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, SEPTEMBER 8, 2022
6:00 P.M.

1. Call to Order

2. Roll Call

Jan Dowker, Chairwoman	Karen Anderson, Vice Chair
Chris Kurtz, Secretary	Melissa Feldbush
Abigail Smith	Jon Van Benthem

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 July 28, 2022 Planning Commission Meeting.

4. Public Hearing: 2B Botterill Rezoning request, Traig Kyllo agent

5. Public Hearing: Vantage 6th Filing Final Plat request, Kristin Turner agent

6. Reports

7. Adjourn.

The Planning Commission hearing will be held on Zoom, and in person, and can be joined at the following link: https://us02web.zoom.us/j/86339523475 or by calling 1 (669) 900-6833 and inputting the following Meeting ID number: 863-3952-3475.

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

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Planning Commission Minutes – July 28, 2022

1. **Call to Order** – The Planning Commission convened a regular meeting on July 28, 2022. Chairwoman Dowker called the meeting to order at 5:59 p.m.

2. Roll Call –

Members present:	Jan Dowker	(Chairwoman)
	Karen Anderson	(Commissioner)
	Jon Van Benthem	(Commissioner)
	Melissa Feldbush	(Commissioner)
	Abigail Smith	(Commissioner)
Staff present:	Curt Freese	(Director)
	Adam Olinger	(Planner)
	Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the June 14, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson to APPROVE the Minutes for June 14, 2022.

SECONDED by Commissioner Van Benthem.

Commissioner Smith abstained.

With those in favor, THE MOTION CARRIED.

Commissioner Anderson MOTIONED to move Agenda Item 5 (Farmstead 2nd Filing) to Agenda Item 7 (after Vantage 6th Filing).

Seconded by Commissioner Van Benthem.

With all in favor, THE MOTION CARRIED.

4. Election of Officer: Election of Vice-Chair

Commissioner Anderson offered to nominate herself for Vice-Chair.

MOTION made by Commissioner Anderson to nominate herself for Vice-Chair.

SECONDED by Commissioner Van Benthem.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: Hammond 6th Filing Final Plat Request (Jeff Mark, agent)

Director Freese explained the applicant's request to create 61 new single family attached residential lots on a 14.16-acre site at a gross density of 11 units per acre.

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

Jody Harper was curious if the Metro District has a sunset period, about the size of homes for the price, and soil settling issues and the steps to fix this issue.

Lynn Larsen was concerned about the trees in the existing Hammond subdivision. He hopes all trees in this development are planted properly.

Scott Wilkinson was concerned about the density of the housing.

Sam Gorbatyuk showed concern about the soils in this development. *(via ZOOM)*

Ryan Tavakoli wants to maintain the feel of the area for the types of homes.

Public Comment was closed at 6:25 p.m.

Jeff Mark (applicant) explained tree maintenance, regulations regarding parking on private streets, the homes are 1500-2000 square feet in size, and feature two to three bedrooms. The soils for the lots will be analyzed by licensed engineers. The Operational Mill Levy will continue once the bonds are paid off.

Stephanie Thomas (Northern Engineering) explained the homes will have one or two full-car garages.

MOTION made by Commissioner Van Benthem to APPROVE the Hammond 6th Filing Final Plat, finding that it satisfies Section 30-6-107 C.

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

6. Public Hearing: Vantage 6th Filing Preliminary Plat Request (Kim Herman, agent)

Planner Olinger explained the applicant's request to propose 30 single family detached homes as well as 6.547 acres of open space.

Public Comment was opened at 7:07 p.m.

Public Comment was closed at 7:07 p.m.

MOTION made by Commissioner Anderson to APPROVE the Vantage 6th Preliminary Plat, finding that it satisfies Section 30-6-107 C, with the following recommendation:

1. **The Applicant continues their ongoing discussions with the ditch company regarding the trail crossing.**

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

Commissioner Anderson recused herself from the Meeting due to a conflict of interest. [7:19 p.m.]

7. Public Hearing: Farmstead 2nd Filing Preliminary Plat Request (Steve Schroyer, agent)

Planner Olinger explained the applicant's request to propose a preliminary plat to create 266 single family detached/attached lots, one large multi-family lot, a tract for future commercial space, a community park, and open space.

Public Comment was opened at 8:05 p.m.

Lynn Larson wanted to encourage continued cooperation with the Harvest 47 development.

Janie Carrig was in great support of roundabouts to help with traffic issues. *(via ZOOM)*

Public Comment was closed at 8:09 p.m.

The Commissioners showed concern with the impacts of the roundabout at Nebraska Avenue to the overall development.

Commissioner Van Benthem showed concern about the safety of traffic on County Line Road driving north into town.

Commissioner Van Benthem supported the removal of the alley within Block 8.

MOTION made by Commissioner Van Benthem to APPROVE the Farmstead 2nd Filing Preliminary Plat, finding that it satisfies Section 30-6-107 C. with the following conditions:

1. An access easement must be created on all of the alley and trail tracts to allow for legal use by the residents and the public.

2. The northeast corner of Tract B shall be separated out for future development.
3. A roundabout shall be constructed at the intersection of Highway 56 and County Line Road.
4. An access easement or right-of-way roadway shall be dedicated to allow access from Highway 56 to Tenderfoot Drive between Block 14 and Tract A.

And with the following Recommendations:

1. The Applicant and Staff work to design Block 8 such that it complies with the spirit of the Master Plan and the current Design Requirements by Final Plat.
2. The Applicant and Staff work to determine specific irrigation strategies for grasses, native or otherwise, in the trail corridors.
3. Further study be pursued at the intersection of County Line Road and Nebraska Avenue with the final design provided by Final Plat.

MOTION made by Commissioner Smith to AMEND Recommendation #1 to strike "in the spirit of the Master Plan".

Commissioner Van Benthem accepted the amendment to the MOTION.

SECONDED by Commissioner Feldbush.

With all in favor, THE MOTION CARRIED.

Reports –

Director Freese mentioned there will not be a Planning Commission meeting on August 11, 2022.

Advertisements for the vacant Planning Commission seat will go out next week.

Commissioner Feldbush expressed a desire for Staff to brainstorm a better way to communicate the development process to the general public.

6. Adjourn –

The meeting was adjourned at 9:25 p.m.

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

STAFF REPORT: 2B BOTTERILL REZONING REQUEST

DATE: September 8, 2022

GENERAL INFORMATION		
Applicant:	**Traig & Shannon Kylo**	**Size: 0.41 acres**
Site Location:	**East of the barn at 500 1st St**	
Applicant's Request:	**A request to rezone the lot from Ag (Agricultural) to R-1 (Single Family Residential)**	
Current Zoning:	**Ag (Agricultural)**	
ZONING DISTRICT INFORMATION		
	Ag	**R-1**
Max Density	**1 unit per acre**	**8 units per acre**
Min. Lot Size	**1 acre**	**3,500 sq. ft.**
Min. Lot Width	**150'**	**35'**
Front Setback	**25'**	**20' front loaded**
Side Setback	**15'**	**5' side; 10' corner side**
Rear Setback	**25'**	**20' front loaded**
Building Height:	**40'**	**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: PUD	**Peakview Meadows Residential**	**N/A**
South: PUD	**Undeveloped Fickel Farm Residential**	**N/A**
East: PUD	**Peakview Meadows Residential**	**N/A**
West: R-1	**Single Family Residence**	**N/A**

PROPOSAL

This is a request to rezone from Ag (Agricultural) to R-1 (Single Family Residential) for a 0.41 size lot. The current lot is 0.99 acres in size and is a landmarked historic property with landmarked structures. If this request is approved, the applicant would then be able to finalize a lot line amendment to shift this property's western lot line eastward and allow the construction of a new single family home.

BACKGROUND

This property's boundaries were originally established in 2011 with the Botterill-Marsh BLA plat, in which this land was created as a 0.99 acre lot. Prior to 2011, the property existed as a part of the lot at 500 1st St, which is historically designated as the August Johnson Home. When the current 0.99 acre property was created, it included the historic barn structure, which in turn resulted in the entire new property continuing to carry this historic designation. This historic designation, which was granted by the Berthoud Historical Preservation Advisory Committee in 2003, was done to protect both the home and the barn and is tied to the entire property.

HPAC APPROVAL

The current property owners wish to use this property to build a single-family residence for the Applicant's father-in-law. However, the zoning and the historic designation must be resolved, the purpose of this rezoning request. The Applicant went to the HPAC in January of this year and obtained approval from the Committee to change the size of the historic lot.

ZONING

The existing AG zoning on the property as per Table 3.1 in Section 30-3-104, requires 1 acre minimum lots. The new proposed lot (with an adjustment) is only 0.41 acres, which is less than half of the permitted size and therefore cannot be legally created without requesting a new zoning district. The applicant chose to pursue the R-1 (Single Family Residential) zoning district, in that it allows both the single-family use and lots with a minimum of 8,000 square ft. The R-1 district would allow the 0.41 acre sized lot to be created after an administrative lot line adjustment. If this rezoning is approved, the new home would access their property and tie into the existing utility lines under the street at Red Cloud Ave.

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area as Suburban Residential (yellow on the map)

- ✓ An R-1 zoned lot would meet the Preferred Land Use designation for this property.

REZONING CRITERIA

The criteria in Section 30-6-108 C. of the Development Code for a Rezoning request requires that at least one of the following to be met (with Staff analysis regarding each point below):

1. To correct a manifest error in an ordinance establishing the zoning district for a specific property.

   X. Not applicable to this request

2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally.

   ✓ There is a desire to utilize this land for an additional residential space for a family member as opposed to its current agricultural use—which is not possible due to the small size of the lot.

3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan.

   X. Not applicable to this request

4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan.

   X. Not applicable to this request

5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.

   X. Not applicable to this request

PUBLIC NOTICE AND COMMENT

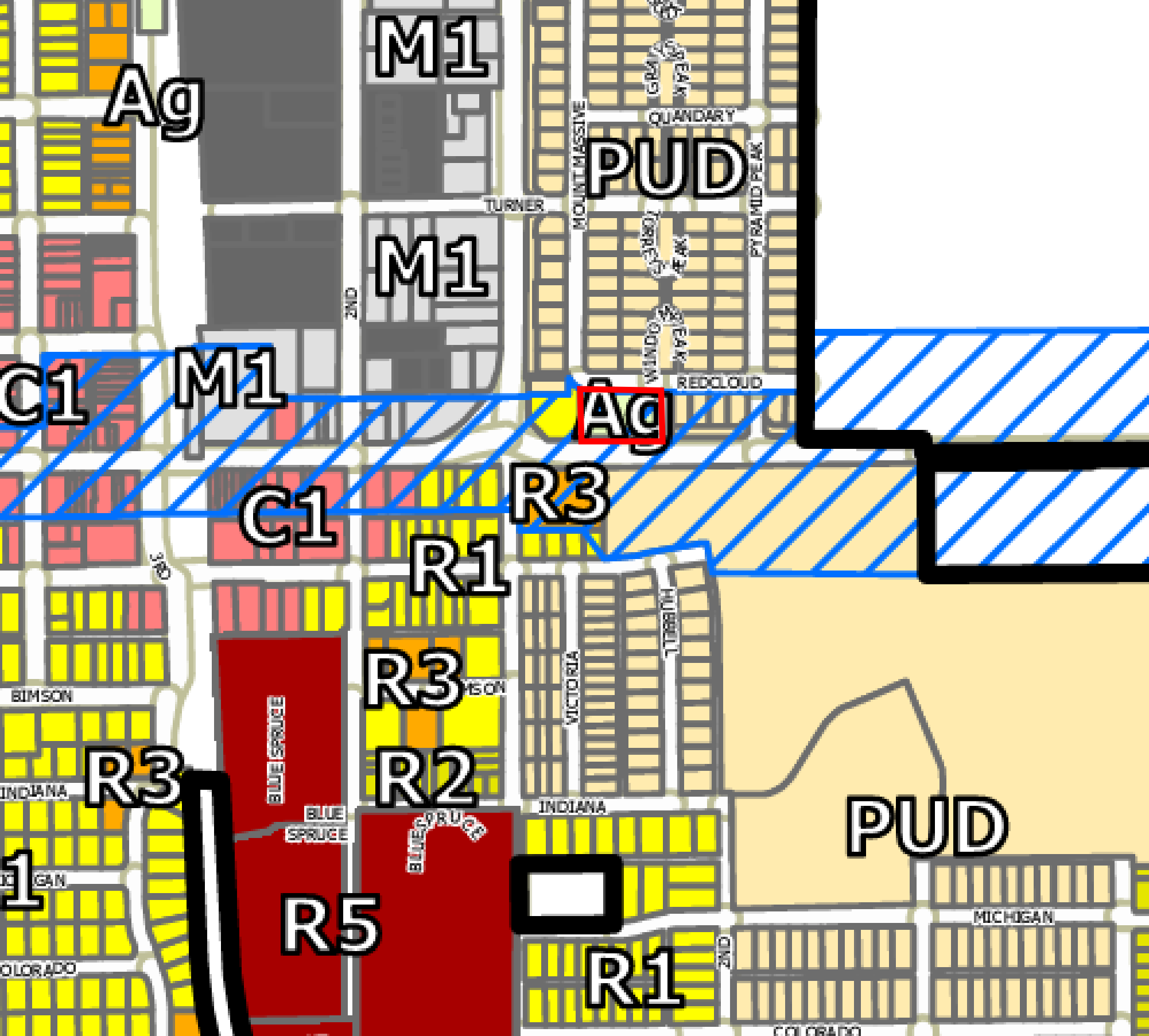
Notice of the Planning Commission Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the initial application was sent out to all property owners within 500 feet,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

FINDINGS AND RECOMMENDATIONS

REZONING

Staff supports a motion to recommend approval of the 2B Botterill Rezoning Request, finding that it satisfies Section 30-3-110 D. of the Berthoud Municipal Code.

