



**Garden
Spot of
Colorado**

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TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL

807 Mountain Avenue

THURSDAY, January 27, 2022

6:00 P.M.

1. Call to Order

2. Roll Call

Jan Dowker, Chairwoman
Sean Murphy, Secretary
Karen Anderson
Abigail Smith

Jeff Butler, Vice Chair
Karl Ayers
Chris Kurtz

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

3. Approval of Minutes of the January 13, 2022 Planning Commission Meeting.

4. Public Hearing: Vantage R3 & Tract O Neighborhood Master Plan Request and Vantage 5th Filing Preliminary/Final Plat Request, Kristin Turner agent.

5. Reports.

6. Adjourn.

The Planning Commission Meeting will be held both in person in the basement of Town Hall and virtually through Zoom at <https://us02web.zoom.us/j/82086420392> and can be accessed by the following Meeting ID number or by using the call-in phone number:

Meeting ID: 820-8642-0392

Call-in Number: +1 (669) 900-6833

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



Planning Commission Minutes – January 13, 2022

1. Call to Order – The Planning Commission convened a regular meeting on January 13, 2022. Chairwoman Dowker called the meeting to order at 6:02p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman) <i>via ZOOM</i>
Sean Murphy	(Secretary)
Karl Ayers	(Commissioner) <i>via ZOOM</i>
Karen Anderson	(Commissioner)
Chris Kurtz	(Commissioner) <i>via ZOOM</i>

Staff present:	Curt Freese	(Director)
	Adam Olinger	(Planner)
	Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the December 09, 2021 Planning Commission Meeting.

MOTION made by Commissioner Murphy.

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

4. Election of Officers: Election of Chairperson, Vice Chair, and Secretary for the 2022 calendar year.

Jan Dowker was nominated as Chair by Commissioner Dowker.

With all in favor, THE MOTION CARRIED.

Jeff Butler was nominated as Vice Chair by Commissioner Dowker.

With all in favor, THE MOTION CARRIED.

Sean Murphy was nominated as Secretary by Commissioner Murphy.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: R & R Storage Conditional Use and Waiver Request (Byron Shockley, Agent)

Planner Olinger introduced the R & R Storage Conditional Use and Waiver Request to allow outdoor vehicular storage as the principal use on the property, including three (3) waivers to the development code. The applicant is proposing to provide landscaping along County Road 10E and Clayton Place, a gate at the site's entrance, and striping to the existing concrete lot.

Lonnie Sheldon (Engineer, Van Horn Engineering & Surveying) explained the need for the conditional use and waiver request.

Public Comment was opened at 7:04p.m.

Public Comment was closed at 7:05p.m.

Commissioner Dowker was concerned about sidewalks and bike lanes for the development, and wanted to see these implemented today and not just evolving to where we are today.

Commissioners expressed difficulty in making an exception for conditional use on this property at this time, but encouraged applicants to continue working with the staff.

MOTION made by Commissioner Ayers to DENY the R & R Storage conditional use request, finding that it does not satisfy Section 30-3-106 C. 2, 4, 5, & 6.

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

6. Reports –

Director Freese announced the next Planning Commission meeting will be 27 January 2022.

Planner Olinger congratulated Commissioner Smith on her new baby.

Commissioner Dowker thanked the commissioners who attended in-person.

7. Adjourn –

The meeting was adjourned at 7:43p.m.



**STAFF REPORT: VANTAGE R3 & TRACT O/ VANTAGE 5TH FILING
NEIGHBORHOOD MASTER PLAN AND PRELIMINARY & FINAL PLAT REQUEST**

DATE: January 27, 2022

GENERAL INFORMATION		
Applicant:	DR Horton d/b/a Melody Homes Inc	Size: 34.9 acres
Site Location:	The Neighborhood Master Plan request is for the undeveloped property on the south side of CR 10E between Cuda Ct on the west and just past the Home Supply Ditch to the east, the undeveloped property on the SE corner of Water Ave and Sun River Rd, and the property at the northern terminus of Sun River Rd. The Preliminary Plat request is for the property at the northern terminus of Sun River Rd.	
Applicant's Request:	The Applicant is proposing a Neighborhood Master Plan to create 130 new single-family detached and attached lots as well, a master plan for the neighborhood’s central park, and creation of open space. They’re also requesting a preliminary and final plat request to create a buildable lot from an existing tract for the proposed community building within the central park.	
Current Zoning:	R-1 (Single Family Residential) and R-3 (Multi-Family Residential).	
ZONING DISTRICT INFORMATION		
	R-1	R-3
Max Density	8 units per acre	20 units Per acre
Min. Lot Size	3,500 sq. ft.	1,400
Min. Lot Width	35’	16’
Front Setback	20’ front loaded; 15’ rear loaded	20’ front loaded; 10’ rear loaded
Side Setback	5’ side; 10’ corner side	0’ attached side; 5’ side; 10’ corner side
Rear Setback	20’ front loaded; 5’ rear loaded	10’ front loaded; 5’ rear loaded
Building Height:	40’ principal; 30’ accessory	40’ principal; 30’ accessory
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: RR-2 (Larimer County), R-1	Berthoud Lake Ranchettes/Enclave, Red Horizons, and rural county lots.	N/A
South: R-1	Undeveloped Vantage 2 nd , 3 rd , and 4 th Filings	N/A
East: R-1, PUD	Undeveloped Vantage 2 nd , 3 rd , and 4 th Filings	N/A
West: RR-2 (Larimer County), R-1	Rural county lots and Vantage 2 nd Filing in various stages of development.	N/A

PROPOSAL

This is a Neighborhood Master Plan, Preliminary Plat, and Final Plat request for the Vantage R3 & Tract O project. The applicant is proposing a Neighborhood Master Plan for the creation of 130 new single family detached and attached lots, a master plan for the neighborhood's central park, and creation of open space on 34.9 acres of land.

The applicant is also proposing a Preliminary and Final Plat request to create a buildable lot for the proposed park clubhouse out of the existing tract.

Between 2016 and 2018, the Planning Commission and the Board of Trustees approved the Vantage subdivision, which includes over 693 single family detached lots on 371 acres. The Concept Plan (the Neighborhood Master Plan has since replaced the Concept Plan process) for this project was approved in 2017, in which the R3 zoned areas were called out for "future multi-family (townhouse)" with the expectation that any platting come back before the Planning Commission and Board of Trustees for approval. Since the project is over 10 acres in size, it is required to receive Neighborhood Master Plan approval prior to any platting.

Neighborhood Master Plan

The Neighborhood Master Plan is intended to provide a general overview of lot layouts, density, and amenities for a proposed subdivision.

The Vantage R3 & Tract O Neighborhood Master Plan depicts 130 single family detached and attached residential lots, the neighborhood's central park, and open space. There are trails depicted along the North side of Tract P behind the single family detached homes connecting to Vantage 2nd Filing and County Road 10E, around the proposed duplexes in Tract N, within the common areas of Tract A's duplexes, and throughout the central park.

Preliminary and Final Plat

The applicant is requesting for a Preliminary and Final Plat to carve out a single lot from a portion of the existing Vantage Tract O. Tracts do not allow any buildings to be built on the land, so in order to build the proposed community building at the central park the applicant needs to create a buildable lot.

Typically, the applicant would have to wait before being granted Neighborhood Master Plan approval before beginning the Preliminary Plat process (and then wait until Preliminary Plat approval to be heard

for Final Plat), however since the Preliminary/Final Plat request is extremely minor, Staff has allowed the request to run concurrently with the Neighborhood Master Plan request. The Preliminary and Final Plat requests will not be heard unless the Neighborhood Master Plan is approved.

Parks

The applicant proposes a central park and 23 acres of open space. The proposed amenities are identified on the Neighborhood Master Plan and are listed below:

Central Park (5.11 Acres)

LIST A: REQUIRED COMPONENTS:

- Electricity.....
- Irrigation.....
- Security Lighting.....
- Trash Receptacles (min 2 per acre).....
- Bike Racks.....
- Landscaping.....

LIST B: PRE-SELETED COMPONENTS (3 required):

- 15,000+ sqft turf area.....42,098 sqft turf area provided
- 10,000+ sqft natural area.....63,296 sqft natural area provided
- Loop Walk (min 2,000 ft).....2,144 ft loop walk provided

LIST D: SPECIALTY COMPONENTS (2 required):

- Commercial Grade Playground.....
- Outdoor Pool.....
- Community Building.....

