, located at 2067 Ironton Blvd. in Provo, UT. The approximate square footage of the office building, number of employees, number of parking stalls, number of units, percent of units occupied, net rentable area, gross floor area, and total property area can be seen in Table 1. There are two parking areas at the site, one of which includes the entrance to the area that contains the storage units.

Table 1: Site Characteristics

Characteristic	Value
Number of Employees	4 (2 FT, 2 PT)
Number of Units	420
Occupied Units	60%
Net Rentable Area	56,476 ft^2
Office Floor Space	1,700 ft^2
Gross Floor Area	58,098 ft^2
Property Area	3.44 acres
Number of Parking Stalls	6 (1 handicap)

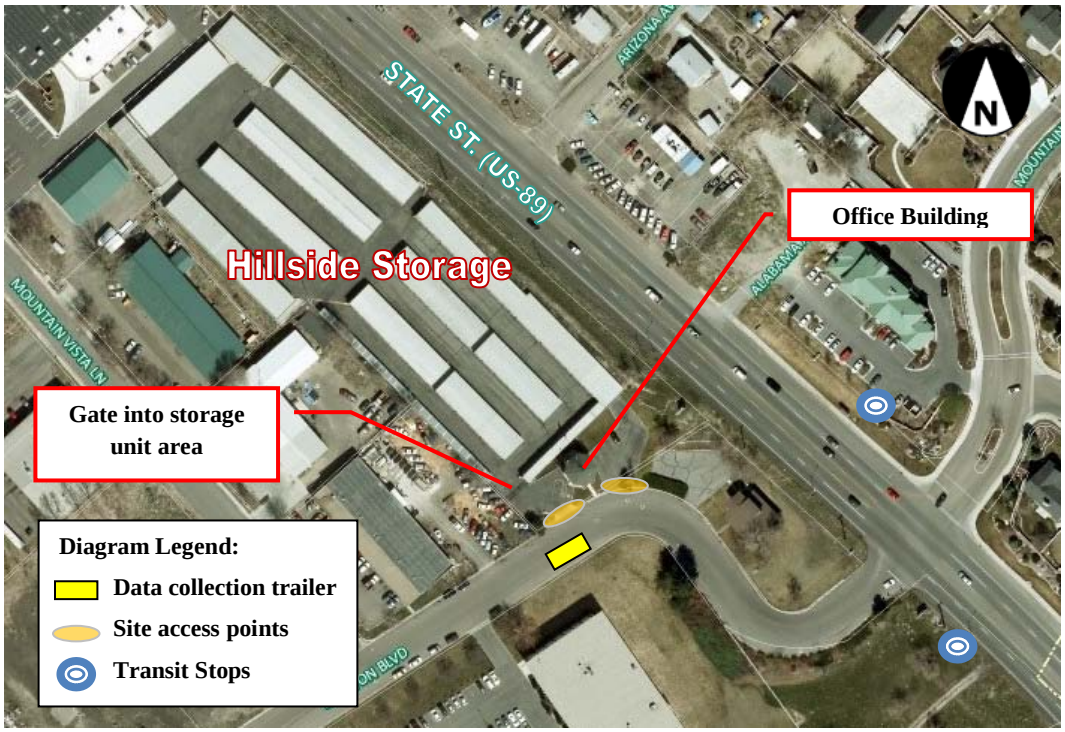


Figure 2: Site layout.

Methodology

Data were collected on Saturday, February 26, 2011; Sunday, February 27, 2011; and Tuesday, March 1, 2011. As stated in the proposal, trip generation was counted between the hours of 7am and 7pm on each day. The BYU Traffic Data Collection Trailer, shown in Figure 3, was used to collect data at the site.

The trailer is equipped with two video cameras that recorded each entrance to the site during the specified hours. These videos were then used to manually count vehicles entering and exiting the site through each access. The counts for the two driveways were totaled for each hour. The results of the trip generation are summarized in the attached Trip Generation Data Forms. Parking demand data were also collected every hour, on the hour, from 7am to 7pm. The parking data are attached in the Parking Demand Survey Forms.

Figure 3: BYU traffic data collection trailer at the site.

Results

The trip data for the morning peak period, the afternoon peak period, and the peak hour of generator are shown in Table 2, Table 3, and Table 4, respectively. Data about vehicle occupancy was not collected during this study. Furthermore, no pedestrian, bicycle, or transit trips were observed during the study. The trip rates shown are rates per occupied unit and per 1000 square feet of gross floor area (GFA). Table 5 shows a summary of trips counted for each day of the study.

Table 2: Morning Peak Period Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	8:00-9:00 AM	8:00-9:00 AM	8:00-9:00 AM
All Vehicles	1	1	0
Trucks	0	0	0
Total Trips	1	1	0
Trip Rate (Occ. Units)	0.004	0.004	0.00
Trip Rate (GFA)	0.017	0.017	0.00
% Entering	100.0%	0.0%	0.0%
% Exiting	0.0%	100.0%	0.0%

Table 3: Afternoon Peak Period Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	5:00-6:00 PM	5:00-6:00 PM	5:00-6:00 PM
All Vehicles	3	0	4
Trucks	0	0	2
Total Trips	3	0	4
Trip Rate (Occ. Units)	0.012	0.00	0.016
Trip Rate (GFA)	0.052	0.00	0.069
% Entering	66.7%	0.0%	50.0%
% Exiting	33.3%	0.0%	50.0%