ZONING AND PREFERRED LAND USE MAP


Ag
M1
M1
M1
PUD
C1
M1
Ag
C1
R3
R1
R3
R3
R2
R5
R1
PUD
TURNER
QUANDARY
REDCLOUD
MOUNT MASSIVE
PYRAMID PEAK
2ND
3RD
BLUE SPRUCE
VICTORIA
HUBBELL
INDIANA
MICHIGAN
COLORADO


3RD
Growth Management Area
Place Type: Natural Areas
Environmentally Sensitive Area
Open Space
Parks, Recreation & Trails
Ditch/Canal - Potential Trail Connections
Place Type: Rural Areas
Agricultural
Rural Residential
Place Type: Suburban Areas
Suburban Residential
Suburban Business
Place Type: General Urban Areas
Urban Residential
Innovation District
Place Type: Urban Center
Old Town Residential
Downtown
Place Type: Special Districts
New Berthoud
1st Street Corridor
Mountain Avenue Corridor
0
0.5
1
2 Miles

REZONING

BOTTERILL ZONING MAP

A portion of Sections 13, Township 4 North, Range 69 West of
the 6th Principal Meridian, Larimer County, Colorado

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of a portion of Section 13, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Lot 1A and Lot 2B Botterill BLA as recorded in public records of Larimer County, Colorado

Owner: Owner:

_____ _____

Traig R. Kyllo Shannon M. Kyllo

Approval Certificates:

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

_____

Mayor

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

ATTEST: _____

Town Clerk

Approval Certificates:

Approved by the Planning Commission of the Town of Berthoud, Colorado, this _____day of _____, A.D., 20_____.

_____

Chairman

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

ATTEST: _____

Planning Technician

Utility Providers in Project Area:

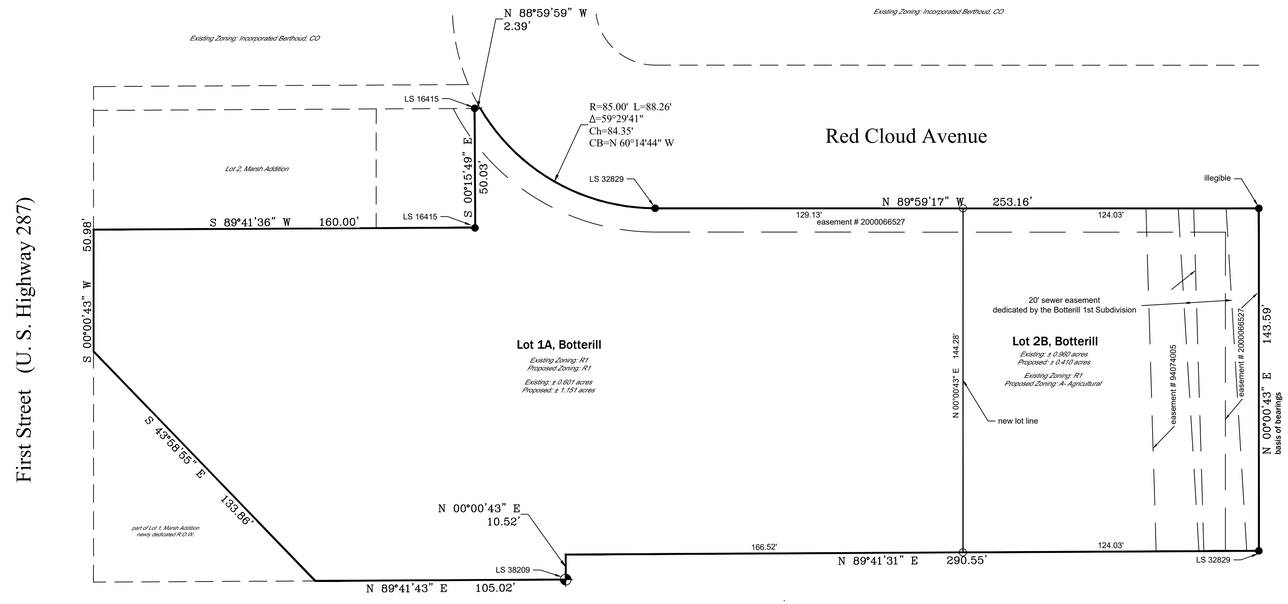
Little Thompson Water District

Comcast

Century Link

Poudre Valley REA

Xcel Energy

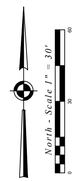


Vicinity Map



LEGEND:

- found 3.2" aluminum disk marked as shown
- found 0.5" iron rod and 1.0" plastic cap marked as shown
- set 0.5" iron rod and 1.0" plastic cap marked irc PLS 32444
- property boundary
- easement
- easement



Notes:

- Bearings based on the east line of BOTTERILL - BLA per said recorded plat and being monumented as shown.
- No internal improvements, other than those shown, were located this date.
- No offsite improvements, other than those shown, were located this date.
- This survey is not intended for to be used for engineering design.
- This is not an ALTA/NSPS Land Title Survey.
- No title information provided at the time of this survey.
- No wetlands determinations were made this date.
- Distances shown are in US Survey Feet.
- Project Location does not lie within flood plain.

Owner:
Traig Kyllo
500 1st Street
Berthoud, CO 80513

Surveyor:
PLS Corporation
1205 Des Moines Ave
Loveland, CO 80537

SURVEYOR'S CERTIFICATE:

I, M. Bryan Short a Colorado Professional Land Surveyor, do hereby state that this Zoning Map is an accurate representation of the property to the best of my knowledge, information, belief, and in mu professional opinion. I further state that this certificate does not extend to any unnamed parties or successors and or assigns.

_____

M. Bryan Short
Colorado Professional Land Surveyor #32444

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.

P:\Projects\2010\10183\dwg\10183s004.dwg July 11, 2022 - 11:25am

REVISIONS				Field Date	June 9, 2022	ST	BAB	CLIENT	PLS Corporation	TITLE	Zoning Map	PROJECT NO.	SHEET NO.	NO. OF SHEETS
Date ____ By ____ Description ____				Party Chief	BAB	PM	BAB	Traig Kyllo	1205 Des Moines Ave, Loveland, Colorado 80537	BOTTERILL - MARSH BLA, Lot 1 & Tract B		10183.004	1	1
Date ____ By ____ Description ____				Print Date	July 11, 2022	PLS	MBS		Phone: 970.669.2100 - Info@plscorporation.com	Section 13, Township 04 North, Range 69 West, 6th P .M., Larimer County, Colorado				
Date ____ By ____ Description ____														

LOT LINE ADJUSTMENT (FOR REFERENCE)

Boundary Line Adjustment

BOTTERILL - BLA

A portion of Sections 13, Township 4 North, Range 69 West of
the 6th Principal Meridian, Larimer County, Colorado

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of a portion of Section 13, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Lot 1, Marsh Addition and Tract B, Botterill 1st Subdivision, per the plat of BOTTERILL - MARSH BLA as recorded in the public records of Larimer County, Colorado

Have laid out, platted, and subdivided the above described land, under the name and style of BOTTERILL - MARSH BLA, 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 grants to the Town of Berthoud such easements as are created hereby and depicted or, by note, referenced hereon, along with the right to install, maintain, and operate mains, transmission lines, service lines, and appurtenances, either directly or through the various public utilities, as may be necessary to provide such utility, cable television, and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places as shown on the plat.

Owner: _____
Traig R. Kyllo

Owner: _____
Shannon M. Kyllo

SURVEYOR'S CERTIFICATE:

I, M. Bryan Short a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of BOTTERILL BLA was made under my supervision and the accompanying plat accurately and properly shows said subdivision.

_____
M. Bryan Short, Registered Land Surveyor 32444

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 CERTIFICATE:

Approved by the Town Administrator of Berthoud, Colorado, this _____day of _____, A.D., 20____.

_____
Town Administrator

Approved by the Engineer of the town of Berthoud, Colorado, this _____day of _____, A.D., 20____.

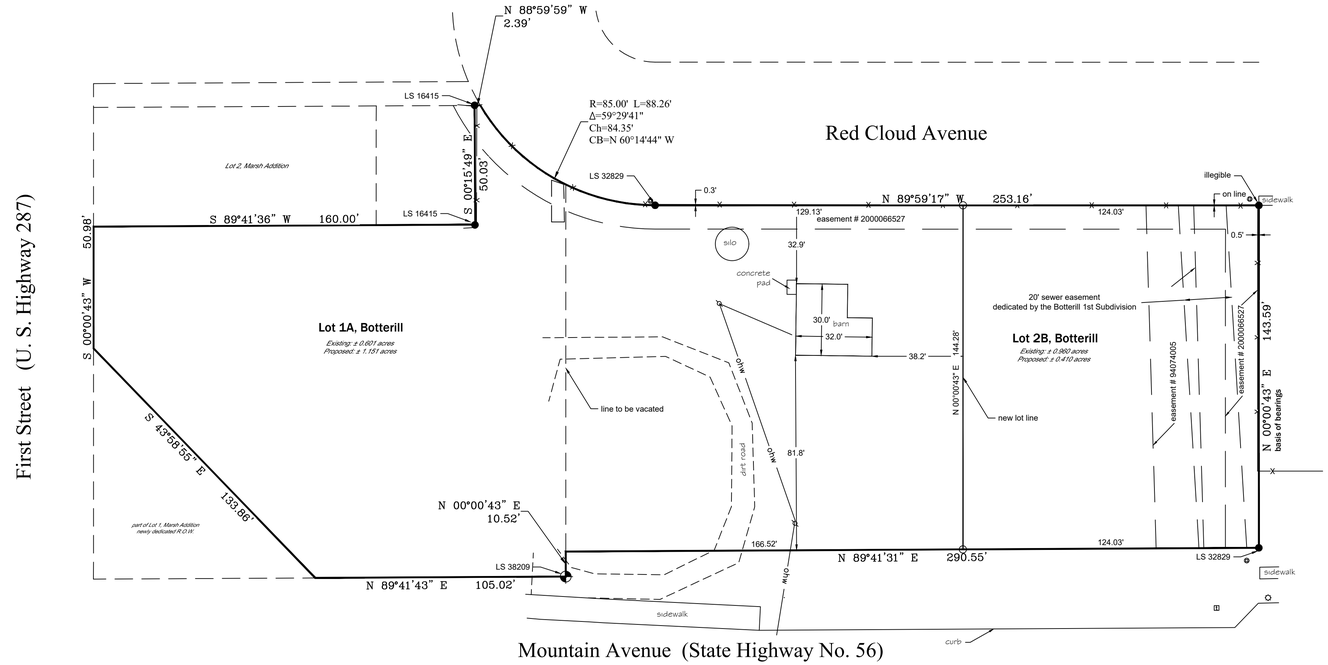
_____
Engineer

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

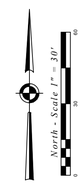
ATTEST: _____
Planning Technician

SITE SPECIFIC DEVELOPMENT PLAN:

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







Notes:

- Bearings based on the east line of BOTTERILL - MARSH BLA per said recorded plat and being monumented as shown.
- No internal improvements, other than those shown, were located this date.
- No offsite improvements, other than those shown, were located this date.
- This survey is not intended for to be used for engineering design.
- This is not an ALTA/NSPS Land Title Survey.
- No title information provided at the time of this survey.
- No wetlands determinations were made this date.
- Distances shown are in US Survey Feet.
- Project Location does not lie within flood plain.