LIST E: COMFORT & CONVENIENCE FEATURES (restrooms mandatory, 3 others required)

Restrooms with plumbing (counts as 3 features).....	
BBQ Grills (1 per every 2 picnic tables).....	2 BBQ grills provided for 2 picnic tables
Benches (min 1 per half acre).....	11 benches provided (11 required)
Shade Structure for Components from List D (one per item).....	1 for playground, 1 for pool area

Open Space Elements

For the Vantage R3 & Tract O project, at least 10% of the area must be open space and at least two (2) open space elements will be required. The applicant has provided the following:

- 23 acres of open space (66% of the project)
- 2.48 contiguous acres of useable detention (counts as two elements)

Subdivision Identity

The proposed subdivision would require six (6) subdivision identity elements. Eight elements are proposed and listed below:

Playground

Pool (2 Elements)

Community Building (2 Elements)

Alley Loaded Streets (2 Elements)

Pollinator Garden

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area as Urban Residential (orange on the map) and as Parks, Recreation, & Trails (green on the map)

✓ While the duplexes are being developed in a more suburban development form, the proposed duplex use meets the R-3 (Multi-Family Residential) zoning districts standards. Because this zoning designation has been in place since 2016, Staff feels that the proposed higher density and alley loaded product is an adequate blend of the zoning district's requirements and the comprehensive plan's vision.

x. While the suburban homes in Tract P do not meet the urban residential land use dictated in the Preferred Land Use Map, the lack of a vehicular or pedestrian ditch crossing makes a continuation of the suburban pattern found to the South make sense.

NEIGHBORHOOD MASTER PLAN CRITERIA

The criteria in Section 30-6-106 G. of the Development Code for a Preliminary Plat requires the following criteria to be met (with Staff analysis regarding each point below):

1. The land use mix within the project conforms to Berthoud's Zoning District Map and Comprehensive Plan Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan.
 - ✓ The land use mix within the project conforms to Berthoud's Zoning District Map and adequately furthers the goals and policies of the Comprehensive Plan.
2. The Neighborhood Master plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Chapter, the Town Comprehensive Plan, and the Parks, Open Space and Recreation (PORT) Plan as amended.
 - ✓ The proposed Neighborhood Master Plan represents a functional system of land use as it ties into the nearby development pattern in a logical form.
 - ✓ This project is consistent with the Development Code and Comprehensive Plan by meeting all of the applicable parks, open space, and subdivision identity standards while also having an adequate development pattern for its location.
 - ✓ This project is consistent with the criteria of the PORT Plan by creating a new park, dedicating 23 acres of open space, paving a trail along County Road 10E, and by connecting to trails in undeveloped filings of Vantage.
3. The preliminary traffic, open space, park, utility, and pedestrian design is adequate and functional given the existing and planned capacities of each system, and meets the standards found in this Code.
 - ✓ The preliminary traffic, open space, park, utility, and pedestrian designs are adequate and functional given the capacities of each system. As the project is mostly filling in the remaining land in the Vantage subdivision, these densities and use types have been planned since the project began in 2014.
4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
 - ✓ Overflow/visitor parking in the two duplex areas was identified by Staff early on in the process as a potential issue, however, the applicant has mitigated this concern by providing dedicated off-street parking areas within their enclaves.
5. There is a need or desirability within the community for the development and the development will help achieve a balance of land use and/or housing types within Berthoud according to Town goals.
 - ✓ The area of town between Bunyan Ave and County Road 10E will be dominated by single-family detached homes once Phases 2-4 of Vantage are completed. The addition of the duplex products would provide a much-needed diversity to the housing stock for this area of town.

PRELIMINARY PLAT CRITERIA

The criteria in Section 30-6-107 B. of the Development Code for a Preliminary Plat requires the following criteria to be met (with Staff analysis regarding each point below):

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this code
 - ✓ This preliminary plat request represents a functional system of land use as it allows for a community building to be built within the central park.
2. The application is consistent with the approved concept plan and incorporates the Town's recommendations and any conditions of approval
 - ✓ The application is in line with both the approved 2017 Concept Plan and the proposed 2022 Neighborhood Master Plan.
3. The land use mix within the project conforms to Berthoud's Zoning District Map and Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan and PORT Plan
 - ✓ A community building is allowed in the R-1 (Single-Family Residential) zoning district and would be an encouraged amenity within the central park by the Comprehensive Plan and PORT Plan.
4. The utility and transportation design is adequate, given existing and planned capacities of those systems.
 - ✓ The applicant has proposed separate off-street parking for the community building and would be able to tie in seamlessly to the existing utility network.
5. Negative impacts on adjacent land uses including, but not limited to: solar access, heat, dust, glare, traffic, and noise have been identified and satisfactorily mitigated.
 - ✓ An off-street parking lot for the community building has been proposed in order to mitigate the potential traffic impacts this project would impose on the surrounding area.
6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Berthoud
 - ✓ There is a desirability within the community for the proposed community building as it would provide a communal gathering place within the central park for the residents of the area.
7. How the Applicant has addressed comments received from the public, during the Public Comment portion of the process
 - ✓ There was no public comment received regarding this Preliminary Plat request or the community building in general.

FINAL PLAT CRITERIA

The criteria in Section 30-6-108 C. of the Development Code for a Preliminary Plat requires the following criteria to be met (with Staff analysis regarding each point below):

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;
 - ✓ The land use is not being changed from the Preliminary Plat.
 - b. Does not change the number of lots or residential density by more than 5%;
 - ✓ The number of lots is not being changed.
 - c. Does not contain changes which would render the final plat in nonconformance with the requirements of this Code;
 - ✓ There are no changes from the Preliminary Plat.
 - 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;
 - ✓ There are no changes from the Preliminary Plat.
 - e. Does not change any measurable standard (other than above) by more than 15%;
 - ✓ There are no changes from the Preliminary Plat.
 - f. How the Applicant has addressed comments received from the public during the Public Comment portion of the process.
 - ✓ There were no public comments received regarding the Final Plat or the proposed community building in general.
2. The development complies with this Code, the Comprehensive Plan and the PORT Plan.
 - ✓ The Preliminary Plat application complies with the Municipal Code, Comprehensive Plan, and PORT Plan by allowing for the proposed community building to be built as an improved amenity of the community park.
3. All applicable technical standards including the provision of water in sufficient amount and quality have been met.
 - ✓ All applicable technical standards, including the provision of water for the proposed community building, have been met.

PUBLIC NOTICE AND COMMENT

Notice of the Planning Commission Public Hearing has been mailed to property owners within 1000 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the application was sent out to all property owners within 1000 feet, with an invitation to comment on the request within three weeks of receipt.

FINDINGS AND RECOMMENDATIONS

THREE POTENTIAL MOTIONS:

NEIGHBORHOOD MASTER PLAN

Staff recommends a motion to recommend approval of the Vantage R3 & Tract O Neighborhood Master Plan, finding that it satisfies Section 30-6-106 B. (found on page 6 of this staff report).

PRELIMINARY PLAT FOR THE ONE LOT TRACT O

Staff recommends a motion to recommend approval of the Vantage 5th Filing Preliminary Plat, finding that it satisfies Section 30-6-107 C. (found on page 7 of this staff report) with the following condition:

- 1. This recommendation only be made should the Berthoud Board of Trustees vote to approve the Vantage R3 & Tract O Neighborhood Master Plan.**