Table 4: Peak Hour of Generator Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	11:00-12:00 PM	9:00-10:00 AM	5:00-6:00 PM
All Vehicles	4	2	4
Trucks	0	0	2
Total Trips	4	2	4
Trip Rate (Occ. Units)	0.016	0.008	0.016
Trip Rate (GFA)	0.069	0.034	0.069
% Entering	50.0%	100.0%	50.0%
% Exiting	50.0%	0.0%	50.0%

Table 5. Summary of Daily Trip Data

Saturday (2/26/11)			Sunday (2/27/11)			Tuesday (3/1/11)		
Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting	Total
13	12	25	4	4	8	11	8	19

Trip rates generated from this study have been calculated and are shown in Table 6 alongside average trip rates from *ITE Trip Generation, 7th Edition*. The actual number of trips for each analysis period is shown alongside the number of trips predicted from ITE trip rates in Table 7.

Table 6. Comparison of Calculated and ITE Trip Generation Rates

Independent Variable	Analysis Period	Saturday 2/26/11		Sunday 2/27/11		Tuesday 3/1/11	
		Calculated	ITE	Calculated	ITE	Calculated	ITE
Occupied Units	Full Day	0.099	0.250	0.032	0.180	0.075	0.280
	Peak Hour of Generator	0.016	0.040	0.008	0.030	0.016	0.030
Gross Floor Area	Full Day	0.430	2.330	0.138	1.780	0.327	2.500
	Peak Hour of Generator	0.069	0.400	0.034	0.300	0.069	0.290

Table 7. Comparison of Actual and Predicted Trips

Independent Variable	Analysis Period	Saturday 2/26/11		Sunday 2/27/11		Tuesday 3/1/11	
		Actual	Predicted	Actual	Predicted	Actual	Predicted
Occupied Units	Full Day	25	63	8	45	19	71
	Peak Hour of Generator	4	10	2	8	4	8
Gross Floor Area	Full Day	25	135	8	103	19	145
	Peak Hour of Generator	4	23	2	17	4	17

The trip rates calculated from this data collection study are substantially lower than the average trip rates provided by ITE. The difference between the trip rates is much larger when using gross floor area as the independent variable. This is due to gross floor area including both the space of the occupied units and unoccupied units. At the time of collection about 40% of the units were unoccupied. One reason the calculated rates are lower than the average rates provided by ITE may be that the storage units are usually used for long term storage rather than short term storage. Some of the storage units are being occupied by Brigham Young University for long term storage, which results in a lower number of trips being made for these units. Sunday trip rates may further be impacted by the demographics of the area as a large proportion of the nearby population believes that work and business activities should be avoided on Sunday. Finally, some of the difference in trip rates could be due to the timing of the study. Temperatures in Utah during February and March are often cool and accompanied by precipitation in the form of rain and snow. Cooler weather affects the behavior of mini-warehouse clients, resulting in less trips being made.

Figure 4, Figure 5, and Figure 6 show the hourly counts of vehicles entering and exiting the site, as well as the parking demand for the specified hour, for the Saturday, Sunday, and Tuesday dates, respectively.

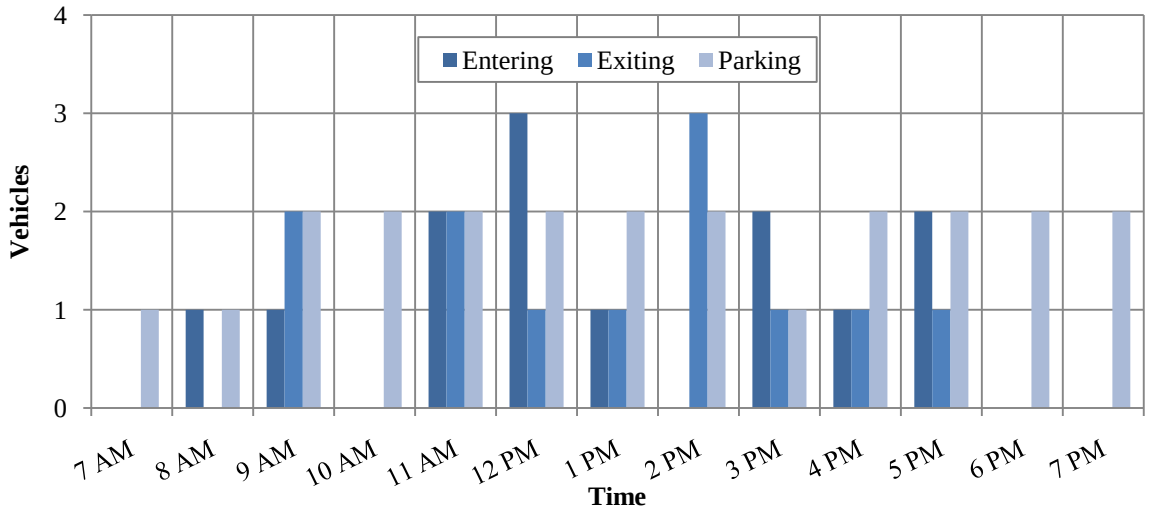


Figure 4: Counts for Saturday, February 26, 2011.