Owner:
Traig Kyllo
500 1st Street
Berthoud, CO 80513

Surveyor:
PLS Corporation
1205 Des Moines Ave
Loveland, CO 80537

LEGEND:

- found 3.2" aluminum disk marked as shown
- found 0.5" iron rod and 1.0" plastic cap marked as shown
- set 0.5" iron rod and 1.0" plastic cap marked irc PLS 32444
- utility pole
- concrete
- fence line
- overhead utility wire
- property boundary
- easement
- edge of dirt road

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.

Surveare-host\Shared Folders\PLS Group\Projects\2010\10183\dwg\10183d003.dwg July 06, 2022 - 1:13pm

REVISIONS						Field Date	June 9th, 2022	ST	BAB	CLIENT	PLS Corporation	TITLE	Boundary Line Adjustment	PROJECT NO.	SHEET NO.	NO. OF SHEETS
Date	By	Description				Party Chief	BAB	PM	BAB	Traig Kyllo	1205 Des Moines Ave, Loveland, Colorado 80537	BOTTERILL - MARSH BLA, Lot 1 & Tract B		10183.003	1	1
Date	By	Description				Print Date	July 06, 2022	PLS	MBS		Phone: 970.669.2100 - Info@plscorporation.com	Section 13, Township 04 North, Range 69 West, 6th P .M., Larimer County, Colorado				
Date	By	Description														

PUBLIC COMMENT

Adam Olinger

From: April Martinez <april.martinez@yahoo.com>
Sent: Tuesday, August 2, 2022 4:43 PM
To: Adam Olinger
Subject: Feedback reg property 500 1st Street, Berthoud / Project 2B Botterill

Hi Adam,

We spoke earlier today, thank you for calling me back.

I'd like to share my opinion and feedback regarding property 500 1st Street, Berthoud / Project 2B Botterill and the Neighborhood Notice sent on July 12, 2022 to some residents in the Peakview Meadows subdivision and Home Owners Association.

This proposal would allow for a single family home to be build with the driveway opening to Red Cloud, which is currently within the Peakview Meadows Homeowners Association, where I live. Our HOA & Board of Directors works diligently to manage expenses for landscaping, irrigation, trash service and maintenance of the multiple pocket parks within our Peakview Meadows community. By allowing a home to be within the Peakview Meadows community and not participate in the HOA dues, guidelines or bylaws, this puts our Peakview Meadows homeowners and community at risk of additional financial strain to support an increase in use, repair and maintenance of our community pocket parks, in addition to the consistent property look and feel of the homes within our community.

With the recent passing of additional HOA Laws by Governor Polis, Home Owner Associations have further difficulty and costs incurred to collect past dues owed by delinquent homeowners. Our HOA is currently working through the challenge of collecting delinquent HOA dues, to the order of a large sum of money past due. This hurts all of our HOA homeowners, who then experience annual increases in dues to continue covering the costs to maintain the neighborhood.

With the continuing strain on HOAs and homeowners, I would ask the Town of Berthoud to reconsider this project proposal and the consequences it will have on the 101+ homeowners in the Peakview Meadows neighborhood.

I plan to attend the upcoming hearing, once set for September 2022.

Please reach out if I can provide any additional feedback and thank you for allowing input.

Sincerely,
April Martinez
Peakview Meadows homeowner

From: Eric Clark
To: Adam Olinger
Subject: Sharing thoughts and concerns re: Red Cloud and 1st Street developments
Date: Tuesday, August 2, 2022 6:35:26 PM

Hi Mr. Olinger,
My name is Eric and my wife and I, along with our children, have called Peakview Meadows in Berthoud home for over 10 years. My wife actually grew up in Berthoud and her mother was one of the original homeowners in the neighborhood when it was built nearly 20 years ago. I also have been the HOA Board President for the neighborhood for nearly as long as I've lived in Berthoud.

I received your contact information from April Trubell, who also serves on our Board, and she was kind enough to share a brief summary of her conversation with you today about the proposal for the property on the corner of Highway 56 and 1st Street; as well as the city planning for the 1st Street Corridor. As part of that, I wanted to share my current thoughts and/or concerns with you about both, having been a long time resident and someone who cares about the city as a whole, as well as my family's quality of life in our current home and neighborhood. I will start generally, and then be more specific.

From your perspective with the Town as plans like these are developed, considered, and oftentimes implemented, my sincere hope is that you will listen to the perspectives of residents and be responsive to our feedback. I think there is nothing worse as a resident or member of the community to feel like you do not have a voice and although express a valid perspective, your opinion is discounted or dismissed by Town leadership. Since this is our first time interacting, I come to this interaction open-minded and appreciative of the opportunity to share my perspective. As an example of my previous point, I know considerable concerns were expressed about the development on the south side of Highway 56 from residents, but plans proceeded anyway with minimal impact, and I can appreciate how disenfranchising that is, as a current resident, to feel like you have no voice. Our goal is one in the same, for the Town of Berthoud to be a thriving, safe, and friendly community for us and our kids to grow up in for generations to come, and I recognize that growth is an inevitable part of every town's story. However, I think it can be done wisely, strategically, and with the intent of balancing both the current quality of life for residents as well as the quality of life for future residents who call Berthoud home.

For Highway 56 and 1st Street:
I am the second house in from the corner or Red Cloud and Windom Peak, so would be directly impacted by any additional development along Red Cloud. Although April states that only residents who live within 500 feet of the proposed development were sent notices about the development, which I only learned about last week in our HOA meeting when it was brought up in passing, I didn't receive any correspondence from the Town, and I am well within the 500 foot threshold. This is a significant concern for me as it feels that this project lacks the necessary transparency and perception of impact to us in the neighborhood. I work in government as well, and our core tenant is communication, and erroring on the side of over-communication rather than under-communication, so sending a letter and posting one small sign, which faces south and is contingent on me (or any other member of the neighborhood) driving the short strip of Highway 56 to the roundabout at 1st Street, although the impact would be to residents within Peakview Meadows, feels like it lacks an intent to ensure that homeowners are informed and provided ample opportunity provide comments and/concerns. It feels comparable to me putting a "Beware of Dog" sign on my fence for my neighbors, but putting it on the inside of my fence so it is only visible in my yard, which neither achieves the intent in communication or potential impact to those it is intended for. Additionally, my concerns about the proposed development are the impacts to Peakview Meadows for infrastructure costs, safety, and the burden placed on the homeowners within Peakview Meadows. The plan to build a home that opens to Red Cloud, from any objective observers perspective, physically makes the home part of Peakview Meadows and would provide them free access to the infrastructure within the neighborhood that is financially supported by the Peakview Meadows Homeowners, but would not require them to meet the financial expectations or covenant/by-law expectations of being within Peakview Meadows. This plan lacks equity to the homeowners who not only live within that 500 foot parameter, but also the 101 residents that call Peakview Meadows #1 home (and the additional 20+ homeowners who are part of Peakview #2 who also share in the costs of maintaining the neighborhood). What this home does or doesn't do would have a direct impact on the homeowners directly around them and the neighborhood as whole as no objective person would be able to differentiate that the home is not part of the

Peakview Meadows subdivision. In addition, as for safety, within the neighborhood, we are already having concerns that we have escalated to the Town (with limited to no responsiveness or follow-through for several years) about the safety and traffic flow on Red Cloud. Adding an additional home on Red Cloud between Windom Peak and the transition to Mt Massive, which was not part of the development plans for the neighborhood, would make Red Cloud dangerous to navigate for both cars and pedestrians, essentially turning Red Cloud into a one-car wide road coming off of a blind corner from Mt Massive. The safety concerns of such a flow cannot be understated, and considerable risk to person and property would be significantly increased if the proposal moved forward in its' current iteration. In addition, any person whose home would now directly face (or nearly face) the infrastructure of the neighborhood, but not share in the collective expectation to financially support it like we do within the neighborhood, provides the potential homeowner the fringe benefit of access without the expectation of fiscal support, which in turn places an unnecessary and inequitable burden on all of the homes within the neighborhood. Peakview Meadows has taken great pride and attention to continuing to invest in and maintain the infrastructure within our neighborhood, and this plan would significantly undermine that investment from our neighborhood. My sincere hope is that if the Town is to consider allowing the property to rezone and build a home there, that the access to that home be from the current access point to the property or another comparable access point off of Highway 56, maintaining the current division via the fence between what is Peakviews' responsibility and what is the homeowner's. I think both the current oversized shoulder traveling west on Highway 56 and/or the current access to the property could easily accommodate access to the home with likely no impact to traffic flow. This would allow the property owner to maintain the current domain over their property as well as for Peakview Meadows to maintain the same quality of life and impacts that we collectively assumed by becoming residents in the neighborhood, under the HOA. Anything short of this feels like a lack equity, safety, and general respect for us as residents in Peakview Meadows.

Future Development of 1st Street:
My thoughts for the future development of 1st Street fall into three larger categories: 1) Pyramid Peak as a thoroughfare for traffic from Highway 56; 2) 1st Streets' ability to handle the burden of additional traffic and access; and 3) Town Infrastructure. I have seen plans that show Pyramid Peak as a potential thoroughfare from Highway 56 to future developments north of Peakview Meadows. I honestly can't understand how such a plan would be considered as it is dangerous and would have a direct negative impact to any home on that road, both currently in Peakview Meadows as well as north of the current neighborhood. Not only is such a plan dangerous to the residents of Peakview Meadows who live along Pyramid Peak and would have a significant negative impact on the quality of life and property value of those homeowners, the road was not built to handle the volumes of traffic that would be seen if such a plan was entertained. During the redesign of the roundabout earlier this year, we saw a huge increase in cars cutting through the neighborhood from 56 to 1st street in both directions to avoid the construction, and safety was the #1 concern the board received as feedback during that time. This would be but a fraction of what would be seen in Pyramid Peak extended into future developments. As with Red Cloud, the safety of my children and the other children/residents who call Peakview home would be significantly compromised if such plans were entertained into the future, so my sincere hope would be that any future plans for 1st Street development do not include Pyramid Peak as a traffic corridor. As for 1st street, I would hope any future development along the 1st street corridor would have a mandatory connection to prior expansion and redevelopment of 1st street as a whole to accommodate additional traffic and access. Any future development should be dependent upon that development to safely access 1st street directly, and if that can't be satisfied, I would hope the Town would reconsider if that development, at that time, is safe and viable. Lastly, for the first time in the decade I have lived in Berthoud, we are starting to see the direct impacts of a lack of infrastructure development to coincide with growth, and what the burden on residents is as a result. We have lost power 3 times this summer, each time Xcel stated that the reason was that the grid was overloaded due to the burden placed on it with Berthoud's growth. We have small town public safety, public works, and infrastructure, and although I consistently see and hear plans about further Berthoud development, I do not see or hear any plans to address our city infrastructure to support the direction town leaders are currently taking us. This includes current and future plans for road construction and expansion. If 1st street is to become a more prominent access point to Town than it already is, we need a plan for that matches that increased burden.

I appreciate your time and attention to my comments and concerns, and hope that my, as well as the other concerns and comments from Berthoud residents, are respected and given the just attention and consideration that we all should hope to expect. I plan to attend future planning meetings as, like I said at the beginning of my email, I recognize that growth is an inevitable part of every city's story, but it does not have to be done at the expense of current residents and the safety and quality of life that we should all be able to expect living in Berthoud.

Thank you for your service to the Town of Berthoud.

