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, OCTOBER 13, 2022
6:00 P.M.

1. Call to Order

2. Roll Call

Jan Dowker, Chairwoman
Chris Kurtz, Secretary
Abigail Smith
Brent Wing
Karen Anderson, Vice Chair
Melissa Feldbush
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 September 8, 2022 Planning Commission Meeting.

4. Public Hearing: Farmstead Acres Neighborhood Master Plan and Rezoning request, Todd Johnson agent

5. Public Hearing: Trails at Creekview Filings 1-4 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/85420885990 or by calling 1 (669) 900-6833 and inputting the following Meeting ID number: 854-2088-5990.

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 – September 8, 2022

1. **Call to Order** – The Planning Commission convened a regular meeting on September 8, 2022. Chairwoman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call – Members present:

	Jan Dowker	(Chairwoman)
	Karen Anderson	(Vice Chair)
	Chris Kurtz	(Secretary)
	Jon Van Benthem	(Commissioner)
	Melissa Feldbush	(Commissioner)
Staff present:	Curt Freese	(Director)
	Adam Olinger	(Planner)
	Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the July 28, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson to APPROVE the Minutes for July 28, 2022.

SECONDED by Commissioner Van Benthem.

Commissioner Kurtz abstained due to absence from previous meeting.

With those all in favor, THE MOTION CARRIED.

MOTION made by Chairwoman Dowker to present Item 5 before Item 4 on the Consent Agenda.
With no opposition, THE MOTION CARRIED.

4. Public Hearing: Vantage 6th Filing Final Plat Request (Kristin Turner, agent)

Planner Olinger introduced this 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 0 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” on the NMP.

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-foot-wide trail would connect County Road 10E with Berthoud Parkway by running along the southern side of the Handy Ditch as well as County Road 10E to the Vantage Parks.

Public Comment was opened at 6:11 p.m.

Public Comment was closed at 6:11 p.m.

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

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

SECONDED by Commissioner Feldbush.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: 2B Botterill Rezoning Request (Traig Kyllo, agent)

Planner Olinger introduced this 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.

Public Comment was opened at 6:23 p.m.

Public Comment was closed at 6:23 p.m.

MOTION made by Commissioner Kurtz to APPROVE the 2B Botterill Rezoning Request, finding that it satisfies Section 30-3-110 D. of the Berthoud Municipal Code.

SECONDED by Commissioner Van Benthem.

With all in favor, THE MOTION CARRIED.

6. Reports –

August 2022 – Planner Adam Olinger achieved his AICP Certification.

September 11, 2022 – Habitat for Humanity Homes Open House at 1776 4th Street (5:00 p.m.). [Chairwoman Dowker]

September 14, 2022 – 1st Street Corridor Open House at Northern Water, 2nd Floor (6:00 p.m.)

September 19, 2022 – The Planning Commission will interview candidates to fill the remaining Commissioner position.

September 22, 2022 – No Planning Commission meeting.

September 29, 2022 – The Town of Berthoud is receiving an award at the APA Conference.

November 24, 2022 – Planning Commission meeting is cancelled.

December 22, 2022 – Planning Commission meeting is cancelled.

7. Adjourn –

The meeting was adjourned at 6:49 p.m.

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STAFF REPORT: FARMSTEAD ACRES NEIGHBORHOOD MASTER PLAN AND REZONING

DATE: October 13, 2022

GENERAL INFORMATION				
Applicant:	**Terra Forma Solutions, Todd Johnson agent**			**Size: 9.015 acres**
Site Location:	**This property is located north and west of the Farmstead subdivision, south of Hwy 56, and east of Fickel Farm and a rural Larimer County property.**			
Applicant's Request:	**The Applicant is requesting a rezoning to Urban Residential of 5.93 acres, M-1 Industrial for 2.77 acres, and C-1 Commercial for 0.41 acres from the formerly approved Sommers PUD; Neighborhood Master Plan approval for attached and detached residential lots; and a minor subdivision to separate and rezone the industrial and residential properties.**			
Current Zoning:	**Sommers PUD: Light Industrial uses to the north, undefined mixed use to be set at FDP to the south.**			
ZONING DISTRICT INFORMATION				
	PUD	**UR**	**M-1**	**C-1**
Max Density	**Set at FDP**	**N/A**	**N/A**	**24 units per acre**
Min. Lot Size	**“ ”**	**1,600 sqft**	**N/A**	**N/A**
Min. Lot Width	**“ ”**	**N/A**	**50’**	**25’**
Front Setback	**“ ”**	**8’-12’ built-to line**	**25’**	**0’**
Side Setback	**“ ”**	**0’ attached side, 5’ unattached side, 10’ corner side**	**20’**	**20’**
Rear Setback	**“ ”**	**5’**	**20’**	**20’**
Building Height:	**“ ”**	**24’/2 stories**	**40’**	**50’**
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS				
Adjacent Zoning	**Adjacent Land Uses**		**Setbacks for Adjacent Zoning /Buffer required if rezoned**	
North: C-2, RR-2	**General Commercial, Agricultural**		**150’ to Hillsdale Park**	
South: R-2	**Single-Family Residential**		**N/A**	
East: C-1, R-1	**Even Center, Single-Family Residential**		**N/A**	
West: RR-2 (Larimer County)	**Agricultural**		**N/A**	

Proposal

This is a two-part request for a Neighborhood Master Plan and a rezoning to Urban Residential and M-1 Light Industrial for the Farmstead Acres development. The Neighborhood Master Plan only covers the area proposed for urban residential while the rezoning would be done to create one are to be officially zoned Light Industrial, one area to be zoned neighborhood commercial, and one area to be Urban Residential.

Background

This project is currently zoned as the Sommers PUD. The PUD was approved in 2008, in conjunction with an annexation of a non-conforming industrial building. The PUD approved the non-conforming industrial building with light industrial uses on 3 acres, and then set future mixed use residential uses on the southern 6 acres. The old PUD process set development standards at the FDP stage, and no submittal has ever been made on the southern residential half. The project has had four rounds of review, with three of the reviews sent to the public notice area for public comment.

1. Neighborhood Master Plan

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. Each of the requirements of the Master Plan will be discussed below and are found on separate sheets of the submittal. Staff notes that during the review process, concerns regarding the overall density and layout were raised. The proposal meets all technical standards, and the Applicant went forward and did not wish to reduce the overall density of the project.

<u>Preliminary Traffic Impact Study</u>

The project is proposing alley loaded lots with a north/south central 20' alley that connect to Tenderfoot and Remuda Road (both are existing roads in the first phase of the Farmstead). Tenderfoot is lined up with traditional front-loaded detached lots to the South and continues to the unannexed property to the west, while Remuda Road connects to the central alley and also continues to the unannexed property to the

west. A preliminary TIS report was completed and reviewed by Town Staff and does not require any off-site improvements on the surrounding traffic system. The intersection at Hwy 56 and County Line Road will warrant a roundabout with the upcoming phase of the Farmstead. All other intersections would operate without need for additional improvements. A complete traffic study will be required at the preliminary plat, with the final traffic study at final plat.

Open Space and Parks

The Town requires 10% open space for all developments, and two open space elements would be required based on the size of this project.

- ✓ Over 15% of the site is open space
- ✓ A pocket park when none were required satisfies one open space element
- ✓ A greenway with an 8' wide trail satisfies the additional open space element.

Section 30-2-109 B 2, "Developed parks shall be required for a residential subdivision if the subdivision totals more than six acres or has more than 50 dwelling units." As the residential portion is proposed for only 49 units, a park is not required.

Subdivision Identity

The applicant has provided four (4) subdivision identity elements as per the requirements of Section 302-131 of the Development Code.

Element #1 and #2:

The most prominent design element of this subdivision is the alley loaded garage design. The vast majority of the dwelling units will be alley-loaded. With the new subdivision's HOA providing maintenance of the alleys this allows for credit of two (#1 & #2) subdivision elements for this project.

Element #3:

The third subdivision element is proposed as a playground for small children in the pocket park.

Element #4:

A pollinator garden and plantings are proposed along the open space areas.

Pedestrian Network

The project is proposing to connect to the existing Farmstead and to the future Fickel Farm pedestrian network through sidewalks, with an 8' wide trail through the Eastern border of greenway area which also wraps around and connects in the south to the existing Farmstead/Fickel Farm trail. The homes should be within a five minute or less walk from a park or trail located in Farmstead Acres, the Farmstead, Pioneer Park, or Fickel Farm.

Preliminary Utility Plan

A preliminary utility plan has been provided showing the water line and sewer line connections capacity and demand, and where the lines would be located to verify the project can served by utilities. The project will utilize potable water and will not be on the Farmstead/Fickel Farm non-potable water system.

2. Neighborhood Master Plan Review Criteria

1. The land use mix within the project conforms to Berthoud's Zoning District Map and Comprehensive Plan Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan.
    - ✓ The Preferred Land Use plan envisions this area as urban residential, consistent with this rezoning.
    - ✓ The Comprehensive Plan was developed to encourage form based transect zoning from open space/rural areas to alley-loaded urban residential lots which allow a variety of dense affordable residential uses such as those submitted with this project.

2. The Neighborhood Master plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Chapter, the Town Comprehensive Plan, and the Parks, Open Space and Recreation (PORT) Plan as amended.
    - ✓ The uses proposed are consistent with the Town's Comprehensive Plan and offers attainable lots to provide much needed housing options to the Town.
    - X. Staff has concerns with the layout in that it creates an island of higher density uses, and only partially extends the existing road pattern of Remuda and Tenderfoot.
    - X. Staff has concerns with how the alley-loaded lots fit with the bordering unannexed western property, and the green space is also oddly placed at the backyards of houses in the first stage of the Farmstead.
    - ✓ The layout is pedestrian friendly and connects with the Farmstead/Fickel Farm trail.

3. The Preliminary Traffic, Open Space, Park, Utility, and Pedestrian design is adequate and functional given the existing and planned capacities of each system, and meets the standards found in this Code.
    - ✓ The project generally satisfies the requirements of the code.
    - X. Staff has concerns about the location of the open space and park behind the backyards and privacy fences of another subdivision. This is not functional park planning.
    - X. As aforementioned, the project would create a small dense alley accessed area not similar to the surrounding road network or uses.

4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
    - X. As aforementioned in factor #3, staff has concerns about the greenway and pocket park which are immediately adjacent to the backyards of another subdivision. While such an arrangement can work if property designed together, in this case the applicant is attempting to place required amenities that is not consistent with the previous framework and layout.
    - X. In addition, Staff is concerned regarding the small strip buffering the undeveloped property to the west. Staff has concerns as to how this would affect the layout of this undeveloped property.
    - ✓ Staff believes the buffer to the northern industrial area to be sufficient.

5. There is a need or desirability within the community for the development and the development will help achieve a balance of land use and/or housing types within Berthoud according to Town goals.
    - ✓ The Town desires to promote more walkable New Urbanist neighborhoods, which provide density and more attainable housing options. Such neighborhoods encourage less trips on Town roads, heathier lifestyles, and less infrastructure for the Town to maintain.

