



**Garden
Spot of
Colorado**

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

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL

807 Mountain Avenue

THURSDAY, March 10, 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 17, 2022 Planning Commission Meeting.

4. Public Hearing: Westside Crossing Preliminary Plat Request, Jake McMillan agent for Berthoud Gateway LLC.

5. Reports.

6. Adjourn.

The Planning Commission hearing will be held on Zoom, and in person, and can be joined at the following link: [/us02web.zoom.us/j/83979524774](https://us02web.zoom.us/j/83979524774) or by calling 1 (669) 900-6833 and inputting the following Meeting ID number: 839-7952-4774.

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



Planning Commission Minutes – January 27, 2022

1. Call to Order – The Planning Commission convened a regular meeting on January 27, 2022. Chairwoman Dowker called the meeting to order at 6:01 p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman) <i>via ZOOM</i>
Jeff Butler	(Vice Chair)
Karen Anderson	(Commissioner) <i>via ZOOM</i>
Karl Ayers	(Commissioner)
Chris Kurtz	(Commissioner) <i>via ZOOM</i>

Staff present:

Curt Freese	(Director) <i>via ZOOM</i>
Adam Olinger	(Planner)
Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the January 13, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson.

SECONDED by Commissioner Kurtz.

With those all in favor, THE MOTION CARRIED.

Commissioner Butler abstained due to absence from the last meeting.

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

Planner Olinger introduced the Vantage R3 & Tract O Neighborhood Master Plan request to create new single-family detached and attached lots, as well as the neighborhood's central park, and the creation of open space. With this request, they are 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.

This Neighborhood Master Plan request is for the undeveloped property to the south side of County Road 10E between Cuda Court on the west and just past the Home Supply Ditch to the east, the undeveloped property on the SE corner of Water Avenue and Sun River Road, and the property at the northern terminus of Sun River Road. The Preliminary Plat request is for the property at the northern terminus of Sun River Road.

Kristin Turner shared further information about the project.

Public Comment was opened at 6:46 p.m.

Lynn Larson showed concern about the Oil & Gas Pad on Tract P.

Public Comment was closed at 6:49 p.m.

Agent Turner explained the previous (now expired) lease agreement for the property and that there is no oil or gas on that site.

Commissioner Butler stepped out of the room at 6:43 p.m.

Commissioner Ayers inquired about the potential of pickleball courts and the trail system concerning pedestrian vs. bicycle traffic.

Commissioner Butler returned to the room at 6:47 p.m.

Ruth Rollins (Traffic Consultant for Rollins Consult) addressed Ayers concerns.

Commissioner Butler showed curiosity about the buildings and engineering for the project, as well as the pool features and playground.

Carli Garcia-Rodriguez (Landscape Architect for PCS Group) explained further details about the pool, clubhouse, playground, and parking lot information.

MOTION made by Commissioner Anderson to recommend APPROVAL for the Vantage R3 & Tract O Neighborhood Master Plan, finding that it satisfies Section 30-6-106 B.

SECONDED by Commissioner Butler.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Butler to recommend APPROVAL for the Vantage 5th Filing Preliminary Plat, finding that it satisfies Section 30-6-107 C, with the following condition:

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

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Kurtz to APPROVE the Vantage 5th Filing Final Plat, finding that it satisfies Section 30-6-108 C, with the following condition:

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

SECONDED by Commissioner Butler.

With all in favor, THE MOTION CARRIED.

6. Reports –

Chairwoman Dowker wished Commissioner Murphy and Commissioner Smith well and thanked everyone who attended in-person.

Planner Olinger was uncertain about having a Planning Commission Meeting on February 10, 2022.

Commissioner Kurtz shared that the Town of Severance has halted all new building permits due to a water shortage.

Planner Olinger announced that the Town of Berthoud will be raising the Raw Water Contribution Fee and has been approved by the Board.

7. Adjourn –

The meeting was adjourned at 7:36 p.m.



STAFF REPORT: WESTSIDE CROSSING PRELIMINARY PLAT

DATE: March 10, 2022

GENERAL INFORMATION

Applicant:	Berthoud Gateway LLC/Stacklot, Jake McMillan, Kiowa Engineering agent	Size: 20.936 acres
Site Location:	This property is located at the Northeast corner of HWY 287, Mountain Avenue, and Meadowlark.	
Applicant's Request:	The Applicant is requesting the Planning Commission to approve a Preliminary Plat creating 40 townhome lots, 18 duplexes, 5 commercial lots, 5 outlots and one future commercial tract.	
Current Zoning:	R-4 and C-2	

ZONING DISTRICT INFORMATION

	<u>R-4</u>	<u>C-2</u>	
Max Density	24 units per acre	24 Dwelling units per acre	
Min. Lot Size	1,200 sq. ft.	N/A	
Min. Lot Width	16'	50'	
Front Setback	20' front loaded'; 10' rear loaded	25'	
Side Setback	5'	0' (similar uses); 25'	
Rear Setback	10' Front loaded 5-8' with rear loaded	25'	
Building Height:	50' prin; 30' acc	50'	

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: PUD Villages at Matthews Farm	Single Family	N/A
South: C-2	Boat Sales, Liquor Store	N/A
East: Gateway Park PUD	4plexes and Single Family	N/A
West: HWY 287, REVERE PUD	Undeveloped commercial lots	N/A

1. **PROPOSAL**

This is a preliminary plat request for Westside Crossing. The Applicant is proposing a Preliminary Plat creating 40 townhome lots, 18 duplexes, 5 commercial lots, 5 outlots and one future commercial tract.

Residential

On the Northern half of the property (9.158 acres) recommended for Mixed-Use District (R-4), the Applicant is proposing 18 duplexes on the far North, bordering the Estates at Matthews Farm, and 10 four-plexes to the South of the duplexes.

Commercial:

The Applicant is proposing a commercial layout similar to the original Safeway PUD, with a grocery store anchor, likely gas station on the corner of Meadowlark and Mountain Avenue, and commercial outlots along the perimeter.

2. **EXISTING NEIGHBORHOOD MASTER PLAN AND HISTORY**

The project was formerly approved in 2006 as the Safeway PUD. The Safeway PUD was rezoned, but never went to platting, as the project was pulled by Safeway before it reached such a stage. After a number of years, the property was acquired by the current developer who proposed a number of revisions heard and approved by the PC and Town Board in March and April of 2021. The Applicant made three Neighborhood Master Plan submittals and withdrew previous requests which originally included apartments after public comments were received. Each submittal has been sent out to property owners within 1,000'. Public comments are included in this packet. Early submittals included apartments, which were removed and replaced with duplexes and fourplexes buffering the single-family houses to the North.

The Neighborhood Master Plan is a conceptual design of the development submitted with a Rezoning or Major Subdivision application, that depicts what the applicant envisions for the overall development, including zoning, transportation, pedestrian network, parks, open space, Subdivision Identity standards and other amenities. The Neighborhood Master Plan is binding on a development, and all platting/zoning actions must follow the approved plan or apply for an amendment of said plan.

Conditions of Approval:

-
1. Berming and additional landscaping will be required for every site plan along Meadowlark and HWY 287. (Done at Site Plan)
 2. A 10' trail connection from the trailhead to the HWY 287 trail must be provided. (Provided)
 3. Additional park area to serve the residential area must be provided as per 30-2-109 (Provided).
 4. The Applicant verify by Preliminary Plat that the detention area is useable for recreational purposes (Provided)
 5. A study to consider pedestrian safety and traffic on the nearby connecting residential streets (such as signage) be completed at platting (Provided see details below)
 6. That the north row of residential be limited to one story (will be required by Staff and additional condition)
 7. That a trail connection be added from Meadowlark over to the regional trail on the north side, in the buffer area (Provided)
 8. That the internal north/south sidewalk be connected from Tundra to Mountain Avenue on the west side of the detention area (Provided)
 9. That staff investigate the feasibility of a round-a-bout (Analysis and details below)
 10. That staff and the developer work at other social gathering spots other than the corner of Hwy 287 and Hwy 56. (Plaza still provided for future)

3. DEVELOPMENT DETAILS

Traffic Impact Study

When the Neighborhood Master Plan was approved, conditions to conduct a pedestrian safety study and research a possible roundabout at Meadowlark and Hwy 56. A TIS report was completed with three access points (connecting to Tundra and Glacier to the East) along Meadowlark, and one right in, right out along Mountain Avenue.

Signalized Intersection:

The preliminary analysis by the developer's traffic engineer, and reviewed by a third-party Town traffic engineer, has the following future conclusions:

Based on the analysis herein, the primary improvement will be the reconstruction and signalization of the SH-56/Meadowlark intersection. The southbound approach should include exclusive left, through and right turn lanes. A right turn lane is needed for the right turn only access and this should be continuous to Meadowlark Dr. An acceleration lane is not required.

Roundabout:

At the direction of the PC and Board, the applicant added a Rodell Study of the feasibility of a roundabout at Meadowlark and Mountain Avenue. Staff has met with CDOT and the Applicant and has reviewed the study which would require significant ROW acquisition from Kwik Korner, the liquor store, and this development. Moreover, CDOT is amiable to the roundabout, but will not offer any financial support or maintenance. After discussing this internally, Staff believes other intersections such as County Line and 56, and Berthoud Parkway and 56 as more desirable.

Pedestrian Safety:

The pedestrian safety plan made three major recommendations:

Recommendation 1: At commercial build out, Rapid Flashing Beacon Signals should be installed for pedestrians to cross Hwy 56.

Recommendation 2 –Immediate installation of a crosswalk with markings and a pedestrian actuated signal control on all approaches to the intersection of Mountain Blvd. and Meadowlark Dr.

Recommendation 3 – Immediate installation of sidewalks and ADA diagonal ramp crossings on all frontages and corners of Westside Crossing.

Preferred Land Use

The Town's Preferred Land Use Map designates this area as Commercial and Suburban (red on the map). The Preferred Land Use Plan was approved in the 2014 Comprehensive Plan.

- ✓ The C-2 Commercial District is consistent with the Comprehensive Plan.
- x. The R-4 rezoning requested is not consistent with the Commercial Preferred Land Use Plan

Open Space and Parks

The open space plan has also been provided depicting the location and size of detention area, open space, and parks. Approximately 13.5% of the project would be within park or open space. The Park area provided will need to be expanded to serve the residential areas, as Section 30-2-109 requires 1 acre of park per 100 dwelling units. This project has a third of an acre park for fifty eight dwelling units.

Parks:

Plaza (corner of 287) 3,850 sq ft.

Pocket Park Northeast (8,140 sq. ft)

Open Space Elements

The project requires 3 open space elements. The Applicant is proposing the following:

Greenway along Meadowlark

Trailhead and Trails:

Expanded Buffer area along North

Subdivision Identity

The proposed subdivision would require five (5) subdivision identity elements. The elements are being proposed listed below:

10' Trail along 287

Commercial Playground Equipment

Artwork at the Commercial Plaza

Useable Detention Pond

Expanded Entryway

Pedestrian Network

The project has a 10' trail along HWY 287 and Mountain Avenue, connecting to the regional trail along Mountain Avenue. There is a trail connection with a trailhead in the center of the project next to the anchor commercial store. There are pedestrian connections throughout the site which is depicted in the project.

Preliminary Utility Plan

A preliminary utility plan has been provided showing the water line and sewer line connections (both would be 8"), capacity and demand, and where the lines would be located to verify the project can served by utilities.

Electric Vehicle Stations

The Town Board adopted standards for electric vehicle charging stations in 2019, which for a project of this size would require 7-8 EV charging stations (without the Site Plans being approved, the exact total of parking spaces is unknown, but estimated based on the proposed plans).

4. PRELIMINARY PLAT

The Preliminary Plat builds on the conceptual layout of the Neighborhood Master Plan while also establishing preliminary engineering, surveying, and landscaping.

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 with different housing densities mixed throughout the project, logical commercial lot layout, and a modified grid pattern that minimizes long interrupted streets as well as dead end streets, and an expanded portion of open space adjacent to Meadowlark and Hwy 287.
2. The application is consistent with the approved concept plan and incorporates the Town's recommendations and any conditions of approval
 - ✓ The application is almost identical to the approved Neighborhood Master Plan, with the only changes due to minor engineering details.
 - ✓ The Applicant provided a Rodell Study for a roundabout and a Pedestrian Safety 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
 - ✓ The land use mix within the project confirms to the Zoning District Map, as the property was rezoned earlier this year to allow for this development.
 - ✓ The land use mix conforms to the Preferred Land Use Map and furthers the goals of the Comprehensive Plan, as this project is being developed in a mixed use commercial and suburban residential pattern and density.
 - ✓ The land use mix conforms to the PORT Plan by expanding the trail along 287, North from its current extent.
4. The utility and transportation design is adequate, given existing and planned capacities of those systems.
 - ✓ The utility system can be adequately service by the Town of Berthoud.
 - ✓ Any impacts to the existing utility and transportation services will be required to be updated/improved by the developer, per the engineering standards approved in October 2021.

-
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.
 - ✓ The applicant has increased the open space buffer area on the Eastern and Western end of the site
 - ✓ The applicant has agreed to the one story condition for the Northern duplexes, and also a greenway to mitigate the negative view aspects from the existing adjoining development.
 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
 - ✓ Berthoud, like the rest of Northern Colorado, is experiencing a housing shortage, with the price of a standard home becoming less attainable to the average resident. If this project is approved, it will add 481 new homes to help reduce the strain that has been placed on the market. The mix of housing, from typical single family detached to duplexes and townhomes, will allow people of different incomes and in search of different housing types the opportunity to purchase a home in Berthoud.
 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 during this portion of the process

5. PUBLIC NOTICE AND COMMENT

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

FINDINGS AND RECOMMENDATIONS

Staff recommends a motion to approve the Westside Crossing Preliminary Plat, finding that it satisfies Section 30-6-107 B. (found on page 5 and 6 of this staff report), with the following conditions:

- 1) Rapid Flashing Beacons across Hwy 56 are required with the development of the commercial lots.**
- 2) The northern duplexes remain one storey in height.**

PRELIMINARY PLAT
WESTSIDE CROSSING

Being a Replat of Safeway at Berthoud,
Situate in the South Half of the Southwest Quarter of Section 15, Township 4 North, Range 69 West of the 6th P.M.,
Town of Berthoud, County of Larimer, State of Colorado

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of a portion of the Southwest Quarter Section Fifteen (15), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Lots 1, 2, 3, 4, 5 and 6 and Tracts A and B, Block 1, and Lot 1 and Tract A, Block 2, Safeway at Berthoud, recorded April 23, 2007 as Reception No. 20070029752 of the Records of Larimer County.

Said described parcel of land contains 20.936 Acres, more or less (±).

Have laid out, platted, and subdivided the above described land, under the name and style of WESTSIDE CROSSING.

OWNER: Berthoud Gateway LLC, a Colorado limited liability company

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

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

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

LIENHOLDER: Westland Holdings, Inc.

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

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

by _____ as _____

Witness my hand and official seal. (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 _____, A.D., 20 ____.

Mayor

The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado,

this _____ day of _____, A.D., 20 ____.

ATTEST:

Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the South Half of the Southwest Quarter of Section 15, T.4N., R.69W., being monumentalized by a #6 rebar with a 2" Aluminum Cap stamped "LS 27936" on the North end and by a #6 rebar with a 3 1/4" aluminum cap stamped "LS 16415" on the South end, as bearing South 00°34'48" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1330.11 feet with all other bearings contained herein relative thereto.

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

NOTICE

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

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number FC25193574.1, dated January 31, 2022, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

SURVEYOR'S CERTIFICATE:

I, Christopher A. DePaulis, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of WESTSIDE CROSSING 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.