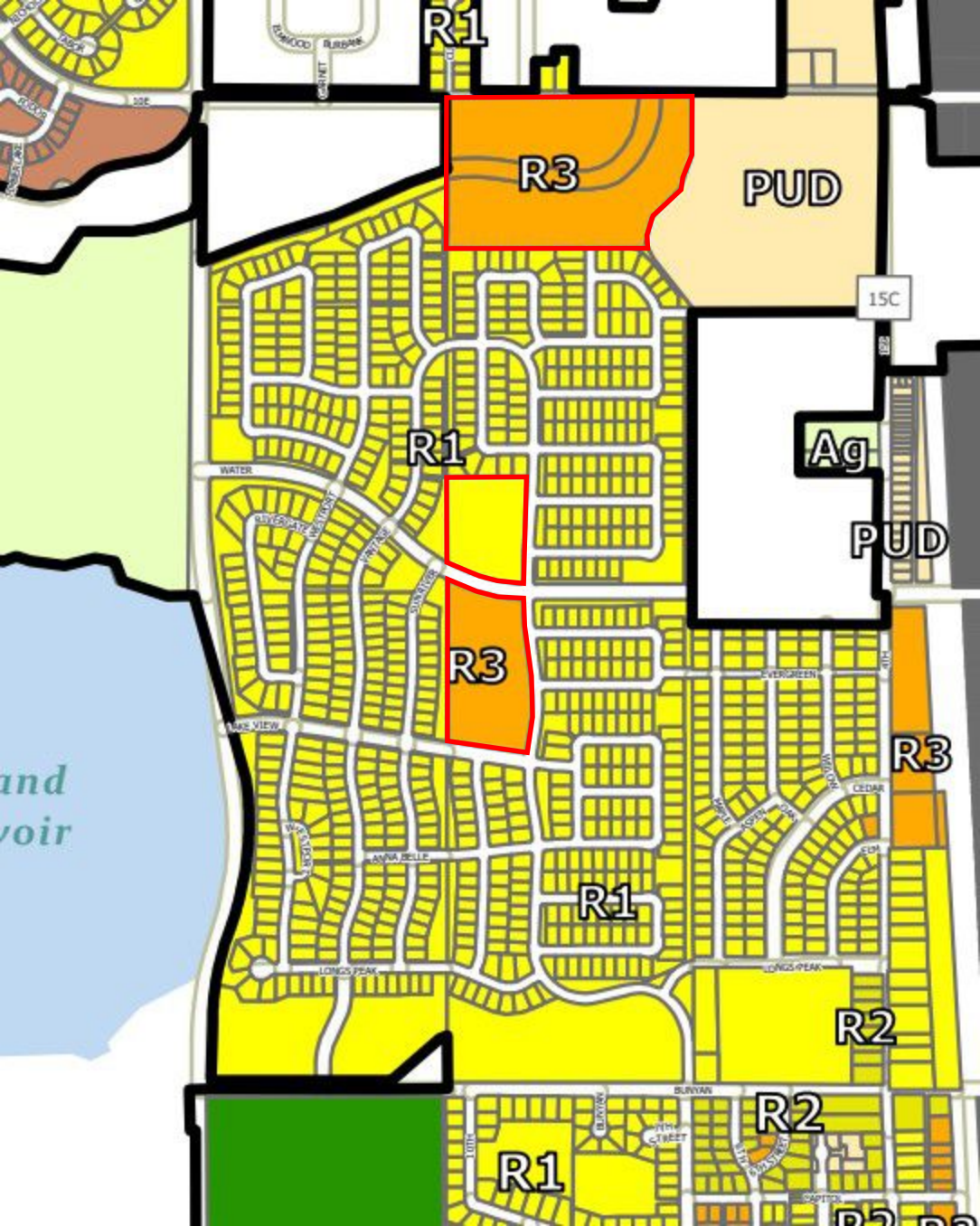
Should the Planning Commission recommend denial of the Neighborhood Master Plan, no other motions for the Platting of Tract O are necessary.

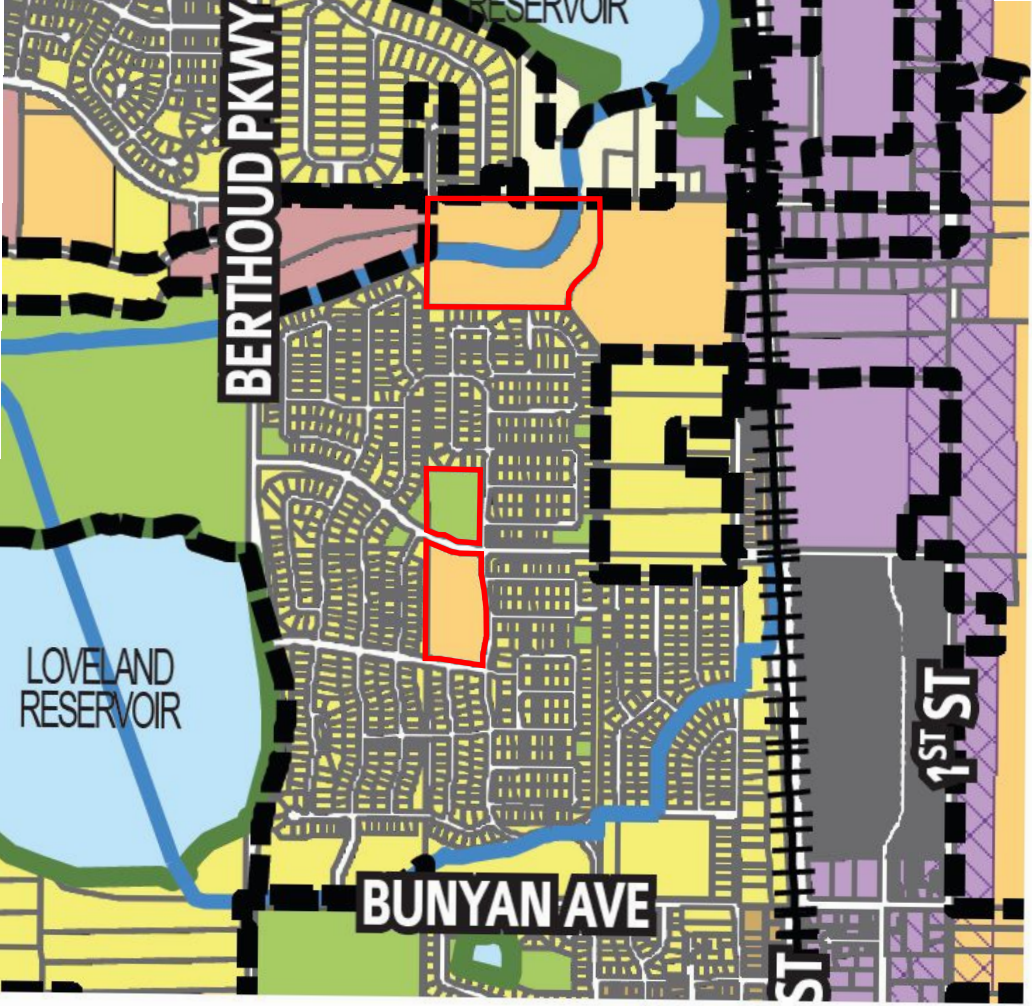
FINAL PLAT FOR THE ONE LOT TRACT O

Staff recommends a motion of approval for the Vantage 5th Filing Final Plat, finding that it satisfies Section 30-6-108 C. (found on page 8 of this staff report) with the following condition:

- 1. This vote should only be made should the Berthoud Board of Trustees vote to approve the Vantage 5th Filing Preliminary Plat.**