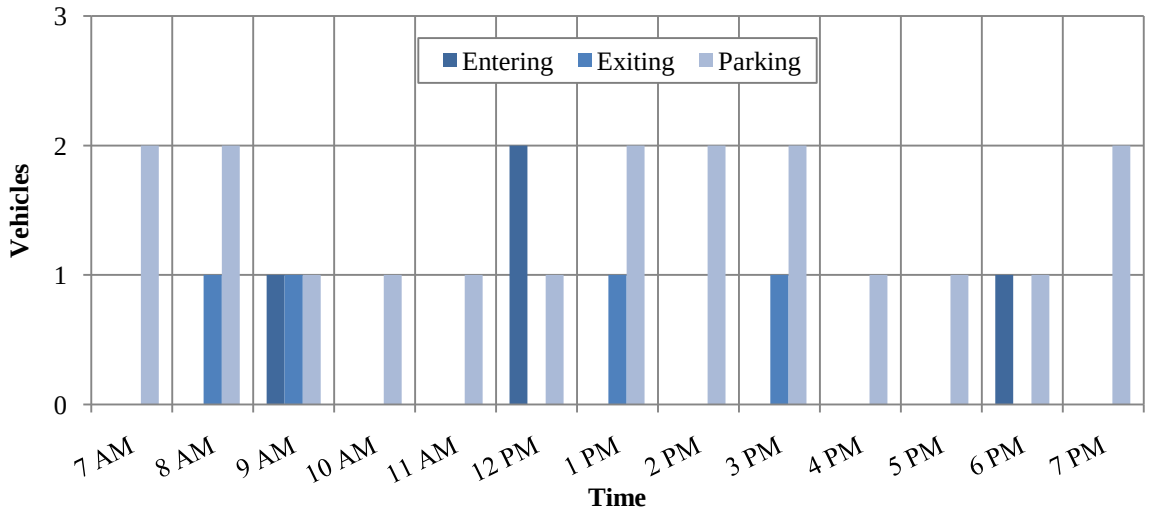


Figure 5: Counts for Sunday, February 27, 2011.

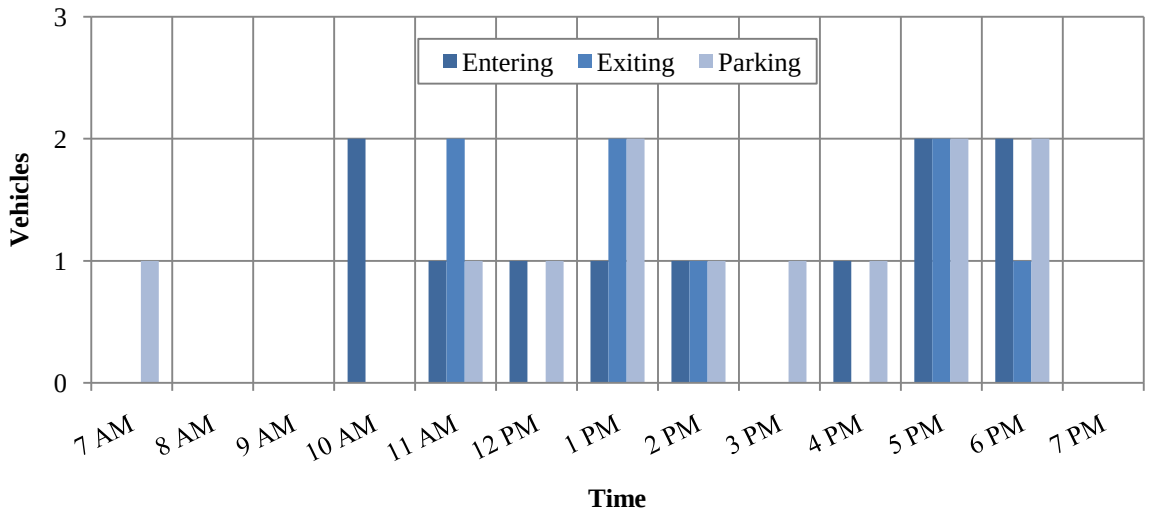


Figure 6: Counts for Tuesday, March 1, 2011.

Level of Effort

Many different BYU ITE student members were involved in this project. BYU ITE student chapter officers especially spent a lot of time organizing and carrying out the data collection efforts. A summary of hours spent on the project by student members is shown in Table 8.

Table 8: Level of Effort

Task	Number of Students	Hours per Student	Total Hours
Training	6	5	30
Data Collection	4	4	16
Data Reduction and Analysis	6	5	30
Writing and Revision	4	3	12
		Total:	88

ite Institute of Transportation Engineers

Trip Generation Data Form (Part 1)

Land Use/Building Type:[1] Mini Warehouse (Storage facility)	ITE Land Use Code: 151
Source:	Source No. (*ITE use only*):
Name of Development: Hillside Storage	Day of the Week: Saturday, Sunday, Tuesday
City: Provo State/Province: Utah Zip/Postal Code: 84606	Day: Month: February Year: 2011
Country: U.S.A.	Metropolitan Area: Provo, UT

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area:

☐ (1) CBD ☒ (3) Suburban (Non-CBD) ☐ (5) Rural
☐ (2) Urban (Non-CBD) ☐ (4) Suburban CBD ☐ (6) Freeway Interchange Area (Rural)
☐ (7) Not Given

Detailed Description of Development:[3]

Hillside Storage is a self storage business located in Provo, Utah. There are a variety of units available for rent and are open 365 days each year. The primary employees live on site.