3. Rezoning

The Applicant is proposing to rezone to the Urban Residential District. A copy of the Urban Residential District is provided in this packet for reference. In general, the district is a mixed-use zone, geared towards density, and alley-loaded lots.

4. Rezoning Criteria/Findings

The criteria for a rezoning is found below:

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

    X. Staff is not aware of any error.

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; or

    ✓ The Town is encouraging denser, more walkable subdivisions, that are urban in nature.

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; or

    ✓ The proposed zoning would be consistent with the Goals of the recently adopted Comprehensive Plan.

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; or

    ✓ The rezoning and the new urbanist nature of the plan is consistent with the Comprehensive Plan.

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; or

    x. While portions of Mary's Farm, the Farmstead and Fickel Farm, are complimentary to this project, this is a denser development pattern than anything adjacent to this property.

6. A rezoning to Planned Unit Development Overlay (PUD) district is requested and approved per provisions of this code.

    ✓ N/A This is zoning out of a previously approved PUD.

PUBLIC NOTICE AND COMMENT

Notice of the Town Board Public Hearing has been mailed to property owners within 1,000 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 1,000 feet, with an invitation to comment on the request within three weeks of receipt. All comments are found in this packet.

FINDINGS AND RECOMMENDATIONS

Neighborhood Master Plan

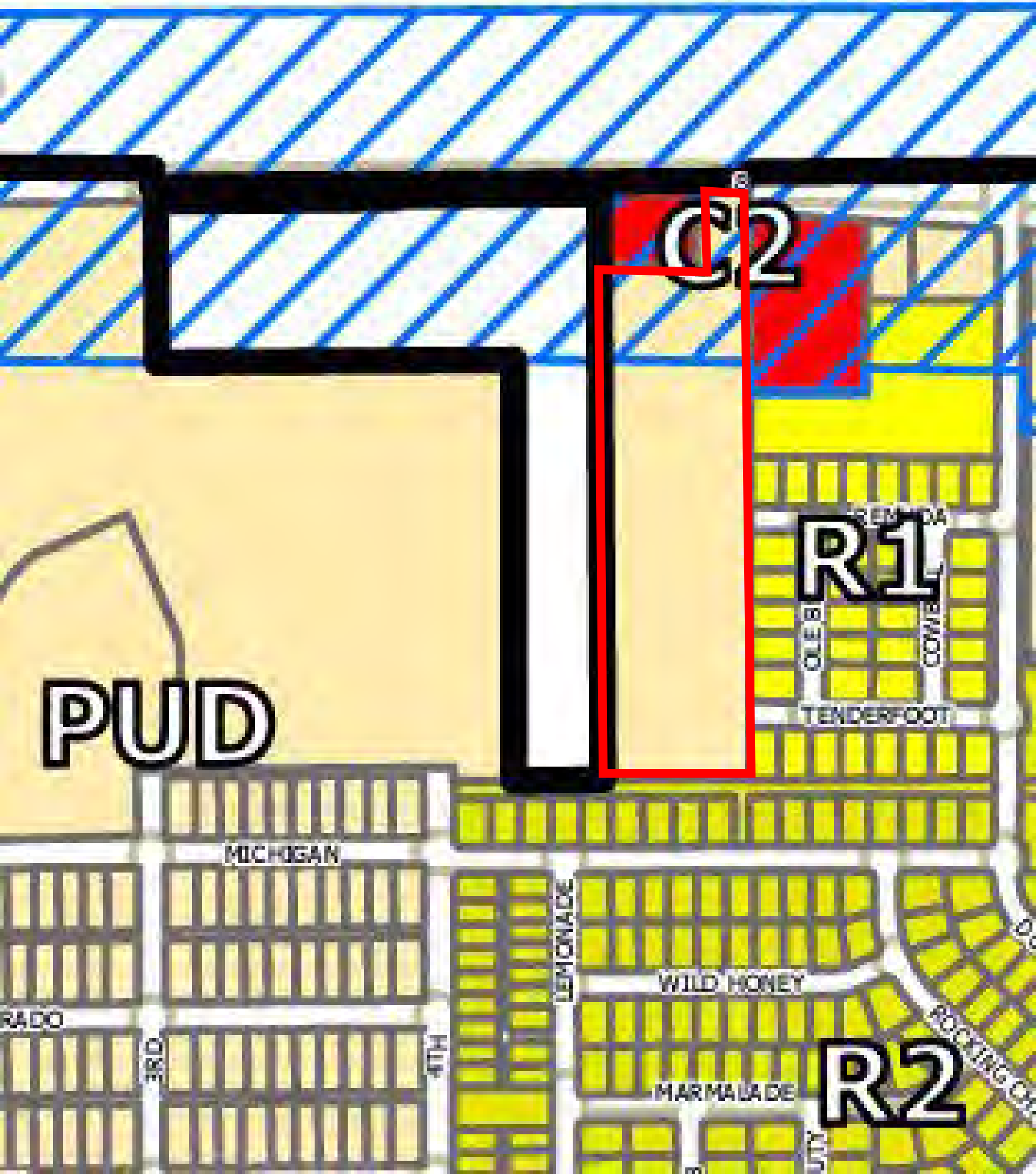
Staff recommends reconsideration of the layout of the Neighborhood Master Plan to one that better matches the existing layout and infrastructure of the adjoining Farmstead Filing 1.

- **Staff recommends a more complimentary layout and street pattern to what was approved at the Farmstead Phase 1 and the east side of Fickel Farm.**

Rezoning

Staff recommends tabling, postponing, or denying the rezoning request as Section 30-6-106 C. requires an approved Neighborhood Master Plan for any new rezonings.

ZONING AND PREFERRED LAND USE MAP

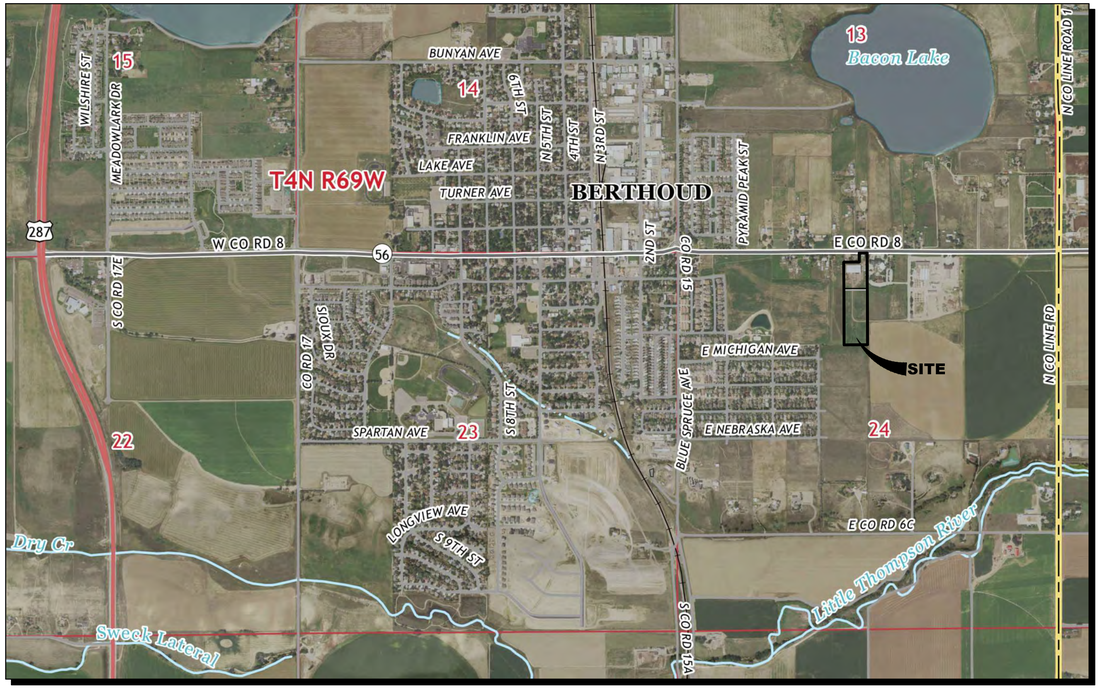

C2
R1
PUD
R2
TENDERFOOT
MICHIGAN
WILD HONEY
MARMALADE
LEMONADE
3RD
4TH

NEIGHBORHOOD MASTER PLAN

NEIGHBORHOOD PLAN

FARMSTEAD ACRES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24
TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP

OVERALL
THE OVERALL PROJECT IS MADE UP OF EXISTING RESIDENTIAL AND INDUSTRIAL USES ON THE NORTHERN PARTS OF THE SITE WITH PROPOSED RESIDENTIAL USES ON THE SOUTH. THE EXISTING NORTHERN RESIDENTIAL USE WILL REMAIN UNTIL ITS FUTURE CONVERSION TO COMMERCIAL/OFFICE. INDUSTRIAL USES ARE LOCATED IN THE CENTER AREA AND WILL REMAIN AS IS AND CONTINUE TO PROVIDE A BASIS FOR JOBS AND TAX REVENUE FOR THE PROPERTY AND THE TOWN. THE SOUTHERN PORTION OF THE SITE IS BEING ZONED AS THE NEWLY ESTABLISHED URBAN RESIDENTIAL. WE FEEL THIS CLASSIFICATION PROVIDES A TRANSITION FROM THE INDUSTRIAL TO THE OTHER EXISTING RESIDENTIAL USES THAT SURROUND THE AREA. THE URBAN RESIDENTIAL WILL ALLOW SUCH RESIDENTIAL TYPES LIKE APARTMENTS, COTTAGES, TOWN/ROW HOUSES, AND WE HAVE SELECTED TOWNHOMES AND SINGLE FAMILY RESIDENTAL AS THE SPECIFIC TYPE WITHIN THIS APPLICATION.

IMPACT OF ACCESS AND TRAFFIC
A MASTER NEIGHBORHOOD PLAN WITH A TRAFFIC IMPACT ANALYSIS IS ALSO PROVIDED WITH THIS APPLICATION. OUTLINED WITHIN THAT APPLICATION YOU WILL SEE THE TRAFFIC PATTERNS AND IMPACTS HAVE BEEN IDENTIFIED. IN OUR OPINION TRAFFIC PATTERNS WILL BE ENHANCED AND FORMALIZED WITH THIS REZONING. ANY ADDITIONAL TRAFFIC CAN BE HANDLED ON THE EXISTING AND PROPOSED INFRASTRUCTURE.

AVAILABILITY OF UTILITIES
WATER, SANITARY SEWER AND STORM DRAINAGE ARE ALL AT THE BORDER OF THIS PROJECT AND EXTENSION/CONNECTION WITH THE EXISTING SYSTEMS IS NOT PROJECTED TO ADVERSELY IMPACT THOSE PUBLIC FACILITIES.