**ZONING
AND
PREFERRED
LAND USE
MAP**





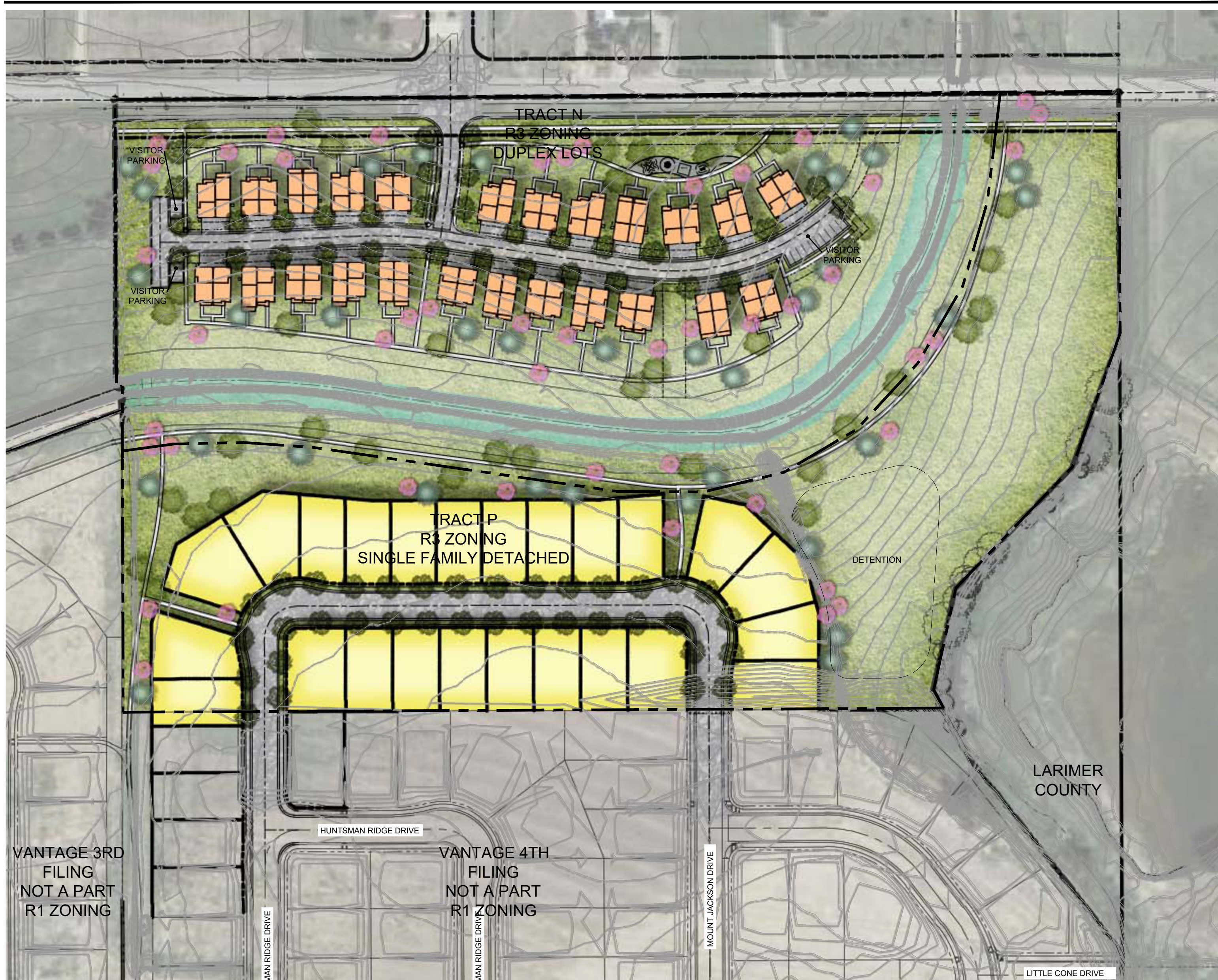
BERTHOUD PKWY

LOVELAND
RESERVOIR

BUNYAN AVE

1ST ST

**NEIGHBORHOOD
MASTER PLAN
SUBMITTAL**



PARCELS OF LAND BEING A PART OF VANTAGE SUBDIVISION
SECOND FILING, VANTAGE SUBDIVISION THIRD FILING AND
VANTAGE SUBDIVISION FOURTH FILING SITUATE WITHIN THE
SECTION ELEVEN (11) AND SECTION FOURTEEN (14),
TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-NINE WEST
(R.69W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN
OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

TOTAL ACREAGE =	~34.9 ACRES
ROW ACREAGE =	~ 1.17 ACRES
DRIVE AND PARKING ACREAGE =	~1.93 ACRES

R1 ACREAGE	~5.11 ACRES
R1 PROPOSED DENSITY	N/A
R3 ACREAGE =	~29.8 ACRES
R3 PROPOSED DENSITY	4.3 DU/AC

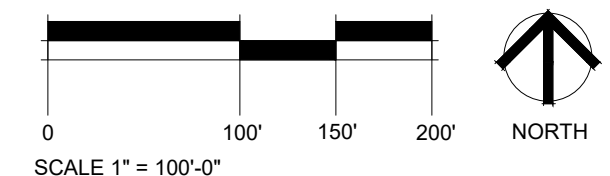
OVERALL OPEN SPACE ACREAGE = ~23.0 ACRES
% OF SITE AS OPEN SPACE = 66.0%

NOTES:

1. THIS CALCULATION INCLUDES TRACTS A, O, N AND P.
2. OPEN SPACE CALCULATIONS IN THE R3 TRACTS MAY ADJUST SLIGHTLY, AT THE TIME OF PLAT, ONCE FINAL LOT LINES ARE DEFINED.

REFER TO COMMUNITY POOL & PARK EXHIBIT
FOR PARK REQUIREMENTS.

SINGLE FAMILY (60' X 110').....	24 LOTS
DUPLEX LOTS.....(53 BUILDINGS)	106 LOTS
PROJECT TOTAL.....	130 LOTS



SUBDIVISION IDENTITY ELEMENTS POINTS
REQUIRED: 6

THE SUBDIVISION IDENTITY ELEMENTS TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF PLAT. A MINIMUM OF 6 ELEMENT POINTS WILL BE PROVIDED. THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:

1. POCKET PARK	1
2. PLAYGROUND	1
3. POOL	2
4. COMMUNITY BUILDING	2
5. ALLEY LOADED STREETS	2
6. POLLINATOR GARDEN	1
TOTAL :	9

SHEET 1 - NEIGHBORHOOD MASTER PLAN & ENLARGEMENT
SHEET 2 - NEIGHBORHOOD MASTER PLAN & ENLARGEMENT
SHEET 3 - COMMUNITY POOL & PARK EXHIBIT
SHEET 4 - CONCEPTUAL UTILITIES

[illegible]

DATE _____

OCTOBER 8, 2021

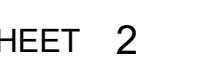
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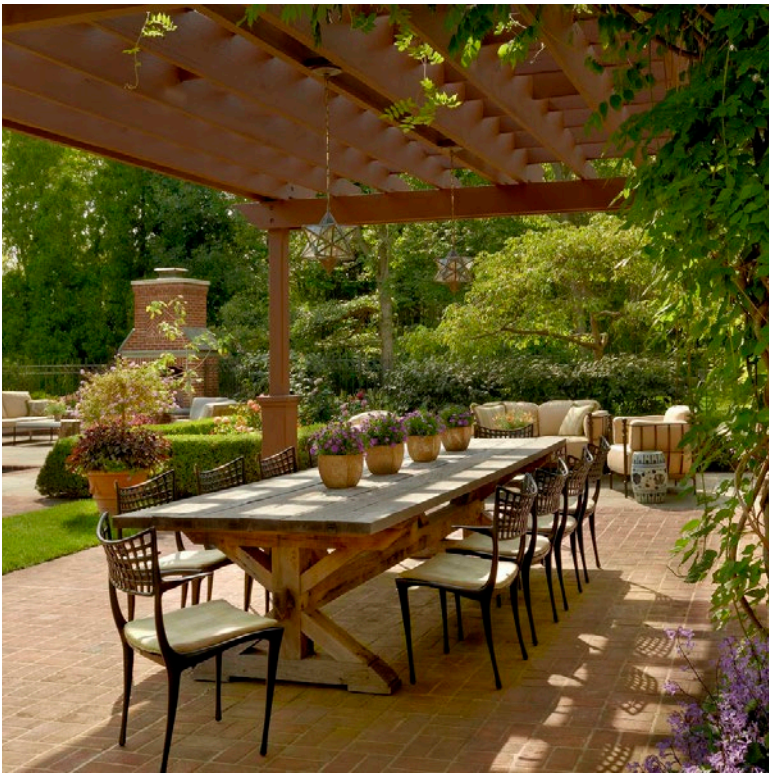
SHEET INFORMATION

SHEET 1

This aerial map illustrates the Vantage development in Larimer County, Colorado. The map is divided into several sections by Larimer County and Berthoud Parkway. Key features include:

- VANTAGE 1ST FILING**: NOT A PART R2 ZONING
- VANTAGE 2ND FILING**: NOT A PART R1 ZONING
- VANTAGE 3RD FILING**: NOT A PART R1 ZONING
- VANTAGE 4TH FILING**: NOT A PART R1 ZONING
- TRACT A**: R3 ZONING
- TRACT O**: R1 ZONING
- TRACT N**: R3 ZONING
- TRACT P**: R3 ZONING
- EXISTING ZONING: R1**
- EXISTING ZONING: R3**
- BUNYAN AVENUE**
- CR 10E**
- FUTURE BERTHOUD PARK**
- LOVELAND RESERVOIR**