Independent Variable: (include data for as many as possible)[2]	Actual	Estimated
4 (1) Employees (#)	☒	☐
_____ (2) Persons (#)	☐	☐
420 (3) Total Units (#) (indicate unit: rentable units)	☒	☐
252 (4) Occupied Units (#) (indicate unit: rentable units)	☐	☐
_____ (5) Gross Floor Area (gross sq. ft.) (% of development occupied _____)	☐	☐
56,476 (6) Net Rentable Area (sq. ft.)	☐	☒
_____ (7) Gross Leasable Area (sq. ft.) (% of development occupied _____)	☐	☐
3.44 (8) Total Acres (% developed: _____)	☐	☒
6 (9) Parking Spaces (% occupied: _____)	☒	☐
_____ (10) Beds (% occupied: _____)	☐	☐
_____ (11) Seats (#)	☐	☐
_____ (12) Servicing Positions/Vehicle Fueling Positions	☐	☐
_____ (13) Shopping Center % Out-parcels/pads	☐	☐
_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
1,700 (16) Other sq. ft. Total office Space	☐	☒
_____ (17) Other _____	☐	☐

2. Definitions for several independent variables can be found in the *Trip Generation*, Second Edition, *User's Guide* Glossary.

3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.

Other Data:

Vehicle Occupancy (#):
_____ A.M. _____ P.M. _____ 24-hour %

Percent by Transit:
_____ A.M. % _____ P.M. % _____ 24-hour %

Percent by Carpool/Vanpool:
_____ A.M. % _____ P.M. % _____ 24-hour %

Employees by Shift:

	Start Time	End Time	Employees (#)
First Shift:	_____	_____	_____
Second Shift:	_____	_____	_____
Third Shift:	_____	_____	_____

Parking Cost on Site: Hourly _____ Daily _____

Transportation Demand Management (TDM) Information:

At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway?

☒ No

☐ Yes (If yes, please check appropriate box/boxes, describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)

☐ (1) Transit Service
☐ (2) Carpool Programs
☐ (3) Vanpool Programs
☐ (4) Bicycle/Pedestrian Facilities and Site Improvements
☐ (5) Employer Support Measures
☐ (6) Preferential HOV Treatments
☐ (7) Transit and Ridesharing Incentives
☐ (8) Parking Supply and Pricing Management
☐ (9) Tolls and Congestion Pricing
☐ (10) Variable Work Hours/Compressed Work Weeks
☐ (11) Telecommuting
☐ (12) Other _____

Please Complete Form on Other Side

Institute of Transportation Engineers

Trip Generation Data Form (Part 2)

Summary of Driveway Volumes (All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume	11		8		19		13		12		25		4		4		8	
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):																		
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:																		
A.M. Peak Hour Generator[2] Time: 11:00 am - 12:00 pm	1		2		3													
P.M. Peak Hour Generator[2] Time: 5:00 - 6:00 pm	2		2		4													
Peak Hour Generator[3] Time (Weekend): 12:00 - 1:00 pm							3		1		4		2		0		2	

[1] Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.
[2] Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
[3] Highest hourly volume during the entire day. Please specify the peak hour.
Please refer to the *Trip Generation User's Guide* for full definition of terms.

Hourly Driveway Volumes- Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-7:00	0	0	0	0	0	0	11:00-12:00	1	0	2	0	3	0	3:00-4:00	0	0	0	0	0	0
6:15-7:15							11:15-12:15							3:15-4:15						
6:30-7:30							11:30-12:30							3:30-4:30						
6:45-7:45							11:45-12:45							3:45-4:45						
7:00-8:00	0	0	0	0	0	0	12:00-1:00	1	0	0	0	1	0	4:00-5:00	1	0	0	0	1	0
7:15-8:15							12:15-1:15							4:15-5:15						
7:30-8:30							12:30-1:30							4:30-5:30						
7:45-8:45							12:45-1:45							4:45-5:45						
8:00-9:00	0	0	0	0	0	0	1:00-2:00	1	0	2	0	3	0	5:00-6:00	2	1	2	1	4	2

☐ Check if Part 3, 4 and/or additional information is attached.

Survey conducted by: Name: Steven Dudley
Organization: Brigham Young University ITE Student Chapter
Address: 368 Clyde Building
City/State/Zip: Provo, UT 84602
Telephone #: 801-422-2811 Fax #: 801-422-0159 E-mail: byuite@gmail.com

Please return to: Institute of Transportation Engineers
Technical Projects Division
1627 Eye Street, NW, Suite 600
Washington, DC 20006 USA
Telephone: +1 202-785-0060
Fax: +1 202-785-0609
ITE on the Web: www.ite.org

Parking Demand Survey Form

Institute of Transportation Engineers

*(fill in all highlighted cells - * are required data)*

			Land Use Code*	151			
			Name of Site	Hillside Storage			
			Brief Description of Site				
Transit*	Yes		Mini-warehouse site in south part of Provo UT				
Area*	SUB		**City**	Provo			
TMP*	NO		**State**	UT	**Country**	USA	
Parking Price*		$ -	Daily Rate	$	Hourly Rate		

Site Size*	**420**	**Units***	Storage units	**Occupancy***	60%	**Land Use**	
Site Size	4	**Units**	Employees	**Occupancy**			
Site Size	56,476	**Units**	Net rentable ar	**Occupancy**			
Site Size	10,700	**Units**	Office floor are	**Occupancy**			
Site Size	58,098	**Units**	Gross floor are	**Occupancy**			
Site Size	3	**Units**	Acres	**Occupancy**			