Christopher A. DePaulis — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38105

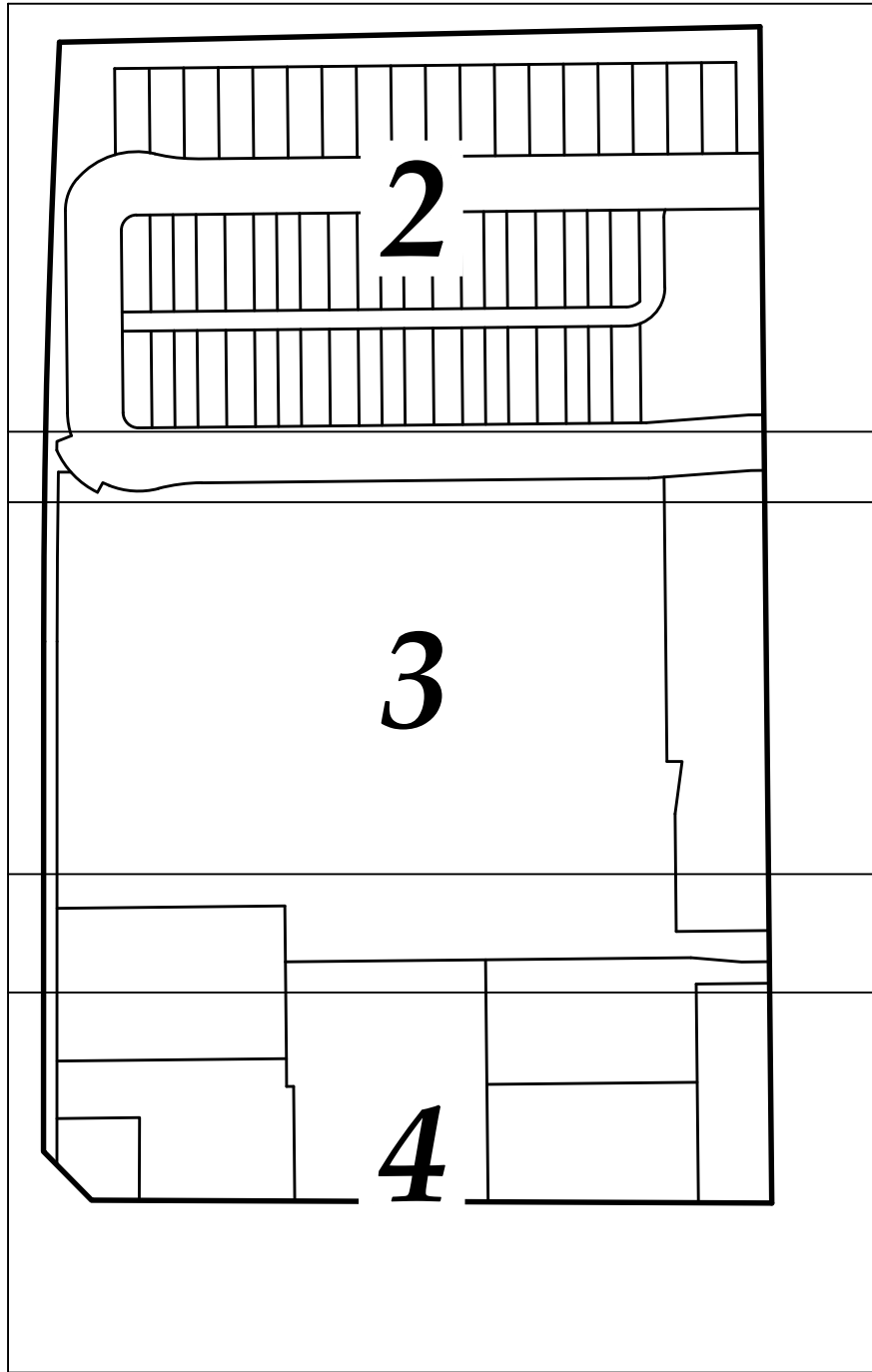


VICINITY MAP
SCALE: 1"=2000'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	625.37'	11862.50'	3°01'14"	625.30'	N01°31'07"E
C2	176.56'	11848.50'	0°51'14"	176.56'	S00°26'07"W
C3	70.69'	45.00'	90°00'00"	63.64'	S44°25'13"W
C4	25.13'	16.00'	90°00'00"	22.63'	S44°25'13"W
C5	45.88'	188.00'	13°58'57"	45.77'	S83°35'19"E
C6	14.51'	188.00'	4°25'24"	14.51'	S88°22'06"E
C7	31.37'	188.00'	9°33'33"	31.33'	S81°22'37"E
C8	89.55'	82.00'	62°34'22"	85.17'	S72°06'58"W
C9	5.19'	82.00'	3°37'39"	5.19'	N78°24'40"W
C10	36.33'	82.00'	25°22'56"	36.03'	S87°05'02"W
C11	48.03'	82.00'	33°33'47"	47.35'	S57°36'41"W
C12	36.14'	50.00'	41°24'35"	35.36'	S20°07'30"W
C13	70.69'	45.00'	90°00'00"	63.64'	S45°34'47"E
C14	25.13'	16.00'	90°00'00"	22.63'	S45°34'47"E
C15	23.98'	74.00'	18°33'57"	23.87'	S09°51'46"E
C16	62.33'	89.00'	40°07'30"	61.06'	S44°02'41"E
C17	27.31'	89.00'	17°35'04"	27.21'	S32°46'28"E
C18	35.01'	89.00'	22°32'26"	34.79'	S52°50'13"E
C19	52.26'	82.00'	36°30'58"	51.38'	S86°18'15"E
C20	45.88'	188.00'	13°58'56"	45.77'	S82°25'45"W
C21	15.51'	20.00'	44°25'37"	15.12'	N67°12'24"E
C22	62.83'	40.00'	90°00'00"	56.57'	N44°25'13"E
C23	14.30'	40.00'	20°29'14"	14.23'	N79°10'35"E
C24	48.53'	40.00'	69°30'46"	45.61'	N34°10'35"E
C25	8.23'	20.00'	23°34'41"	8.17'	S11°12'33"W
C26	31.41'	20.00'	89°59'47"	28.28'	S45°34'54"E
C27	108.14'	11862.50'	0°31'20"	108.14'	S02°46'03"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°32'38"W	71.30'
L2	N89°25'50"E	15.68'
L3	N90°00'00"E	13.09'
L4	S68°15'27"W	16.23'
L5	S00°59'40"W	9.12'
L6	N29°04'47"E	11.52'
L7	S87°29'50"E	29.95'
L8	S89°25'00"W	8.44'
L9	N00°35'00"W	20.00'
L10	N89°25'00"E	8.44'
L11	S00°34'54"E	12.50'
L12	S89°25'13"W	24.00'
L13	S00°34'54"E	12.50'
L14	N89°25'13"E	44.30'
L15	S89°25'00"W	8.00'
L16	S00°35'00"E	20.00'
L17	N89°25'00"E	8.00'
L18	S89°25'13"W	8.00'
L19	S00°35'00"E	20.00'
L20	N89°25'13"E	8.00'
L21	N00°34'47"W	36.99'
L22	S89°47'23"W	68.25'
L23	N89°47'23"E	48.46'
L24	S00°34'47"E	37.12'
L25	N89°25'13"E	25.30'
L26	N89°25'13"E	20.75'
L27	N00°34'47"W	9.00'

LINE TABLE		
LINE	BEARING	LENGTH
L28	S89°25'13"W	32.50'
L29	S00°34'48"E	15.00'
L30	N89°25'13"E	23.25'
L31	N00°06'24"W	29.50'
L32	N89°53'36"E	13.44'
L33	S00°06'24"E	29.58'
L34	S66°17'28"E	7.03'
L35	N89°25'13"E	15.00'
L36	S89°25'13"W	15.96'
L37	N89°25'13"E	14.04'
L38	N89°25'00"E	7.29'
L39	S00°34'47"E	23.06'
L40	N89°25'13"E	8.49'
L41	S00°34'47"E	9.00'



SHEET LAYOUT
SCALE: 1"=200'

VACATION STATEMENT

Know all men by these presents: that we, the Town of Berthoud, being owner(s) of the Easements as listed therein, being a part of Safeway at Berthoud, a Subdivision as following:

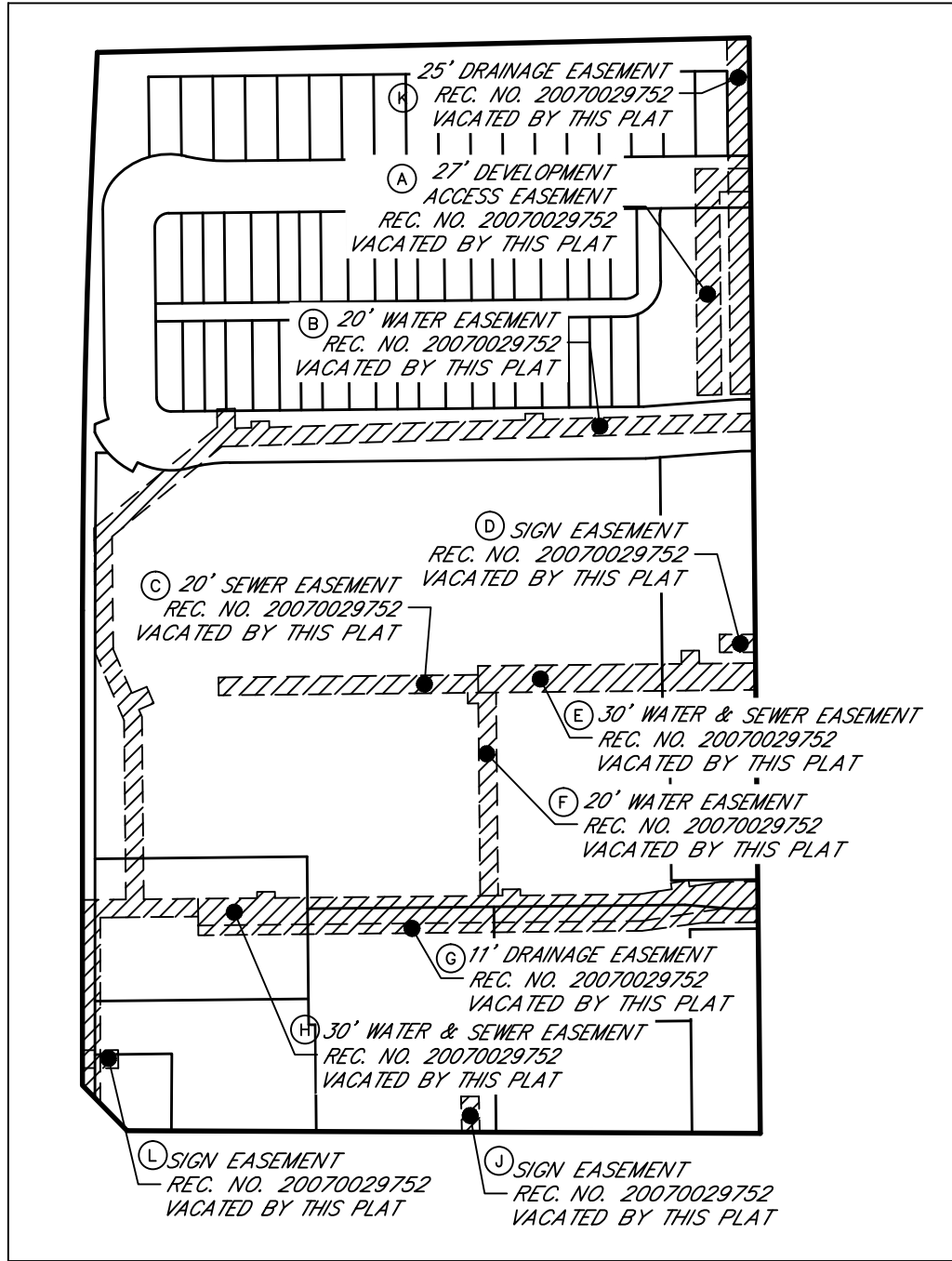
- Ⓐ 27' Development Access Easement
- Ⓑ 20' Water Easement
- Ⓒ 20" Sewer Easement
- Ⓓ Sign Easement
- Ⓔ 30' Water & Sewer Easement
- Ⓕ 20' Water Easement
- Ⓖ 11' Drainage Easement
- Ⓗ 30' Water & Sewer Easement
- Ⓘ Sign Easement
- Ⓚ 25' Drainage Easement
- Ⓛ Sign Easement

situate in Southwest Quarter of Section 15, Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT" as shown hatched.

In witness whereof, and being the sole owners in fee of said easements.

We have set our hands and seals this _____ day of _____, 20 ____.

By: _____ As: _____



VACATION DETAIL
SCALE: 1"=200'

DATE:	7/13/2021
FILE NAME:	20190636 SUB PRELIM
SCALE:	1" = 200'
DRAWN BY:	CSK
CHECKED BY:	CAD

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISED PER COMMENTS	DATE
CSK	7/22/21
CSK	9/28/21
CSK	10/29/21
CSK	1/7/22
CSK	1/25/22

WESTSIDE CROSSING
FOR
FAIRWAY INDEPENDENT MORTGAGE CORP
15110 N PECOS ST, SUITE 200
WESTMINSTER, CO 80234

PROJECT #:
20190636

PRELIMINARY PLAT
WESTSIDE CROSSING

Being a Replat of Safeway at Berthoud,
Situate in the South Half of the Southwest Quarter of Section 15, Township 4 North, Range 69 West of the 6th P.M.,
Town of Berthoud, County of Larimer, State of Colorado

DATE: 7/13/2021
FILE NAME: 20190636 SUB PRELIM
SCALE: 1" = 30'
DRAWN BY: CSK
CHECKED BY: CAD

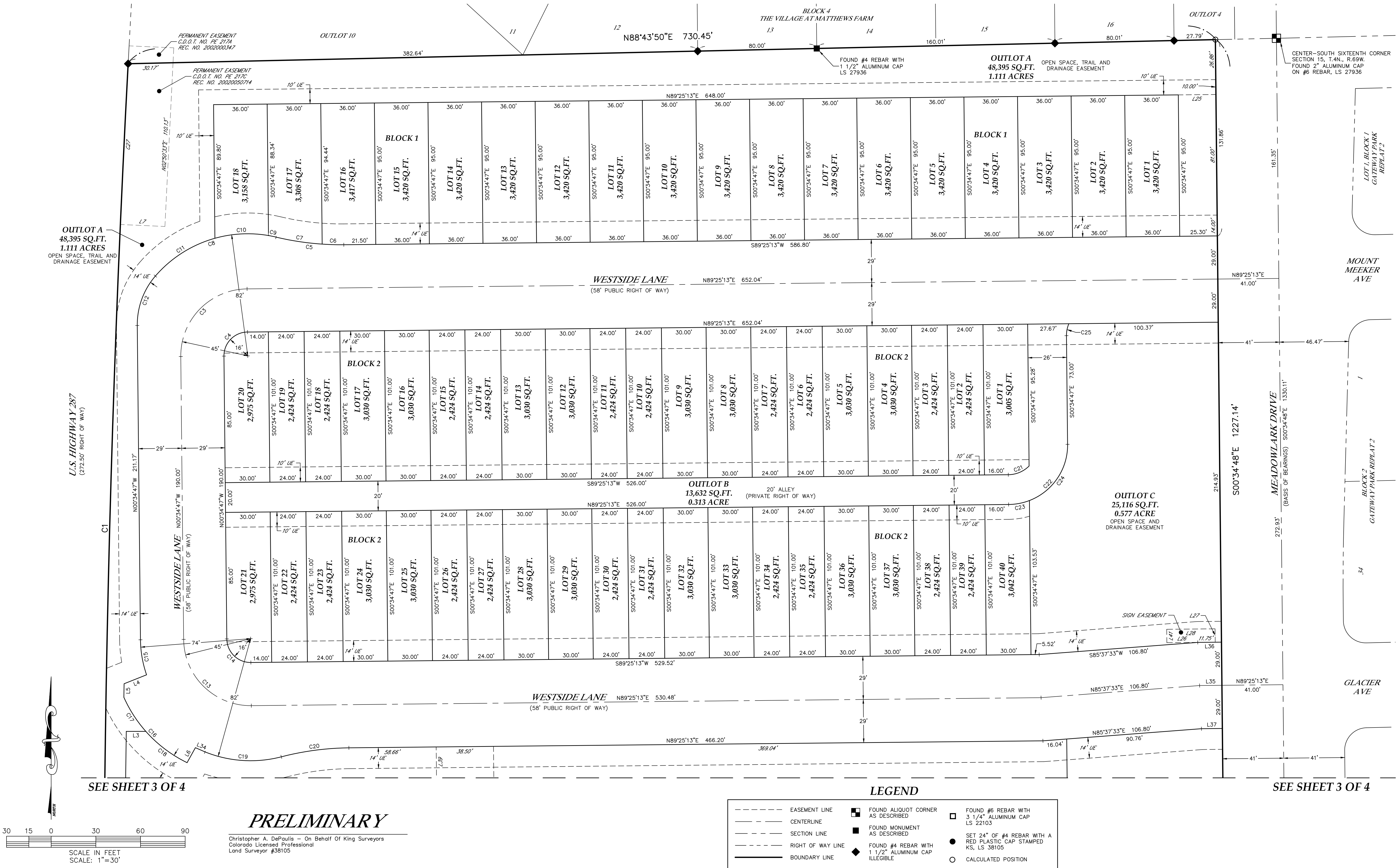
KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 7/22/21
REVISED PER COMMENTS	CSK 9/28/21
REVISED PER COMMENTS	CSK 10/29/21
REVISED PER COMMENTS	CSK 1/7/22
REVISED PER COMMENTS	CSK 1/25/22

WESTSIDE CROSSING
FOR
FAIRWAY INDEPENDENT MORTGAGE CORP
15110 N PECOS ST, SUITE 200
WESTMINSTER, CO 80234

PROJECT #:
20190636



PRELIMINARY PLAT
WESTSIDE CROSSING

Being a Replat of Safeway at Berthoud,
Situate in the South Half of the Southwest Quarter of Section 15, Township 4 North, Range 69 West of
the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado

SEE SHEET 2 OF 4

SEE SHEET 2 OF 4

U.S. HIGHWAY 287
(272.50' RIGHT OF WAY)

OUTLOT A
48,395 SQ.FT.
1.111 ACRES
OPEN SPACE, TRAIL AND
DRAINAGE EASEMENT

TRACT A
308,696 SQ.FT.
7.087 ACRES
FUTURE DEVELOPMENT

OUTLOT D
48,345 SQ.FT.
1.110 ACRES
DRAINAGE EASEMENT

LOT 4
37,962 SQ.FT.
0.871 ACRE
BLOCK 3

WESTSIDE STREET
(PRIVATE RIGHT OF WAY)

TUNDRA AVE

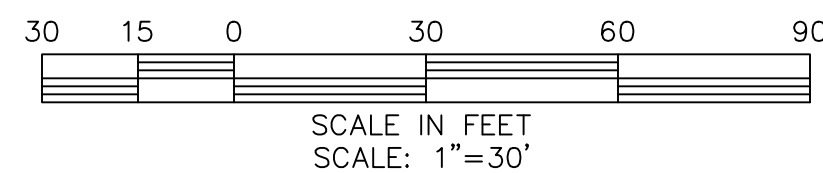
LOT 1
GATEWAY PARK
REPLAT 3

LOT 1, BLOCK 4
GATEWAY PARK
REPLAT 2

ALPINE AVE

BLOCK 3
GATEWAY PARK REPLAT 2

GLACIER AVE



PRELIMINARY

Christopher A. DePaulis - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38105

LEGEND

-----	EASEMENT LINE	■	FOUND ALIQUOT CORNER AS DESCRIBED	□	FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP LS 22103
-----	CENTERLINE	■	FOUND MONUMENT AS DESCRIBED	●	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 38105
-----	SECTION LINE	◆	FOUND #4 REBAR WITH 1 1/2" ALUMINUM CAP ILLEGIBLE	○	CALCULATED POSITION
-----	RIGHT OF WAY LINE				
-----	BOUNDARY LINE				

SEE SHEET 4 OF 4

SEE SHEET 4 OF 4

DATE:	7/13/2021
FILE NAME:	20190636 SUB PRELIM
SCALE:	1" = 30'
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REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 7/22/21
REVISED PER COMMENTS	CSK 9/28/21
REVISED LOT LAYOUT	CSK 10/22/21
REVISED PER COMMENTS	CSK 1/7/22
REVISED PER COMMENTS	CSK 1/25/22

WESTSIDE CROSSING
FOR
FAIRWAY INDEPENDENT MORTGAGE CORP
15110 N PECOS ST., SUITE 200
WESTMINSTER, CO 80234

PROJECT #:
20190636

3
SHEET 3 OF 4

PRELIMINARY PLAT
WESTSIDE CROSSING

Being a Replat of Safeway at Berthoud,
Situate in the South Half of the Southwest Quarter of Section 15, Township 4 North, Range 69 West of the 6th P.M.,
Town of Berthoud, County of Larimer, State of Colorado