PRESENT AND FUTURE IMPACTS TO PUBLIC FACILITIES/SERVICES
THE PROJECT IS CURRENTLY WITHIN THE TOWN OF BERTHOUD AND THE PROPOSED USES ARE IN GENERAL CONFORMANCE WITH THE COMPREHENSIVE PLAN AND NEW ZONING CRITERIA. ALL FACILITIES WILL BE DESIGNED PER THE TOWN'S STANDARDS AND ANY FEES REGARDING IMPACTS OR SYSTEM FEES ARE CONTEMPLATED TO MATCH THOSE CRITERIA/STANDARDS TO ACCOUNT FOR THIS PROJECT IMPACTS. ADDITIONALLY, ANY ONSITE PUBLIC IMPROVEMENT REQUIRED FOR DEVELOPMENT WILL BE BUILT FOR THIS PROJECT TO CONTRIBUTE TOWARDS ITS IMPACT.

COMPREHENSIVE PLAN
THE COMPREHENSIVE PLAN PROJECTS THIS AREA TO BE COMMERCIAL/OFFICE/RESIDENTIAL AND THE EXISTING AND PROPOSED USES ARE GENERALLY COMPATIBLE WITH THESE PROJECTIONS AND NEW ZONING CLASSIFICATIONS.

PUBLIC BENEFITS
THE PROJECT PROVIDES AN EXTREMELY VALUABLE ELEMENT TO THE LIMITED RESIDENTIAL HOUSING NEEDS IN THE REGION, PROVIDES A POPULATION BASE THAT WILL FURTHER PATRONIZE BERTHOUD BUSINESS AND PAY IMPACT FEES FOR ITS INCLUSION INTO THE TOWNS INFRASTRUCTURE SERVICES. EXISTING INDUSTRIAL USES PROVIDES A NEEDED LOCATION FOR BERTHOUD BUSINESSES AND OF COURSE CONTRIBUTE TO THE TAX BASE OF THE TOWN. ADDITIONALLY, AS STATED ABOVE THIS PROJECT WILL FURTHER EXTEND PUBLIC INFRASTRUCTURE TO GET THE TOWN CLOSER TO CLOSING MISSING LINKS WITHIN THIS AREA.

THE PLAN / ZONING

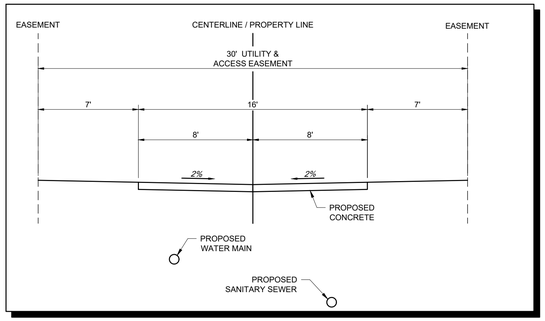
SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	STREET AND LAND USE PLAN
3	HYDROLOGY AND UTILITY PLAN
4	PARKS, OPEN SPACE, AND PEDESTRIAN NETWORK PLAN

NEIGHBORHOOD PLAN

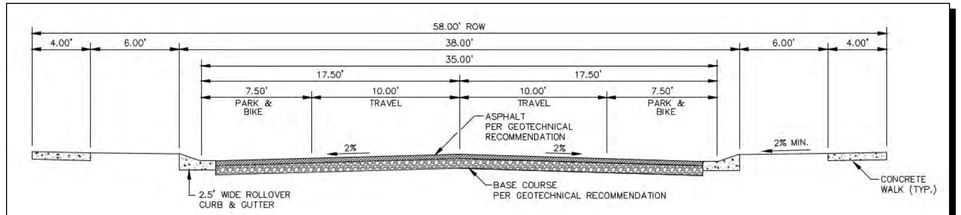
FARMSTEAD ACRES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24
TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF LARIMER, STATE OF COLORADO



NOTES:

1. SUBJECT PROPERTY ADDRESS: 533 EAST COUNTY ROAD 8, BERTHOUD, CO 80513
2. EXISTING USES AND STRUCTURE SETBACKS SHALL BE ALLOWED AS IS FOR PA-A AND PA-B.
3. THE PROPOSED PLAN CONFORMS WITH THE TOWNS CODE EXCEPT AS MODIFIED HEREIN. THE PROPOSED USES ARE CONSISTENT WITH THE TOWNS COMPREHENSIVE PLAN AND VISION FOR THE AREA AND THE USES INTERRELATE OR PROVIDE TRANSITIONS AS SHOWN ON THE COMPREHENSIVE PLAN.



LOCAL STREET SECTION - 58' RIGHT OF WAY

LEGEND

POTENTIAL ACCESS / CONNECTIONS

RIGHT IN RIGHT OUT INTERSECTION

LAND USE SUMMARY		
LAND USE	ACRES	PERCENTAGE
URBAN RESIDEINTAIL	5.928	65.8%
C1 - NEIGHBORHOOD COMMERCIAL	0.321	3.5%
M1 - LIGHT INDUSTRIAL	2.765	30.7%
TOTAL	*9.015*	*100.0%*

LAND USE	APPROXIMATE AREA (AC.)	RESIDENTIAL	
		MAX. DU / AC	MAX # OF UNITS
C1 - NEIGHBORHOOD COMMERCIAL	0.321	N/A	N/A
M1 - LIGHT INDUSTRIAL	2.765	N/A	N/A
URBAN RESIDENTIAL	5.928	8.3	49
TOTAL	9.015	N/A	49

STREET & LAND USE PLAN

FARMSTEAD ACRES

0 5' 10'
1" = 5' (HORIZONTAL)