Number of Parking Spaces Provided at Site 6

Highest Observed Parking Demand for the following hours of the day *(hour beginning)**

Date	2/26/2011	2/27/2011	3/1/2011				
Day	Saturday	Sunday	Tuesday				
12 Mid							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM							
5:00 AM							
6:00 AM							
7:00 AM	1	2	1				
8:00 AM	1	2	0				
9:00 AM	2	1	0				
10:00 AM	2	1	0				
11:00 AM	2	1	1				
12 Noon	2	1	1				
1:00 PM	2	2	2				
2:00 PM	2	2	1				
3:00 PM	1	2	1				
4:00 PM	2	1	1				
5:00 PM	2	1	2				
6:00 PM	2	1	2				
7:00 PM	2	2	0				
8:00 PM							
9:00 PM							
10:00 PM							
11:00 PM							

Person	Steven Dudley	**Organization**	BYU ITE
Phone	801-636-8821		
Fax			
Email			

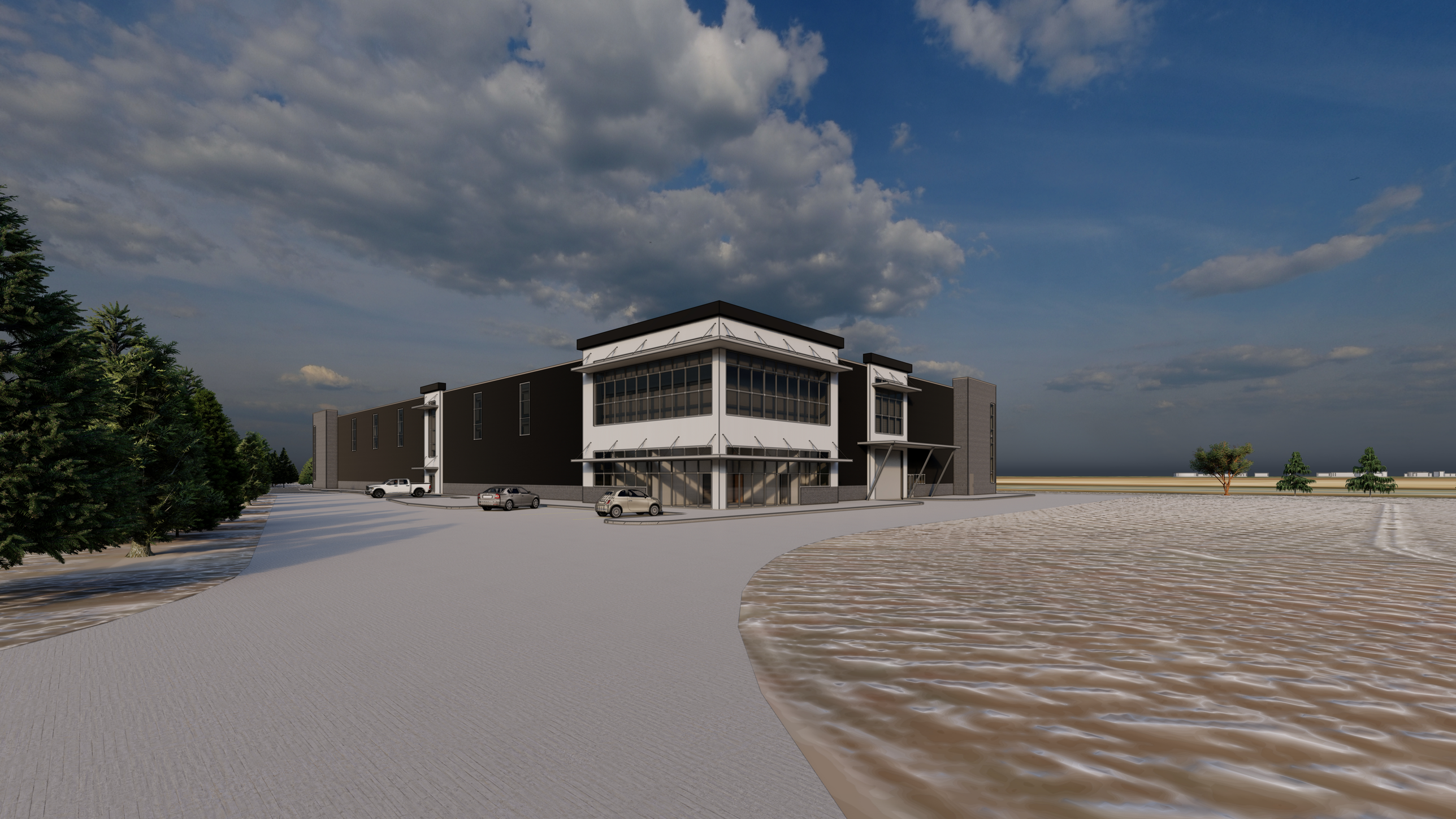
Notes Includes only vehicles parked at the office parking lot, not those parked at the storage units.