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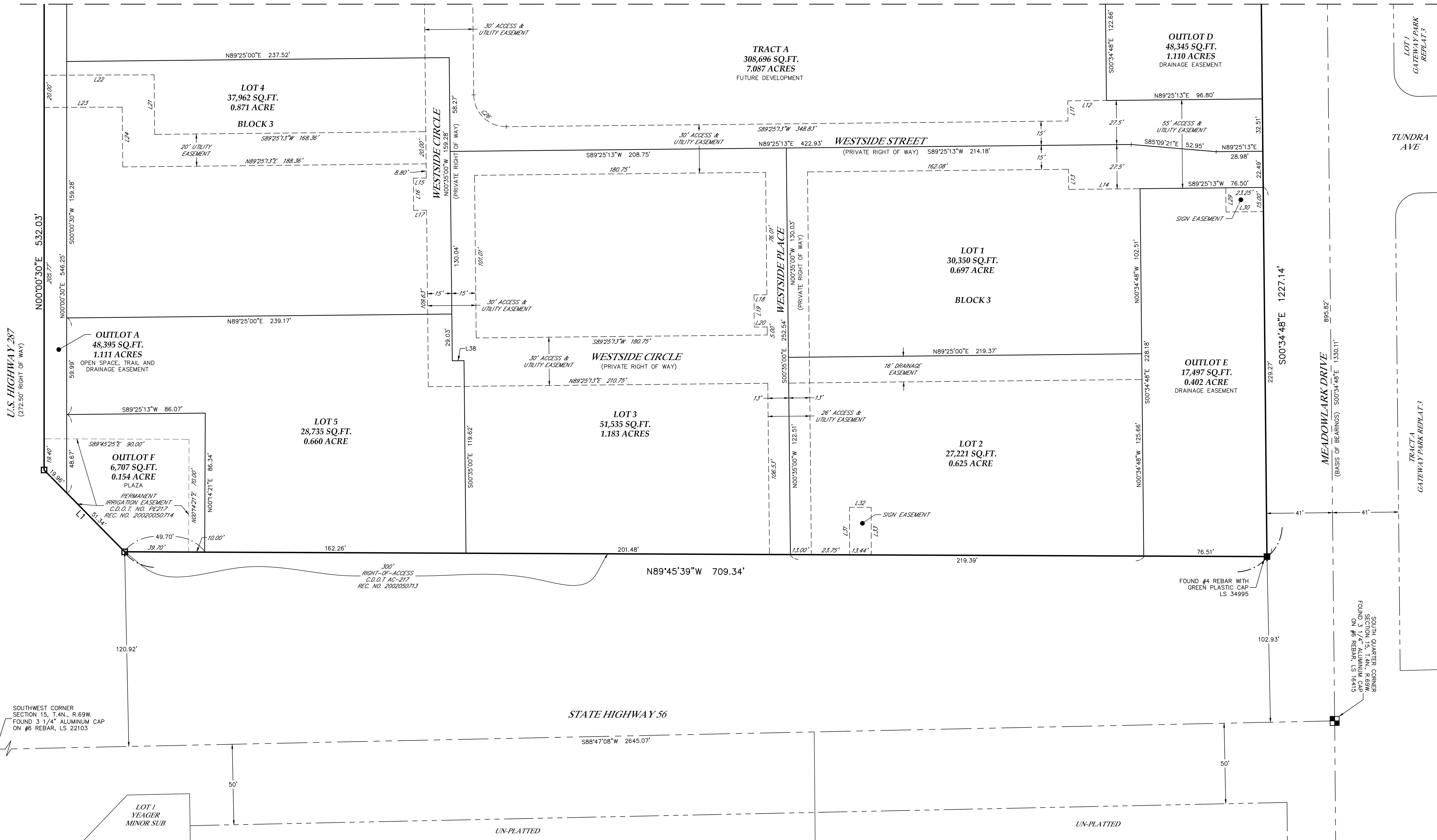
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REVISED PER COMMENTS	CSK 7/22/21
REVISED PER COMMENTS	CSK 9/28/21
REVISED LOT LAYOUT	CSK 10/29/21
REVISED PER COMMENTS	CSK 1/7/22
REVISED PER COMMENTS	CSK 1/25/22

WESTSIDE CROSSING
FOR
FAIRWAY INDEPENDENT MORTGAGE CORP
15110 N PECOS ST, SUITE 200
WESTMINSTER, CO 80234

PROJECT #:
20190636

SEE SHEET 3 OF 4

SEE SHEET 3 OF 4

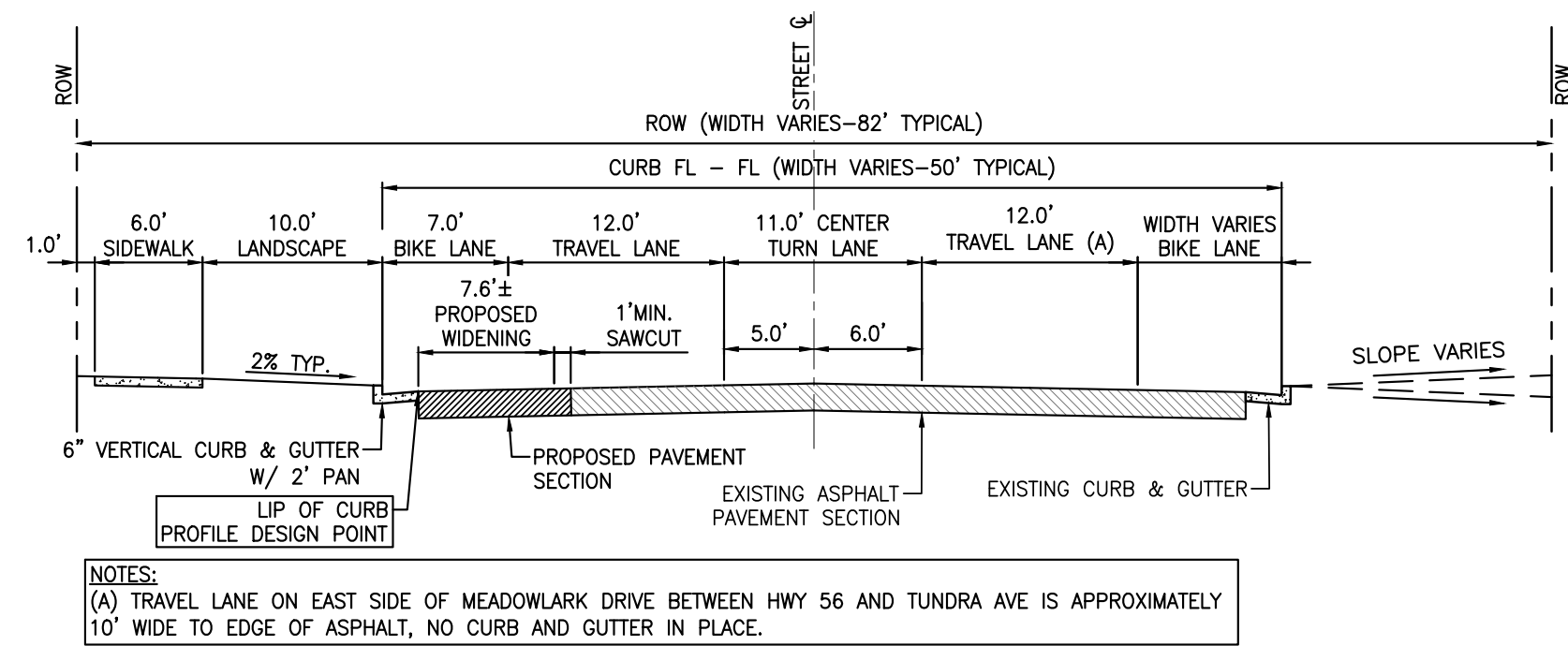


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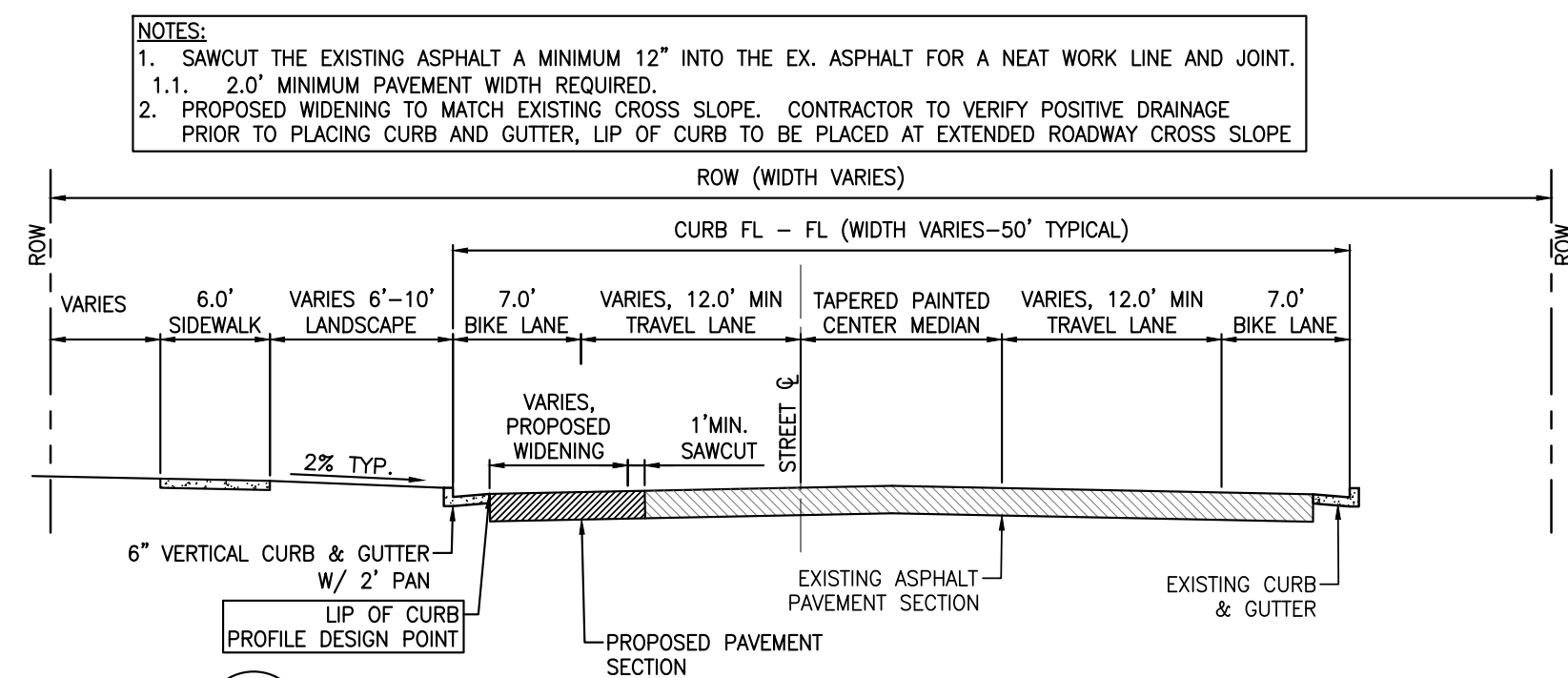
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-----	CENTERLINE	■	FOUND MONUMENT AS DESCRIBED	●	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 38105
-----	SECTION LINE	◆	FOUND #4 REBAR WITH 1 1/2" ALUMINUM CAP ILLEGIBLE	○	CALCULATED POSITION
-----	RIGHT OF WAY LINE				
-----	BOUNDARY LINE				

PRELIMINARY

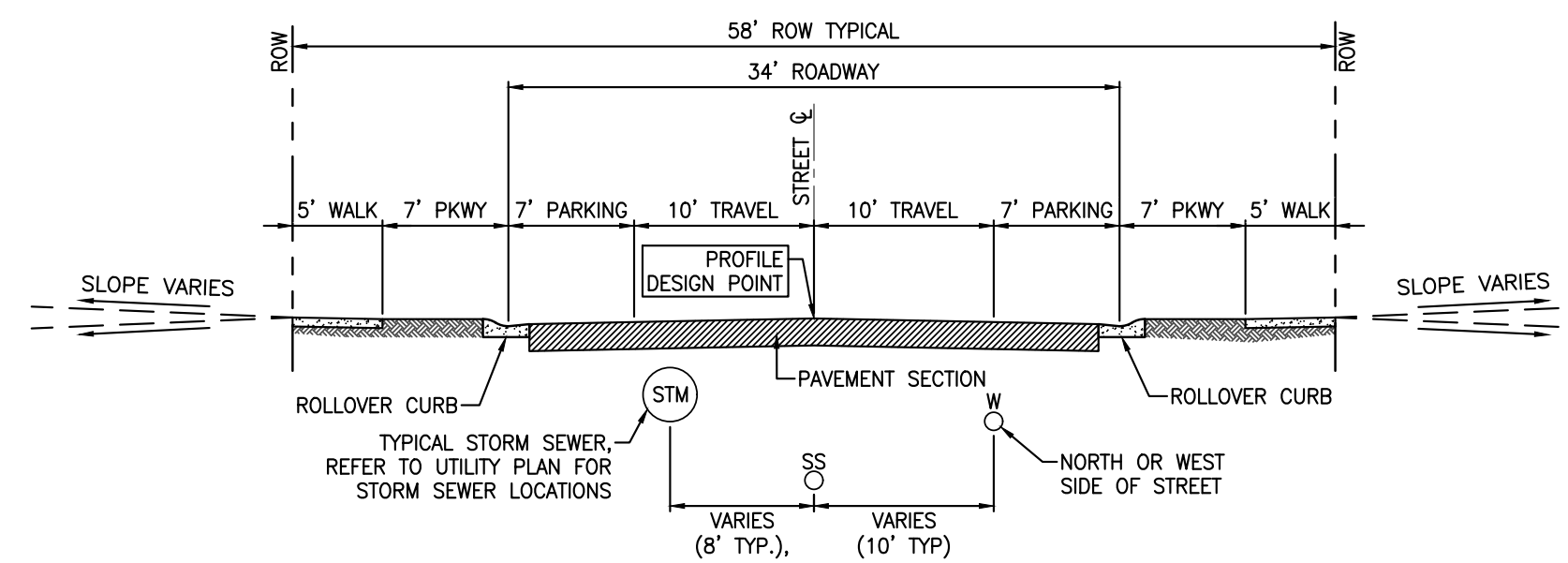
Christopher A. DePaulis - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38105