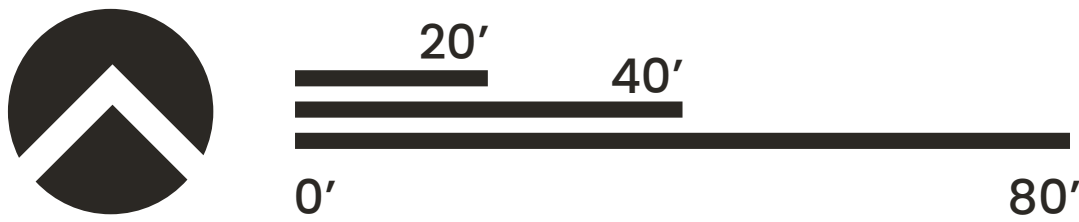


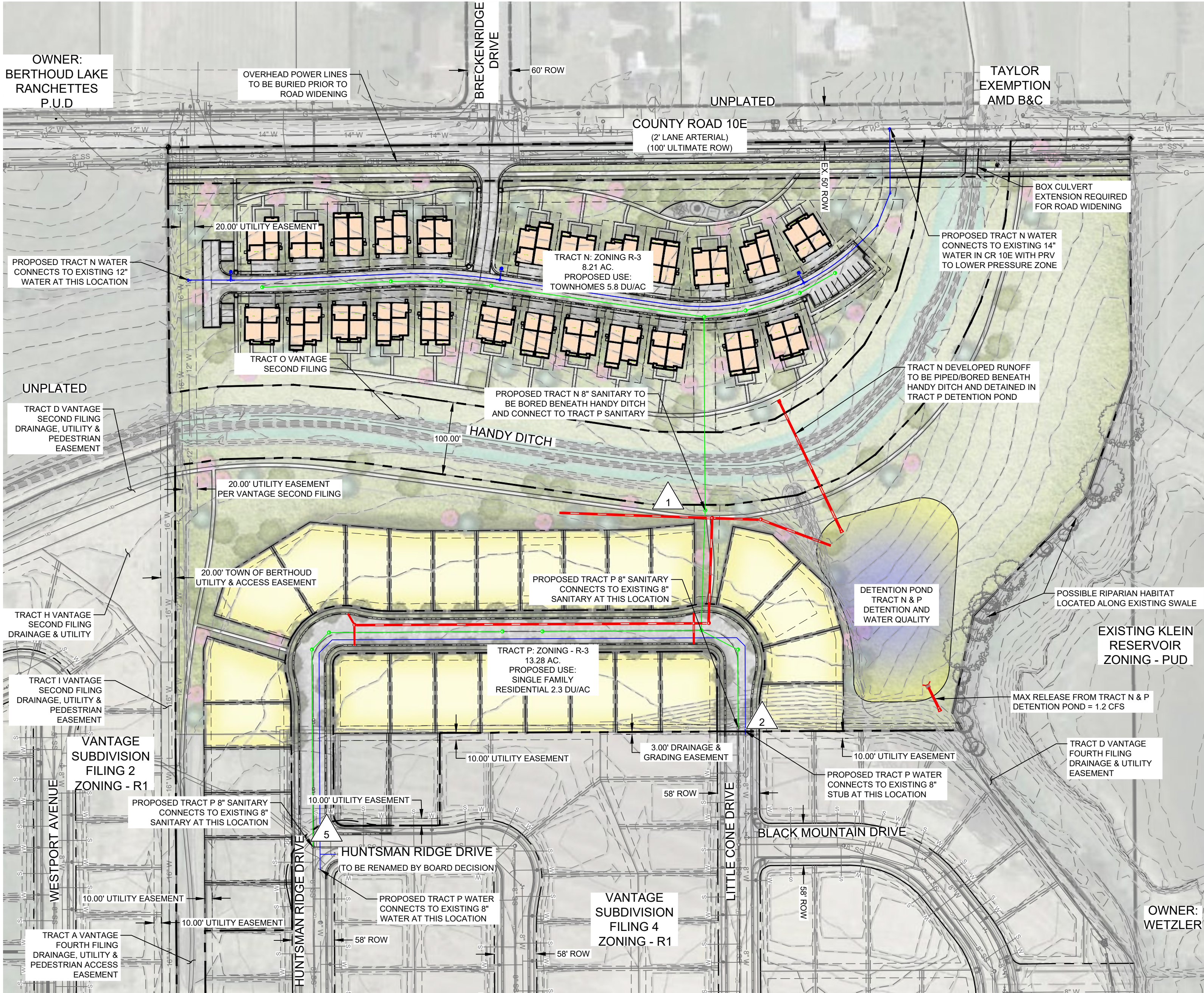
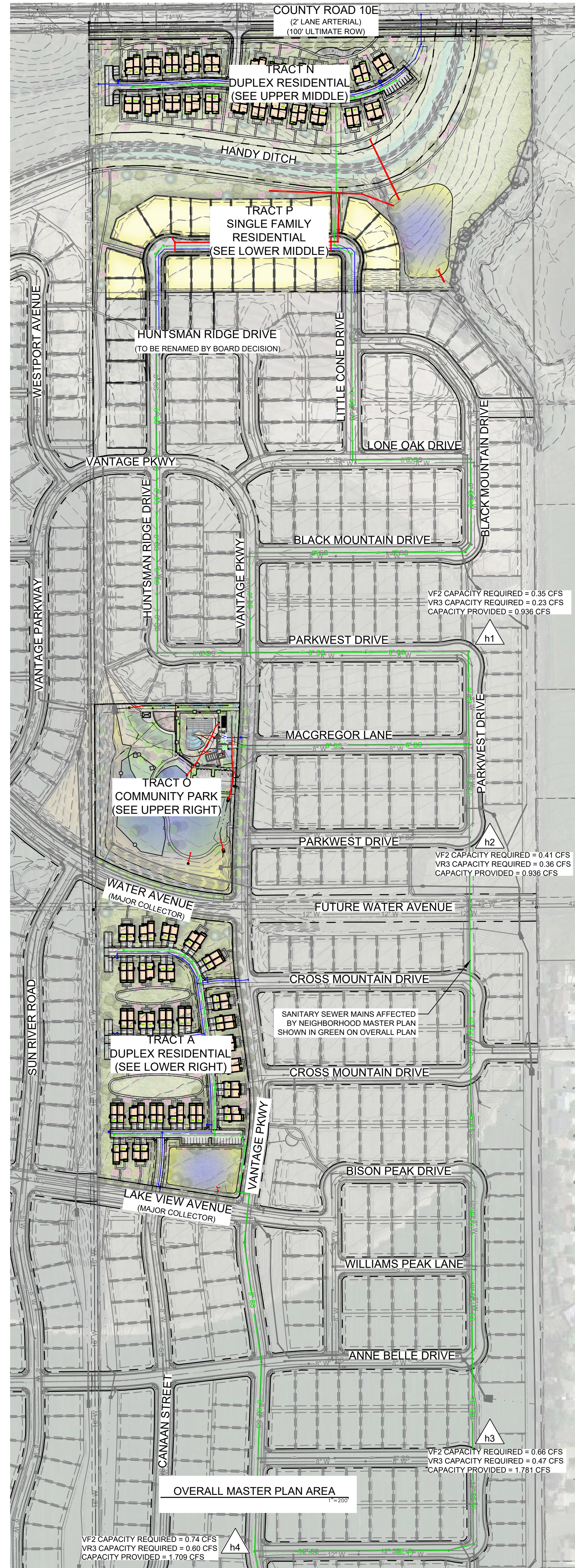


Vantage 5 acre Park - Required Site & Amenity Elements			
		Required	Provided
Parking Calculation			
	Pool & Pool Deck = 6,964 s.f. (6964 / 3) * 1000	21 spaces	21 Off-street 2 Van ADA 40 Street Parking
Neighborhood Park Development Required Elements			
LIST A - REQUIRED COMPONENTS		PROVIDED	
	Electricity		Provided
	Irrigation		Provided
	Security Lighting		Mix of Architectural, Bollard, and Pedestal Lighting
	Trash Receptacles (min. 2 per acre)		5.11 Acres = 11 Trash Receptacles
	Water Services		Provided
	Bike Racks		2 Bike Racks
	Landscaping		Provided
LIST B - (3) PRE-SELECTED COMPONENTS		PROVIDED	
#3	15,000 sf turf min. play area		42,098 SF
#4	10,000 sf min. natural area		63,396 SF
#5	Loop walk (min. 2000 lf)		2,144 LF
LIST D - (2) SPECIALTY COMPONENTS		PROVIDED	
#1	Commercial Grade Playground		Provided
#2	Outdoor Pool		Provided
#9*	Community Building		Provided
LIST E - (3) COMFORT & CONVENIENCE FEATURES		PROVIDED	
#1*	BBQ Grills (min. one per every 2 tables)		(2) Picnic Tables / (2) BBQ grills
#2*	Benches (min. 1 per half acre)		5.11 Acres = 11 Benches
#5	Restrooms with plumbing (Counts as 3)		Provided
#6*	Shade Structure for Components from List D		(1) for Playground (1) for Pool Area
Outdoor Showers			
	(1) Outdoor Shower Required/Provided		