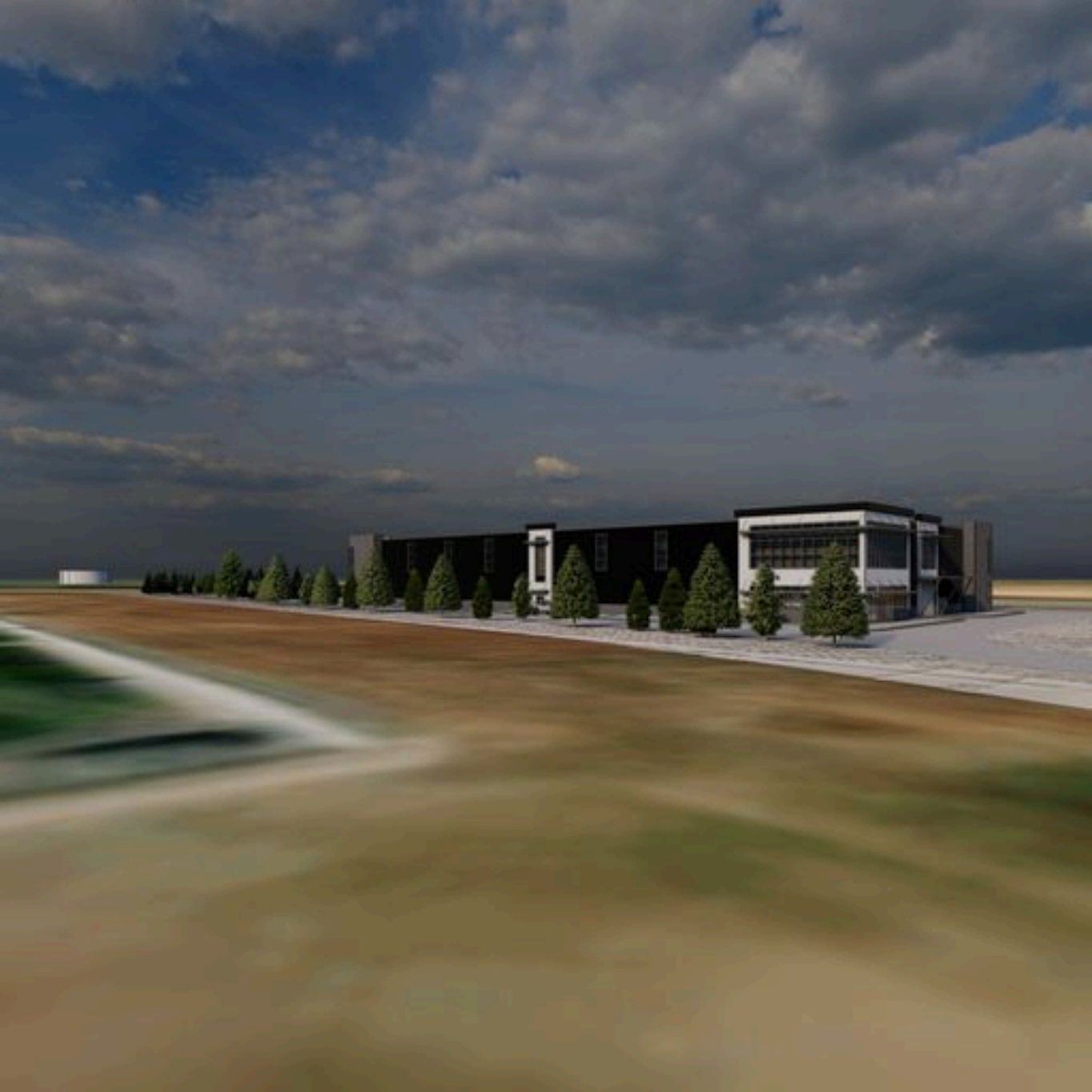
Enter data on the web at www.ite.org Comments to: ite_staff@ite.org