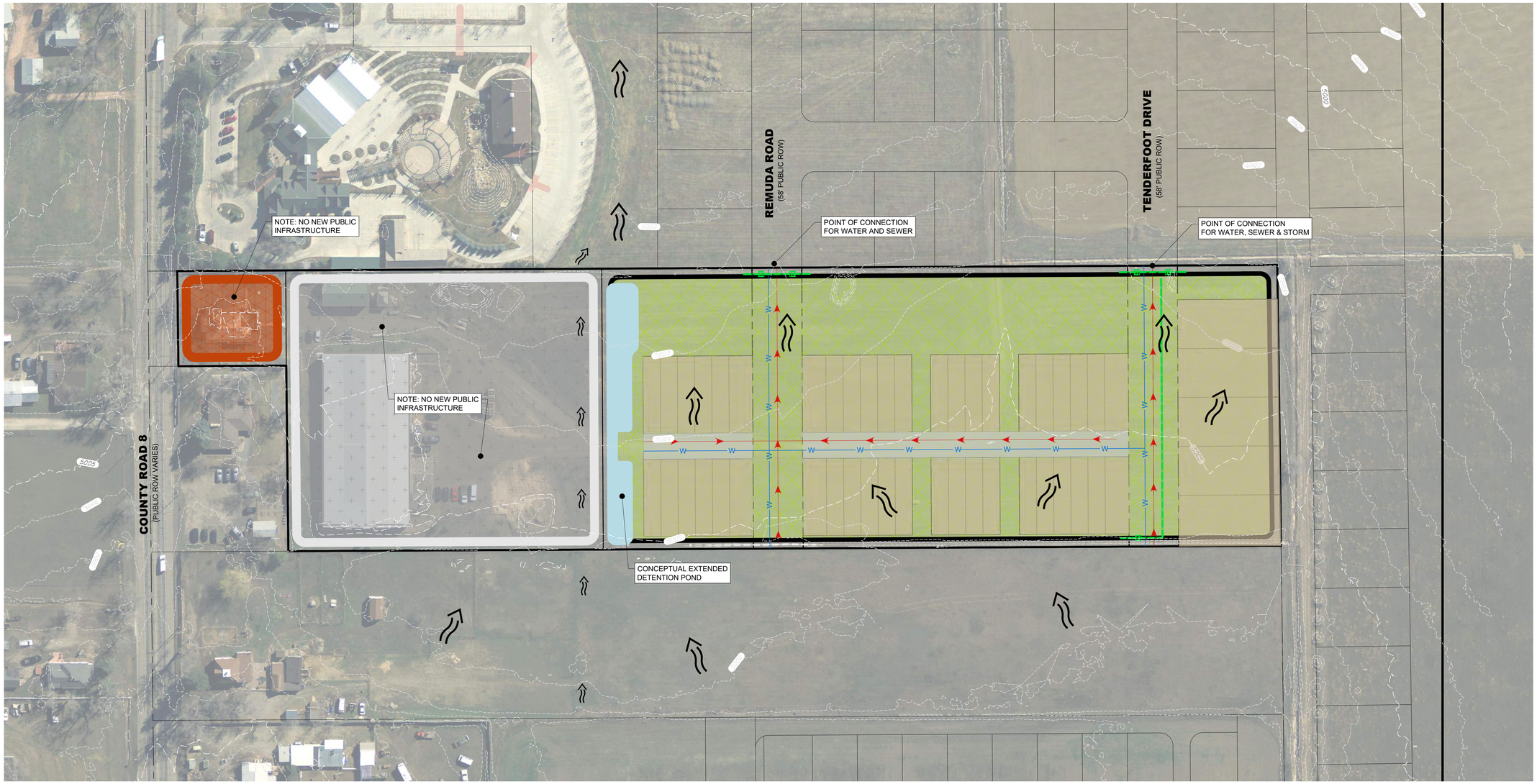
SHEET 2 OF 4

DATE: AUGUST 29, 2022

NEIGHBORHOOD PLAN

FARMSTEAD ACRES

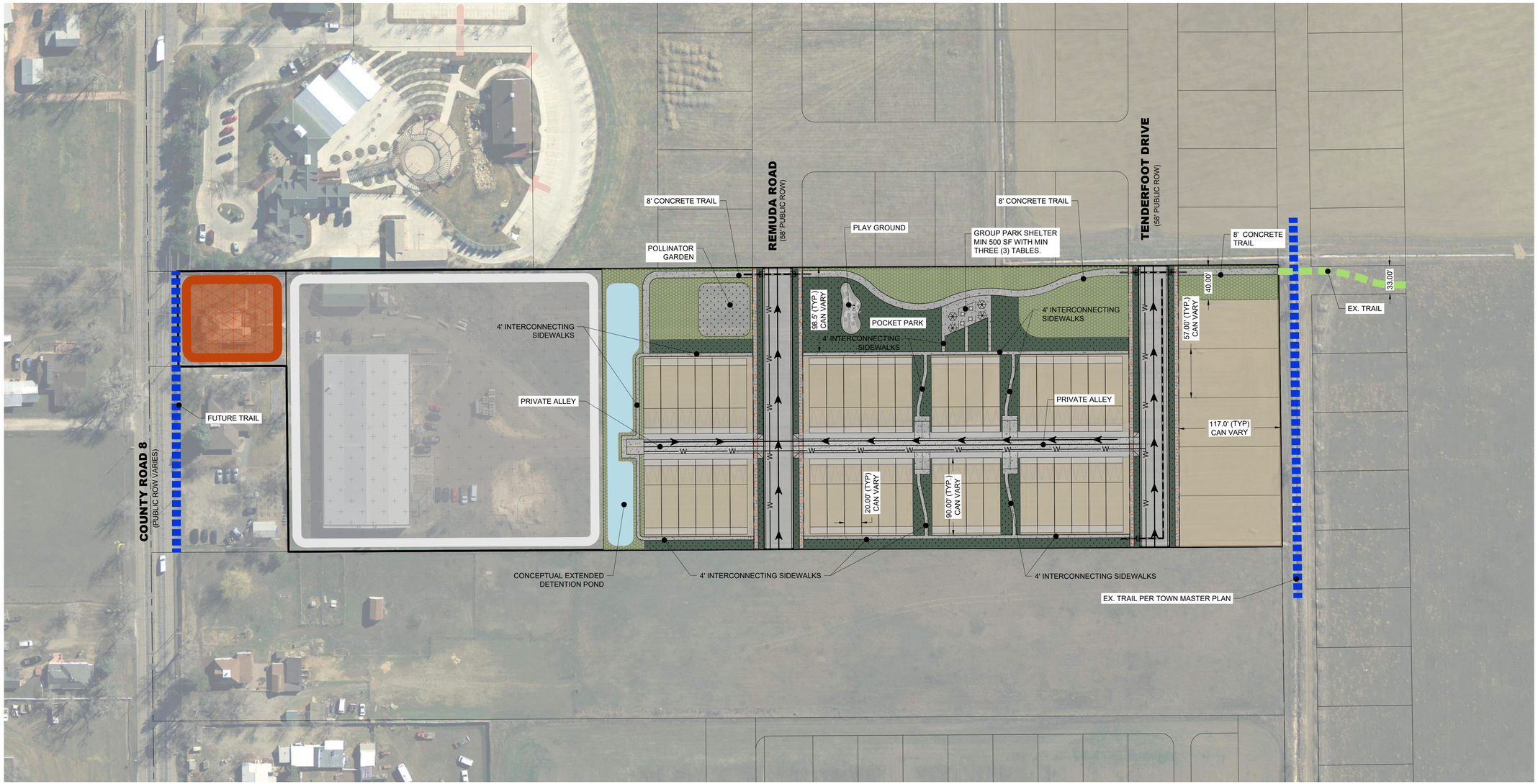
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24
TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF LARIMER, STATE OF COLORADO



NEIGHBORHOOD PLAN

FARMSTEAD ACRES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24
TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF LARIMER, STATE OF COLORADO



PARKS, OPEN SPACE AND PEDESTRIAN NETWORK PLAN

FARMSTEAD ACRES

0 5' 10'
1" = 5' (HORIZONTAL)

SHEET
4 OF 4

DATE: AUGUST 29, 2022

LEGEND

- 5' PEDESTRIAN WALK
- FUTURE 10' TRAIL / WALK (BY OTHERS)
- TURF LANDSCAPE (15,000 SF MIN)
- NATIVE / NATURAL LANDSCAPE

OPEN SPACE:

THE OPEN SPACE WILL INCLUDE A NORTH SOUTH EIGHT FOOT TRAIL CONNECTION AND INTERCONNECTING SIDEWALK LOOP TO THE HOMES. THE WALKS/TRAILS WILL PROVIDE CONNECTIONS TO THE PROJECT AMENITIES AND SURROUNDING RESOURCES. OTHER OPEN SPACE ELEMENTS WILL INCLUDE A PLAYGROUND AND POLLINATOR/COMMUNITY GARDEN . THE POCKET PARK WILL INTEGRATE INTO THE OPEN SPACE AMENITIES AND INCLUDE A SHELTER, PICNIC TABLES, BENCHES.

IDENTITY:

PROJECT IDENTITY INCLUDES THOSE ELEMENTS LISTED ABOVE IN THE OPEN SPACE AND SPECIFICALLY BE MADE UP OF THE TRAIL, PLAYGROUND AND GARDENS.

PEDESTRIAN NETWORK:

THE PROPOSED DEVELOPMENT WILL PROVIDE A UNIQUE, COMMUNITY-ORIENTED, AND WALKABLE SPACE INTENDED TO CONNECT WITH BETHOUDS EXISTING AND FUTURE TRAIL SYSTEM AND PROVIDE AN INTERNAL WALKING LOOP.

- **PARKS - NO REQUIREMENTS FOR PARCELS UNDER 6 ACRES AND 50 UNITS**
- **OPEN SPACE - 2 REQUIRED FOR GREATER THAN 5 ACRES**
  - **10% - THIS WILL BE MET**
  - **B - 1 POINT POCKET PARK (NOT COUNTED AS IDENTITY ELEMENT)**
  - **E - 1 POINT GREENWAY WITH 8 FOOT CONCRETE TRAIL**
- **IDENTITY - 4 ELEMENTS FOR 21-50 UNITS**
  - **D - 1 POINT PLAYGROUND**
  - **F - 1 POINT POLLINATOR GARDEN**
  - **O - 2 POINTS ALLEY LOAD / PRIVATE STREET FRONTING ONTO OPEN SPACE**

REZONING

REZONING MAP

FARMSTEAD ACRES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24
TOWNSHIP 9 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF LARIMER, STATE OF COLORADO

DESCRIPTION:

PARCEL 1:

A TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FOUR (24), 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AND ASSUMING THE NORTH LINE OF SAID NW1/4 AS BEARING NORTH 89°20'37" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2660.67 FEET MONUMENTED BY A #6 REBAR WITH 2.5" ALUMINUM CAP STAMPED LS 28285 AT THE NORTH QUARTER CORNER AND A 2 3/8" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP STAMPED LS 38209 AT THE NORTHWEST CORNER OF SECTION 24 AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°18'56" EAST ALONG THE EAST LINE OF SAID NW1/4 A DISTANCE OF 160.64 FEET;

THENCE SOUTH 89°40'38" WEST A DISTANCE OF 111.00 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN THE QUITCLAIM DEED RECORDED MARCH 2, 1995 AS RECEPTION NO. 95012284;

THENCE NORTH 00°18'57" WEST A DISTANCE OF 160.00 FEET TO THE NORTH LINE OF SAID NW1/4;

THENCE NORTH 89°20'37" EAST ALONG SAID NORTH LINE A DISTANCE OF 111.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 17,795 SQUARE FEET OR 0.409 ACRES, MORE OR LESS (±).

PARCEL 2:

A TRACT OF LAND, BEING PART OF THAT PARCEL AS DESCRIBED IN THE SPECIAL WARRANTY DEED AS RECORDED JUNE 10, 2021 AS RECEPTION NO. 20210056980 OF THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, SITUATE IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FOUR (24), 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AND ASSUMING THE NORTH LINE OF SAID NW1/4 AS BEARING NORTH 89°20'37" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2660.67 FEET MONUMENTED BY A #6 REBAR WITH 2.5" ALUMINUM CAP STAMPED LS 28285 AT THE NORTH QUARTER CORNER AND A 2 3/8" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP STAMPED LS 38209 AT THE NORTHWEST CORNER OF SECTION 24 AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°18'56" EAST ALONG THE EAST LINE OF SAID NW1/4 A DISTANCE OF 160.64 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°18'56" EAST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 368.24 FEET;

THENCE SOUTH 89°40'38" WEST A DISTANCE OF 327.49 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED NOVEMBER 8, 1994 AS RECEPTION NO. 94090478;

THENCE NORTH 00°18'57" WEST ALONG SAID EAST LINE A DISTANCE OF 366.98 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN THE QUITCLAIM DEED RECORDED MARCH 2, 1995 AS RECEPTION NO. 95012284;

THENCE NORTH 89°20'37" EAST ALONG SAID SOUTH LINE A DISTANCE OF 216.50 FEET;

THENCE NORTH 89°40'38" EAST A DISTANCE OF 111.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 120,460 SQUARE FEET OR 2.765 ACRES, MORE OR LESS (±).

PARCEL 3:

A TRACT OF LAND, BEING PART OF THAT PARCEL AS DESCRIBED IN THE SPECIAL WARRANTY DEED AS RECORDED JUNE 10, 2021 AS RECEPTION NO. 20210056980 OF THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, SITUATE IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FOUR (24), 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AND ASSUMING THE NORTH LINE OF SAID NW1/4 AS BEARING NORTH 89°20'37" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2660.67 FEET MONUMENTED BY A #6 REBAR WITH 2.5" ALUMINUM CAP STAMPED LS 28285 AT THE NORTH QUARTER CORNER AND A 2 3/8" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP STAMPED LS 38209 AT THE NORTHWEST CORNER OF SECTION 24 AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°18'56" EAST ALONG THE EAST LINE OF SAID NW1/4 A DISTANCE OF 528.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°18'56" EAST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 787.21 FEET TO THE CENTER-NORTH 1/16TH CORNER OF SECTION 24;

THENCE SOUTH 89°13'33" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) A DISTANCE OF 327.50 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED NOVEMBER 8, 1994 AS RECEPTION NO. 94090478;

THENCE NORTH 00°18'57" WEST ALONG SAID EAST LINE A DISTANCE OF 789.79 FEET;

THENCE NORTH 89°40'38" EAST A DISTANCE OF 327.49 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 258,227 SQUARE FEET OR 5.928 ACRES, MORE OR LESS (±).

OWNER: 533 HIGHWAY 56 LLC

BY:_____
RYAN BOND, MANAGER

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY

RYAN BOND AS MANAGER OF WAYPOINT COMPANIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

APPROVAL CERTIFICATES:

THIS IS TO CERTIFY THAT THE REZONING OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE TOWN OF BERTHOUD, PASSED AND ADOPTED ON THE _____ DAY OR _____, 2022, AND THE THE MAYOR OF THE TOWN OF BERTHOUD AS AUTHORIZED BY SAID ORDINANCE ON BEHALF OF THE TOWN OF BERTHOUD HEREBY FOR ALL ACKNOWLEDGES AND ADOPTS THE SAID REZONING UPON WHICH THE CERTIFICATE IS ENDORSED FOR ALL INDICATED HEREON.

APPROVAL BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO THIS _____ DAY OF _____, 2022.

_____
MAYOR

THIS FOREGOING MAP IS APPROVED FOR THE FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO THIS _____ DAY OF _____, 2022.

ATTEST: _____
TOWN CLERK

VICINITY MAP
1"=1500'

NOTES:

1. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

   ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP, 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. MONUMENTED AS BEARING NORTH 89°20'37" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2660.67 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

   THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT".

2. ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OR RECORDS WERE BASED UPON TITLE COMMITMENT NUMBER FCC25184514-11, DATED JULY 26, 2021, AS PREPARED BY LAND TITLE GUARANTEE COMPANY TO DELINEATE THE AFORESAID INFORMATION.