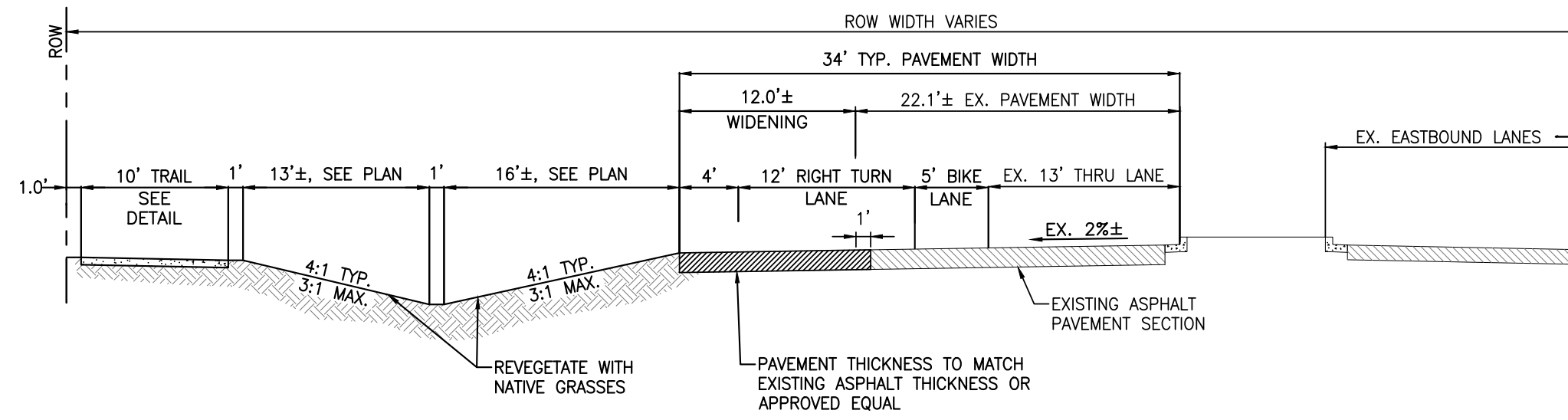
A
5 TYPICAL MEADOWLARK DRIVE SECTION (HWY 56 TO MT. MEEKER AVE.)
SCALE: NTS



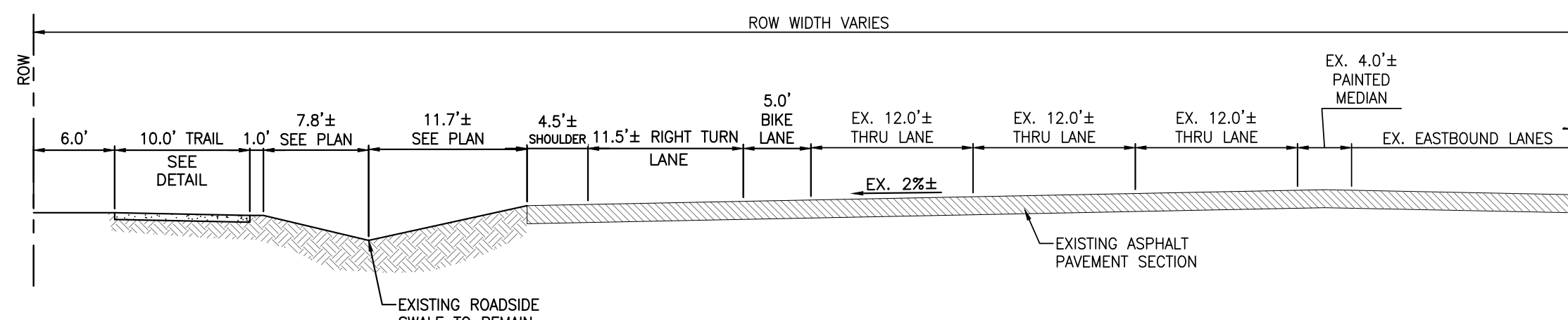
B
5 TYPICAL MEADOWLARK SECTION (MT. MEEKER AVE. NORTH)
SCALE: NTS



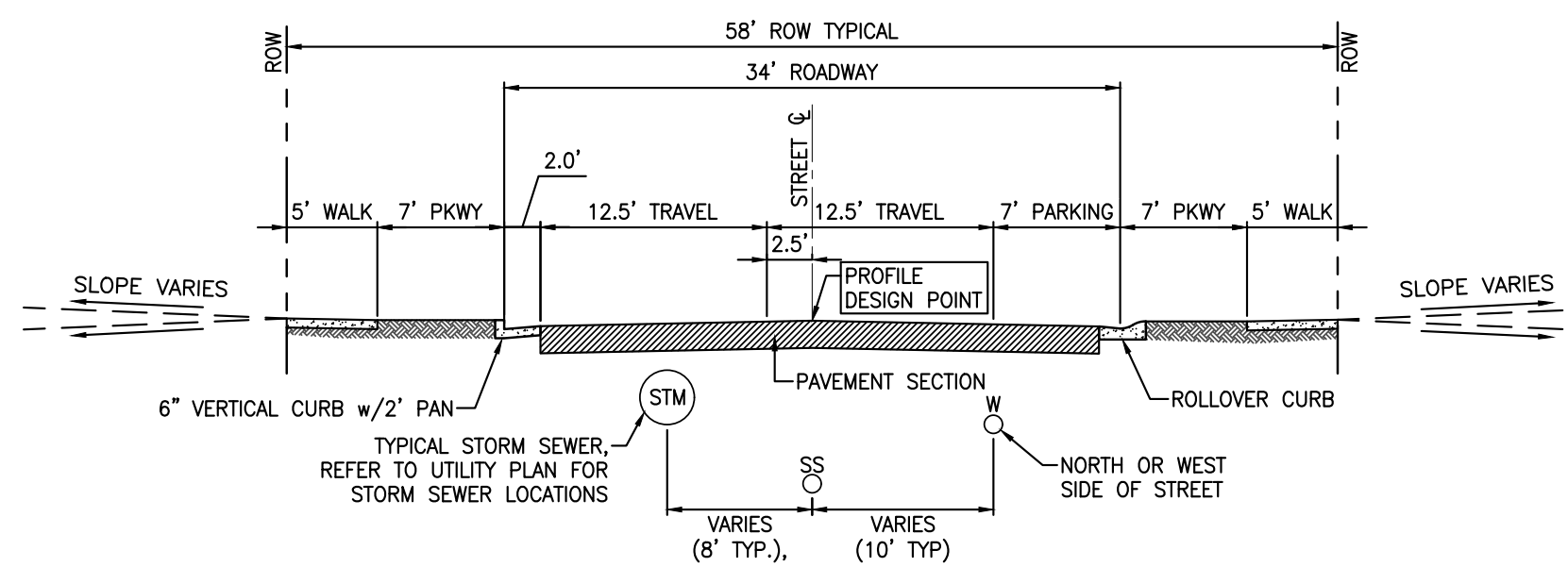
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5 TYPICAL RESIDENTIAL STREET SECTION
(NORTH AND WEST SIDE OF RESIDENTIAL AREA)
SCALE: NTS



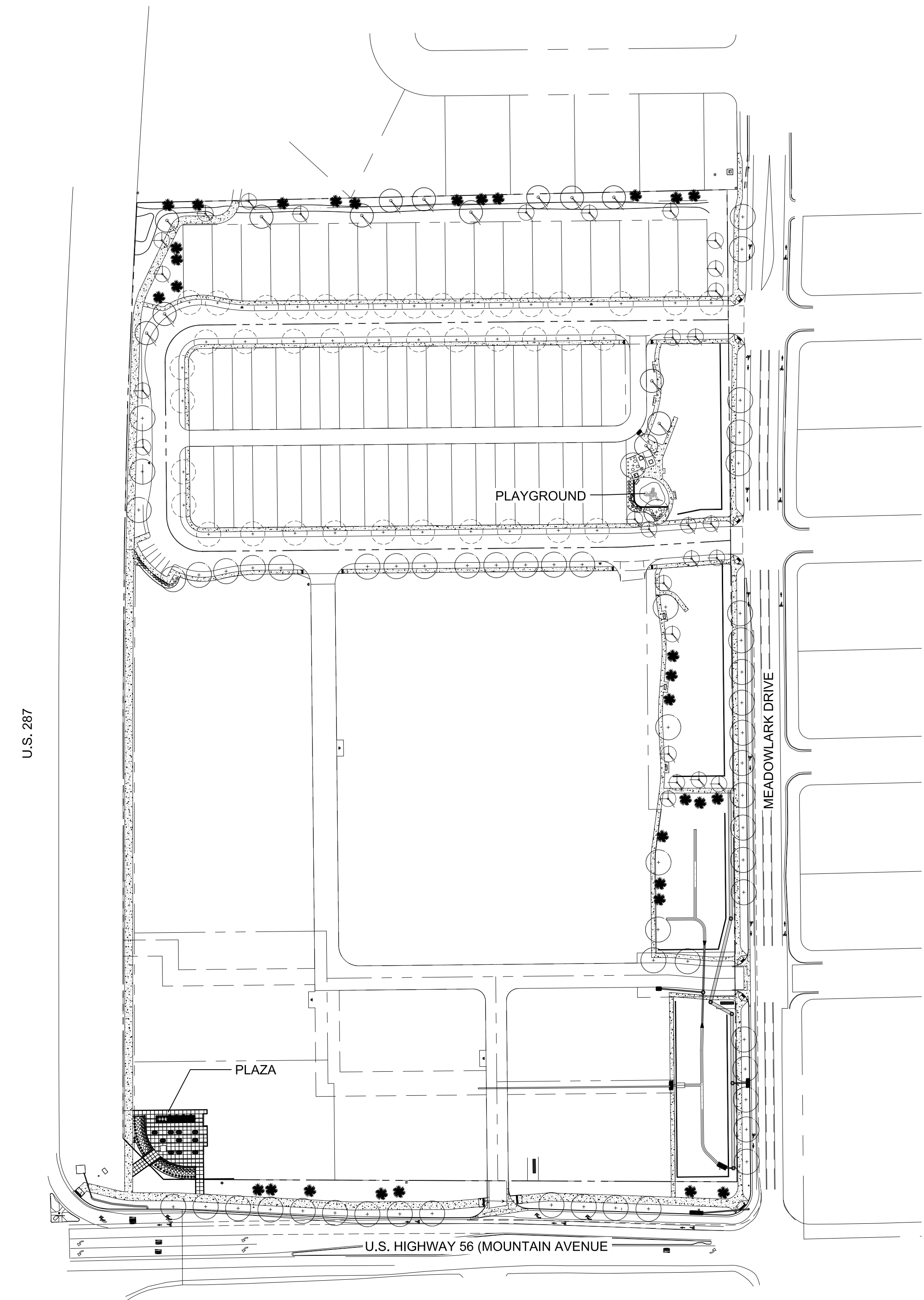
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5 TYPICAL HWY 56 SECTION (EAST OF RIRO)
SCALE: NTS



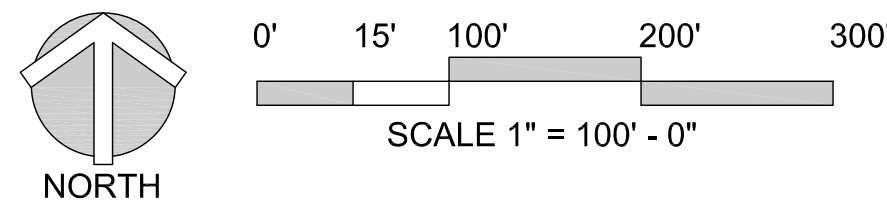
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5 TYPICAL HWY 56 SECTION (WEST OF RIRO)
SCALE: NTS



F
5 TYPICAL RESIDENTIAL STREET SECTION
(SOUTH SIDE OF RESIDENTIAL AREA)
SCALE: NTS



PRELIMINARY OVERALL LANDSCAPE PLAN



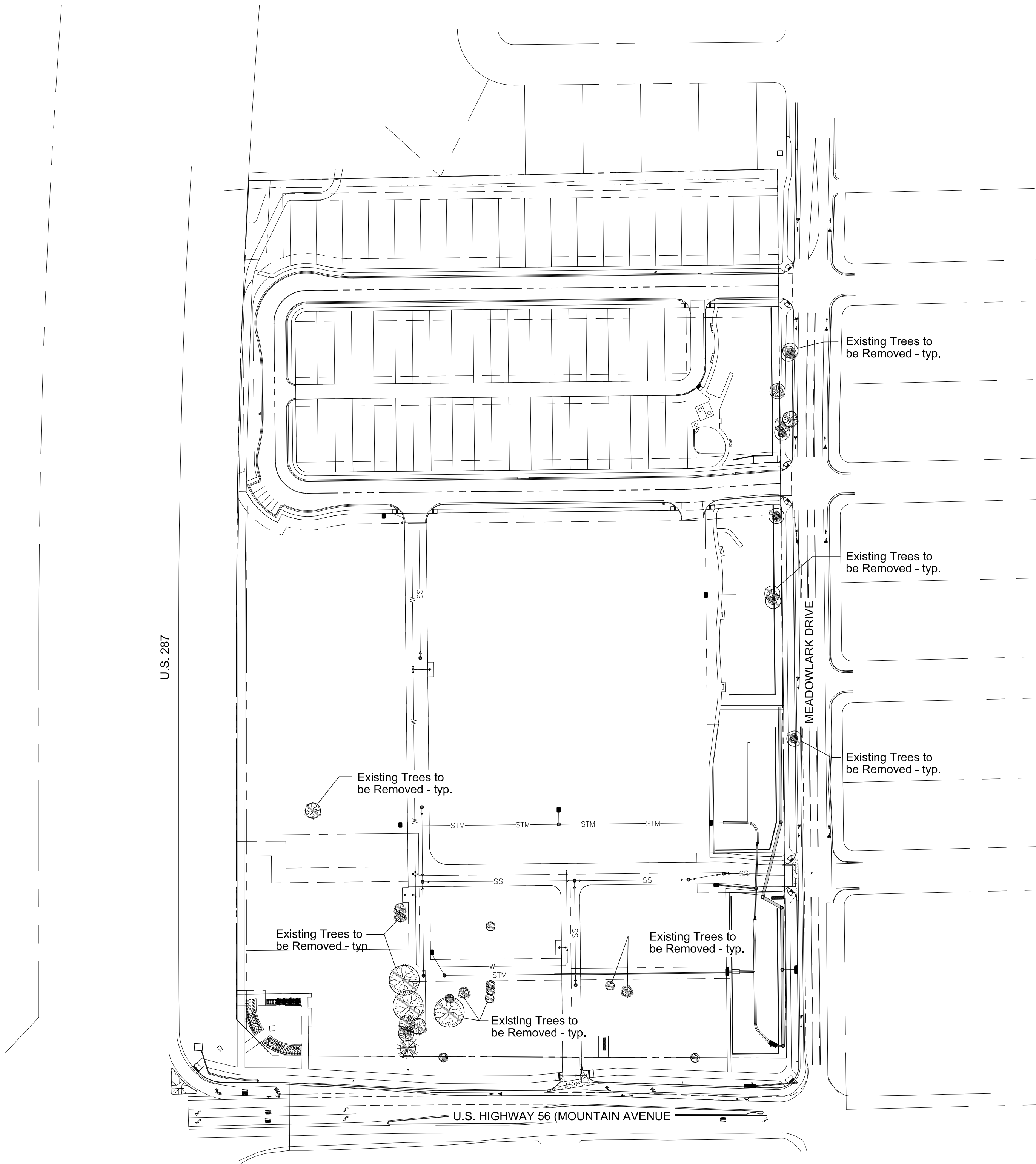
LEGEND:

- FRONT YARD TREE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREE
- SHRUBS
ORNAMENTAL GRASSES
- PROPERTY LINE
- PROPOSED RETAINING WALL

Westside Crossing
Preliminary Plat

Overall Landscape Plan

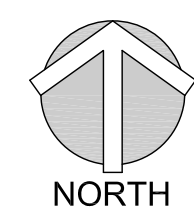
DATE:	REVISION:
11/5/21	Second Submittal
1/10/22	Third Submittal
1/7/22	Fourth Submittal
1/26/22	Fifth Submittal
.	.
.	.
.	.
Project Mgr: JAH	
Drawn By: SDW	
Checked By: JAH	
Date: 8/2/21	
Scale: 1" = 30'	



LEGEND:

- PROPERTY LINE
- EXISTING TREE TO BE REMOVED
- PROPOSED RETAINING WALL
- EXISTING EASEMENT

PRELIMINARY TREE REMOVAL PLAN



0' 15' 100' 200' 300'
SCALE 1" = 100' - 0"

Westside Crossing Preliminary Plat

TREE REMOVAL PLAN

DATE:	REVISION:
11/5/21	Second Submittal
1/10/22	Third Submittal
1/17/22	Fourth Submittal
1/26/22	Fifth Submittal
.	.
.	.
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Project Mgr:	JAH
Drawn By:	SDW
Checked By:	JAH
Date:	8/2/21
Scale:	1" = 30'

SHEET

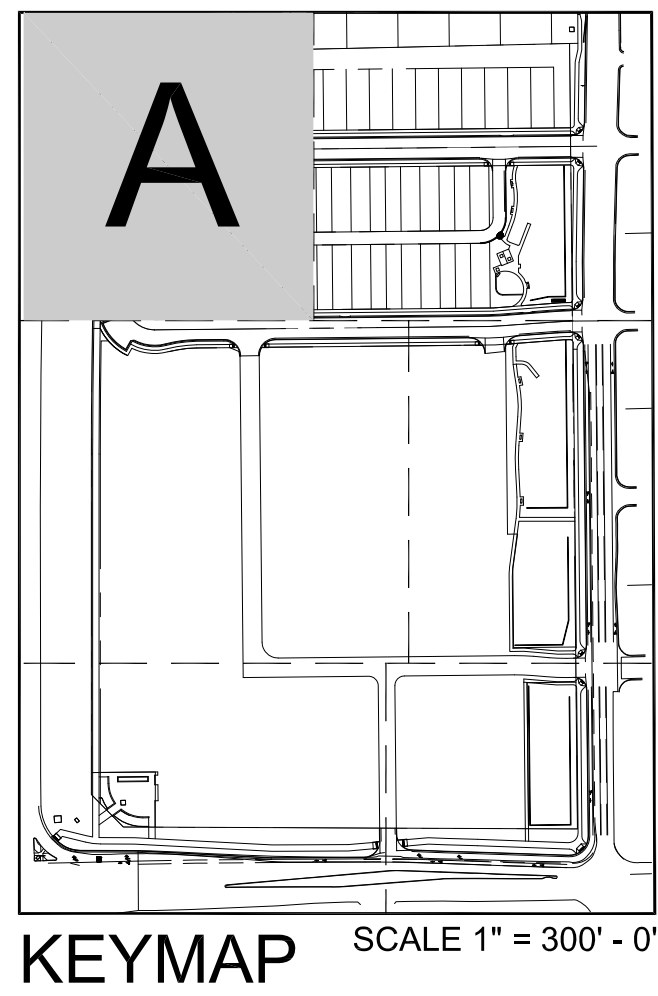
L1.2
2 of 11

PRELIMINARY LANDSCAPE PLAN A

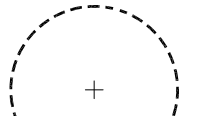
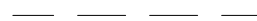
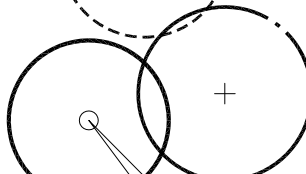
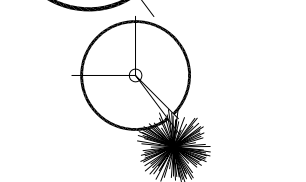
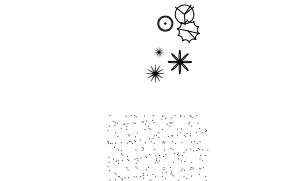
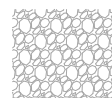


0' 15' 30' 60' 90'

SCALE 1" = 30' - 0"



LEGEND:

	EXISTING TELEPHONE PEDESTAL		LOCALLY AVAILABLE FESCUE SOD MIX
	EXISTING FIBER OPTIC VAULT		INSTALLED BY HOME BUILDER
	EXISTING EASEMENT		FRONT YARD TREE
	PROPOSED EASEMENT		INSTALLED BY HOME BUILDER
	EXISTING UNDERGROUND ELECTRIC LINE		DECIDUOUS TREES
	EXISTING UNDERGROUND IRRIGATION		ORNAMENTAL TREES
	EXISTING UNDERGROUND STORM		EVERGREEN TREE
	EXISTING UNDERGROUND TELEPHONE LINE		SHRUBS
	EXISTING FIBER OPTIC LINE		ORNAMENTAL GRASSES
	PROPOSED SANITARY SERVICE		
	PROPOSED WATER LINE OR SERVICE		
	PROPOSED FIRE HYDRANT		
	PROPOSED STORM SEWER PIPE AND MANHOLE		
	PROPOSED CONTOUR		
			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
			NOTE: EROSION CONTROL BLANKET
			TO BE INSTALLED WHERE APPLICABLE
			SHREDDED CEDAR MULCH
			3" - 5" COBBLE
			STEEL EDGING WITH PROTECTIVE CAP
			MATCHLINE
			PROPERTY LINE
			THREE RAIL FENCE

Westside Crossing Preliminary Plat		STACKlot 5639 south curfise street littleton, colorado 80120 p. 303.808.4523
Preliminary Landscape Plan A		
DATE:	REVISION:	
11/5/21	Second Submittal	
1/10/22	Third Submittal	
1/7/22	Forth Submittal	
1/26/22	Fifth Submittal	
-	-	
-	-	
-	-	
-	-	
Project Mgr:		JAH
Drawn By:		SDW
Checked By:		JAH
Date:		8/2/21
Scale:		1" = 30'
SHEET		
L1.3 3 of 11		