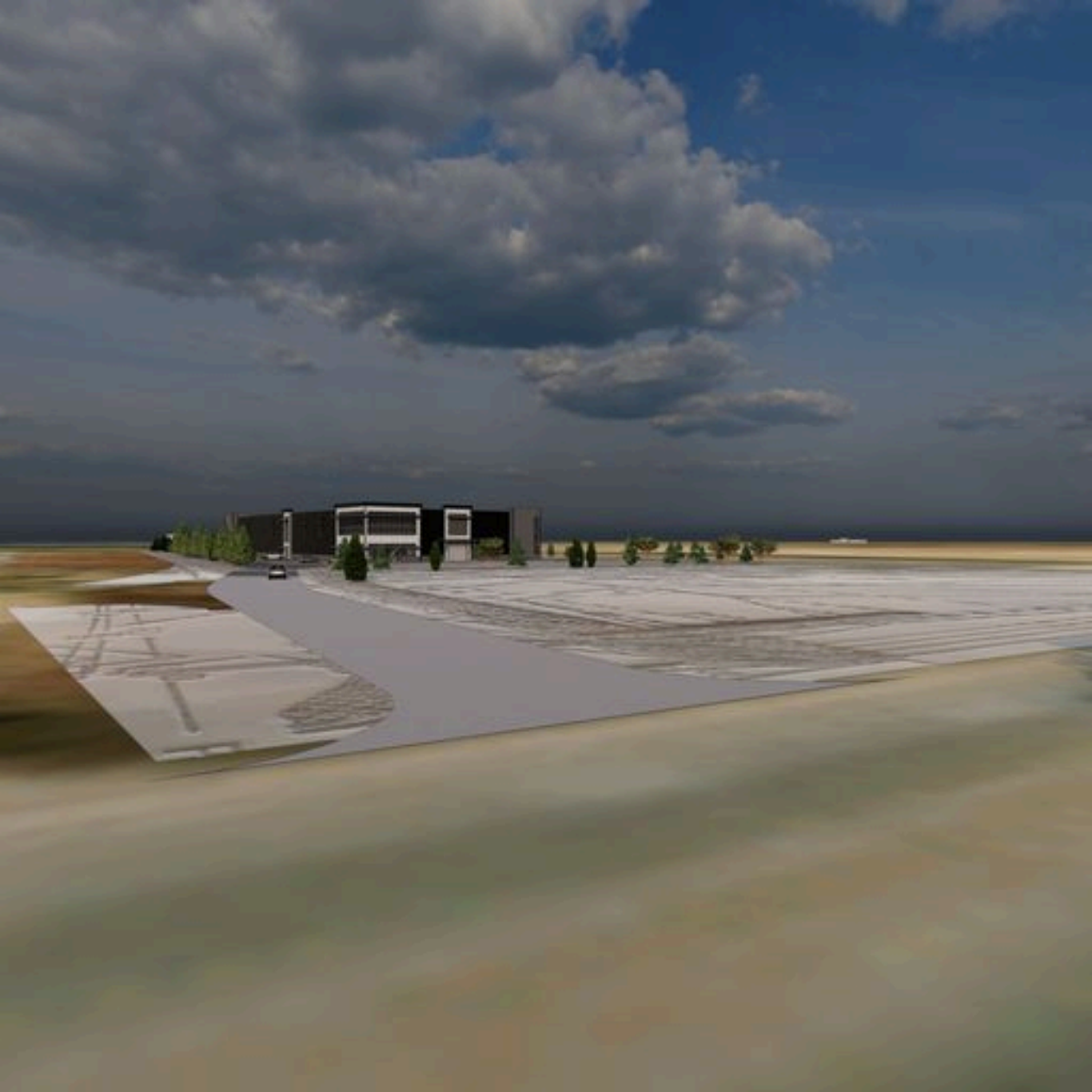
IF not entered on web site, please mail to:

Institute of Transportation Engineers, 1627 Eye Street, NW Suite 600; Washington, DC 20006

Form version 1.4







807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | **Berthoud.org**

TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: April 19, 2023

Note: A Technical Review Committee Meeting is required prior to moving forward in the process.

Project Name: Berthoud Self Storage

Project Type: Use by Special Review/ Conditional Use

Location: SW corner of Berthoud Pkwy and Hwy 287

Project Applicant: BCM Management Partners, LLC

It has been approximately four weeks since your submittal. As promised, the Town of Berthoud is providing comments to you at this time to advance the development review process.

THE FOLLOWING AGENCIES RECEIVED OR WERE MAILED THIS SUBMITTAL AND THEIR RESPONSES ARE PROVIDED ON THE FOLLOWING PAGES:

TOWN OF BERTHOUD

- ☒Engineer/Public Works Director
- ☒Project Planner
- ☒Town Attorney
- ☐Town Arborist
- ☐Traffic Consultant

OTHER AGENCIES

- ☒Berthoud Fire Protection District
- ☒Little Thompson Water District
- ☐Ditch Companies
- ☒CDOT
- ☒Larimer County Engineering
- ☒Larimer County Health Dept.
- ☒Larimer County Planning

Specific and complete comments are provided under each individual agency's section. Please read the entire report and address each comment. If you have any questions or concerns regarding any comment, contact the Planning Department or the individual agency to clarify the statement and reach an understanding. It is in your interest to do so in order to streamline the review process.

"NO RESPONSE" indicates an agency has not sent any comments to the project planner before the writing of this summary.

If you have any questions concerning comments on your project or the development review process, please feel free to contact the Planning Department at 970.532.2643.

PLANNING Response received: 03/019/2023

Community Development Department

Comment 1: Please rename the CUP Plans to Use by Special Review.

Comment 2: Please provide an updated landscape and irrigation plan for next submittal that include added shrubs and native seed cover in the easement areas. Submittal deadline for Planning Commision is Wednesday, April 26. See Landscape Redlines 04.19.23.

Comment 3: Submit CDs with the updated name. These will not go in front of the Planning Commission.

Comment 4: The applicant shall add the Planning Commission signature block as well as the Town Board signature block.

Comment 5: The applicant shall remove the current approval blocks from the cover sheet.

Comment 6: Once all plans have been approved, the Use by Special Review sheet will need to be executed, and printed on mylar 24'' x 36'' and color. This sheet set will be scanned by the Town in digital format.

Comment 7: The CD sheet set, can be printed on paper, 24'' x 36'' in color.

BASELINE ENGINEERING Response received: 03/07/2023

Luke Seeber luke.seeber@baselinecorp.com; Noah Nemmers noah@baselinecorp.com

Comments can be found at the following link:
https://www.dropbox.com/scl/fo/ks1w76biy19szsrjin2b1/h?dl=0&rlkey=g2qkwiowoz2lya2t0kf3vp2ea

PUBLIC WORKS Response received: 04/07/2023

Keith Knoll

Comment 1: The applicant shall increase the sidewalk width to 6' due to its role as part of a neighborhood trail as identified in the Trails Master Plan.