3. SUBJECT PROPERTY ADDRESS: 533 EAST COUNTY ROAD 8, BERTHOUD, CO 80513

4. THE SUBJECT PROPERTY IS IN FLOOD ZONE X, "AREA OF MINIMAL FLOOD HAZARD" PER FEMA FLOOD MAP 08069C387H, EFFECTIVE JANUARY 15, 2021.

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, DORA BYLAWS AND RULES (4 CCR 730-1).

6. THERE MAY BE OTHER DOCUMENTS RELATED TO THE SUBJECT PROPERTY THAT WERE NOT DISCOVERED BY THE LAND SURVEYOR AND OR TITLE COMPANY.

7. THE PROFESSIONAL OPINION OF THE SURVEYOR IS NOT A DETERMINATION OF LAW, NOR A MATTER OF FACT.

8. ADJACENT PROPERTY OWNER INFORMATION PER THE LARIMER COUNTY LAND INFORMATION LOCATOR.

9. ANNEXATION AND ZONING INFORMATION PER THE TOWN OF BERTHOUD MAPS AND GIS PORTAL.

10. ZONING INFORMATION PER TOWN OF BERTHOUD ZONING MAP DATED OCTOBER 2020.

SURVEYOR'S STATEMENT:

I, STEVEN PARKS, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PARCEL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
STEVEN PARKS - ON BEHALF OF MAJESTIC SURVEYING, LLC
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #38348

PROJECT CONTACTS:

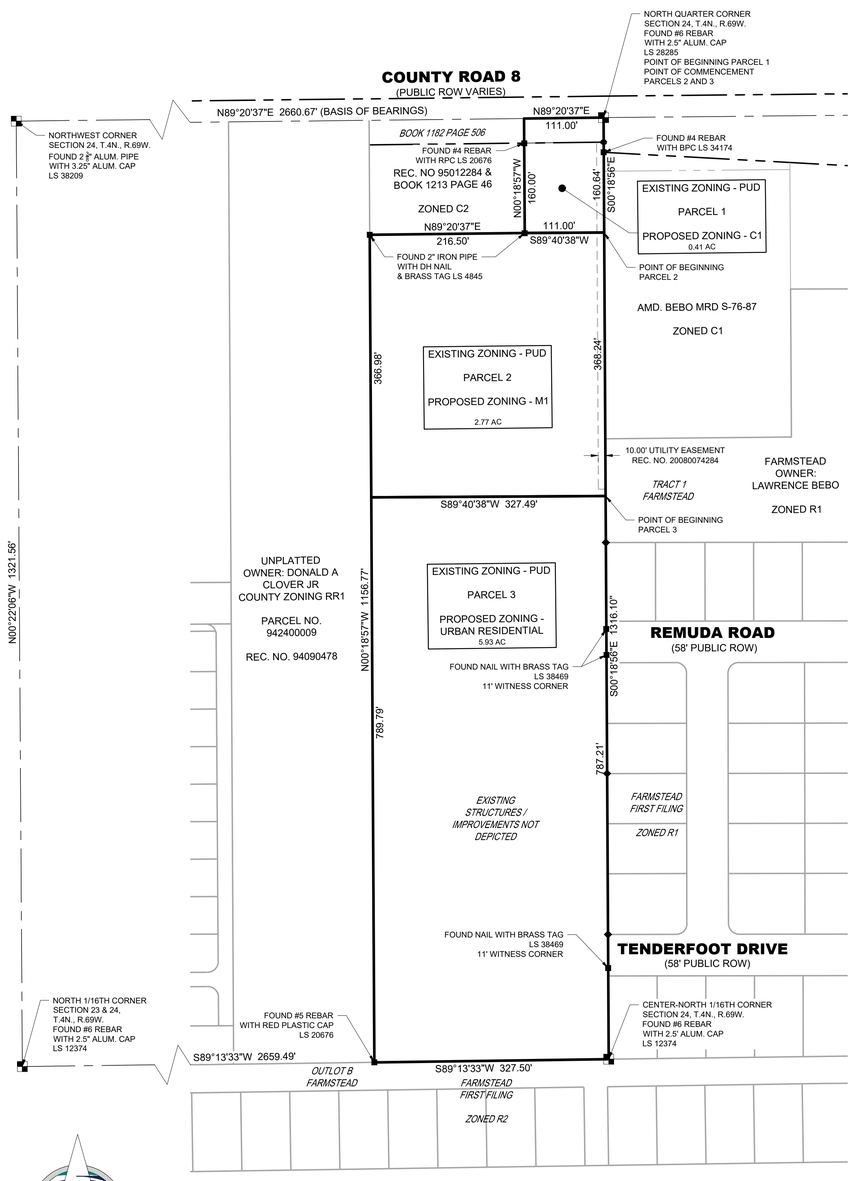
OWNER:
533 HIGHWAY 56 LLC
RYAN BOND
1540 MAIN STREET, SUITE 218-165
WINDSOR, CO 80550

OWNERS REPRESENTATIVE:
TERRA FORMA SOLUTIONS
3465 SOUTH GAYLORD COURT, A304
ENGLEWOOD, CO 80113

SURVEYOR:
MAJESTIC SURVEYING, LLC
1111 DIAMOND VALLEY DRIVE #104
WINDSOR, CO 80550

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH OPC LS 38469
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348



0 8.3333' 16.6667'
1"=8.3333' (HORIZONTAL)

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)

TERRA FORMA SOLUTIONS

REV. NO.	DESCRIPTION	DATE

533 HIGHWAY 56 LLC
FARMSTEAD ACRES
REZONING MAP
533 EAST COUNTY ROAD 8
BERTHOUD, COLORADO

PROJ NO: 2001
ENG :
DATE : 07/29/2022

SHEET NUMBER
1
1 OF 1

PUBLIC COMMENT

From:	Jon Chavez
To:	Curt Freese
Cc:	Adam Olinger
Subject:	Project - 533 E. County Rd 8
Date:	Thursday, February 17, 2022 6:24:26 AM

To whom it may concern,

The proposed development does not fit the current residential plan around this area. Homeowners in Farmstead would prefer single family residence for this proposed area. There are no townhomes anywhere close to this community. The townhomes will be facing directions would completely eliminate gorgeous mountain views for several residences. This also could disrupt and future appreciation values for the neighboring homes. This is a far cry from what should be developed as Farmstead and Fickle Farm phase 3 will also be affected by this new development.

There are no through streets for this development.. The owners of these new townhomes would be forced to use Dorothy drive and Remuda to enter the community. This puts an extremely amount more of traffic count through the farmstead community. Just because this area is zoned residential doesn't mean they should develop multifamily units. If the current owner wants a zoning change for the house and attached C1 building, then the developer should create new roads to access this community instead of forcing high traffic volume on the current owners in Farmstead.

Do we have the option to vote against the rezoning of to urban residential? or vote against any rezoning of the house so the developer can't initiate townhomes for this area? Any information to help homeowners in Farmstead would be greatly appreciated.

Will you also please send me the full development application so I can send it to my attorney.

Jonathan Chavez - 225 Ole Bessie Dr, Berthoud
303-875-2038 - cell
303-682-9299 - office

Adam Olinger

From: Gina Rogge <gina.rogge@hotmail.com>
Sent: Friday, February 18, 2022 10:45 AM
To: Adam Olinger
Subject: Neighborhood Plan 533 E County Rd 8

Hello-

I am writing in regards to the neighbored noticed we received in Farmstead regarding the plan to build 79 townhome units. I am informing you that I strongly protest this the building of this land for many reasons.

1. We do not have the road access o and from to accommodate this many units. Also, that coincides with the parking situation or lack there of. This will greatly increase traffic through the farmstead neighborhood, especially on Dorothy and the two streets on the northeast side of farmstead. It appears there will only be two ways in and two ways out, this is to accommodate 79 units?
2. When we purchased our home in farmstead, that backs directing to this land, we were informed by the city and also by the builder and developer that the space will remain open space and therefore we paid a lot premium for this. So if it's granted to build behind us I would like someone to be held accountable to pay us back for the land premium. In junction with this, townhomes directly behind us will lower our property value, again we paid more for it as it backed to open space.
3. There isn't any easement between the townhomes and the properties at farmstead.
4. The access to the trail behind Michigan Ave, which was put in by the builder that our (Farmstead) HOA covers. We pay for the maintence and also we paid for it to be put in.
5. The pocket park that is planned is not large enough for the growth.
6. The schools do not have accommodations for this growth. They are already maxed out with the growth that has happened in farmstead.

Again, I am very disgusted by this proposal and the false information we received when we moved here. I would greatly appreciate that this land remain open space.

Thanks for you time.
Gina Rogge

Adam Olinger

From: Diana Tasciotti <dtke2076@gmail.com>
Sent: Friday, February 18, 2022 5:08 PM
To: Adam Olinger
Cc: Diana Tasciotti
Subject: Project 533 County Rd 8 -- Townhouses

Hi Adam. Thanks for meeting with us last Wednesday and addressing our concerns about the above referenced project. Here is our input about this proposal as it was submitted.

1. The density of the entire project is overwhelming for the amount of acreage available for development.
2. We would hope that the design of the townhomes themselves vary between one-story and two-stories. (Similar to the townhouse development just south and west of Town Hall.)
3. We would like to see a natural greenway buffer between this new development and the existing Farmstead development consisting of mature trees, shrubs and grasses, for the purpose of screening out the first floor elevation and much of the second story elevation of the townhomes.
4. In regard to the small pocket park, presently in the northeast corner of the property, consider adding substantially to the size of the park and locating it on the southeast corner of the development as it abuts with the Farmstead.

After meeting with you, we felt that this project would be significantly changed from this first proposal, and that you understood our concerns. Thank you for that.

Ken Edwards and Diana Tasciotti

602 E Michigan Ave, Berthoud

Adam Olinger

From: Brock & Yasaman Stewart <bystewart@gmail.com>
Sent: Saturday, February 19, 2022 7:54 AM
To: Curt Freese; Adam Olinger
Subject: 533 E. County Rd. Project - COMMENT AGAINST

Good Morning

Wanted to thank you for giving us as residents an opportunity to comment in regards to the proposed project for 533 E. COUNTY RD 8.

We just moved into this beautiful town and the Farmstead Development a little less than a month ago. The reasons we moved to this area was because we knew we would see value increase in the property as well as we're aware that Berthoud was growing In a slower, more tactical direction so that we don't have the crowds and development of large and overly populated cities directly outside of Denver. However, this project is a direct OPPOSITE of that and we **DO NOT** support this development for many reasons:

1. Our property value will decrease by eliminating the mountain views and aesthetics of what keeps this current Development so appealing and desirable.
2. By adding non-single family homes, you are creating such an increase in traffic that the safety of me and my family are greatly at risk.
3. To add to the above, there are only 2 public roads that will get to these townhomes. That puts one of them DIRECTLY next to our home and that increase in traffic is a very unsafe plan. This forces all traffic directly past our house and many more who moved here for the slower way of life with value.