1. Parking Requirement: 3 spaces per 1,000 s.f. of Pool & Pool Deck (@5' min) Area
2. (*) Extra Components, above required # of elements

Open Space / Detention Calculations			
Total Site Acreage	5.11 AC		100%
Open Space	0.96 AC		18.8%
Detention	2.48 AC		48.5%
Total Open Space Provided	3.44 AC		67.3%
Total Open Space Required	0.51 AC		10.0%
Open Space / Parks / Detention Summary			
Park Space Provided	0.41 AC		8.0%
Open Space Provided	0.96 AC		18.8%
Detention Provided	2.48 AC		48.5%
Total	3.85 AC		75.3%
Open Space Elements			
2 Elements Required			
2+ Elements Provided			
Usable Detention Area (2.48 acres)			
Dog Park, Landscape areas, Benches, Permanent Irrigation, Open Lawn, Shade Shelters			





		SANITARY SEWER PROJECTED FLOW DETERMINATION															
Design Point Location	Design Point	Residential							Infiltration			Sewer Design					
		Zoning or Land Use	Area (acres)	Equivalent Dwelling Units	Capita Per Unit ¹	Per Capita Flow Rate (GPD) ²	Equivalent Population	Average Flow (cfs)	Peak Flow Factor ¹	Peak Flow (cfs)	Flow Factor (GPD) ²	Infiltration (cfs)	Total Peak Sewage Flow (cfs)	Pipe Size (in)	Pipe Slope (ft/100 ft)	Required Capacity (cfs)	Capacity Provided (cfs)
Tract N	1	R3	8.2	48	2.66	95	128	0.02	3.00	0.06	500	0.002	0.06	8	0.5	0.068	0.854
Tract P East	2	R3	7.4	12	2.66	95	32	0.00	3.00	0.01	500	0.000	0.07	8	0.5	0.085	0.854
Tract O*	3	R1	5.1	N/A	N/A	N/A	N/A	0.02	3.00	0.07	500	0.003	0.07	8	0.5	0.086	0.854
Tract A	4	R3	7.3	58	2.66	95	154	0.02	3.00	0.07	500	0.002	0.07	8	0.5	0.082	0.854
Tract P West	5	R3	5.9	18	2.66	95	48	0.01	3.00	0.02	500	0.001	0.02	8	0.5	0.025	0.854

¹Clubhouse & pool usage 1 gpm/1000 sq ft
Clubhouse & pool area 22,100 sq ft
Max. pool drain rate 12.00 gpm
²Assumptions based on Berthoud County Road 17 Sanitary Sewer Sizing and Planning Memorandum to Town of Berthoud by JVA, February 27, 2015
³Assumptions based on City and County of Denver Department of Public Works, Infiltration/Inflow = 500 Gallons per Net Acre per Day
⁴Historic design points shown on the Overall Master Plan Area, VF2 = Vantage Subdivision 2nd Filing Utility Capacity Report, VR3 = Vantage R3 capacities have been recalculated with projected flows for Neighborhood Master Plan Areas.

Description/ Land Use	Acres	Estimated Number of Water Taps Needed	Equivalent Dwelling Units	WATER IMPACTS Assumptions:										Calculations:						
				Assumed Demand ¹	Assumed F.A.R.	Total Area, asf	People per Unit ¹	Average Day ³		Max Day ³		Max Hour ³		Average Day		Max Day		Max Hour		
				(gal /day /person)				Residential (gpm/cap)	Non-Residential (gpm/cap)	Residential (gpm/cap)	Non-Residential (gpm/cap)	Residential (gpm/cap)	Non-Residential (gpm/cap)	Residential (gpm)	Non-Residential (gpm)	Residential (gpm)	Non-Residential (gpm)	Residential (gpm/cap)	Non-Residential (gpm/cap)	
Tract N Duplex Residential	8.2	48	48	145	N/A	N/A	2.66	0.10	N/A	0.28	N/A	0.45	N/A	13	N/A	36	N/A	57	N/A	
Tract P Single Family Residential	13.3	30	12	145	N/A	N/A	2.66	0.10	N/A	0.28	N/A	0.45	N/A	3	N/A	9	N/A	14	N/A	
Tract O Community Park ¹	5.1	1	N/A	N/A	N/A	22	N/A	0.10	0.14	N/A	N/A	N/A	1.00	N/A	3	N/A	N/A	N/A	40	N/A
Tract A Duplex Residential	8.3	58	18	145	N/A	N/A	2.66	0.10	N/A	0.28	N/A	0.45	N/A	5	N/A	13	N/A	22	N/A	
Irrigated Open Space ²	7.9		N/A	N/A	N/A	345	N/A	N/A	0.50	N/A	N/A	N/A	0.50	N/A	173	N/A	N/A	N/A	173	N/A
SUB-TOTAL														21	176	58	0	93	213	
TOTAL =		34.9													197	58		306		

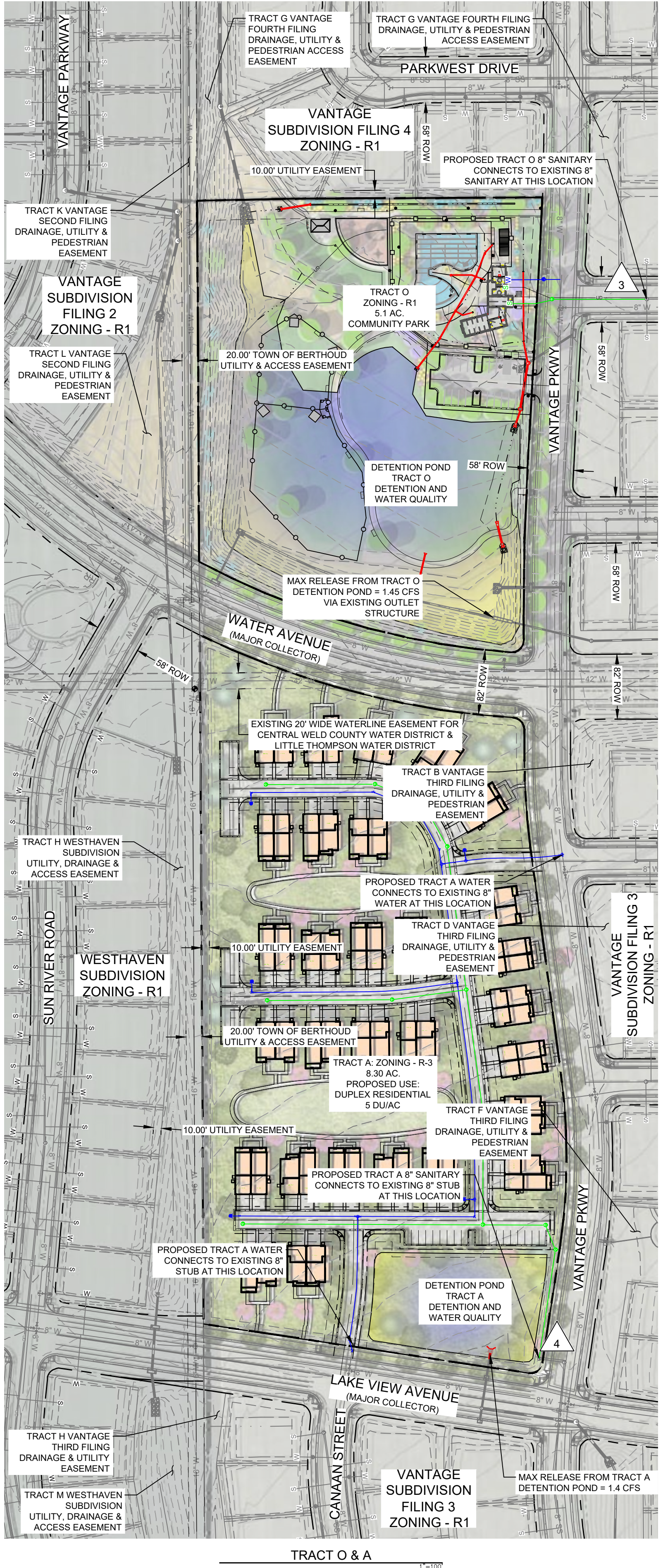
¹Pool Fill Demand 18 GPM
²Irrigation Demand within Tracts N, P & A 24 GPM/ACRE for Turf Areas
16 GPM/ACRE for Trees and Shrubs
³Assumptions based on Denver Water Standards, asf = 1,000 square feet