Have a good night,
Eric Clark

Eric Clark

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

STAFF REPORT: VANTAGE 6TH FILING FINAL PLAT REQUEST

DATE: September 8, 2022

GENERAL INFORMATION		
Applicant:	**DR Horton d/b/a Melody Homes Inc**	**Size: 13.29 acres**
Site Location:	**Tract P, Vantage 2nd Filing; The vacant land south of the Home Supply Ditch & CR 10E, north of Vantage 4th Filing, east of Vantage 2nd Filing, west of 1801 N CR 15C**	
Applicant's Request:	**The Applicant is proposing 30 single family detached homes as well as 6.547 acres of open space**	
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 sq. ft.**
Min. Lot Width	**35'**	**16'**
Front Setback	**20' front loaded**	**20' front loaded**
Side Setback	**5' side; 10' corner side**	**0' attached side; 5' side; 10' corner side**
Rear Setback	**20' front loaded**	**10' front 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: R-3	**Vantage Tract N**	**N/A**
South: R-1	**Undeveloped Vantage 4th Filing**	**N/A**
East: PUD	**Rural Farm**	**N/A**
West: R-1	**Undeveloped Vantage 2nd Filing**	**N/A**

PROPOSAL

This is a Final Plat request for 30 single family detached lots and 6.5 acres of open space on a total of 13.29 acres. 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. In January/February 2022, the Board of Trustees approved the Vantage R3 and Tract O Neighborhood Master Plan to showcase how the remaining areas of Vantage would develop. Vantage 6th Filing proposes a plat that is identical to the "Tract P" are on the NMP.

Final Plat

This proposed plat would add an additional 26 lots to this section of the Vantage neighborhood, with four of the existing lots seeing minor alterations based on the new road layout. In addition, over 6.5 acres of open space would be created that would include a wide extension of the previously approved Vantage trail network. This 8 ft. wide trail would connect CR 10E with Berthoud Pkwy by running along the southern side of the Handy Ditch as well as CR 10E to the Vantage Parks.

Parks, Open Space, & Subdivision Identity

This filing was a part of the Vantage R3 & Tract O Neighborhood Master Plan, which provided the 5 acre Vantage Park a quarter of a mile south of the project to satisfy the park requirement and a useable detention area in the duplex area further south to satisfy the open space requirement. The subdivision identity elements are satisfied in the other portions of the Neighborhood Master Plan and include a playground, pool, community building, alley-loaded streets, and a pollinator planting palette.

RECOMMENDATIONS OF APPROVAL

When this project was approved at the Preliminary Plat stage, the following items were made as conditions of approval by the Board of Trustees with the expectation that they be accommodated by Final Plat:

1. The Applicant continues their ongoing discussions with the ditch company regarding their trail crossing
    a. As was discussed at the Preliminary Plat meeting, staff expects for the applicant to have this agreement in place for when the tract on the north side of the ditch develops. These discussions are ongoing.
2. Widen trail to 8 ft. along the southern side of the ditch.
    a. This has not been reflected on the plans at the time of this staff report, but will need to be shown before approvals can be accepted by Staff.

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 suburban homes do not meet the urban residential land use dictated in the Preferred Land Use Map, the lack of vehicular access from CR 10E or a ditch crossing makes a continuation of the suburban pattern found to the South make sense.

FINAL PLAT CRITERIA

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

1. Does not change any land use of the proposed plat.
   - ✓ This project is identical to the preliminary plat.
2. Does not change the number of lots or residential density by more than 5%.
   - ✓ This project is identical to the preliminary plat.
3. Does not contain changes which would render the final plat in nonconformance with requirements of the Code.
   - ✓ The Final Plat is in full compliance with the Code.
4. Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvements, utility lines, or facilities.
   - ✓ This project is identical to the preliminary plat.
5. How the applicant has address comments received from the public during the Public Comment portion of the process.
   - ✓ There was no public response gathered for this project.
6. The development complies with the code, the Comprehensive Plan, and the PORT Plan.
   - ✓ This development is in full compliance with the code, furthers the goals of the Comprehensive Plan by providing infill development to help complete the Vantage subdivision, and the PORT plan by creating a wider trail to connect CR 10E to Berthoud Pkwy.
7. All applicable technical standards including the provision of water in sufficient amount and quality have been met.
   - ✓ This project would not impact the town's water supply.

PUBLIC NOTICE AND COMMENT

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

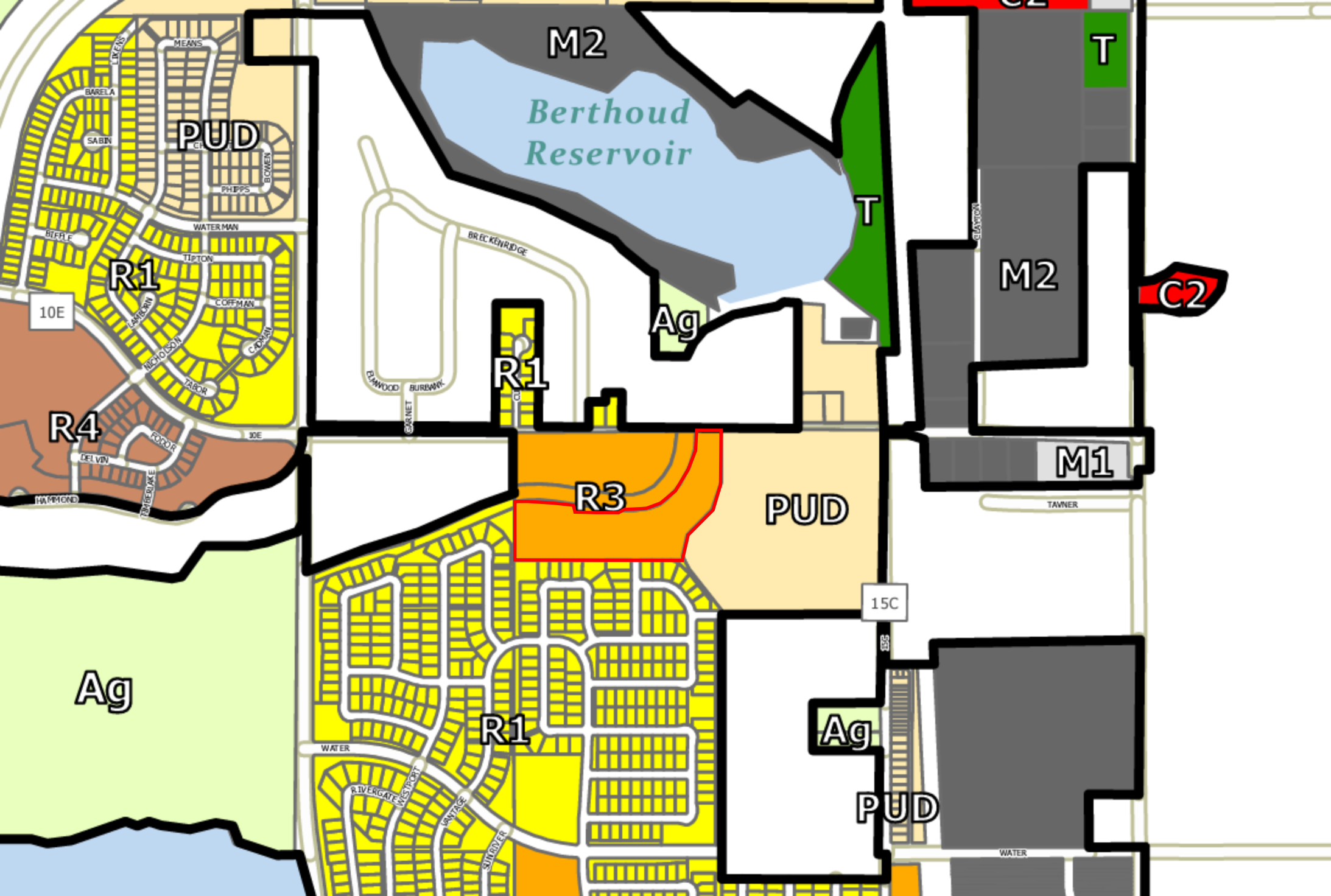
FINDINGS AND RECOMMENDATIONS

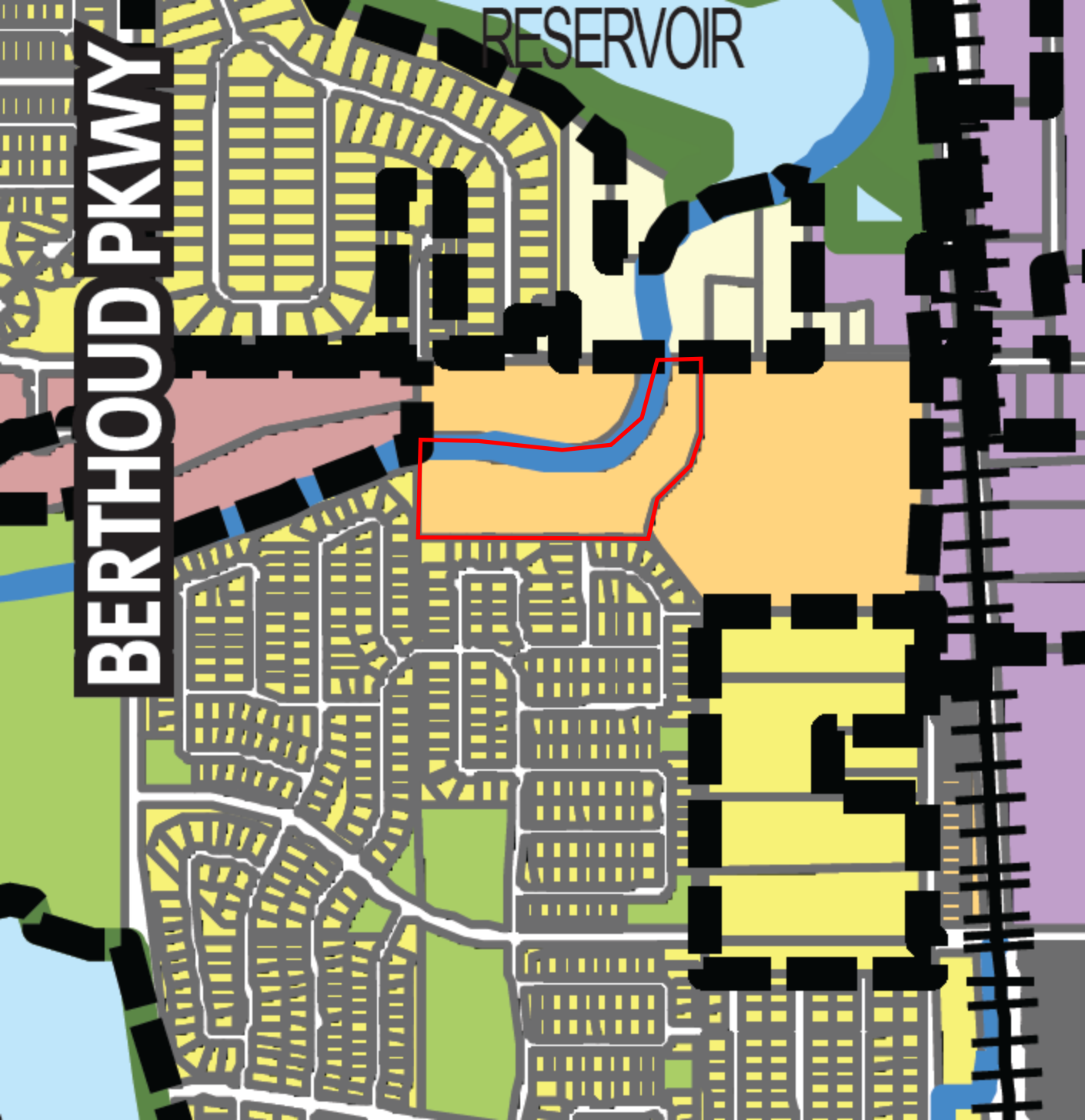
FINAL PLAT

Staff recommends approval of the Vantage 6th Filing Final Plat, finding that it satisfies Section 30-6-108 C. with the following conditions:

1. **The Applicant continues their ongoing discussions with the ditch company regarding the trail crossing.**
2. **Widen the trail along the south side of the ditch to 8 ft. in width.**

ZONING AND PREFERRED LAND USE MAP


M2
Berthoud
Reservoir
T
T
PUD
R1
10E
R4
Ag
R1
M2
C2
M1
R3
PUD
15C
Ag
R1
Ag
PUD
MEANS
LIVERS
BARELA
SABIN
BOWEN
PHIPPS
WATERMAN
BEFFLE
TIPTON
COFFMAN
CARTERRY
NICHOLSON
GADMAN
TABOR
FOSTER
DELVIN
HAMMOND
BONDEVILLE
BRECKENRIDGE
BURBANK
GARNET
ELMWOOD
TAVNER
WATER
RIVERGATE WESTPORT
VANTAGE
SUNRIVER
WATER