There Is no added value to adding townhomes vs single family. By bringing in townhomes vs single-family homes, we are taking away what makes this town so appealing and desirable. Please keep with single-family developments and plans in a tactical manner to not only protect those that have been part of these communities for YEARS and those who are new and want to keep the appeal going.

Thank you for your time and opportunity to move AGAINST this development.

Brock and Yasaman Stewart
202 Ole Bessie Dr.

Adam Olinger

From: Kimberly Marie Combers <Kimberly.Combers@colorado.edu>
Sent: Sunday, February 20, 2022 12:29 PM
To: Curt Freese
Cc: Adam Olinger
Subject: Project-533 E. County Rd. 8

To whom it may concern,

I would like to kindly object to townhomes being built around the proposed area. It doesn't fit the current aesthetic of the Farmstead neighborhood. The current houses would depreciate in value and the townhomes would block the beautiful mountain views for several residents. Furthermore the high traffic volume is a concern because future residents would have to use Dorthy Drive and Remuda to enter the neighborhood. I would appreciate having single family homes being built there instead. I have talked to several neighbors and they all have similar concerns.

Thanks
Kimberly Combers

Adam Olinger

From: Gina Rogge <thewhitewashco@gmail.com>
Sent: Monday, February 21, 2022 8:31 AM
To: Adam Olinger; Curt Freese
Subject: Neighborhood Notice Plan

I am writing to advise you, the town of Berthoud, that me and my family strongly oppose the building of these townhomes. This is a major after thought that is going to affect the community of Farmstead, which was a thought out master plan.

To build 79 units in this small space is ridiculous and is going to overflow into my community. There is not enough space to accommodate that many units, not ti mention there is not enough roads to and from to accommodate that many units. There are two roads, THAT GO THROUGH FARMSTEAD, which again does not accommodate 79 units. If there is an average of two people living in each unit, that would be 158 cars using those two roads, roads in which people of the farmstead community live on. What if children are out riding their bikes, or playing basketball, they have to watch out for 158 possible cars? That is insane to even think that is ok. Who will be responsible if a kid gets hurt by this heavy traffic? There also isn't any room for parking, which is overflow into our community.

Let's also mention that these townhomes do not come many amenities, yes a small pocket park which will not accommodate that many units, this means they will over flow into our amenities. Our parks, pool, walkways and trails. All the amenities that we PAY for!

Let's also mention the schools, schools here in Berthoud are already maxed out. They do not have room to accommodate these townhomes.

I would also like to mention that we paid a lot premium to back to open space. If we lose that it will depreciate our homes value.

Please take my email into consideration. This is not right nor fair to the community of Farmstead.

Thank you!

Adam Olinger

From: Brian Rogge <brogge3@hotmail.com>
Sent: Monday, February 21, 2022 8:56 AM
To: Adam Olinger
Subject: The proposed project of 79 townhomes west of Dorothy Drive and South of highway 58

My name is Brian Rogge and I am a home owner in the Farmstead Community. The proposed project of 79 townhomes west of Dorothy Drive and South of highway 58 is of great concern for me. I want to clarify that I am not against the development of Berthoud nor am I against townhomes being built in this area. My concern is the number of townhomes and also the logistics of parking and car traffic.

Farmstead is a master planned community that was designed to handle the number of homes and residents for their community. We have big driveways and wide streets for ample parking for residents and our guests. We also have many roads and exits to ease the flow of traffic in and out of our neighborhood. The proposed development of 79 homes does not accommodate any of this. This new development does not support any off-street parking and or a big enough driveway for owners and their guests' cars. I am sure there will be garages, but in todays world our vehicles rarely fit. In a perfect world people would park in their garages, but drive down any street in Berthoud and you will see the majority of homeowners using their driveways and off-street parking for their vehicles.

The two streets that will serve as the only two entrances and exits into this new neighborhood will be flooded with cars being parked in the Farmstead community, due to the lack of parking in the new neighborhood. Along with crowded street parking will be a high traffic area in the neighborhood that will no doubt lead to an accident or heaven forbid a kid getting hit. It's obvious what this developer is trying to do. They are going to cram in as many units as possible and use the master plan community of Farmstead to entice people to live there and then wash their hands of it. The city of Berthoud will be stuck with the problem of traffic, crowded off street parking and possibly a child's death of heavy traffic through a quiet neighborhood. The reason that land is for sale is because the land owners wanted a price that was not profitable to Farmstead due to Farmstead building responsible homes and layouts that made sense for a family community. Now enters a greedy developer who sees a profit by cramming 79 town homes into what should house 24 homes or 48 townhomes to fit in with the style and lot sizes of the Farmstead community. Please don't let the beautiful town of Berthoud look like a gold rush town with poor planning and investors raping the designs of responsible developers. Please reduce the number of townhomes to 48 at the most and make sure the development fits in with our existing community. The land will get developed and developers will make money, just don't let them get away with playing you for a fool.

Sincerely,

Brian Rogge

Adam Olinger

From: Kate Browning <kajuhlke@gmail.com>
Sent: Tuesday, February 22, 2022 1:22 PM
To: Curt Freese; Adam Olinger
Subject: Project 533 E County Rd 8

To whom it may concern,

I am writing to express my disapproval of the current plan that I have received notification of. I am a homeowner in the Farmstead Community. While I understood that this property would most likely be developed in the near future, I am not OK with the current proposal. I live off of Remuda Rd and this development would directly impact my property.

There are multiple issues with the current plan that has been drafted. The lack of direct access to Mountain Ave is one of my biggest complaints. This causes the amount of traffic currently near my house to skyrocket. If the plan is 80 properties, that is at the bare minimum 80 more vehicles directly passing my house daily. I did not buy a house on a high traffic road for a reason.

The incredible amount of housing with little to no parking would also impact my property. If anyone is unable to park at their property (ie a party, more vehicles than garage spots) this would spill over into our neighborhood. There is no reason to not provide extra spaces to accommodate for future parking issues in the name of wanting more houses and selling more property.

Because of where my property is located and how the houses are currently set, they would be built directly against my property. There is no reason to have a building erected directly next to the fence on the edge of my yard. There needs to be some sort of easement or green space to separate between my property and the new structures. If there is little to no green space, where do these developers expect the future owners to take their pets when they need to relieve themselves? The layout of the structures also does not allow there to be any space next to the trail on the south end of the property. Having an alleyway next to the trail poses a hazard for those walking on the trail. If someone is not paying attention when backing out or driving down the alley, people are bound to get injured.

Finally, I am not happy with the density of this plan. Eighty properties crammed into a tiny area is just nuts. This "urban residential" subdivision is set to be surrounded by FARMstead and Fickle FARM communities. In no way is any farm is considered to be "urban residential". Homeowners bought out here for a bit of space. Having a pocket size, 3 story set of town homes does not fit the surrounding areas.

There needs to be a lot more consideration of the area taken into account before this plan should be allowed to continue.

Thank you for your time,

Kathryn Browning
219 Ole Bessie Dr.
303-918-5786

Adam Olinger

From: Angela Behunin <angbeh2@msn.com>
Sent: Sunday, February 27, 2022 7:28 PM
To: Curt Freese; Adam Olinger
Subject: Proposed Subdivision, 533 E County Rd 8

Good afternoon.

I am the future (under contract) property owner at 607 Tenderfoot drive. It is my understanding that you are reviewing a proposal to add townhomes at 533 E County Rd 8 and this proposal indicates Tenderfoot and Remuda drives as the only entrance for 79 town homes. Obviously this will create significant traffic on these two very residential road ways. These roads are not able to handle this level of traffic at this time. Further, I would not have purchased my home had I known the city of Berthoud would turn my quaint street into a major roadway. I fully respect the property owners intent to develop land and build homes, however I do not agree that our small community road (which is why I am moving to Berthoud) be turned into a drive way for this sort of housing.

I implore you to not allow the use of Tenderfoot or Remuda drives into this proposed subdivision.

Angela Drumright
Future homeowner
607 Tenderfoot Drive
Berthoud, CO 80513

Adam Olinger

From: Colton Schwader <coltonschwader@gmail.com>
Sent: Sunday, February 27, 2022 8:40 PM
To: Curt Freese; Adam Olinger
Subject: Community Concerns RE: Project 533 E CR 8
Attachments: Concerns RE Project 533 E County Rd 8 .pdf; Docusign Certification.pdf

Good evening Gentlemen,

I hope this email finds you well and that your weekend was pleasant and enjoyable.

Attached to this email you will find a letter typed and digitally signed by various members of the Farmstead as well as Mary's Farm and Fickel Farm regarding the proposal notice that was sent out for the project titled: 533 East County Road 8 (proposal to build 79 townhomes behind Brookside gardens).

Please accept this letter as part of our cumulative effort to address our grievances and concerns as well as some community recommendations for the proposal beyond a simple "don't do it". It is not our goal to stifle any growth in our lovely town, we just want to ensure it is done with the proper methodology, with current residents in mind and in a manner that is conducive to the future growth and development of the Garden Spot.

In addition to the attached digitally signed letter, Mrs. Kate Juhlke will be bringing a couple of physical copies to your office to be hand delivered tomorrow containing physical signatures on the letter. We recognize that the neighborhood notice provided a P.O. for submissions but given that tomorrow is the deadline, we wanted to ensure they were received and considered prior to then. The various aforementioned communities have been working in tandem for the last 11 days to write, revise and obtain concurrence and signatures to address this proposal, I sincerely hope that while not technically submitted via the prescribed method, you also accept these physical letters as it was the effort of many people to create and present these to you both.

With that, I genuinely hope you gentlemen have an outstanding week and have some opportunities to enjoy what should be some beautiful weather!

I am available at the information in my signature block should you have any questions or concerns or wish to discuss anything in more depth (work and personal both provided for your convenience).

Very Respectfully,
Colton W.M. Schwader
Cell: (970) 308-6927
Office: (720) 847-5194
Work Email: Colton.Schwader.ctr@Spaceforce.mil
Personal Email: ColtonSchwader@gmail.com

DocuSign Envelope ID: BED92561-AD5A-44B4-AE7A-E42B4B75D67A

Subject: Concerns Re: *Project Name 533 E County Rd 8* (79 Townhomes)

To: Curt Freese, Adam Olinger, Interested Parties
From: Homeowners of The Farmstead, Fickle Farm and Mary's Farm

We, the undersigned, represent ourselves collectively as homeowners within an affected margin for the subject proposal. As such, we hereby respectfully submit this document to serve as our summarized concerns surrounding said proposal and why we believe moving forward as submitted would be detrimental to the Town of Berthoud.

1.) **Traffic**: The provided plot map does not show any tie-ins to existing infrastructure aside from Tenderfoot and Remuda. This lack of direct access to Mountain Ave will result in increased traffic flow on streets not originally engineered to support or sustain this level of additional use, notably along Dorothy.