Allowable release rates for detention ponds is per "Final Drainage Report for Vantage Subdivision, 2nd Filing" by Northern Engineering dated December 6, 2018

DECEMBER 7, 2021

NE NORTHERN ENGINEERING

P:\167-023\DWG\EXHIBITS\NEIGHBORHOOD MASTER PLAN\VANTAGE R3 - NEIGHBORHOOD MASTER PLAN.DWG



PLAT SUBMITTAL

VANTAGE SUBDIVISION FIFTH FILING

A REPLAT OF TRACT O, VANTAGE SUBDIVISION FOURTH FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of VANTAGE SUBDIVISION FIFTH FILING, located in the Southwest Quarter of Section 11, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Tract O, Vantage Subdivision Fourth Filing, recorded at Reception No. 20190024430, Larimer County Clerk and Recorder

The above described tracts contain 222,781 square feet or 5.114 acres more or less.

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

OWNER: ALC V-BERTHOUD, LLC
a Colorado limited liability company,

BY: Access Land Colorado, LLC, a Colorado
limited liability company, Manager

BY: _____
William R. Zech, General Manager

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
William R. Zech as General Manager of Access Land Colorado, LLC, a Colorado limited liability company.

Witness my hand and official seal

My commission expires: _____

Notary Public

RIGHT TO FARM STATEMENT

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

APPROVAL CERTIFICATES:

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

William Karspeck, Mayor

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

ATTEST: _____
Christian R. Samora, Town Clerk

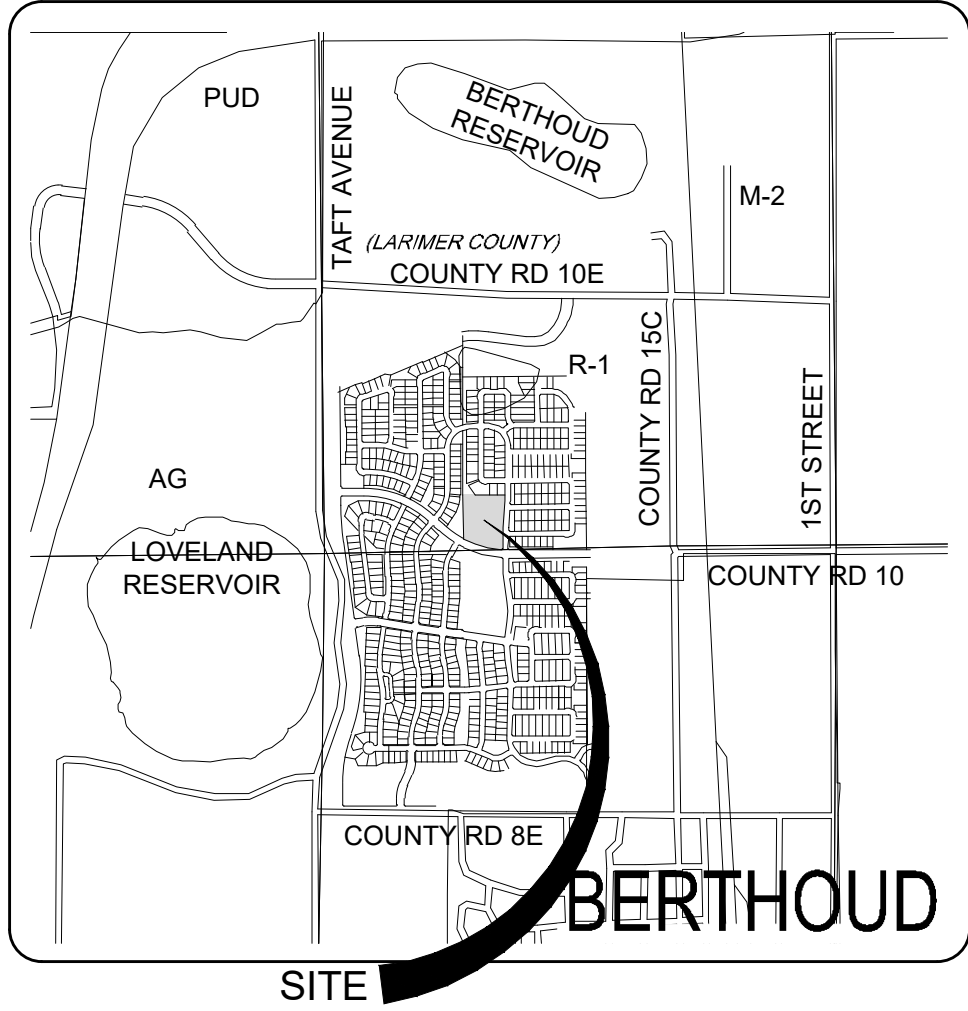
NOTES:

- 1) The Basis of Bearings is the South line of the Southwest Quarter of Section 11, Township 4 North, Range 69 West of the 6th P.M. as bearing South 89° 41' 08" West, as monumented on drawing.
- 2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment Order No. F25192178-2, dated December 29, 2021, prepared by Land Title Guarantee Company.
- 3) The lineal unit of measurement for this plat is U. S. Survey Feet.
- 4) All previous lot lines, rights-of-way and easements as shown and dedicated on Tract O, Westhaven Subdivision Fourth Filing recorded at Reception Number 20190024430 at the Larimer County Clerk and Recorder which are located within the boundary lines of this plat are hereby vacated upon recordation of this plat and dedicated as shown hereon.
- 5) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied.
- 6) Any easements created by separate document and shown hereon are for reference purposes only. Refer to recorded document for specific location and terms.
- 7) A copy of the title commitment and the documents contained therein were provided to the owner and client for their use and review. It is the surveyor's understanding that said owner and client have reviewed said documents and understand their impact, if any, on the subject property.
- 8) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.
- 9) Not all documents listed in title commitment are plottable or definable. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- 10) This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording.

SURVEYOR'S STATEMENT

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

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



OWNER/APPLICANT

William Zech
ALC V-Berthoud, LLC
8678 Carey Court
Stockton, CA 95212
(209) 405-1259

SITE ENGINEER

Stephanie Thomas, PE
Northern Engineering Services, Inc.
301 N. Howes Street, Suite 100
Fort Collins, CO 80521
(970) 221-4158

PLANNER/LANDSCAPE ARCHITECT

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

SURVEYOR

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

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

SECTION: 11
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
PHONE: 970.221.4158
www.northernengineering.com
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

DATE: 1/11/22
SCALE: As shown
REVIEWED BY: B. Tessely
PROJECT: 167-022
CLIENT: DR Horton
DRAWN BY: L. Smith

VANTAGE SUBDIVISION FIFTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet

1

Of 2 Sheets

VANTAGE SUBDIVISION FIFTH FILING

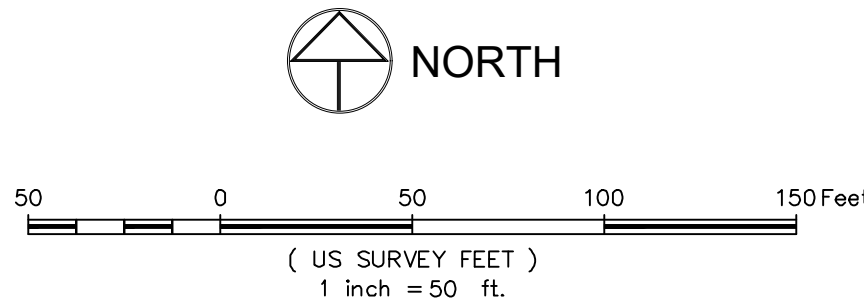
A REPLAT OF TRACT O, VANTAGE SUBDIVISION FOURTH FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



DRAFT
1-11-22
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°09'27"	2971.00'	60.02'	S02°40'49"W	60.02'
C2	3°34'25"	3029.00'	188.92'	S01°28'20"W	188.89'
C3	94°31'51"	15.00'	24.75'	S46°57'04"W	22.04'
C4	23°59'08"	984.00'	411.93'	N73°47'27"W	408.93'