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D

LOCALLY AVAILABLE FESCUE SOD MIX
INSTALLED BY HOME BUILDER

FRONT YARD TREE
INSTALLED BY HOME BUILDER

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

NOTE: EROSION CONTROL BLANKET
TO BE INSTALLED WHERE APPLICABLE

SHREDDED CEDAR MULCH

3" - 5" COBBLE

STEEL EDGING WITH PROTECTIVE CAP

MATCHLINE

PROPERTY LINE

- THREE RAIL FENCE

PRELIMINARY LANDSCAPE PLAN B



Westside Crossing

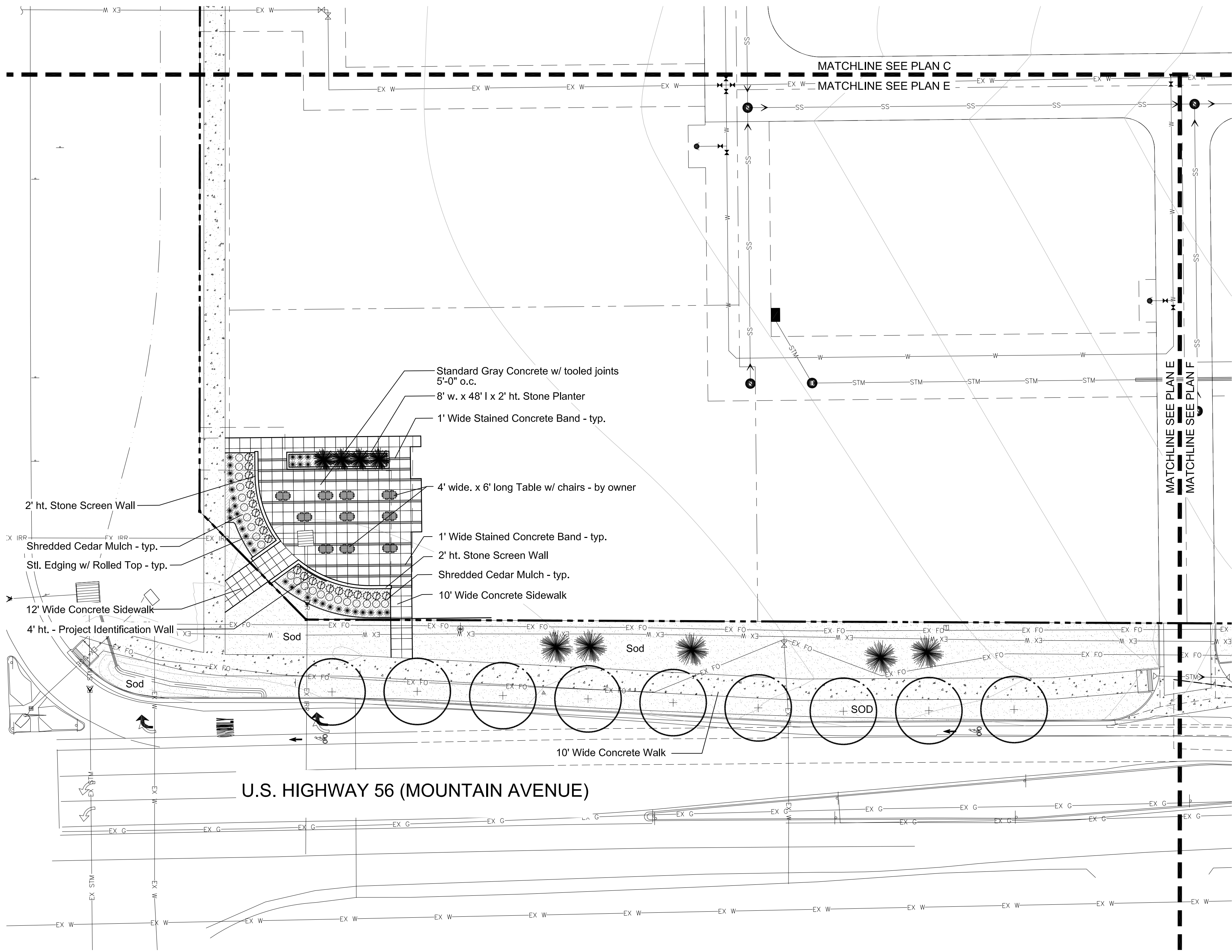
Preliminary Plat

Preliminary Landscape Plan B

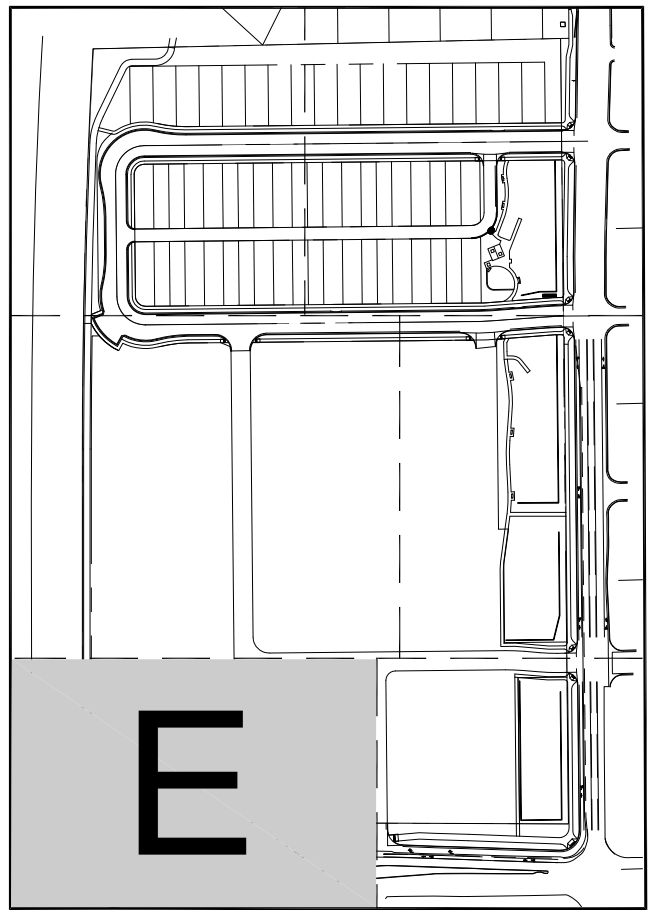
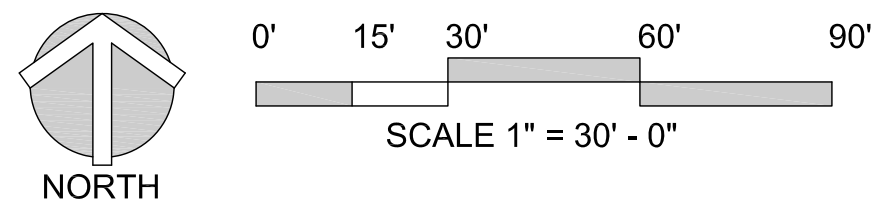
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	1/10/22	Third Submittal			
	1/7/22	Fourth Submittal			
	1/26/22	Fifth Submittal			
Project Mgr:	JAH				
Drawn By:	SDW				
Checked By:	JAH				
Date:	8/2/21				
Scale:	1" = 30'				

SHEET

L1.4
4 of 11



PRELIMINARY LANDSCAPE PLAN E



KEYMAP SCALE 1" = 300' - 0"

LEGEND:

- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE TV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC MANHOLE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER LINE OR SERVICE
- PROPOSED STORM LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER PIPE AND MANHOLE
- PROPOSED CONTOUR
- 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
- NOTE: EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE
- SHREDDED CEDAR MULCH
- 3" - 5" COBBLE
- STEEL EDGING WITH PROTECTIVE CAP
- MATCHLINE
- PROPERTY LINE

Westside Crossing
Preliminary Plat

Preliminary Landscape Plan E

DATE:	REVISION:	
11/5/21	Second Submittal	
1/10/22	Third Submittal	
1/7/22	Fourth Submittal	
1/26/22	Fifth Submittal	

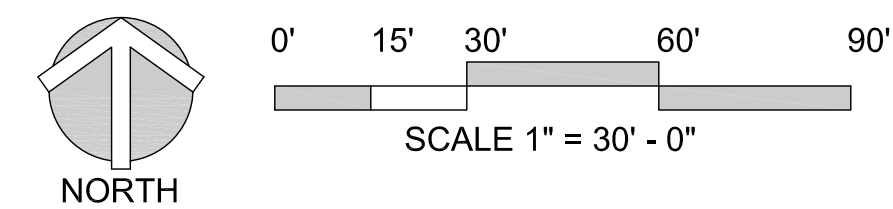
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Drawn By:	SDW
Checked By:	JAH
Date:	8/2/21
Scale:	1" = 30'

SHEET

L1.7
7 of 11

STACKlot

5639 south curlice street littleton, colorado 80120
p. 303.608.4523



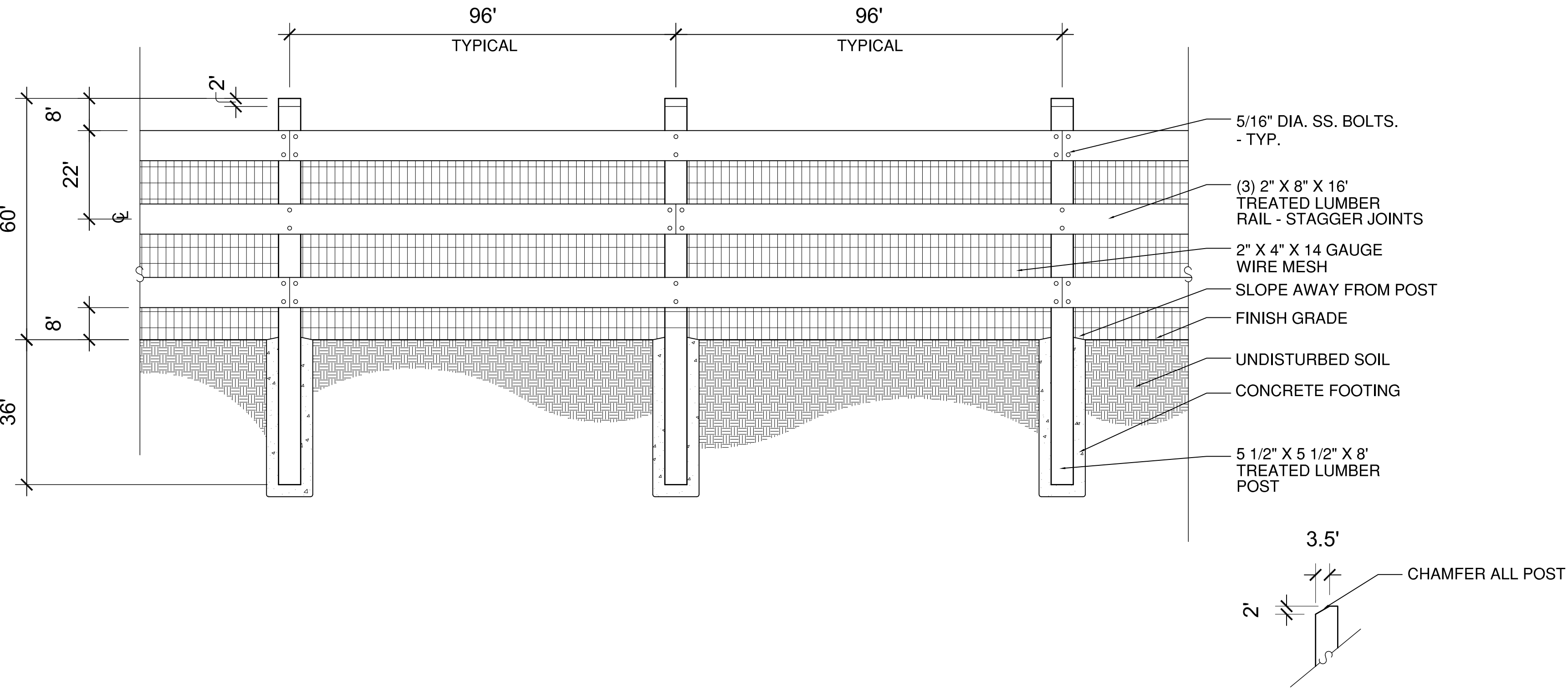
Preliminary Landscape Plan F

SHEET

L1.8
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PRELIMINARY PLANT MATERIAL SCHEDULE

QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	REMARKS	HT. / WIDTH	PERCENTAGE
DECIDUOUS TREES								
-	nm	NORWAY MAPLE	ACER PLATANOIDES	2" CAL.	B&B	SINGLE STEM	30'x35'	-
-	ll	LITTLE LEAF LINDEN	TILIA CORDOTA	2" CAL.	B&B	SINGLE STEM	35'x25'	-
-	ro	RED OAK	QUERCUS RUBRA	2" CAL.	B&B	SINGLE STEM	65'x45'	-
-	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'EXPRESSO'	2" CAL.	B&B	SINGLE STEM	45'x35'	-
-	pe	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2" CAL.	B&B	SINGLE STEM	45'x25'	-
-	ob	OHIO BUCKEYE	AESCULUS GLABRA	2" CAL.	B&B	SINGLE STEM	30' x30'	-
-	wc	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL.	B&B	SINGLE STEM	50'x35'	-
-	eo	ENGLISH OAK	QUERCUS ROBUR	2" CAL.	B&B	SINGLE STEM	50'x35'	-
-	ws	WHITE SWAMP OAK	QUERCU ALBA	2" CAL.	B&B	SINGLE STEM	50'x35'	-
ORNAMENTAL TREES								
-	sc	SPRING SNOW CRABAPPLE	MALUS x 'SPRINGSNOW'	2" CAL.	B&B	SINGLE STEM	15'x15'	-
-	cp	CHANTICLEER PEAR	PYRUS CALLERAYANA 'CHANTICLEER'	2" CAL.	B&B	SINGLE STEM	20'x15'	-
-	gr	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	2" CAL.	B&B	SINGLE STEM	30'x30'	-
EVERGREEN TREES								
-	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B&B		50'x20'	-
-	sp	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B&B		50'x30'	-
SHRUBS								
-	ac	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.		3'x3'	
-	db	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.		3'x4'	
-	ls	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	5 GAL.	CONT.		3'x3'	
-	aw	ANTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATERER'	5 GAL.	CONT.		3'x3'	
-	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.		3'x3'	
-	tm	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	5 GAL.	CONT.		4'x4'	
-	sg	SPANISH GOLD BROOM	CYTISUS PRUGANS	5 GAL.	CONT.		4'x6'	
ORNAMENTAL GRASSES								
-	kf	KARL FOERSTER FEATHER REED	CALAMAGROSIC ACUTI ' KARL FORESTER'	1 GAL.	CONT.		4'x2'	



1 RESIDENTIAL THREE RAIL FENCE

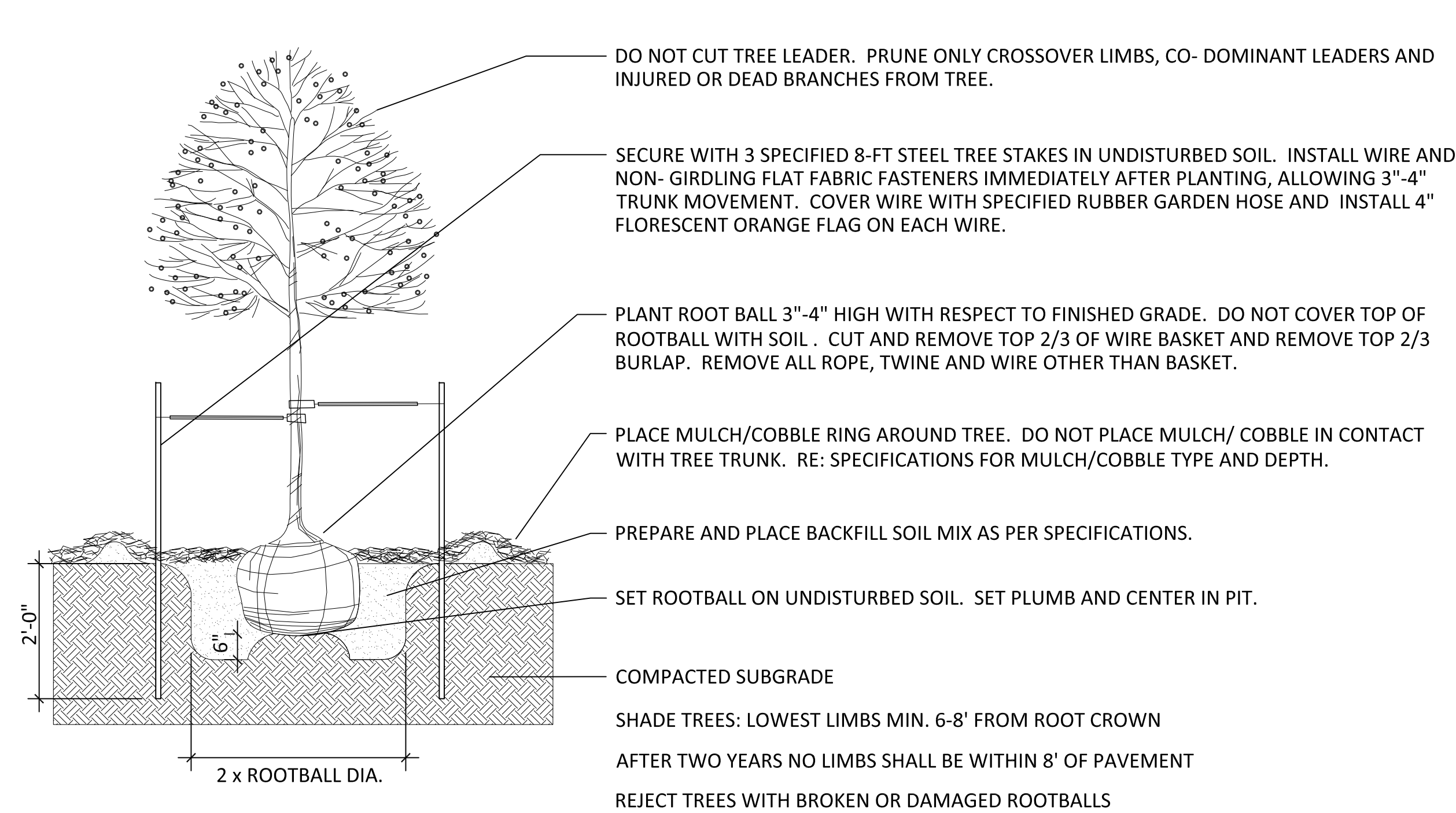
NOT TO SCALE

GENERAL PLANTING NOTES:

- 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.
- 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.
- 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.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 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).
- 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.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (⅔) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (⅓) 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.
- 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.
- 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.
- COMMERCIAL GRADE ⅜ 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.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 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.
- 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.
- 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.
- 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.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- 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.
- ALL AUTOMATIC IRRIGATION SYSTEMS MUST BE INSTALLED WITH MOISTURE SENSORS.
- 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
- 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.
- WEED CONTROL WILL BE PRACTICED ON ALL AREAS DISTURBED BY CONSTRUCTION AND THOSE AREAS SHALL BE RESEEDD TO PREVENT EROSION. NATIVE, NONINVASIVE GRASSES SHALL BE USED FOR REVEGETATION WHERE PRACTICAL. WEED CONTROL IS THE RESPONSIBILITY OF THE LANDOWNER ON ALL RESEEDD AREAS AND PRESERVATION AREAS. WEED CONTROL SHALL BE CONTINUAL RESPONSIBILITY OF THE OWNER DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION.
- ALL IRRIGATED LANDSCAPING SHALL BE ESTABLISHED AND MAINTAINED IN A LIVE AND WEED FREE CONDITION.