BERTHOUD FIRE PROTECTION DISTRICT Response received: 04/10/2023

Joe Jaramillo

Comment 1: Comments can be found at the following link:
https://www.dropbox.com/s/1mpecj9ep9wyl54/Fire%20District%20Comments%20Berthoud%20Self%20Storage%203rd%20review.pdf?dl=0

LARIMER COUNTY ENGINEERING Response received: 04/03/2023

Traci Shambo

Comment 1: Larimer County Engineering Department has no comment with this referral.

LITTLE THOMPSON WATER DISTRICT Response received:

Clayton Orback

Comment 1: None.

Berthoud Fire Protection District
275 Mountain Ave.
Berthoud, Colorado 80513
(970) 532-2264

Date: 7/10/2022
Berthoud Self Storage

The Berthoud Fire Rescue District's Fire Prevention Division has completed a review of above project.
Currently, the Fire District has the following comments and requirements based on the 2018 International Fire Code.

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.
The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8. Fire apparatus access roads shall have an unobstructed width of not less than 26 feet, exclusive of shoulders, except for approved security gates in accordance with section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus 75,000 pounds and shall be surfaced to provide all weather driving capabilities.

503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. The turning radius is 50 foot outside and 25 foot inside.

507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into within the jurisdiction.
Where a portion of the facility or building hereafter constructed or moved into is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided.

Note: The required fire-flow for a specific building cannot be determined at this time not knowing the square footage or construction type of the future buildings. The fire-flow cannot be less than 1,000 gallons per minute at 20 p.s.i. for building equipped with a fire sprinkler system and can up to 8000 gallons per minute at 20 p.s.i. based on construction type and size of the buildings without a fire sprinkler system.

Please see table B 105.1 and table 105.2 in The International Fire Code.

Bader Farm

04.27.2023

Title Commitment:

1. Per the Berthoud Development Code, a current title commitment is required, dated no more than 30 days from the date of final plat application submittal. The updated commitment should be provided after all plat comments are addressed. **No commitment was provided with this submittal**.

Plat:

1. Provide a signature line for all owners.
2. The access easement, south of and adjacent to the proposed Lot 1, will need to be recorded prior to the plat, with the recording information shown on the plat.
3. Remove Planning Commission certificate.

April 26, 2023

Town of Berthoud, Planning Department
807 Mountain Avenue
Berthoud, CO 80513
Attention: Lauren Richardson

Re: Best Box Self Storage
CUP Submittal Comment Responses

Project Name:	Berthoud Self Storage
Project Type:	CUP/USR
Location:	SW corner of Berthoud Pkwy and Hwy 287
Project Applicant:	BCM Management Partners, LLC

Lauren,

Our development team has reviewed the comments provided and, where appropriate/necessary, made corresponding revisions. Below are the comments received along with a response to each:

PLANNING — Response received: 03/019/2023
Community Development Department

Comment 1: Please rename the CUP Plans to Use by Special Review.

Response: Sheet title references revised throughout

Comment 2: Please provide an updated landscape and irrigation plan for next submittal that include added shrubs and native seed cover in the easement areas. Submittal deadline for Planning Commision is Wednesday, April 26. See Landscape Redlines 04.19.23.

Response: Sheet title references revised throughout

Comment 3: Submit CDs with the updated name. These will not go in front of the Planning Commission.

Response: Noted-CDs to be submitted separately.

Comment 4: The applicant shall add the Planning Commission signature block as well as the Town Board signature block.

Response: Approval blocks revised per email dated 4/24

Comment 5: The applicant shall remove the current approval blocks from the cover sheet.

Response: Approval blocks revised per email dated 4/24

Comment 6: Once all plans have been approved, the Use by Special Review sheet will need to be executed, and printed on mylar 24'' x 36'' and color. This sheet set will be scanned by the Town in digital format.

Response: Noted

Comment 7: The CD sheet set, can be printed on paper, 24'' x 36'' in color.

Response: Noted

BASELINE ENGINEERING — Response received: 03/07/2023
Luke Seeber luke.seeber@baselinecorp.com; Noah Nemmers noah@baselinecorp.com

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Comments can be found at the following link:
https://www.dropbox.com/scl/fo/ks1w76biy19szsrjin2b1/h?dl=0&rlkey=g2qkwiowoz2lya2t0kf3vp2ea

Response: Civil plans comments to be address separately

PUBLIC WORKS — Response received: 04/07/2023
Keith Knoll

Comment 1: The applicant shall increase the sidewalk width to 6’ due to its role as part of a neighborhood trail as identified in the Trails Master Plan.

Response: sidewalk widened

BERTHOUD FIRE PROTECTION DISTRICT — Response received: 04/10/2023
Joe Jaramillo

Comment 1: Comments can be found at the following link:
https://www.dropbox.com/s/1mpecj9ep9wyl54/Fire%20District%20Comments%20Berthoud%20Self%20Storage%203rd%20review.pdf?dl=0

Response:
Fire apparatus access roads have been designed in accordance with Section 503 of the IFC.
Fire flow/hydrant spacing has been determined in accordance with Section 507. See “Fire Flow and Hydrant Spacing” document provided with this submittal.

LARIMER COUNTY ENGINEERING — Response received: 04/03/2023
Traci Shambo

Comment 1: Larimer County Engineering Department has no comment with this referral.

LITTLE THOMPSON WATER DISTRICT — Response received:
Clayton Orback

Comment 1: None.