LEGEND	
	SECTION LINE
	EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	SET 18" #4 REBAR w/1" BLUE PLASTIC CAP, LS 38470
	FOUND 18" #4 REBAR w/1" BLUE PLASTIC CAP, LS 38470
	SECTION CORNER



NOTICE:
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SECTION: 11
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
NE
301 North Howe Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.1158
www.northernengineering.com

DATE: 1/11/22
SCALE: 1"=50'
REVIEWED BY: B. Tressely
PROJECT: 167-022
CLIENT: DR Horton
DRAWN BY: L. Smith

VANTAGE SUBDIVISION FIFTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

**PREVIOUSLY
APPROVED
CONCEPT
PLAN**



VICINITY MAP



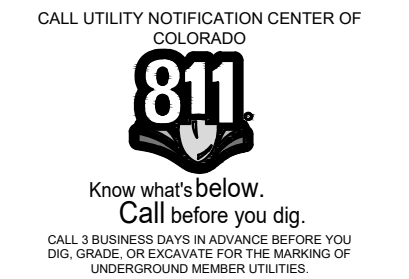
LAND USE STATISTICS

TOTAL ACREAGE =	~201 ACRES
ROW ACREAGE =	~ 38 ACRES
R1 ACREAGE =	~96.6 ACRES
R1 PROPOSED DENSITY =	5.1 DU/AC
R3 ACREAGE =	~19.7 ACRES
R3 PROPOSED DENSITY	7.9 DU/AC*
(* THIS EXCLUDES THE OIL & GAS PAD. DENSITY WITHIN THIS AREA TO BE DETERMINED WITH FUTURE ENTITLEMENT PACKAGE.)	
OPEN SPACE ACREAGE =	~46 ACRES
% OF SITE AS OPEN SPACE =	22%

LAND USE SUMMARY

65' X 110'	323	PROJECT TOTAL.....
70' X 110'	155	
TOWNHOME.....	125	
PROJECT TOTAL.....	603	
PHASE NW		
65' x 110'.....	116	
70' x 110'.....	25	
TOTAL.....	141	
PHASE NE		
65' x 110'.....	100	
70' x 110'.....	55	
TOWNHOME.....	62	
TOTAL.....	217	
PHASE SE		
65' x 110'.....	107	
70' x 110'.....	75	
TOWNHOME.....	63	
TOTAL.....	245	
PROJECT TOTAL.....	603	

	65' x 110'
	70' x 110'
	TOWNHOME



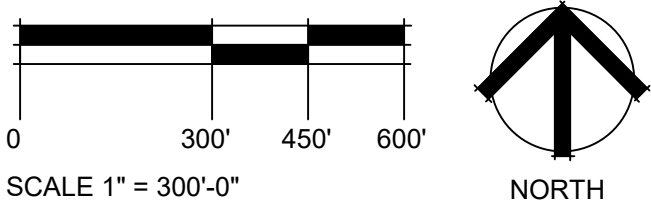
REVISIONS	DATE
Staff Comments	2.26.16
Staff Comments	3.28.16
PC Comments	5.6.16

DATE
JANUARY 18, 2016

SHEET TITLE
OVERALL CONCEPT PLAN

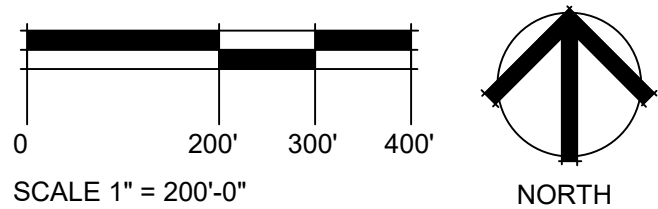
SHEET INFORMATION
Sheet Number: 1
Of: 3

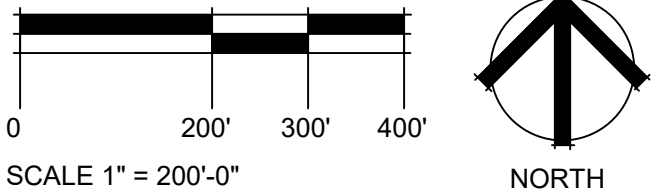
SHEET INDEX
SHEET 1 - OVERALL CONCEPT PLAN
SHEET 2 - CONCEPT PLAN ENLARGEMENT
SHEET 3 - CONCEPT PLAN ENLARGEMENT





REVISIONS	DATE
Staff Comments	2.26.16
Staff Comments	3.28.16
PC Comments	5.6.16





SEAL

PROJECT TITLE

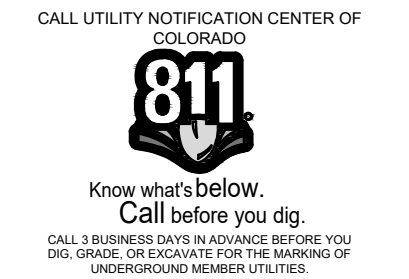
VANTAGE

Berthoud, Colorado

PREPARED FOR

ACCESS LAND
COLORADO,
LLC.

8678 Carey Court
Stockton, CA 95212



REVISIONS	DATE
Staff Comments	2.26.16
Staff Comments	3.28.16
PC Comments	5.6.16

DATE

JANUARY 18, 2016

SHEET TITLE

CONCEPT PLAN
ENLARGEMENT

SHEET INFORMATION

Sheet Number: 3

Of: 3

PUBLIC COMMENT

From: [Golicic, Susan](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Vantage R3 Tracts
Date: Monday, October 18, 2021 1:04:19 PM

Thank you for the notice of the proposal for Vantage R3 tracts and the chance to provide comments on the proposal before the public hearing. I am a resident of the first filing on Westport Ave. South of Lake View Ave. I do not have any comments on the community park or single family detached portions.

Regarding the pool in the community park – will this impact access of our residents to the Heron Lakes pool which we currently have under the metro district we are part of? If it does, then I am against a pool in our neighborhood as it is substantially smaller and more limited in amenities than the one we currently have access to.

Why are duplexes proposed as opposed to more single family detached homes in two locations in the neighborhood? While duplexes allow smaller homes to be more accessible to some, they will impact the average value of homes in this neighborhood. I have seen deterioration in other neighborhoods when such homes are available (e.g., increased number of vehicles parked around the area, increased amount of traffic on the streets, deterioration of yard/common space upkeep). Why aren't patio homes or some other form of smaller (more affordable) single detached homes being proposed? I am opposed to changing the make-up of the current neighborhood by adding duplex homes.

Have a wonderful day!

SUSAN GOLICIC

Chair, Department of Management
Professor of Supply Chain Management
P: (970) 491-4938
212 Rockwell Hall, 1275 Campus Delivery, Fort Collins, CO 80523
[biz.colostate.edu](mailto:susan.golicic@colostate.edu)
[LinkedIn](#) | [Department LinkedIn](#)

From: [Shaina Klinglesmith](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Vantage R3 Tracts & Tract 0
Date: Thursday, October 21, 2021 11:08:29 AM

Hello,

I currently reside in Vantage 4 off Westport Ave. I received the neighborhood notice of the proposed changes and while the changes themselves don't bother me, I am wondering how it will be paid for before fully jumping on board.

We were told when we bought our house that our metro district tax was capped. Would this impact us at all with taxes? In addition we pay \$83/month in HOA/neighborhood fees that grants us access to TPC amenities and Lone Tree reservoir. How would that change with this new development, if at all?

If it is going to increase taxes and fees, I definitely have concerns especially with taxes going up already to help pay for other items in Berthoud such as the rec center, likely new library, etc. I would like these details flushed out and very clear to homeowners prior to proceeding. Thank you!

Shaina Klinglesmith

From: [Sandy Johnson](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Comments on Vantage R3 Tract
Date: Wednesday, October 27, 2021 4:23:33 PM

I am a resident of Cuda Court which terminates on County Rd. 10e directly across from the proposed duplexes.

My main concern is the increased traffic on County Rd10E. not only during construction, but also after its completion. There are no shoulders, sidewalks or bike paths along 10E, thus making it dangerous to walk or ride to access downtown via 4th St.

I hope this is a discussion item in the planning stages of this new development.

Thank you,

Sandy Johnson
2031 Cuda Court
Berthoud