2.) **Parking**: Townhomes by their nature have limited on site parking necessitating an increase in street side parking. This limitation will naturally result in bleed over to existing streets and neighborhoods, something that many people factor into their home buying decisions which will now be relegated to irrelevance for those who already purchased.

3.) **Wild Life**: This area has much more wildlife than may be understood by the proposers. In the last 18 months since the Farmstead has begun development, there have been, at a minimum, Eagles, Hawks, Deer, Owls, Fox, Coyote and Rabbits.

4.) **Impact to Existing Lots**: Various represented homeowners purchased lots and paid additional premiums therein to allow for a lot which was either secluded from persistent traffic, bordering alongside open space, conducive to desirable lot views, or a combination. Proceeding to build structures, all of which will be 2 floors minimum by nature of a townhome, will negatively impact these owners. The proposed land should not drain into the existing trail along East Michigan and should be self-contained to avoid ice issues.

5.) **Unplanned**: When the Farmstead/Mary's Farm/Fickel Farm neighborhoods were planned and approved, it was the desire of the Town to strategically locate varying density levels of homes. Specifically, as the Farmstead would enter development beyond Phase 1, the density would gradually increase as the neighborhood moved eastward. Townhomes located in the proposed area do not align with this strategy and will not be conducive to the Town Master Vision.

6.) **HoA Affairs**: The proposal does not force inclusion of the homes into any of the existing HoA's. Specifically, the Farmstead HoA who is responsible for maintaining common areas and trails in the neighborhood will ultimately see an increase in usage of these amenities yet be solely responsible for footing the bill. Concern also exists regarding the non-potable irrigation infrastructure installed at the Farmstead and ensuring that this region not be granted tie-in approval as the system was not designed to support these additional homes nor does the HoA want to cover the additional costs.

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7.) **Pocket Park**: The proposed pocket park, should the town move forward with development, is drastically too small. In its current state, the size makes it barely usable by a family of four as determined by similarly sized pocket parks in other areas. Additionally, funding source for maintenance thereof is not determined.

8.) **Land**: The plot of land between this proposal and the recently started development of the remaining Fickel Farm alley loads homes does not belong to any of these developers nor the town. This is essentially squeezing the owner into a spot where their land has little to no value. Moreover, if this owner is not forced to sell out of necessity, the eventual tie-in roads will never be in place. One can look at the poorly planned development of southwest Loveland with the dead-ends and poor traffic flow as an example of this concern.

Recommendations: Recognizing that growth and development will always continue regardless of public sentiment, our intent is not to kill any efforts for growth but rather to shape it to be appropriate for all of Berthoud. As such, we present these suggestions for consideration.

- Foremost, we reject the notion of Townhomes or any other multi-tenant/single building development. We propose that should this area be developed, it be done in a similar manner as the existing Farmstead (only housing it will connect to as proposed). This includes all of the same town planning constraints (farm style, color palette, etc.), as well as requirements to be Single Family Dwellings only.
- Postpone approval until the plot of land in the middle of new Fickel farm and this proposal is available for development allowing for seamless traffic planning and community engagement.
- Contract a dis-interested 3rd party to conduct a wildlife impact review.
- Increase the size of the pocket park and require a basic subset of usable amenities therein to include ADA accessible equipment for the inclusive progress of the Town.
- Should we be disregarded regarding multi-family structures, it should be mandated that communal parking be provided in a central location to this proposal.
- Force inclusion into the HoA at the Farmstead and allow for these future homeowners to have the opportunity to offset usage costs for communal amenities and be represented fairly therein.

Overall, the generalized sentiment of us, the undersigned, is that this development is being proposed with the bare minimum in mind. It seems that the effort is **driven by the profit** of a select few individuals with a vested interest in seeing this proposal succeed and not with what is best for the Town as a primary guiding factor. If this was being done with the Town in mind, it would take into account impact to traffic flow, property values of existing homeowners and, most importantly, it would be aligned with the Town Master Vision published by the town itself and fall in parallel with the prescribed strategy requisite for development of the existing structures. This is also the only explanation to a proposal for Townhomes compared to single family dwellings.

We, the undersigned, representing our collective interests as affected property owner's within the vicinity of the proposal, hereby submit this document for consideration by the Town Staff.

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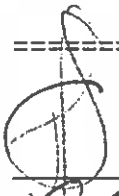

601 Tenderfoot Dr. Berthoud, CO 80513

607 Tenderfeest Dr. Berthoud Co 80513

116 Dorothy Dr. Berthoud CO 80513

237 Dorothy Dr., Berthoud, Co 80513

231 Dorothy Dr Berthoud, CO 80513

~~Chris~~ Chris Tinney 315 Dorothy Dr Berthoud, CO 80513

Brenda Crawford 330 SE 4th St Berthoud, Co 80513

Rosmary Crawford 330 SE 4th st Berthoud, CO 80513

Stephenie Cole 214 SE 4th St Berthoud Co 80513

Josh & Jessica Mahoney 321 Rocking Chair Dr. Berthoud, Co 80513

Tracy Schuldt 314 Lemonade Dr Berthoud CO 80513

213 Ole Bessie DRIVE, Berthoud Co 80513

213 Ole Bessie Drive, Berthoud CO 80513

217 Cowbell Drive, Berthoud, CO. 80513

219 Ole Bessie Dr. Berthoud

113 Dorothy Dr., Berthoud

113 Dorothy Dr Berthoud, Co 80513

345 RockingChair Dr. Berthoud, Co 80513

345 Rocking Chair Dr. Berthoud CO 80513

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Colton and Jordyn Schwader 524 E. Michigan Ave

Michael and Megan Zurek 6046 E Michigan Ave

Jason B White 638 E Michigan Ave

Anthony Olsen 614 E Michigan Ave

Drew Gore 618 E Michigan Ave

Lisa Spitz 608 E Michigan Ave

Don Thompson 531 E. Michigan Ave

Elise Thompson 531 E Michigan Ave. Berthoud

Johnny T. Hayes 525 E. Michigan Ave

Brian Regge 518 E. Michigan Ave

Sarah Schow 512 E Michigan Ave

Sam Bauder 514 E Michigan Ave

Lacey Hudson 406 E Michigan Ave

Megan 412 E. Michigan Ave

Lawrence Catt 316 Phubarb Dr.

Barb & Don Jaskolski 620 E. Michigan

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	Name	address
	~~Richard Kramer~~	
	Heidi Lengyel	568 Canyonlands St.
	Jerry Brown	120 E. Iowa Ave
PW	Tony Wolfe	734 14th St
cor	Chris Baker	850 Grand Market Ave
Teesa	Pat Rose	1131 Madison Ave.
Fmr 2	Jeff Lee	902 Canyon Lands
Bdle	Cindy Golden	308 E Michigan Ave
Law	Katie McKay	819 Winding Brook Dr
	Steven McKay	819 Winding Brook Dr
	Dicki Hargett	568 Canyonlands St, Bertholf
	Kathy Keeney	306 Victoria St Bertholf
	[illegible]	302 E. Michigan Ave Bertholf Co
	Judy Wilson	302 E Michigan Ave
	[illegible] Stevens	313 Bungalow Dr Bertholf
	[illegible]	304 E Michigan Ave

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Michelle Anderson	309 Rocking Chair Dr, Berthoud
	309 Rocking Chair Dr., Berthoud
Linda Stever	309 Rocking Chair Dr., Berthoud
	609 E Michigan Ave, Berthoud
	609 E Michigan Ave Berthoud
	326 Rocking Chair Dr. Berthoud
	225 Rocking Chair Dr. 80513
	225 Rocking Chair Dr 80513
	219 Ole bessie Dr 80513
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	206 Rocking Chair Dr 80513
	225 OLE BESSIE Dr. 80513
	225 Ole Bessie Dr. 80513

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Lori Gawryletz Lori Gawryletz- 205 Cowbell	2/22/2022	DocuSigned by: Lori Gawryletz
Carla Kia Carla Kia - 626 E Michigan	2/22/2022	DocuSigned by: Carla Kia
Cathi Scott 109 SE 2nd Street	2/25/2022	DocuSigned by: Cathi Scott
Kristin Adams Kristin Adams	2/24/2022	DocuSigned by: Kristin Adams
Lorene Brown 120 E Iowa Berthoud, CO 80513	2/25/2022	DocuSigned by: Lorene Brown
YASAMAN LEYLA STEWART 02/22/2022	2/22/2022	DocuSigned by: yasaman LEYLA STEWART
Angella Costin 102 Rocking Chair Dr	2/25/2022	DocuSigned by: Angella Costin
Jamie Suttles 601 tenderfoot dr	2/26/2022	DocuSigned by:
Robin Snyder 207 Dorothy Dr	2/24/2022	DocuSigned by:
Tracie Tovar 632 E Michigan Ave	2/24/2022	DocuSigned by: Tracie Tovar
Gina Rogge 518 E Michigan Ave	2/27/2022	DocuSigned by:
Tim Harmon 621 E. Michigan Ave	2/26/2022	DocuSigned by: Jim Harmon
Melissa Ward 219 Rocking Chair Dr	2/26/2022	DocuSigned by: M Ward
Eric R. shively 213 Ole Bessie Drive, Berthoud CO	2/26/2022	DocuSigned by:

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Carla Kia Carla Kia - 626 E Michigan	2/22/2022	DocuSigned by: Carla Kia
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Kristin Adams Kristin Adams	2/24/2022	DocuSigned by: Kristin Adams
Lorene Brown 120 E Iowa Berthoud, CO 80513	2/25/2022	DocuSigned by: Lorene Brown
YASAMAN LEYLA STEWART 02/22/2022	2/22/2022	DocuSigned by: yasaman LEYLA STEWART
Angella Costin 102 Rocking Chair Dr	2/25/2022	DocuSigned by: Angella Costin
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Eric R. shively 213 Ole Bessie Drive, Berthoud CO	2/26/2022	DocuSigned by:

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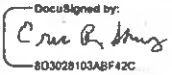
Eric R. shively shively2415@prodigy.net Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 2/26/2022 4:15:53 PM ID: 069d03a1-4eff-44c6-a1a8-c68a301a3f3d	DocuSigned by:  80302B103ABF42C... Signature Adoption: Drawn on Device Using IP Address: 174.51.51.67 Signed using mobile	Sent: 2/26/2022 3:37:45 PM Viewed: 2/26/2022 4:15:53 PM Signed: 2/26/2022 4:16:49 PM
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Melissa Ward mrward12@gmail.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 2/26/2022 5:35:28 PM ID: 337856ce-7dd1-4dcd-a481-c08fdf39675a	DocuSigned by: FBDC8F6CFDCD4B7... Signature Adoption: Drawn on Device Using IP Address: 174.51.109.2 Signed using mobile	Sent: 2/26/2022 3:37:44 PM Viewed: 2/26/2022 5:35:28 PM Signed: 2/26/2022 5:40:10 PM

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Tim Harmon tim.g.harmon@gmail.com Security Level: Email, Account Authentication (None)	DocuSigned by: Jim Harmon AFF43F6AD0EB4B2...	Sent: 2/26/2022 3:37:44 PM Viewed: 2/26/2022 4:10:45 PM Signed: 2/26/2022 4:13:08 PM
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Certified Delivery Events	Status	Timestamp

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Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

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Completed	Security Checked	2/27/2022 6:54:02 AM

Payment Events	Status	Timestamps

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Carla Kia Carla Kia - 626 E Michigan	2/22/2022	DocuSigned by: Carla kia 4967693F1D26476...
Cathi Scott *109 SE 2nd Street*	2/25/2022	DocuSigned by: Cathi Scott 4CCD6AAB56A549F...
Kristin Adams Kristin Adams	2/24/2022	DocuSigned by: Kristin Adams DDD2274642444 5B...
Lorene Brown *120 E Iowa Berthoud, CO 80513*	2/25/2022	DocuSigned by: Lorene Brown 67A9C691363944D3...
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Jamie Suttles *601 tenderfoot dr*	2/26/2022	DocuSigned by: 587DE118DDB34C7...
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Eric R. shively *213 Ole Bessie Drive, Berthoud CO*	2/26/2022	DocuSigned by: Eric R. Shively 8D3038403ABF42C...