RESERVOIR
BERTHOUD PKWY

FINAL PLAT

VANTAGE SUBDIVISION SIXTH FILING

A REPLAT OF TRACT P, VANTAGE SUBDIVISION SECOND FILING, AND LOTS 4-5, BLOCK 1, LOTS 1-3, BLOCK 3, TRACT A, AND PORTIONS OF HUNTSMAN RIDGE DRIVE, 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 SIXTH 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 P, Vantage Subdivision Second Filing, recorded May 10, 2019 at Reception No. 20190024426, Larimer County Clerk and Recorder

Lots 4-5, Block 1, Lots 1-3, Block 3, Tract A and portions of Huntsman Ridge Drive, Vantage Subdivision Fourth Filing, recorded May 10, 2019 at Reception No. 20190024430, Larimer County Clerk and Recorder

More particularly described as follows:

A parcel of land situate within the Southwest Quarter of Section Eleven (11), 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, being more particularly described as follows;

Considering the North line of the Southwest Quarter of Section 11 as bearing North 89° 30' 21" East and with all bearings contained herein relative thereto:

BEGINNING at the Center Quarter corner of Section 11, said point also being the Northeast corner of Tract P, Vantage Subdivision Second Filing;
THENCE along the Easterly line of said Tract P the following 6 courses and distances:
South 00° 19' 21" East, a distance of 319.50 feet;
THENCE South 19° 40' 04" West a distance of 186.30 feet;
THENCE South 43° 53' 04" West a distance of 221.90 feet;
THENCE South 12° 21' 04" West a distance of 137.00 feet;
THENCE South 28° 10' 56" East a distance of 27.72 feet;
THENCE South 89° 42' 32" West a distance of 718.58 feet to the East line of Lot 3, Block 3, Vantage Subdivision Fourth Filing;
THENCE South 00° 00' 00" West along said East line, a distance of 127.01 feet;
THENCE along the arc of a non-tangent curve concave to the North a distance of 4.78 feet, said curve has a Radius of 180.00 feet, a Delta of 01° 31' 14" and is subtended by a Chord bearing South 88° 55' 31" West a distance of 4.78 feet;
THENCE South 89° 41' 08" West a distance of 125.82 feet;
THENCE along the arc of a curve concave to the Northeast a distance of 15.13 feet, said curve has a Radius of 15.00 feet, a Delta of 57° 47' 32" and is subtended by a Chord bearing North 61° 25' 06" West a distance of 14.50 feet;
THENCE along the arc of a non-tangent curve concave to the Southeast a distance of 78.19 feet, said curve has a Radius of 81.00 feet, a Delta of 55° 18' 30" and is subtended by a Chord bearing South 53° 02' 32" West a distance of 75.19 feet;
THENCE South 00° 17' 28" East a distance of 105.18 feet to the South line of Lot 4, Block 1, Vantage Subdivision Fourth Filing ;
THENCE South 89° 42' 32" West along said South line a distance of 120.00 feet to the East line of Tract A, Vantage Subdivision Fourth Filing;
THENCE along the Easterly, Southerly and Westerly lines of said Tract A, the following 7 courses and distances:
South 00° 17' 28" East a distance of 195.00 feet;
THENCE North 89° 42' 32" East a distance of 120.00 feet;
THENCE South 00° 17' 28" East a distance of 4.99 feet;
THENCE along the arc of a curve concave to the Northwest a distance of 23.56 feet, said curve has a Radius of 15.00 feet, a Delta of 90° 00' 00" and is subtended by a Chord bearing South 44° 42' 32" West a distance of 21.21 feet;
THENCE South 89° 42' 32" West a distance of 73.60 feet;
THENCE along the arc of a non-tangent curve concave to the Southeast a distance of 71.77 feet, said curve has a Radius of 264.00 feet, a Delta of 15° 34' 33" and is subtended by a Chord bearing South 81° 55' 15" West a distance of 71.55 feet;
THENCE North 00° 13' 54" West a distance of 494.89 feet to the South line of Tract P, Vantage Subdivision Second Filing;
THENCE along the West and Northerly lines of said Tract P the following 18 courses and distances:
North 00° 07' 35" West a distance of 369.55 feet;
THENCE North 82° 14' 13" East a distance of 66.01 feet;
THENCE North 88° 44' 13" East a distance of 94.83 feet;
THENCE South 85° 55' 47" East a distance of 95.85 feet;
THENCE South 81° 45' 47" East a distance of 401.57 feet;
THENCE South 89° 30' 47" East a distance of 107.10 feet;
THENCE North 82° 00' 05" East a distance of 96.20 feet;
THENCE North 68° 13' 26" East a distance of 71.88 feet;
THENCE North 54° 27' 12" East a distance of 49.71 feet;
THENCE North 44° 14' 05" East a distance of 85.15 feet;
THENCE North 37° 40' 28" East a distance of 50.48 feet;
THENCE North 27° 31' 22" East a distance of 59.37 feet;
THENCE North 26° 50' 26" East a distance of 31.27 feet;
THENCE North 25° 01' 47" East a distance of 32.59 feet;
THENCE North 19° 14' 00" East a distance of 59.68 feet;
THENCE North 14° 11' 44" East a distance of 56.77 feet;
THENCE North 05° 46' 13" East a distance of 43.96 feet;
THENCE North 02° 47' 44" East a distance of 66.84 feet to the North line of Tract P;
THENCE North 89° 30' 21" East along said North line a distance of 163.89 feet to the **POINT OF BEGINNING**;

The above described tracts contain 578,804 square feet or 13.288 acres more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of VANTAGE SUBDIVISION SIXTH 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

LIENHOLDER: Great Western Bank

BY:_____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

_____ as _____ of Great Western Bank.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

RIGHT TO FARM STATEMENT

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

APPROVAL CERTIFICATES:

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

_____
Mayor

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

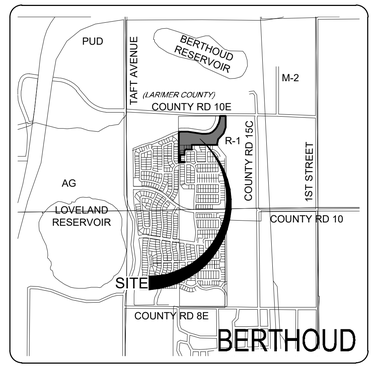
ATTEST: _____
Town Clerk

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

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

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

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



NORTH

VICINITY MAP
1"=2000'

NOTES:

1) The Basis of Bearings is the North line of the Northeast Quarter of the Southwest Quarter of Section 11, Township 4 North, Range 69 West of the 6th P.M. as bearing North 89° 30' 21" East, as monumented on drawing.

2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment Order No. F25192187.1-4, dated April 5, 2022, 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 P, Vantage Subdivision Second Filing recorded at Reception Number 20190024426, and Lots 4-5, Block 1, Lots 1-3, Block 3, and Tract A, Vantage 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. This note will be removed prior to finalization and mylar.

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 SIXTH FILING was made under my supervision and the accompanying plat accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

DRAFT
5-18-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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

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

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

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

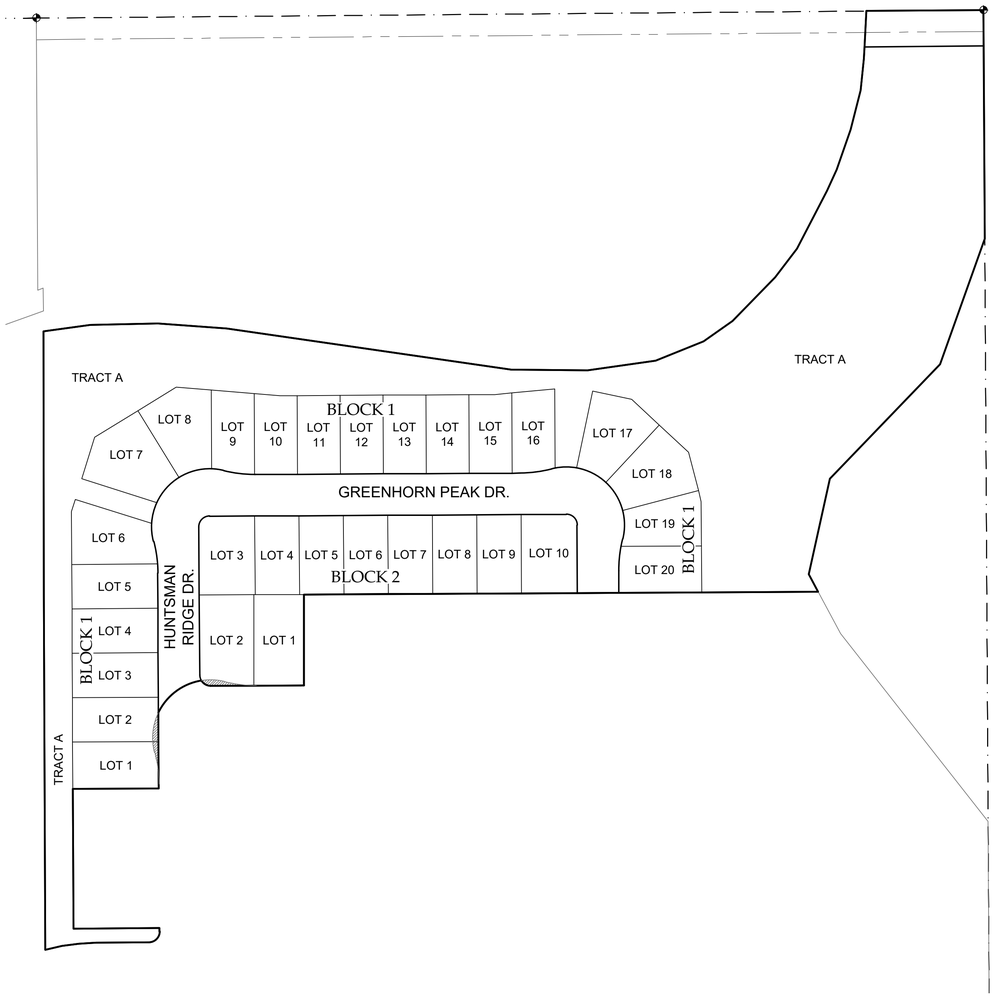
DATE: 5/18/22
SCALE: As shown
REVIEWED BY: B. Tessely
PROJECT: 167-024
CLIENT: D.R. Horton
DRAWN BY: L. Smith

VANTAGE SUBDIVISION SIXTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
1
Of 4 Sheets

VANTAGE SUBDIVISION SIXTH FILING

A REPLAT OF TRACT P, VANTAGE SUBDIVISION SECOND FILING, AND LOTS 4-5, BLOCK 1, LOTS 1-3, BLOCK 3, TRACT A, AND PORTIONS OF HUNTSMAN RIDGE DRIVE, 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



NORTH

100 0 100 200 300 Feet

(US SURVEY FEET)
1 inch = 100 ft.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°31'14"	180.00'	4.78'	S88°55'31"W	4.78'
C2	57°47'32"	15.00'	15.13'	N61°25'06"W	14.50'
C3	55°18'30"	81.00'	78.19'	S53°02'32"W	75.19'
C4	90°00'00"	15.00'	23.56'	S44°42'32"W	21.21'
C5	15°34'33"	264.00'	71.77'	S81°55'15"W	71.55'
C6	90°00'00"	44.00'	69.12'	N44°42'32"E	62.23'
C7	90°00'00"	44.00'	69.12'	S45°17'28"E	62.23'
C8	14°13'21"	180.00'	44.68'	N07°24'09"W	44.57'
C9	118°26'42"	81.00'	167.45'	N44°42'32"E	139.18'
C10	14°13'21"	180.00'	44.68'	S83°10'48"E	44.57'
C11	14°13'21"	180.00'	44.68'	N82°35'51"E	44.57'
C12	118°26'42"	81.00'	167.45'	S45°17'28"E	139.18'
C13	14°13'21"	180.00'	44.68'	S06°49'12"W	44.57'
C14	32°13'52"	15.00'	8.44'	S16°24'24"E	8.33'
C15	4°03'47"	180.00'	12.76'	S02°19'22"E	12.76'
C16	10°09'34"	180.00'	31.92'	S09°26'03"E	31.87'
C17	18°02'10"	81.00'	25.50'	S05°29'44"E	25.39'
C18	21°22'42"	81.00'	30.22'	S14°12'42"W	30.05'
C19	33°28'39"	81.00'	47.33'	S41°38'22"W	46.66'
C20	33°28'39"	81.00'	47.33'	S75°07'01"W	46.66'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C21	12°04'32"	81.00'	17.07'	N82°06'23"W	17.04'
C22	13°52'32"	180.00'	43.59'	N83°00'23"W	43.48'
C23	0°20'50"	180.00'	1.09'	S89°52'57"W	1.09'
C24	3°31'33"	81.00'	4.98'	S77°14'57"W	4.98'
C25	21°20'38"	81.00'	30.17'	S89°41'03"W	30.00'
C26	32°39'03"	81.00'	46.16'	N63°19'07"W	45.54'
C27	32°22'15"	81.00'	45.76'	N30°48'28"W	45.16'
C28	28°33'13"	81.00'	40.37'	N00°20'44"W	39.95'
C29	10°55'42"	180.00'	34.33'	N05°10'23"E	34.28'
C30	3°17'39"	180.00'	10.35'	N12°17'03"E	10.35'
C31	90°00'00"	15.00'	23.56'	N45°17'28"W	21.21'
C32	90°00'00"	15.00'	23.56'	S44°42'32"W	21.21'