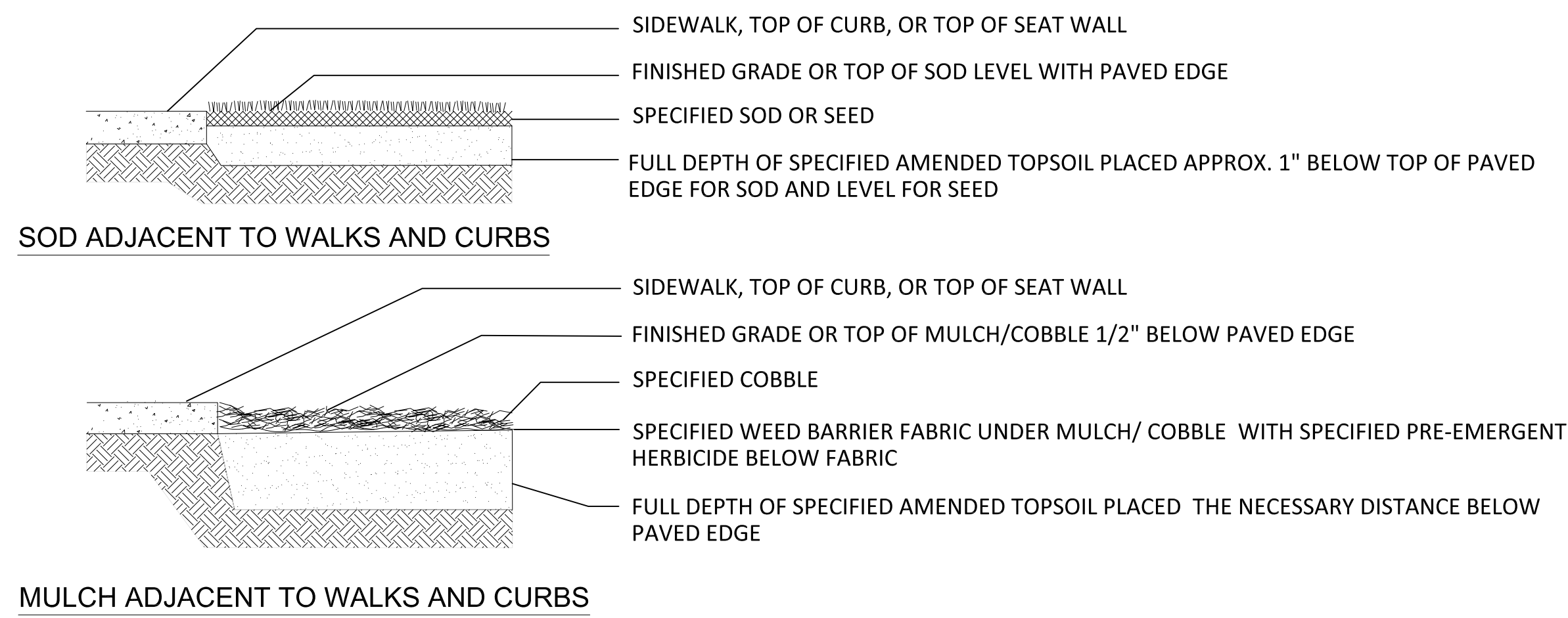
REVISION:		Second Submittal					
DATE:	11/5/21	Third Submittal					
	1/10/22	Forth Submittal					
	1/7/22	Fifth Submittal					
	1/26/22						
Project Mgr:		JAH					
Drawn By:		SDW					
Checked By:		JAH					
Date:		8/2/21					
Scale:		See Plan					

SHEET



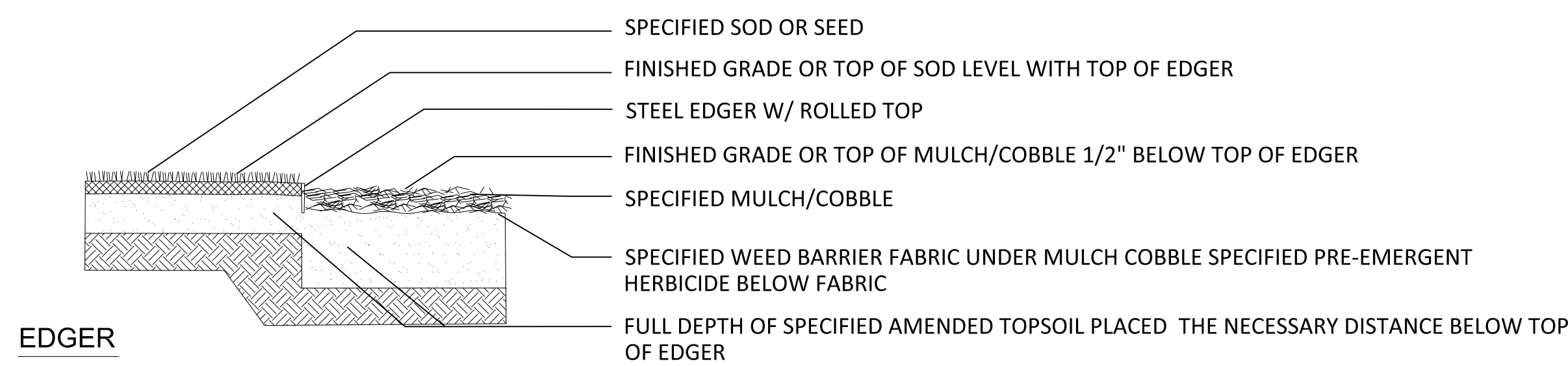
1 DECIDUOUS TREE

NOT TO SCALE



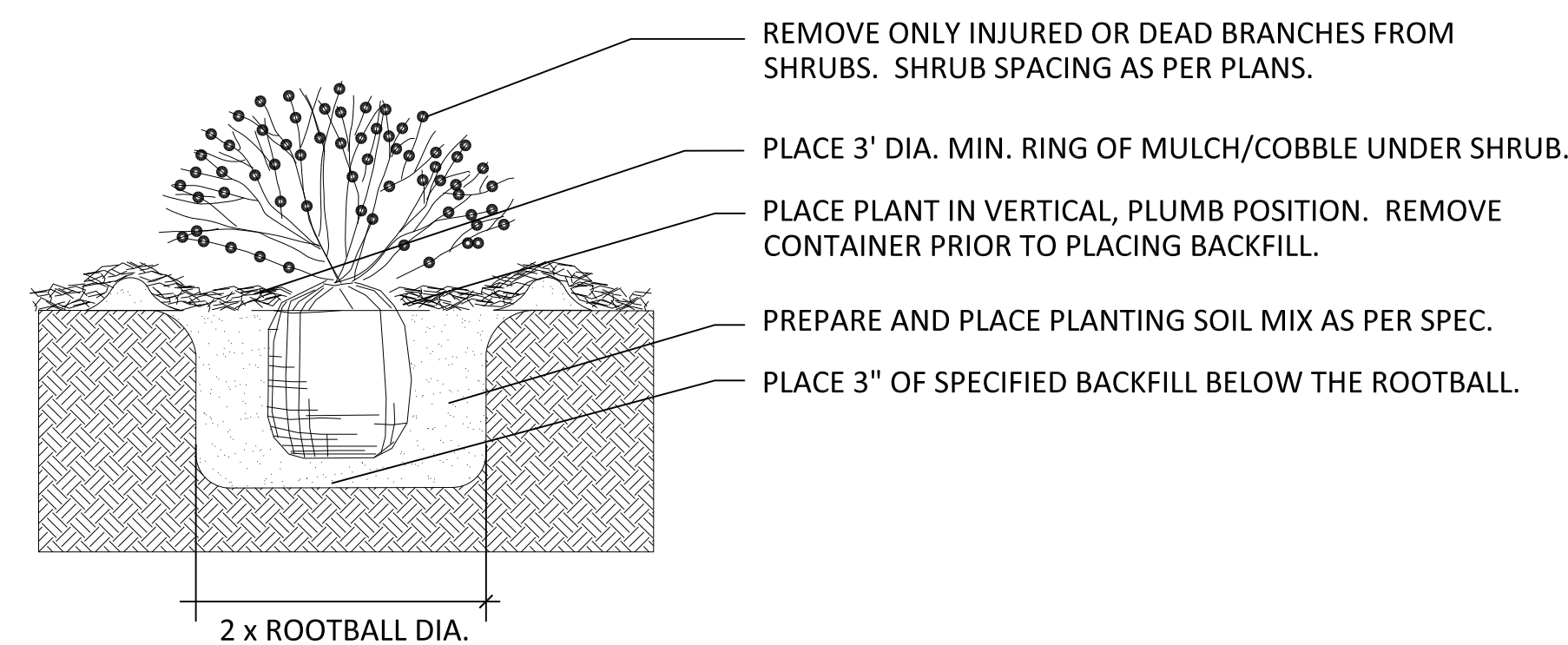
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

DATE:	REVISION:	Project Mgr:	JAH
11/5/21	Second Submittal	Drawn By:	SDW
1/10/22	Third Submittal	Checked By:	JAH
1/7/22	Forth Submittal	Date:	8/2/21
1/26/22	Fifth Submittal	Scale:	See Plan
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.	.	.	.



MANUFACTURE: Playworld Challengers
MODEL NO: 350-1718
INSTALL PER MANUFACTURES RECOMMENDATIONS
MAINTAIN ALL MANUFACTURES REQUIRED CLEAR FALL ZONES

1 PLAYGROUND

NOT TO SCALE



MANUFACTURE: RCP SHELTER
STYLE: ALL HIP STEEL
MODEL NO: ts-sq20-04
COLOR: T.B.D.
INSTALL PER MANUFACTURES RECOMMENDATIONS

2 20' x 20' PICNIC SHELTER

NOT TO SCALE



MANUFACTURE: Playworld Challengers
MODEL NO: ZZGV100G
INSTALL PER MANUFACTURES RECOMMENDATIONS

3 TRASH RECEPTACLE

NOT TO SCALE



MANUFACTURE: MADRAX
COLOR: BLACK
STYLE: U BIKE RACK
MODEL NO. U238-SF-P
INSTALL PER MANUFACTURES RECOMMENDATIONS

4 "U" SHAPED BIKE RACK

NOT TO SCALE



MANUFACTURE: Playworld Challengers
MODEL NO: ZZGV230G
INSTALL PER MANUFACTURES RECOMMENDATIONS

5 PICNIC TABLE

NOT TO SCALE



MANUFACTURE: Playworld Challengers
MODEL NO: ZZGV420G
INSTALL PER MANUFACTURES RECOMMENDATIONS

6 BACKED BENCH

NOT TO SCALE



MANUFACTURE: Jamestown Advanced Products
MODEL NO: 100PRG-SM
INSTALL PER MANUFACTURES RECOMMENDATIONS

7 GRILL

NOT TO SCALE

DATE:	REVISION:						
11/5/21	Second Submittal						
1/10/22	Third Submittal						
1/7/22	Forth Submittal						
1/26/22	Fifth Submittal						

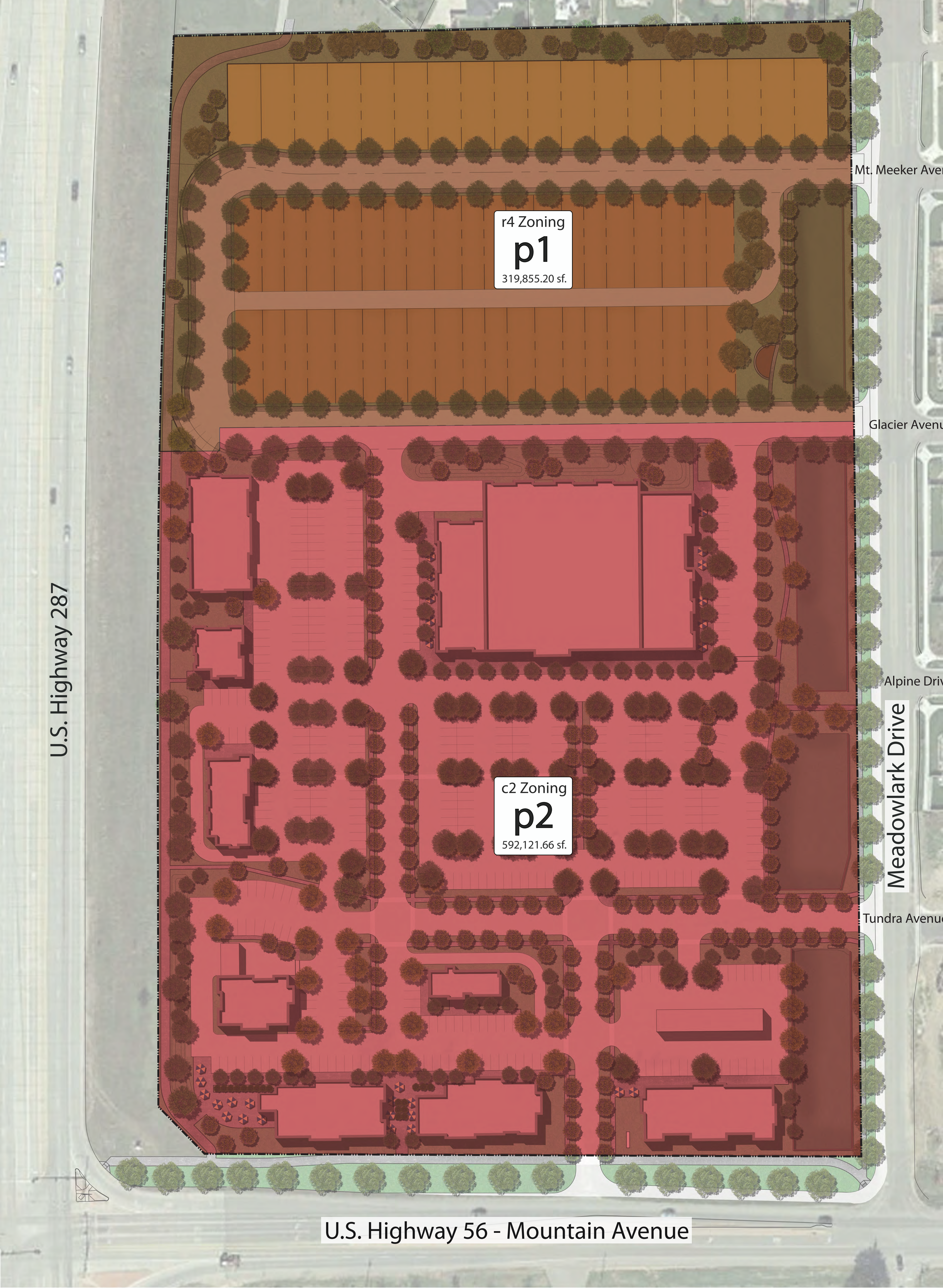
Project Mgr:	JAH
Drawn By:	SDW
Checked By:	JAH
Date:	8/2/21
Scale:	See Plan

SHEET

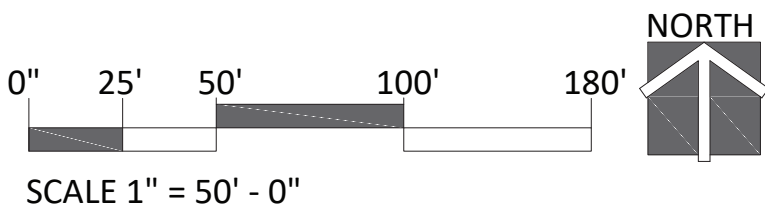
NEIGHBORHOOD MASTER PLAN SUBMITTAL

DISCLAIMER: Drawing represents an illustrative masterplan, identifying proposed uses, buildings, parking and site circulation. This drawing is subject to change at time of final plat and site plan submittal.





DISCLAIMER: Drawing represents an illustrative masterplan, identifying proposed uses, buildings, parking and site circulation. Final layout and design of each proposed use will be provided at time site plan submittal.
NOTE: Floodplain: The subject property is not located in a FEMA regulated floodplain, based on FIRM Panel 08069C1386G



KEY	PLANNING AREA	ZONING	AREA
p1	Mixed Use District	R4 - Mixed Use District	319,855.20 sf. (7.34 acres)
p2	General Commercial	C2 - General Commercial District	592,121.66 sf. (13.59 acres)

OPEN SPACE+PARK PERCENTAGE
Projected Open Space
163,234 sf. (17.9%)
Projected Park Dedication
8,140 sf.