LAND USE TABLE						
PARCEL	DESCRIPTION/LAND USE	AREA		PERCENT	ENCUMBRANCES	INTENDED OWNERSHIP & MAINTAINANCE BY
TRACT A	OPEN SPACE	285,206 S.F.	6.55 AC.	49.26%	Utility Access & Drainage Easement	Metro District
LOTS (30)	PRIVATE RESIDENCE	226,722 S.F.	5.20 AC.	39.17%	Residential	Property Owner
ROW	PUBLIC USE	66,876 S.F.	1.54 AC.	11.55%	Right of Way	Town of Berthoud
TOTAL		578,804 S.F.	13.29 AC.	100.00%		

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	20
2	10
TOTAL LOTS	30

DRAFT
5-18-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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

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

SECTION: 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

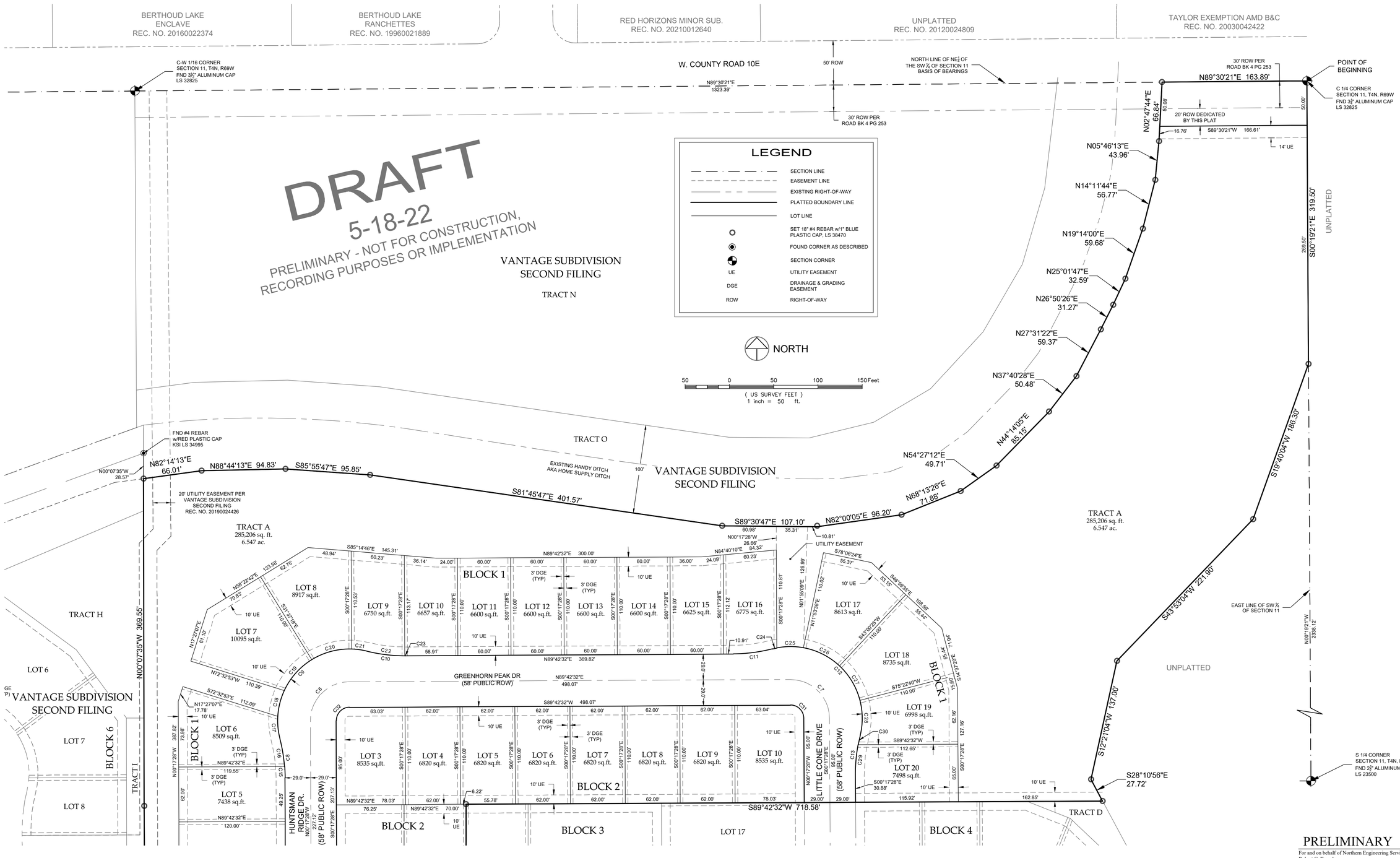
DATE: 5/18/22
SCALE: 1"=100'
REVIEWED BY: B. Tessely
PROJECT: 167-024
CLIENT: D.R. Horton
DRAWN BY: L. Smith

VANTAGE SUBDIVISION SIXTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
2
Of 4 Sheets

VANTAGE SUBDIVISION SIXTH FILING

A REPLAT OF TRACT P, VANTAGE SUBDIVISION SECOND FILING, AND LOTS 4-5, BLOCK 1, LOTS 1-3, BLOCK 3, TRACT A, AND PORTIONS OF HUNTSMAN RIDGE DRIVE, 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

5-18-22

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

VANTAGE SUBDIVISION SECOND FILING

TRACT N

PRELIMINARY

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

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RANGE: 69 W of the 6th PM

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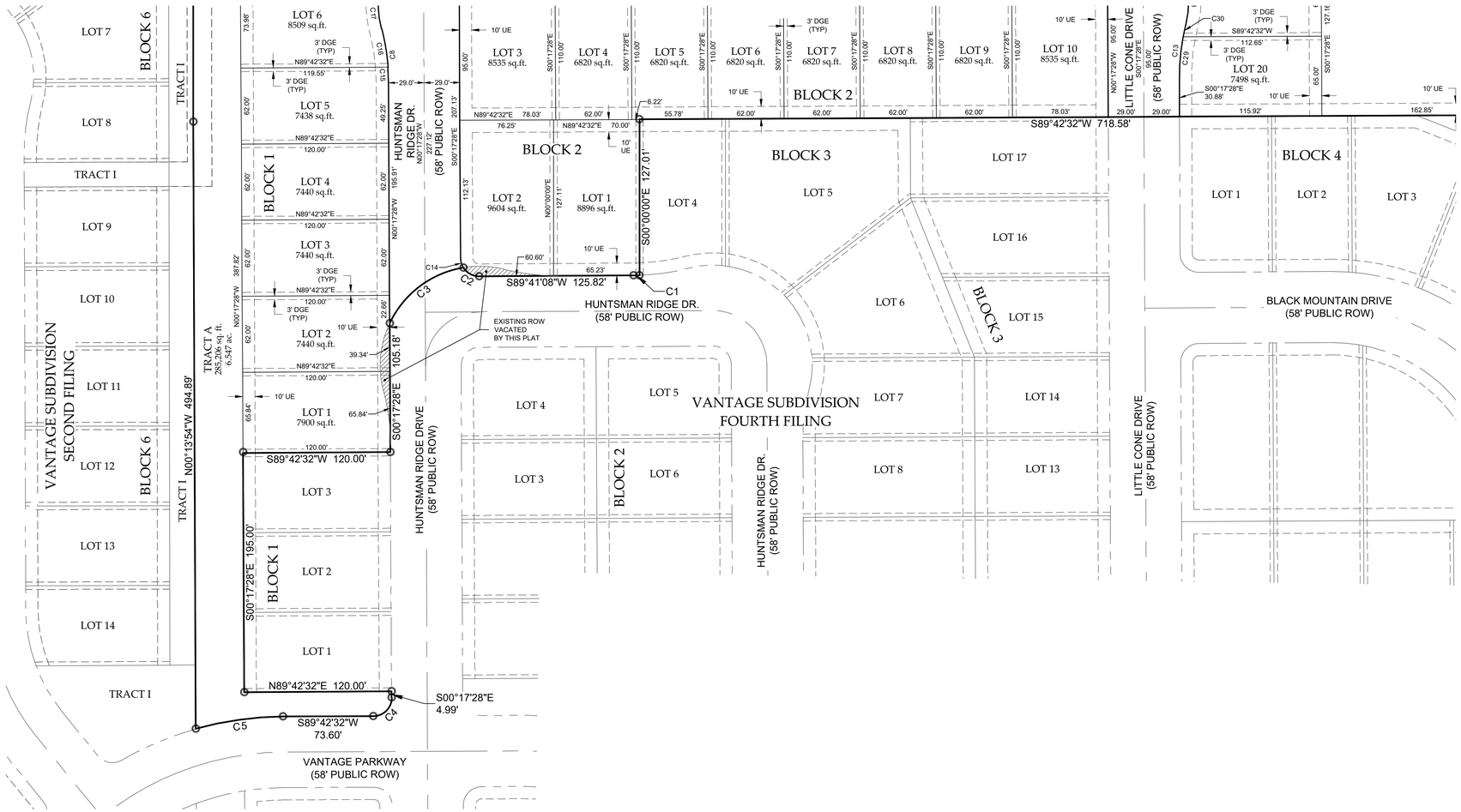
PROJECT: 167-024
CLIENT: D.R. Horton
DATE: 5/18/22
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: B. Tessely

VANTAGE SUBDIVISION SIXTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 3
Of 4 Sheets

VANTAGE SUBDIVISION SIXTH FILING

A REPLAT OF TRACT P, VANTAGE SUBDIVISION SECOND FILING, AND LOTS 4-5, BLOCK 1, LOTS 1-3, BLOCK 3, TRACT A, AND PORTIONS OF HUNTSMAN RIDGE DRIVE, 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

5-18-22

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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 CORNER AS DESCRIBED
◉	SECTION CORNER
UE	UTILITY EASEMENT
DGE	DRAINAGE & GRADING EASEMENT
ROW	RIGHT-OF-WAY

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

PRELIMINARY

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

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SECTION: 11
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RANGE: 69 W of the 6th PM

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DATE: 5/18/22
CLIENT: D.R. Horton
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: B. Tessely

VANTAGE SUBDIVISION SIXTH FILING

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
4
Of 4 Sheets

Vicinity Map:



General Notes:

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

Landscape Notes

1. LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE. ALL NATIVE GRASS AREAS MAY NOT EXCEED 8" IN HEIGHT.
2. ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
6. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, FIVE (5) FEET FROM STORM SEWER LINES, AND TEN (10) FEET FROM ANY DRIVEWAY.
7. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
8. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. SUCH OBJECTS INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS, OR TALL CROPS. MAILBOX CLUSTERS MUST BE INSTALLED A MINIMUM OF 2 FEET FROM BACK OF WALK AND NOT CAUSE ANY SIGHT OBSTRUCTION. IN NO CASE SHALL ANY PERMANENT OBJECT ENCROACH INTO THE LINE-OF-SIGHT OF ANY PART OF THE SIGHT-DISTANCE TRIANGLE. STREET TREES REQUIRED ARE EXCEPTED FROM THIS REQUIREMENT. TREES ARE PERMITTED IF PRUNED UP TO 8 FEET. IN ADDITION TO THE SIGHT DISTANCE TRIANGLE REQUIREMENTS, A CLEAR SPACE ZONE IS REQUIRED WITHIN ALL CURB RETURNS (MEASURED FROM POINT OF CURB TO POINT OF CURB RETURN) WHERE NO TREES, SHRUBS, AESTHETIC STRUCTURES/FEATURES, MONUMENT SIGNS, OR OBJECTS THAT HAVE THE POTENTIAL TO HINDER DRIVER VISIBILITY, AND/OR PEDESTRIAN AND BICYCLE SAFETY, ARE ALLOWED. SEE LARIMER COUNTY URBAN AREA STREET STANDARDS SECTION 7.4.1.C. FOR ADDITIONAL INFORMATION.
9. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
10. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
11. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
12. PRIOR TO FINE GRADING, DURA-TURF TALL FESCUE SOD OR DURA-TURF TALL FESCUE SEEDED AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME CLASS I OR II, EXCLUDING MANURE, SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS. / 1,000 SQ.FT.
13. UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
14. ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
15. SOD TO BE 100% COLORADO GROWN DURA-TURF TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
16. ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
17. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN.
18. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
19. ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
20. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED.
21. ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
22. ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL COBBLE AREA WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
23. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE HEAVY DUTY STEEL EDGER MIN. ¼" x 4" WITH ROUNDED TOP AND PLASTIC CAP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE TRANSITIONS.
24. LANDSCAPING WITHIN THE FRONT YARD SETBACK OF RESIDENTIAL PROPERTIES MUST BE INSTALLED WITHIN ONE (1) YEAR OF CERTIFICATION OF OCCUPANCY.
25. MAINTENANCE OF ALL COMMON AREAS AND PUBLIC R.O.W. LANDSCAPING IS THE RESPONSIBILITY OF THE METRO DISTRICT.
26. ALL TURF GRASSES PLANTED IN PUBLIC R.O.W. MUST BE SOD
27. THE PROPOSED NEIGHBORHOOD PARK SHALL BE BUILT AND MAINTAINED BY THE METRO DISTRICT.
28. STREET TREES WILL BE PLANTED AT LEAST 5' FROM ANY SERVICE LINE AND DRIVEWAY.
29. TURF IS REQUIRED IN ALL TREE LAWNS AND IS THE RESPONSIBILITY OF THE BUILDER / HOME OWNER IN FRONT OF INDIVIDUAL LOTS.
30. IN ANY CIRCUMSTANCE WHERE PLANT LIST QUANTITIES OR SPECIES DO NOT MATCH THE PLAN LAYOUT, THE LANDSCAPE INSTALLATION SHALL MATCH THE PLAN LAYOUT.
31. WEED CONTROL SHALL BE A CONTINUAL RESPONSIBILITY OF THE OWNER DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION, AND OPERATION. EVERY EFFORT SHALL BE MADE TO PREVENT THE SPREAD OF NOXIOUS WEEDS.

Irrigation Notes

1. ENTIRE IRRIGATION SYSTEM AND ASSOCIATED IRRIGATION TAP(S) TO BE SIZED, DESIGNED AND BUILT BY CONTRACTOR. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND GPM. IF NECESSARY CONTACT THE WATER DISTRICT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES.
2. ALL INDICATED TURF GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
3. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF IRRIGATED TURF GRASS AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
4. IRRIGATION SYSTEM WITH SMART CONTROLLER, RAIN SENSOR AND NECESSARY SLEEVING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
5. QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLES SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
6. FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
7. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
8. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
9. ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

Native Grass Seed Mix

1. SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
2. SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

IRRIGATED FOOTHILLS MIX

COMMON NAME	%	LBS.P.L.S./ACRE
ANNUAL RYEGRASS	20%	
SLENDER WHEATGRASS	15%	
CRESTED WHEATGRASS	12%	
MOUTAIN BROME	10%	
HARD FESCUE	10%	
CANADA BLUEGRASS	10%	
SIDEOATS GRAMA	6%	
BIG BLUESTEM	5%	
BLUE GRAMA (COATED)	5%	
SAND DROPSEED	1%	

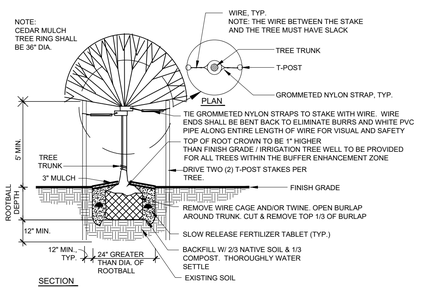
3. DRILLED APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
4. ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK, OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE WATERING .
   ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT,
   FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
5. FOR ALL NATIVE GRASS MIX AREAS, THE DEVELOPER SHALL BE RESPONSIBLE FOR ESTABLISHMENT OF A COMPLETE, WEED FREE STAND OF GRASS PRIOR TO TURNING OVER MAINTENANCE TO THE WESTHAVEN METRO DISTRICT.

MULCH IN ALL NATIVE SEED AREAS:

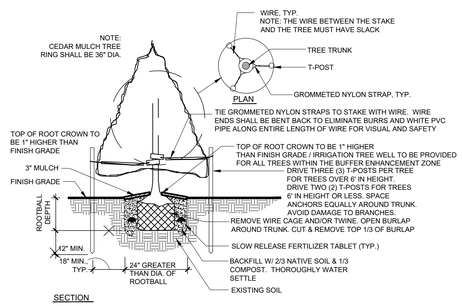
3. IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
4. APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
5. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAST ¼ INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
6. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
7. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

Landscape Sheet Index:

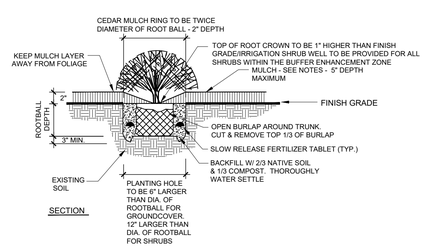
SHEET 1	COVER SHEET, NOTES AND DETAILS
SHEET 2	OVERALL LANDSCAPE PLAN
SHEET 3	LANDSCAPE PLAN
SHEET 4	LANDSCAPE PLAN
SHEET 5	HYDROZONE PLAN



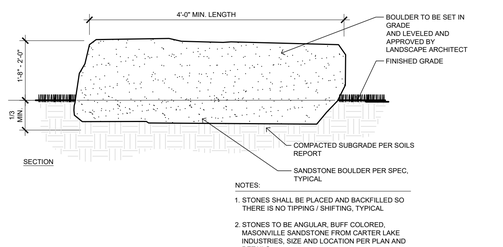
DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL



GROUND COVER & SHRUB PLANTING DETAIL



SLAB BENCH DETAIL

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SEAL

PROJECT TITLE

VANTAGE

6th Filing
Final Plat

Berthoud, Colorado

PREPARED FOR

D.R. HORTON d/b/a MELODY HOMES INC.

9555 S. KINGSTON CT
ENGLEWOOD, CO 80112

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REVISIONS	DATE
STAFF COMMENTS	05.19.22

DATE

February 2, 2022

SHEET TITLE

Cover Sheet, Notes & Details

SHEET INFORMATION

SHEET 1



Plant List

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
	12	Catalpa speciosa Western Catalpa	2.0" cal. BB	50`	40`	11.5%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
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ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
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Materials Legend

SYMBOL	DESCRIPTION	QTY
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	CRUSHER FINES	199 sf
	SLAB BENCH	3

Sheet Key



0 250' 375' 500'

SCALE 1" = 250'-0"

NORTH

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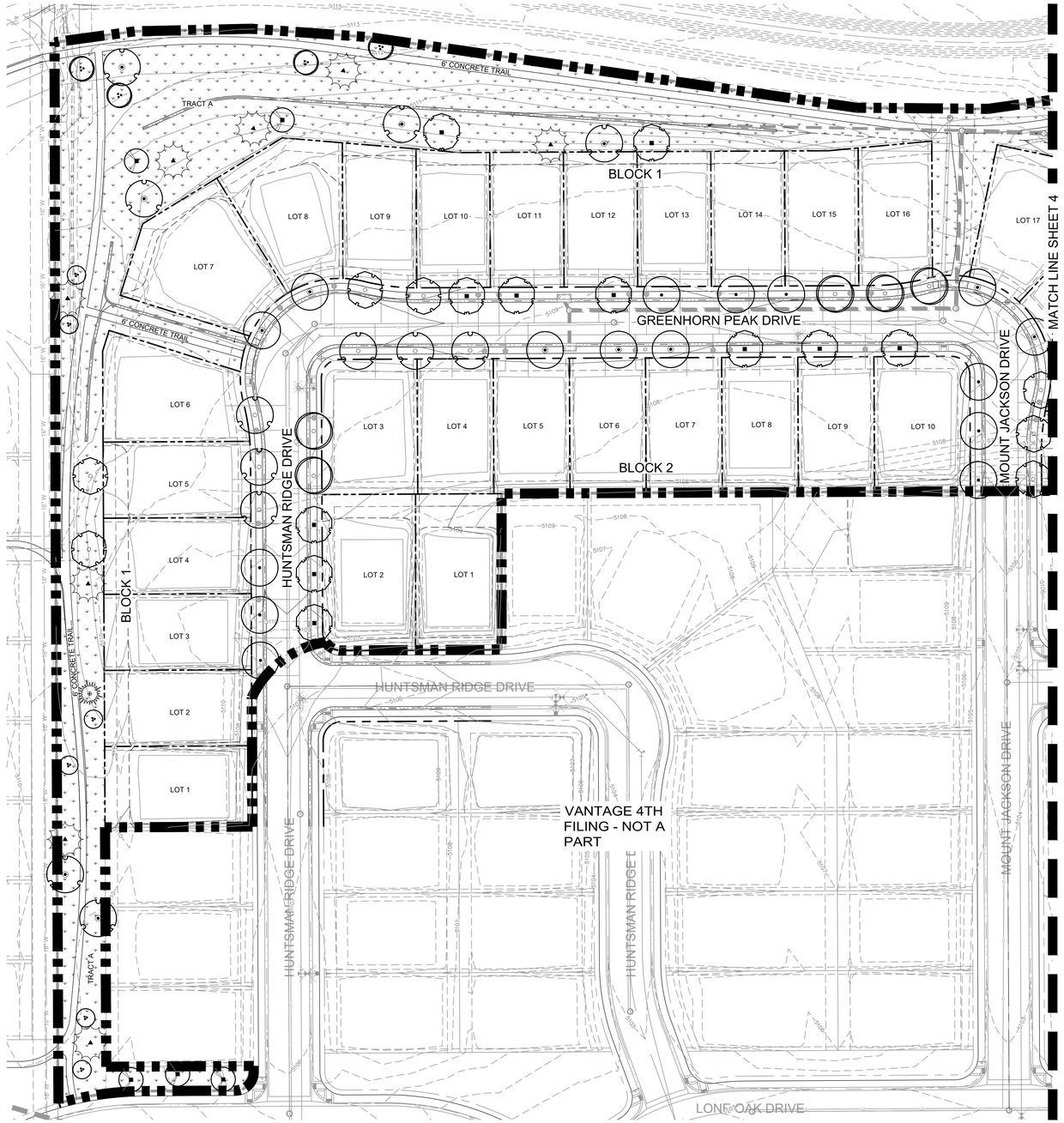
February 2, 2022

SHEET TITLE

Overall Site & Landscape Plan

SHEET INFORMATION

SHEET 2



Plant List

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PROJECT TITLE

VANTAGE

6th Filing
Final Plat

Berthoud, Colorado

PREPARED FOR

D.R. HORTON d/b/a MELODY HOMES INC.