NEIGHBORHOOD MASTER PLAN - ZONING PLAN

WESTSIDE CROSSING
TOWN OF BERTHOUD, COLORADO

DATE: FIFTH SUBMITTAL FEBRUARY 18, 2021, INITIAL SUBMITTAL NOVEMBER 8, 2019

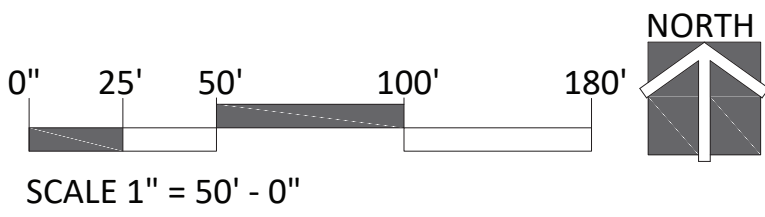


5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.683.2739
stacklot.com



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NOTE: Floodplain: The subject property is not located in a FEMA regulated floodplain, based on FIRM Panel 08069C1386G

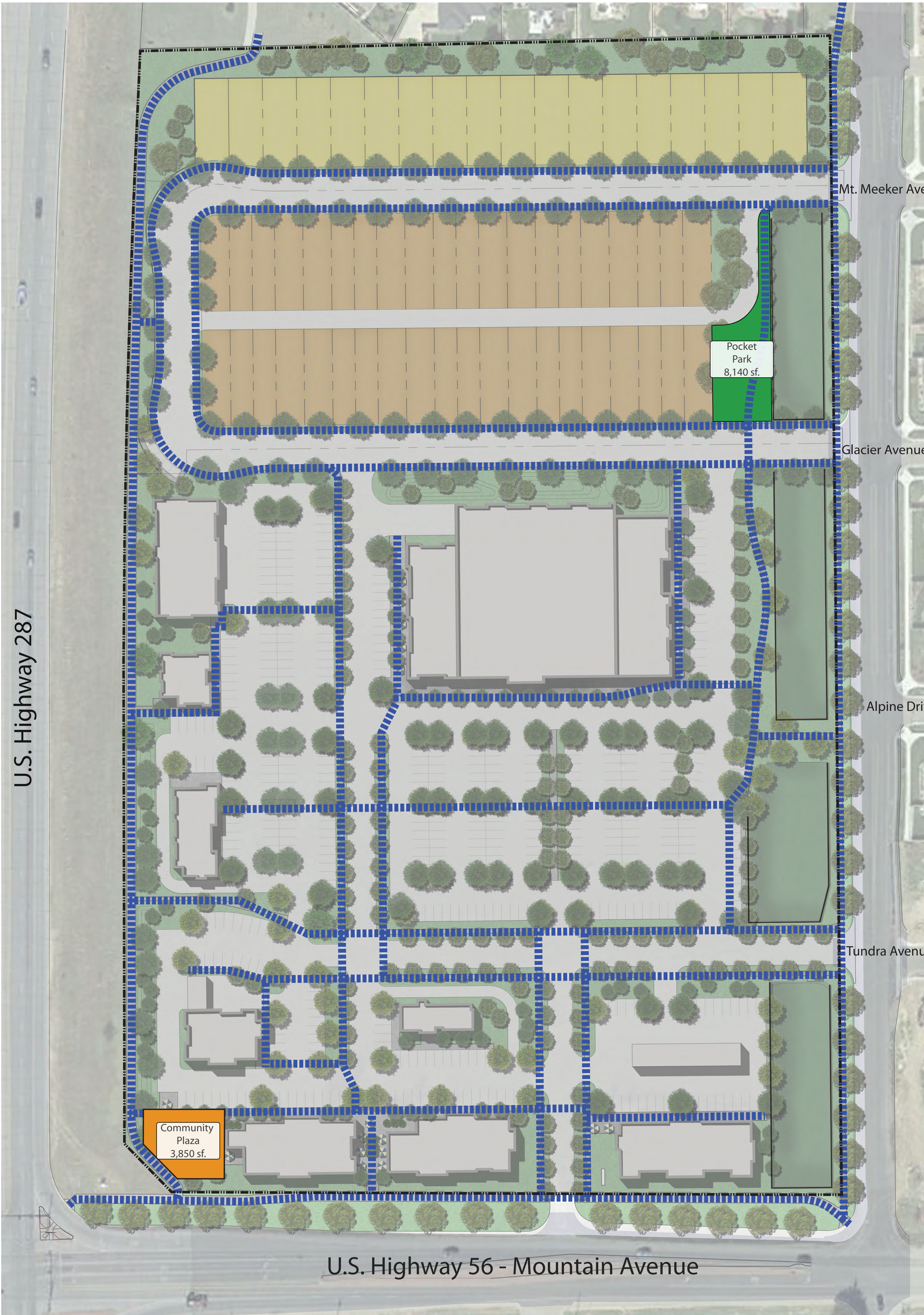
Open Space Chart				
KEY	AREA	TYPE	Element	
o1	42,726 sf.	0.98 ac.	Open Space	-
o2	16,658 sf.	0.38 ac.	Open Space	-
o3	9,900 sf.	0.23 ac.	Open Space	-
o4	20,400 sf.	0.47 ac.	Open Space	-
o5	50,000 sf.	1.15 ac.	Greenway	-
o6	19,700 sf.	0.45 ac.	Open Space	1 element
o7	3,850 sf.	0.09 ac.	Public Plaza	1 element
			Trailhead Parking	1 element
	163,234 sf.	3.75 ac.		3 elements



NEIGHBORHOOD MASTER PLAN - OPEN SPACE PLAN

WESTSIDE CROSSING
TOWN OF BERTHOUD, COLORADO

DATE: FIFTH SUBMITTAL FEBRUARY 18, 2021, INITIAL SUBMITTAL NOVEMBER 8, 2019

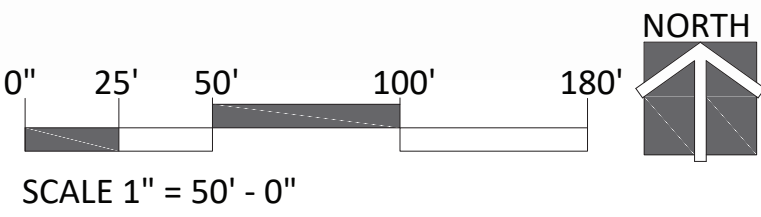


DISCLAIMER: Drawing represents an illustrative masterplan, identifying proposed uses, buildings, parking and site circulation. Final layout and design of each proposed use will be provided at time site plan submittal.
NOTE: Floodplain: The subject property is not located in a FEMA regulated floodplain, based on FIRM Panel 08069C1386G

AREA	TYPE	Components
8,140 sf. 0.19 ac.	Pocket Park	Refer to Park Amenity Table

* Remainder of Park Land Dedication for Residential Development will be satisfied by Cash in Lieu

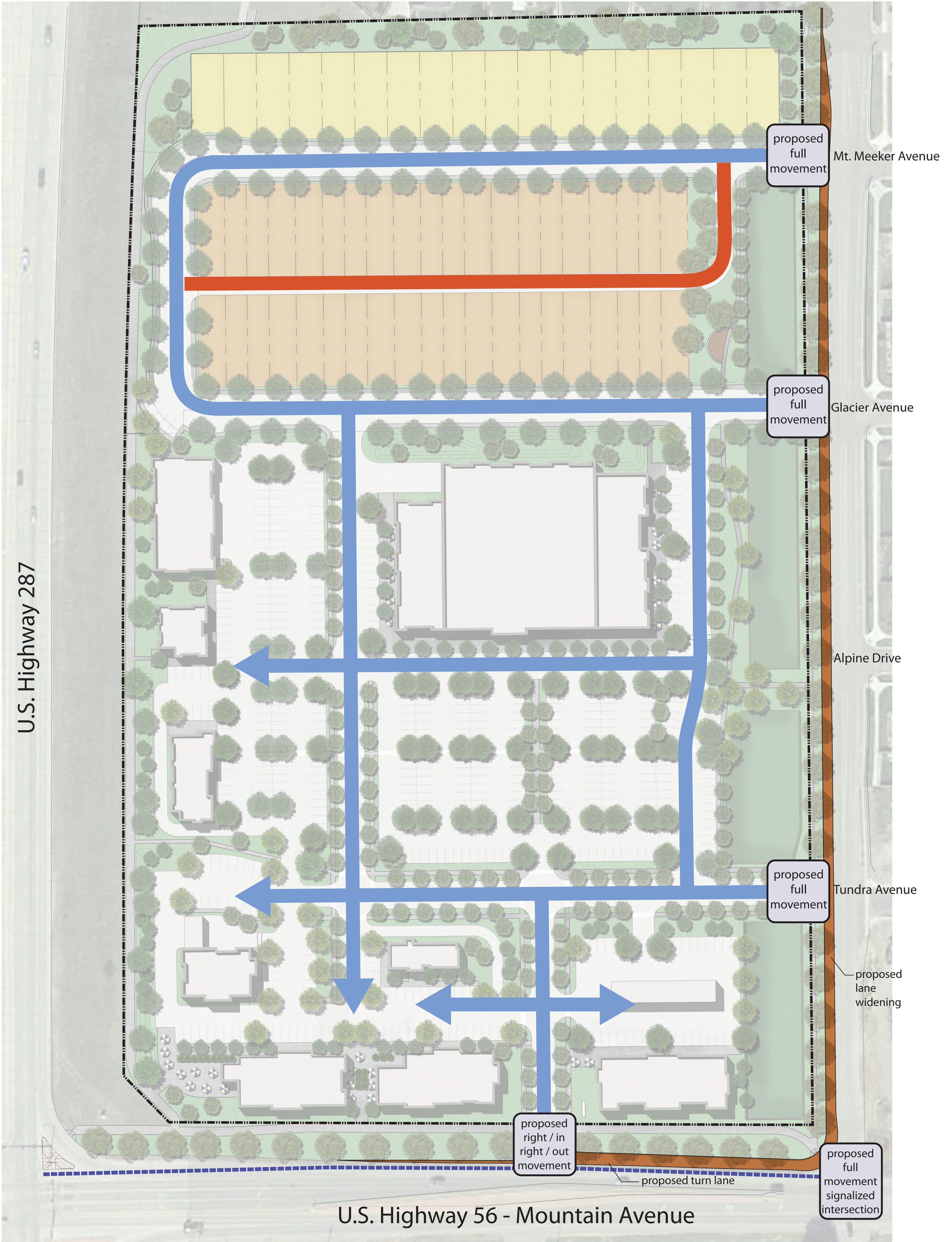
List	Components	Description
A	Electricity, Irrigation, Security lighting, Trash receptacle (Qty:1), Water service, Bike racks (Qty:2), required landscape materials, Bench(Qty:1)	All List A components will be included.
B	Group picnic shelter w/ 3 tables	-
D	Commercial-Grade Playground	-
E	BBQ grill, (Qty:1), Bench(Qty:1),	Two benches total, one from List A, one from List E



NEIGHBORHOOD MASTER PLAN - PARK PLAN

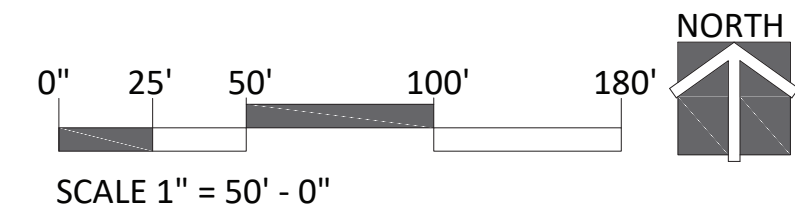
WESTSIDE CROSSING
TOWN OF BERTHOUD, COLORADO

DATE: FIFTH SUBMITTAL FEBRUARY 18, 2021, INITIAL SUBMITTAL NOVEMBER 8, 2019



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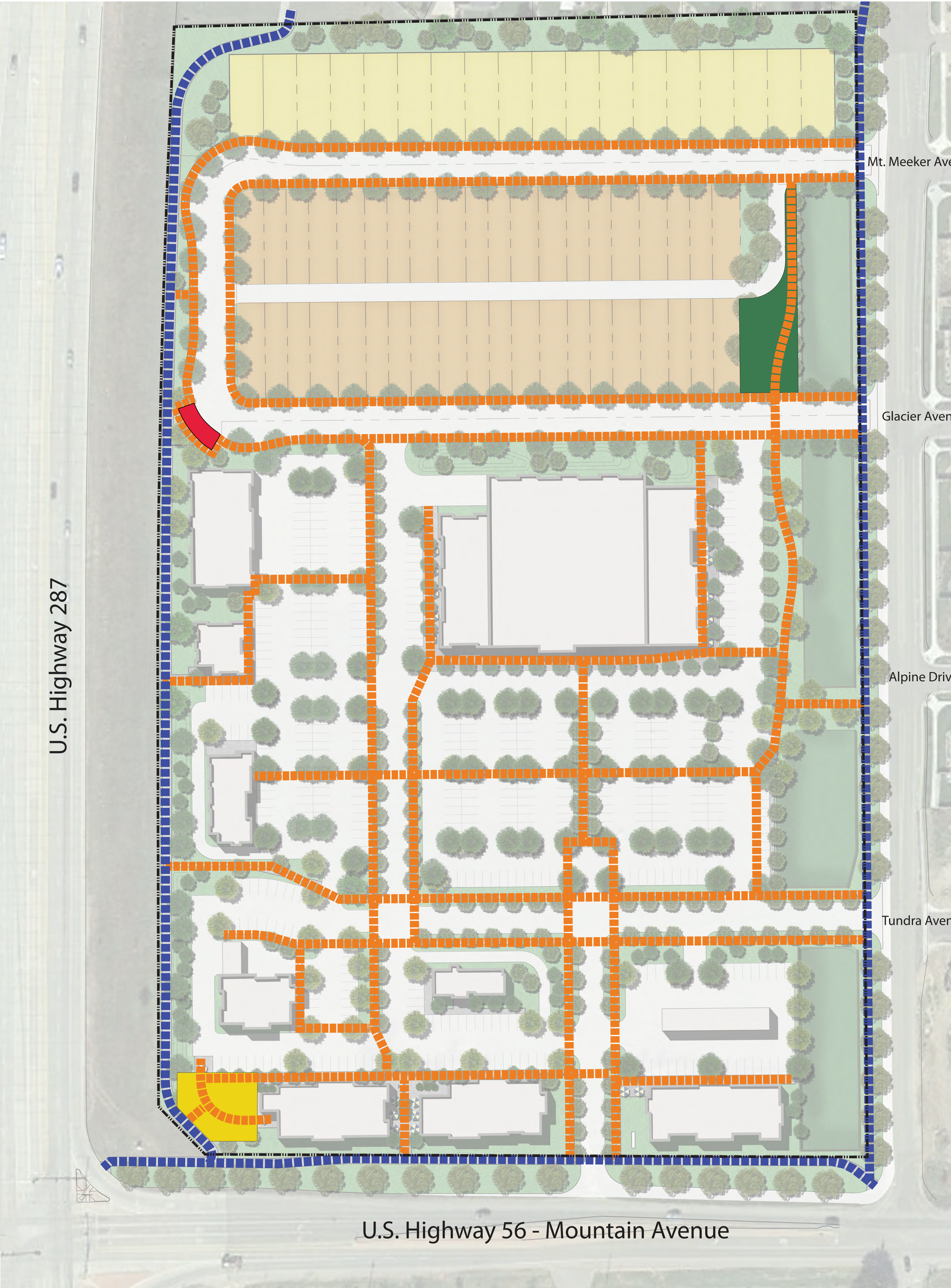
KEY	VEHICULAR MOVEMENT
proposed intersection improvement	Improved Intersection
Internal drive	Internal drive
Alley	Alley
Proposed Bike Lane	Proposed Bike Lane



NEIGHBORHOOD MASTER PLAN - TRAFFIC NETWORK PLAN

WESTSIDE CROSSING
TOWN OF BERTHOUD, COLORADO

DATE: FIFTH SUBMITTAL FEBRUARY 18, 2021, INITIAL SUBMITTAL NOVEMBER 8, 2019



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NOTE: Floodplain: The subject property is not located in a FEMA regulated floodplain, based on FIRM Panel 08069C1386G

KEY

TRAIL DESCRIPTION

Sidewalk

Internal Circulator Sidewalk

Regional Trail Dedicated Parking

Public Plaza

0"25'50'100'180'

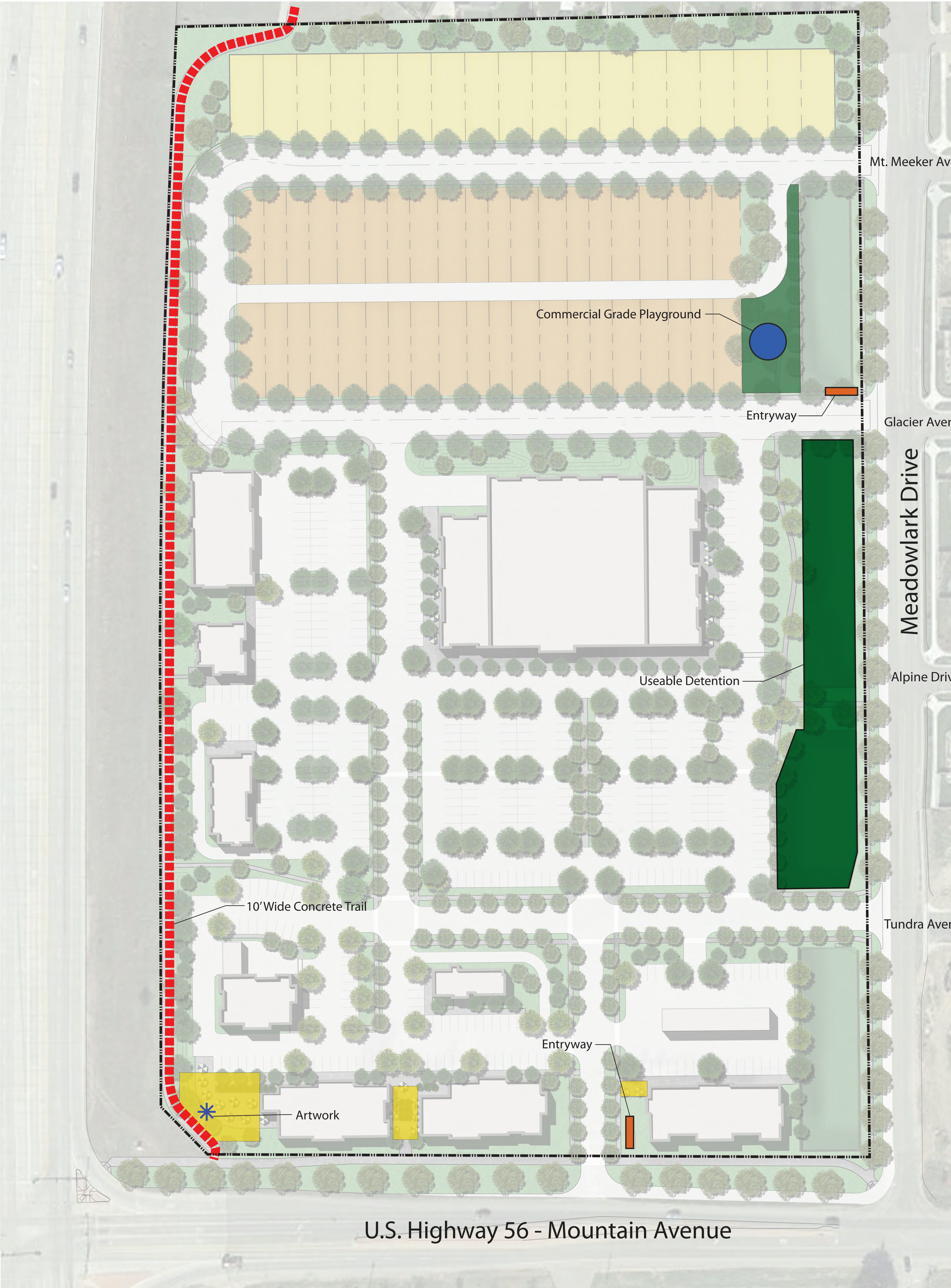
SCALE 1" = 50' - 0"