9555 S. KINGSTON CT
ENGLEWOOD, CO 80112

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STAFF COMMENTS	05.19.22

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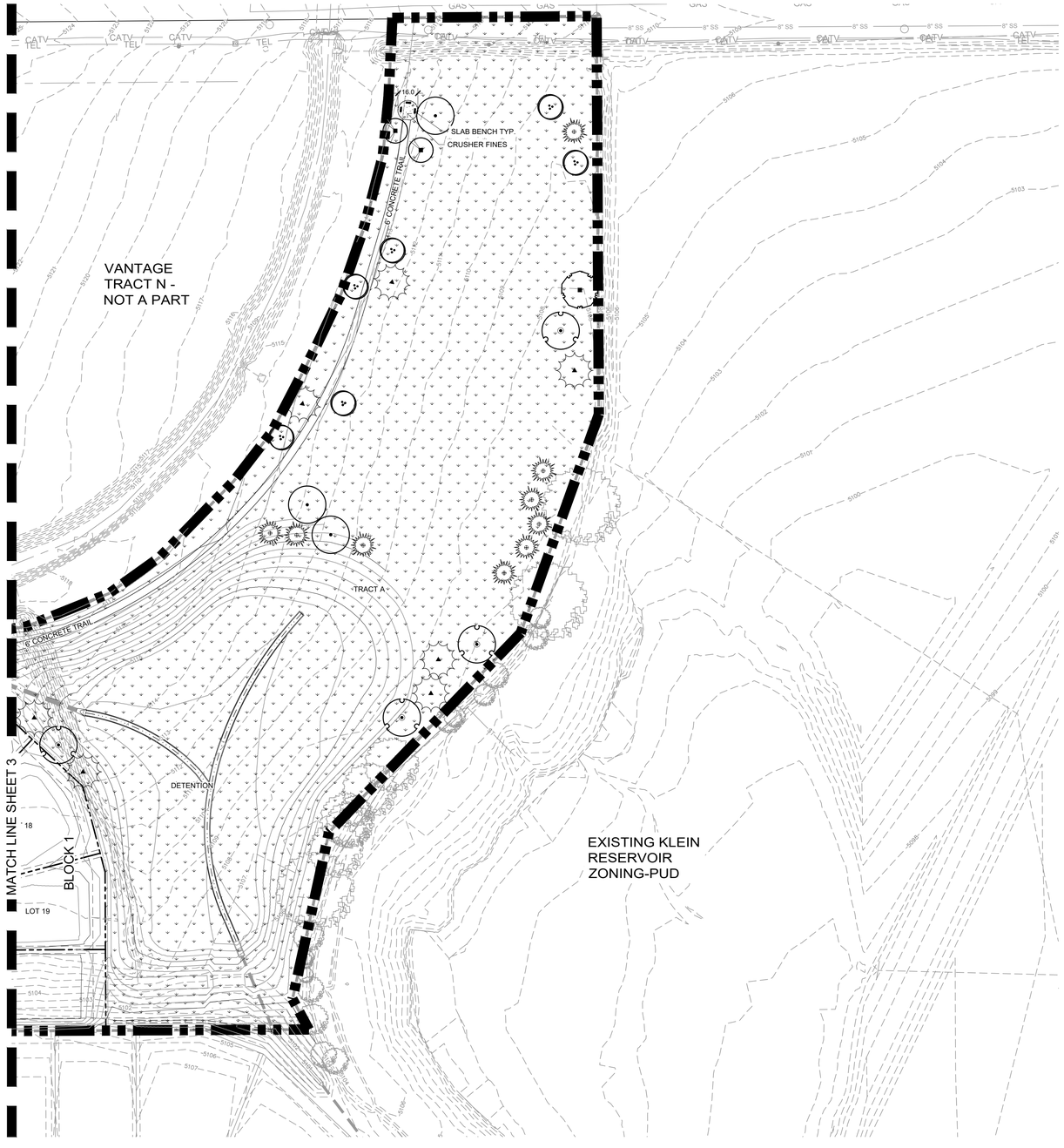
February 2, 2022

SHEET TITLE

Landscape Plan

SHEET INFORMATION

SHEET 3



0 50' 75' 100'

SCALE 1" = 50'-0"

NORTH

Plant List

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	CRUSHER FINES	199 sf
	SLAB BENCH	3

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PROJECT TITLE

VANTAGE

6th Filing
Final Plat

Berthoud, Colorado

PREPARED FOR

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DATE

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SHEET TITLE

Landscape Plan

SHEET INFORMATION

SHEET 4



Hydrozone Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF	267 sf
	IRRIGATED NATIVE SEED MIX	274,487 sf
	IRRIGATED TREES IN NATIVE SEED AREAS	4,950 sf

Hydrozone Budget

SF	Acre (AC)	Landscape Type	Water Requirement ft/acre
		SFD LOTS	
267	0.01	Irrigated Turf	3
274,487	6.30	Irrigated Native Seed Mix	0.8
4,950	0.11	Irrigaed Trees in Native Seed Areas	1.33

0 100' 150' 200'
SCALE 1" = 100'-0"
NORTH

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STAFF COMMENTS	05.19.22

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SHEET TITLE

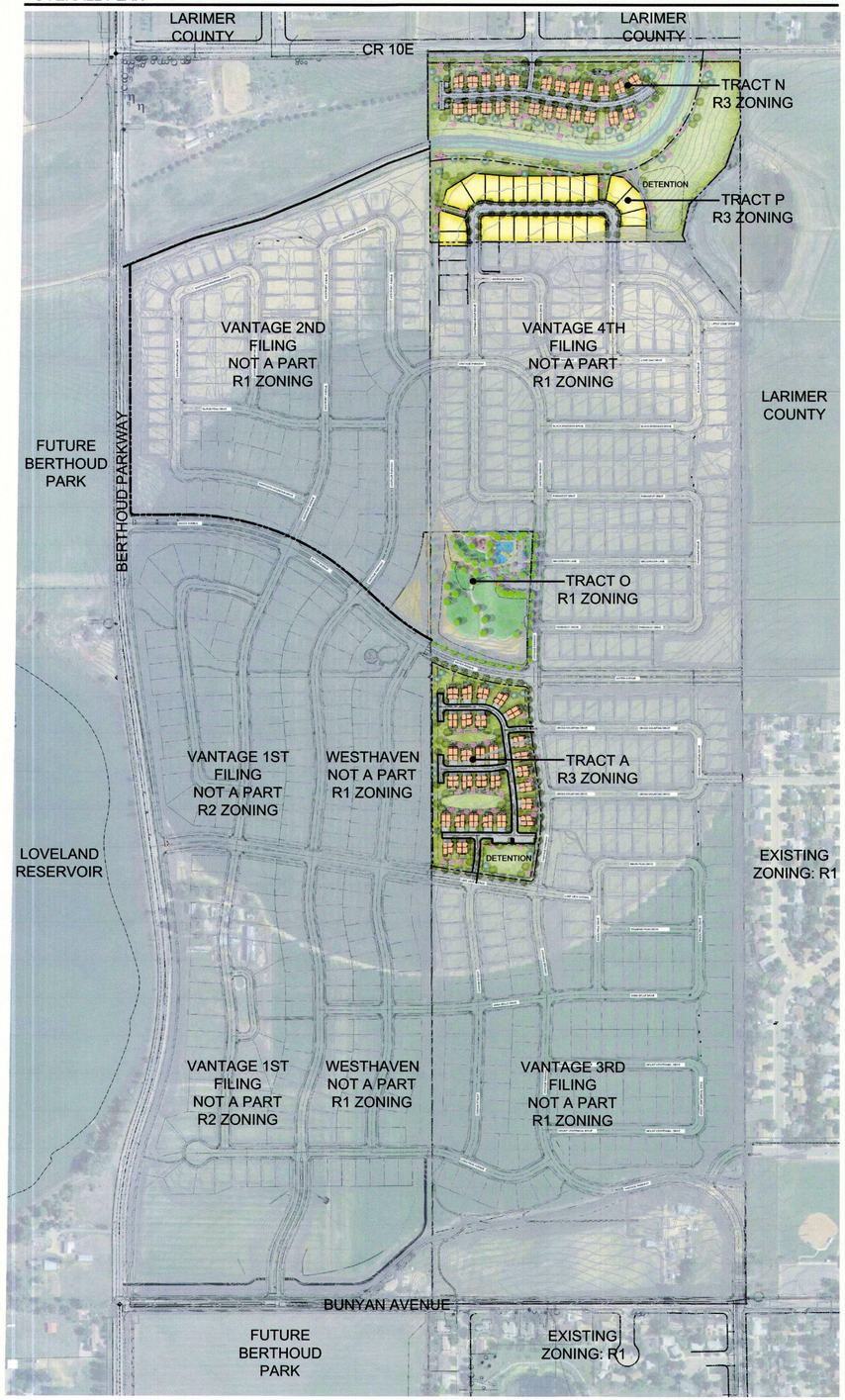
Hydrozone Plan

SHEET INFORMATION

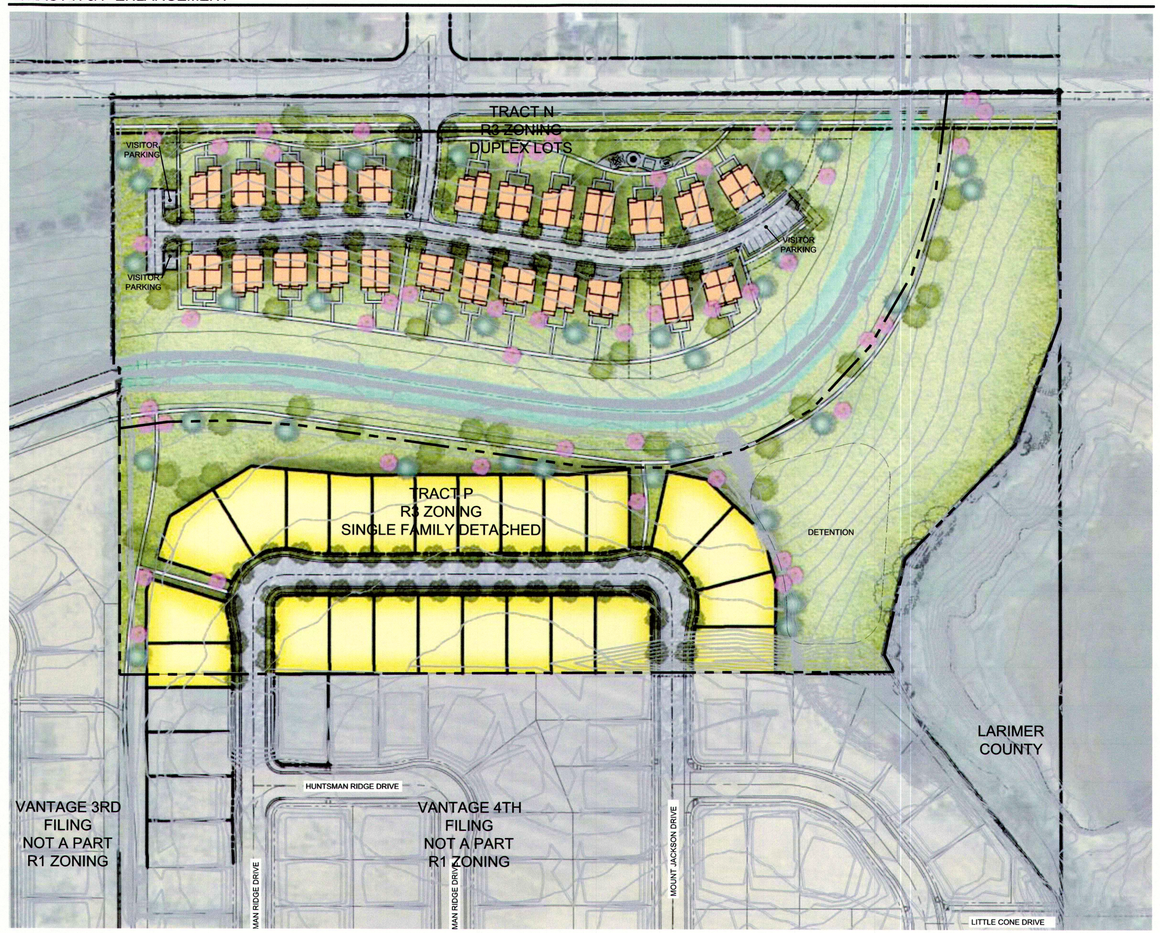
SHEET 5

APPROVED NEIGHBORHOOD MASTER PLAN

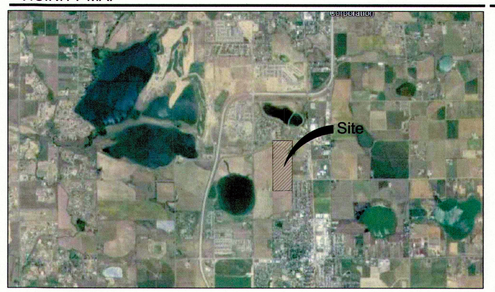
OVERALL PLAN



TRACT N & P ENLARGEMENT



VICINITY MAP



LEGAL DESCRIPTION

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

LAND USE STATISTICS

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.

LAND USE SUMMARY

SINGLE FAMILY (60' X 110').....24 LOTS

DUPLEX LOTS.....(53 BUILDINGS) 106 LOTS

PROJECT TOTAL.....130 LOTS

SUBDIVISION IDENTITY

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 INDEX

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

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PROJECT TITLE

VANTAGE

Neighborhood Master Plan

Berthoud, Colorado

PREPARED FOR

D.R. HORTON d/b/a MELODY HOMES INC.

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APPROVED

3-21-22

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REVISIONS	12.8.21

DATE

OCTOBER 8, 2021

SHEET TITLE

SHEET INFORMATION

SHEET 1