NORTH

NEIGHBORHOOD MASTER PLAN - PEDESTRIAN NETWORK

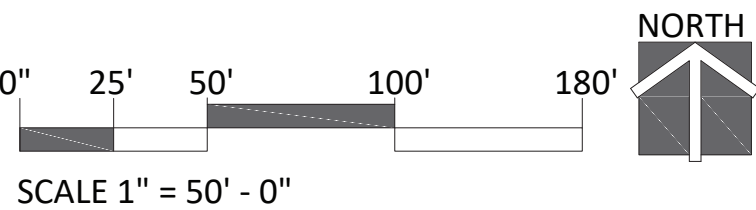
WESTSIDE CROSSING
TOWN OF BERTHOUD, COLORADO

DATE: FIFTH SUBMITTAL FEBRUARY 18, 2021, INITIAL SUBMITTAL NOVEMBER 8, 2019



DISCLAIMER: Drawing represents an illustrative masterplan, identifying proposed uses, buildings, parking and site circulation. Final layout and design of each proposed use will be provided at time site plan submittal.
NOTE: Floodplain: The subject property is not located in a FEMA regulated floodplain, based on FIRM Panel 08069C1386G

KEY	TRAIL DESCRIPTION
■■■■■	10' Wide Paved Concrete Trail - One Element
*	Artwork - One Element
●	Playground - One Element
■	Entryway - One Element
■	Useable Detention - One Element



NEIGHBORHOOD MASTER PLAN - SUBDIVISION IDENTITY PLAN

WESTSIDE CROSSING
TOWN OF BERTHOUD, COLORADO

DATE: FORTH SUBMITTAL FEBRUARY 18, 2021, INITIAL SUBMITTAL NOVEMBER 8, 2019

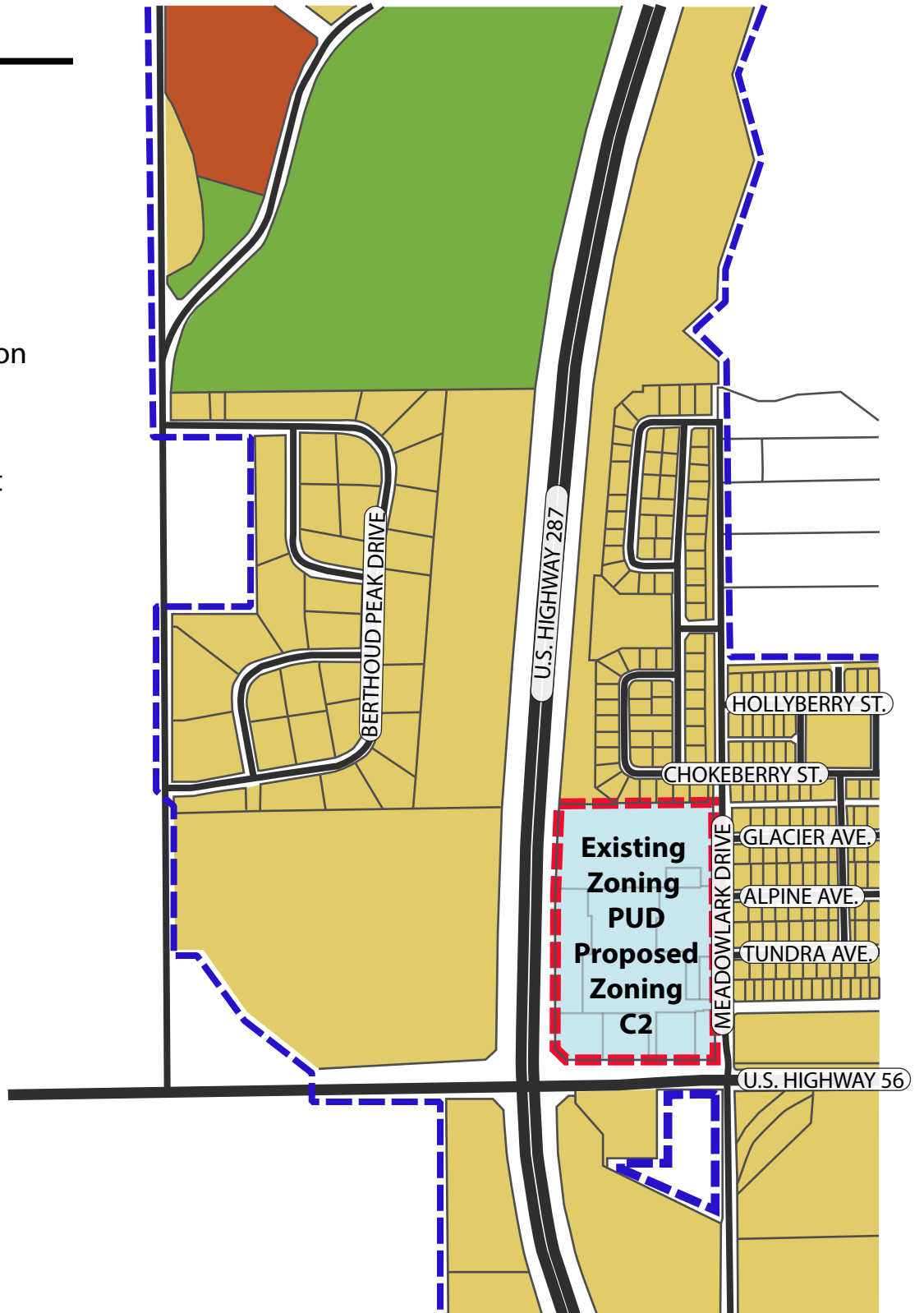
STACKlot

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303.683.2739
stacklot.com

ZONING AND PREFFERED LAND USE MAP

Legend:

-  PUD Zoning
-  AG Zoning
-  R4 Zoning
-  Project Location
-  Town Limits
-  Existing Street



NEIGHBORHOOD MASTER PLAN - ADJACENT ZONING MAP

**PUBLIC
COMMENT
(WESTSIDE
CROSSING
ONLY)**

From: [Andre Aguiar](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Neighborhood Notice
Date: Tuesday, August 10, 2021 8:00:18 AM

To Community Development Department,

Hi, my name is Andre Aguiar and with my wife Marilia, Cecilia (35 months daughter), and Leonardo (14 months son) we live on the corner of Alpine Ave and Meadowlark. We are sending this letter to address our concerns about safety and wellbeing of all the kids and families of our community at the Gateway Park. We appreciate the opportunity to write this letter and voice our opinion for the fourth time. Our feelings about this project have not changed, it is all about security for our family and more importantly the kids of our neighborhood. BE SAFE.

What type of business are they thinking about bringing here? Commercial lots? So each lot is one store?

Me and Marilia are originally from Brazil, both our kids will be born here in the United States of America where we've been calling home for 13 plus years. We moved to Colorado 2 years ago to pursue a new career opportunity for me, we were super excited to move here, we always heard great things about Colorado, and we didn't get disappointed. Well, the next step was to find a place for us to live on the Front Range, so we rented an apartment in Longmont, but that city was too big for us and we looked over 40 houses but could not find anything that appealed to us. One day I was driving to work, and I saw a sign for Berthoud on 287 going north. Thus, I decided to turn right and drive through town, 3 minutes after I was driving on highway 56, I called my wife and told her, we need to find a house on this lovely town. On Saturday of that week, we had lunch at the Cocina & Cantina and talking about our life on this community. And then the process to find "the" house started. Long story short I saw our home online, called the agent 8 pm on a Thursday night and told her that we needed to see our future home on the next day, they were having an open house on Saturday, while at the house we made the offer and a couple days later we were told that we got a house. I told the agent, no we got our home, dream coming true, our first house. We felt in love with the charm of Berthoud, it is so calm, peaceful, such a really nice little town. We have everything we need here, great school, restaurants, brewer and all is so nice and part of the community.

And then a year later the seven/eleven, O'Rielly auto parts and Ziggi's coffee were built. We got a little upset and asked Why? Well, we still don't know why, we already had 2 great local coffee shops, Kofe and Trailhead Café, and three gas stations within 8 miles. Why again? Why did we need another auto part store? Another gas station??? Moreover, all those houses that are getting build around us, we understand why people wants to move here, probably for the same reasons we did, it is a GREAT SMALL COMMUNITY. However, we understand progress. Progress can be great and beautiful; on the other hand, it can bring dangerous and destructiveness. And this brings to reason that me as a young father, friends of my neighbors and a resident of the Gateway community, to write this letter. We all knew the day was coming for the development of this lot. We've been wondering what people would build here, we heard from a grocery store to apartments, houses and even a park. The last one is my choice by the way. And then we all received a letter with the project and to voice our opinion, which we really appreciate the opportunity to do so. PLEASE SAFETY FIRST. By the planning we can see that it will be a lot of traffic at Meadowlark Drive. SAFETY FIRST, PLEASE. Do we really need another gas station in Berthoud? Really?

As y'all know our main concern is safety of our children. We see every day in the morning and after lunch several kids walk by to get into the bus to go to school. After school when weather permits, a lot of kids are playing outside, can you imagine that nowadays?!?, kids outside, this is great. That is how we all grew up, been kids, running around, riding our bikes, playing hide and seek outside. But if a mall plaza, apartment complex and other small shops were to be built, how can we guarantee the safety of our kids? How can we prevent semis and other large delivery vehicles to put the life of our kids in danger? We have such a beautiful and peaceful community here. So, if this were to be build I/we urge y'all to plan careful the route for those vehicles. Which streets they would be able to drive, what time they would be able to delivery stuffs? Safety always first please. Our friends from Mathews farm is really concern about privacy since there is a planning to build apartments really close to them. I thought this was a commercial zone?!? Take this into consideration please. The plan is to bring 120 families?! , plus business, please consider the

consequences on traffic, number of cars driving around here and the amount of people around our community. Let's be safe. 58 duplex and townhome, how many people are yall trying to fit on this neighborhood? How many extra people will be driving on Meadowlark Drive? Seems a lot of cars going back and forth on this street. It will be a nightmare, a tragedy waiting to happen.. isn't this area commercial? 58 families, 2 car per household equal to 116 cars, plus all the existing cars.. and then trucks, semi's, etc that will be driving here to delivery products for the grocery store, retails, restaurants, and the fuel trucks, do yall really think Meadowlark Drive and US Highway 56 can handle that? In addition, all the traffic that all those businesses will bring here to the area. Again, a nightmare for the community.

Another concern we have is the type of business that the developer is planning to bring next door to us. We do not need/want the wrong people to be close to our community during day and night. So again, please take this into consideration when analyzing the proposal. Make sure they built a super nice and wonderful plaza with a lot of trees, with a little park/playground for kids with a nice environment for us to enjoy. In addition, don't let his ruined our local stores, we have a great bakery, great coffee shops, great business in town. Don't let this devalue our community. Remember why people want to move here, it is not because of the future business, it is because what we have now. Please don't let a project like that destroy our beautiful town called BERTHOUD.

Again, and one more time, SAFETY FIRST. Traffic, street safety and personal safety, we have a really nice community here, we really want to keep that way.

We are looking forward to the public hearing when possible.

Sincerely,

Andre, Marilia, Cecilia and Leonardo

From: jgwin5@comcast.net
To: [Adam Olinger](#)
Subject: Westside Crossing
Date: Tuesday, August 10, 2021 10:15:24 AM

Greetings: I am curious if you are in conversation with CDOT re the increased traffic pattern this development will create at intersection of Mountain Ave & SH 56?

John Gwin
1616 Chokeberry St
Berthoud, CO

Adam Olinger

From: Kimberly Hobert <kimberlyhobert@gmail.com>
Sent: Thursday, August 26, 2021 10:29 AM
To: Curt Freese
Cc: Adam Olinger
Subject: Westside Crossing Concerns

Good Morning,

Thank you for taking public comments.

We live within the greatest impact zone of this proposed development. Below are concerns that need to be addressed before approving the development.

- 1) **Traffic** - will the main entrance be off of Man Ave? 287? - Meadowlark is a residential street that can not handle this level of traffic safely. Getting in and out of our neighborhood will be challenging. There is not a stop light at Meadowlark and there is only one way in and out at Gateway Park Dr.
- 2) **Density** - way to many homes and business in a small area.
- 3) **Light pollution** - lights from a commercial shopping area will be close to homes, a disturbance, and reduce quality of life.
- 4) **Decrease in property value** - will we be reimbursed if this goes through? Having a high density retail and housing development in a small area will not be good for home owners in this area given the above impacts.
- 5) Mountain views will be blocked, decreasing the aesthetics of the area.

As mentioned above - this development is much too large for the proposed plot. The land on the south side of mountain ave would be much more suitable and better for traffic flow.

Thank you for your time and consideration.

Kimberly Hobert
1518 Glacier Ave.

From: [Kimberly Hobert](#)
To: [Adam Olinger](#)
Subject: Re: Westside Crossing Concerns
Date: Friday, August 27, 2021 10:36:46 AM

Hello Adam,

Thank you for your reply and shared concerns.

With regards to the light or roundabout at Mountain and Meadowlark - with only a short distance to 287, it is possible for traffic to back up onto 287 during peak times (morning, evening, and busy weekends). People that live in Berthoud and particularly Gateway Park/Collins Park may find themselves waiting through several lights to get home. What is planned to mitigate the situation?

One of the most recent drawings of the development indicated that Glacier Ave would connect directly into the shopping center/high density housing complex. Has there been consideration of the increased traffic on Glacier as shoppers and tenants try to shortcut through the neighborhood? Is it possible to offset the roads into the shopping center/high density housing so that it deters people from using Glacier as a way to get to and from the development?

Finally, since this neighborhood is predominantly families with children, what type of buffer zone has been discussed to separate the neighborhood from such a large shopping/housing area? Walls, a park?

Thanks again for addressing my concerns.

Take care,
Kimberly Hobert

On Aug 26, 2021, at 5:41 PM, Adam Olinger <aolinger@berthoud.org> wrote:

Good afternoon,

Thank you for providing your concerns with the Westside Crossing Development. I can assure you that staff has shared many of your concerns throughout this project's process, and have worked with the applicant to take steps to ensure proper measures are taken. This includes the installation of a stoplight or a roundabout (which one is still being discussed amongst our engineers) at the intersection of Mountain and Meadowlark, the striping of Meadowlark to designate official car and bike lanes, and the restriction that all business and residential outdoor lighting will be Dark-Sky compliant and not allowed to "leak" over the premises. This property was also rezoned to C-2 (General Commercial) and R-4 (Mixed-Use Residential) earlier this year to allow for this type of development. The land on the south side of Mountain is also zoned for commercial/business use.

As for your other concerns, I will gladly pass them on to the members of the Planning Commission and the Berthoud Board of Trustees should this project be scheduled for a public hearing. If this occurs, you and your neighbors will again receive a notice in the mail inviting you to attend if you choose to. If you have any other questions/comments/concerns, please send them our way and we will do our best to respond or address them.

Best,

<image001.jpg>

Adam Olinger, AICP-C
Planner II

Phone: 970.344.5808

Fax: 970.532.0640

aolinger@berthoud.org

Berthoud.org

807 Mountain Ave. Berthoud, CO 80513

[<image002.png>](#) [<image003.png>](#)

[<image004.png>](#)

From: Kimberly Hobert <kimberlyhobert@gmail.com>

Sent: Thursday, August 26, 2021 10:29 AM

To: Curt Freese <CFreese@berthoud.org>

Cc: Adam Olinger <aolinger@berthoud.org>

Subject: Westside Crossing Concerns

Good Morning,

Thank you for taking public comments.

We live within the greatest impact zone of this proposed development. Below are concerns that need to be addressed before approving the development.

- 1) **Traffic** - will the main entrance be off of Man Ave? 287? - Meadowlark is a residential street that can not handle this level of traffic safely. Getting in and out of our neighborhood will be challenging. There is not a stop light at Meadowlark and there is only one way in and out at Gateway Park Dr.
- 2) **Density** - way to many homes and business in a small area.
- 3) **Light pollution** - lights from a commercial shopping area will be close to homes, a disturbance, and reduce quality of life.
- 4) **Decrease in property value** - will we be reimbursed if this goes through? Having a high density retail and housing development in a small area will not be good for home owners in this area given the above impacts.
- 5) Mountain views will be blocked, decreasing the aesthetics of the area.

As mentioned above - this development is much too large for the proposed plot. The land on the south side of mountain ave would be much more suitable and better for traffic flow.

Thank you for your time and consideration.

Kimberly Hobert
1518 Glacier Ave.