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Initials: 0
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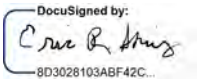
Eric R. shively shively2415@prodigy.net Security Level: Email, Account Authentication (None)	 Signature Adoption: Drawn on Device Using IP Address: 174.51.51.67 Signed using mobile	Sent: 2/26/2022 3:37:45 PM Viewed: 2/26/2022 4:15:53 PM Signed: 2/26/2022 4:16:49 PM
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Gina Rogge gina.rogge@hotmail.com Security Level: Email, Account Authentication (None)	 Signature Adoption: Drawn on Device Using IP Address: 67.164.227.186	Sent: 2/26/2022 3:37:43 PM Viewed: 2/26/2022 3:55:26 PM Signed: 2/27/2022 6:54:02 AM
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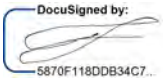
Jamie Suttles harris.jamiea92@gmail.com RN Security Level: Email, Account Authentication (None)	 Signature Adoption: Drawn on Device Using IP Address: 75.70.109.29 Signed using mobile	Sent: 2/26/2022 3:37:43 PM Viewed: 2/26/2022 3:53:41 PM Signed: 2/26/2022 3:55:07 PM
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Melissa Ward mrward12@gmail.com Security Level: Email, Account Authentication (None)	 Signature Adoption: Drawn on Device Using IP Address: 174.51.109.2 Signed using mobile	Sent: 2/26/2022 3:37:44 PM Viewed: 2/26/2022 5:35:28 PM Signed: 2/26/2022 5:40:10 PM
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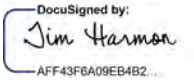
Tim Harmon tim.g.harmon@gmail.com Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 98.38.215.183	Sent: 2/26/2022 3:37:44 PM Viewed: 2/26/2022 4:10:45 PM Signed: 2/26/2022 4:13:08 PM

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Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	2/26/2022 4:13:08 PM
Completed	Security Checked	2/27/2022 6:54:02 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

Adam Olinger

From: Kate Browning <kajuhlke@gmail.com>
Sent: Sunday, February 27, 2022 10:23 PM
To: Curt Freese; Adam Olinger
Cc: William Karspeck
Subject: Concerns Re: Project Name 533 E County Rd 8
Attachments: Project 533 E County Road 8.pdf

Good morning,

After lots of thought and discussion with fellow neighbors, we have come together to create a list of suggestions and concerns regarding this project. Attached is the list that we have cumulatively created as well as signatures.

We all understand that this land will eventually be developed. Our goal is not to prevent that. We would like to see it fit seamlessly with the surrounding areas and not impede upon current developments.

Thank you for you time and consideration of our concerns,

Kathryn Browning

From:	Diana Tasciotti
To:	Adam Olinger
Subject:	Farmstead Acres
Date:	Monday, June 27, 2022 10:42:30 AM

Hi Adam: This is a much better design than the original one submitted.

I would like to see the homes in the single family detached lots be a combination of one-story and two-story, similar to the way they are along Tenderfoot Dr. in the Farmstead.

Also, I would like the townhomes to be a combination of one-story and two-story units and not taller.

Thank you for your consideration.

-- Diana Tasciotti, 602 E Michigan Ave, Berthoud

Adam Olinger

From: Kim Shively <k281@prodigy.net>
Sent: Tuesday, July 5, 2022 3:08 PM
To: Curt Freese; Adam Olinger
Cc: Kim Shively
Subject: RE: Farmstead Acres (formerly 533 E County Rd 8)

Hello,

I received a Neighborhood Notice from the Town of Berthoud regarding the subject development proposal and have some concerns and questions as an existing homeowner with property that is adjacent to the development.

I would like to request access to view the full development application electronically also please.

As for the concerns and questions about the proposed development, they are as follows:

- Increased traffic flow through The Farmstead neighborhood due to the new proposal of 44 townhomes that wasn't accounted for in the Master Plan.
  - Dorothy will be impacted significantly with the increase of vehicles from changes in The Farmstead plan, new Farmstead Acres, and new Harvest 47 subdivisions. How will traffic flow for the increased housing levels be managed?

- Detention Pond – why is it needed in that area?
  - Will it be maintained and by whom to keep weeds, algae, sediment, and bugs to levels that do not affect the neighboring homeowners?
  - Does the business in front detention pond have access; will they be monitored to ensure no chemical or pollutant dumping is occurring?

- What are the dimensions for the "group park" How far off the property line of the existing homes on Ole Bessie will it reside?

- Who is maintaining the park, greenspace, and pond? Is it an HOA?
  - Is this new development associated with The Farmstead HOA? Will Farmstead Acres be utilizing the non-potable water that The Farmstead uses?

- Increased residential and visitor traffic on Remuda and Tenderfoot because of increased homes within the Farmstead Acres development. These could have been standalone homes and reduced the footprint on the surrounding streets.
  - The Traffic study submitted by the developer is alarming as a resident. An approximate 410 trips additional a day, plus 40 during AM & PM peak hours. Children playing in the neighborhood are put at further risk with these numbers.

- Approving townhomes versus standalone homes changes the aesthetics of the community around the Farmstead Acres as they are all standalone homes; why not keep it that way to be cohesive with the surrounding subdivisions?
    - How many levels will these townhomes be?

- Visitor parking for the 44 townhomes is listed at 8 spots which means any holidays, parties, etc. will have spillover traffic sitting on Tenderfoot, Remuda and possibly Ole Bessie to accommodate the visitors for the townhomes.

- This additional neighborhood plan wasn't initially in the master plan so how does it affect the local schools? They are already crowded with all of the new development but no additional schools built or added onto to accommodate the additional community growth.

- Will these townhomes carry similar value (approximately) as standalone homes within The Farmstead community? If not, then it reduces the property value of the surrounding homes.
    - Will these townhomes be rentals?

- What is the timeline to develop the land if subject proposal is accepted?

It is understandable that the Town of Berthoud wants to see growth and development in the area, but I hope it is balanced so the smalltown atmosphere does not get completely wiped away. The appeal in moving to Berthoud was that it is small and has a beautiful, safe downtown area to enjoy. Too much development increases the traffic though downtown with not many options to get around other ways. Please do not destroy the downtown integrity and beauty that is in Berthoud by allowing too much growth in the area.

Regards,

Kim Shively
213 Ole Bessie Drive

Adam Olinger

From: Michele Bazzani <michelelbazzani@gmail.com>
Sent: Wednesday, July 6, 2022 8:33 AM
To: Curt Freese; Adam Olinger; William Karspeck
Subject: Farmstead Acres Plan Objection

Good morning,

I am writing to you regarding the proposed land development located at 533 County Rd 8, also known as Farmstead Acres. I am having a tough time accepting this new layout that the developer has proposed, and a few issues need to be addressed. The biggest problem is how it impacts surrounding neighborhoods.

I am a resident of Farmstead, and I am not happy with how this will impact our neighborhood. The extreme lack of parking means people will have to park within Farmstead. Eight visitor spots for 44 houses is nowhere near enough. There needs to be more thought put into parking and how to better accommodate residents and their visitors. If any of the residents have more than two cars (i.e., a high school student with them), those visitor spots will be gone in a heartbeat.

I do not appreciate all the traffic being funneled through Farmstead to accommodate access to this property. Adding 49 homes to this tiny spot means that there will be an additional 80+ cars going through the neighborhood daily. I understand that the plan is to one day be able to connect Remuda in Farmstead with Fickle Farm, but it is irresponsible to hold out and wait for the farmer in the middle to sell his land for development. For all we know, he won't sell it for years. Until that time comes, this new neighborhood is entirely dependent on Farmstead. Those who bought here expecting a nice quiet corner are unhappy with this plan. We have lots of kids in this neighborhood.

I suggest a traffic study to develop a plan for Dorothy Dr. There is the current plan to expand housing on the east side of Dorothy, also connecting to Remuda with condensed housing. This is bound to cause a nightmare for this street and everyone who currently uses it. I did see a tentative traffic study done for the use of Remuda and Tenderfoot, but this needs to be combined with other plans in the area to make sure that this will work. I would also encourage looking at the need for a traffic light for the corners of County Line Rd and County 8. With the amount of traffic that is being added, that corner is going to get tricky.

I also noticed that there is to be a pond on the north end of the housing. Will this typically be dry, or is it more of a retention pond similar to the one in Pioneer Park. If it will generally be dry and used for runoff, I have no problem with it. I have a problem if it typically has some water similar to Pioneer Park. I would like to know how the water is going to be maintained. If there is no movement of water, it will just become a breeding ground for bugs. There needs to be water movement at all times, or it needs to be treated to ensure that it does not become a mosquito nursery.

My last issue is with the entire town and how the board allows a crazy amount of building to continue without children being considered. I understand that the growth is relatively good for the area, but we are starting to hit a breaking point with our schools. There needs to be some consideration taken into account for where all of the new students will attend. As a teacher, class sizes are starting to get too large for the good of everyone. Adding teachers isn't the answer when they do not have a classroom to teach in. Larger class sizes also mean that kids are getting missed or issues are being pushed under the rug. Before more crazy building continues, please think about where to start putting all of the new children moving into town.

While we are new residents and can appreciate the inevitability of continued growth in this area and the desire for the town to capitalize on development before it moves on to Windsor or Johnstown, we also recognize that the town infrastructure needs time to catch up to the development plans. Cramming as many people as possible per square inch

is akin to using industrial weed killer. There will be a massive growth spurt that is unsustainable and then a broken town, and no one, especially those of us who have already invested in Berthoud, wants that,

Respectfully
Michele Bazzani
206 Rocking Chair Dr
Farmstead

Adam Olinger

From: Michele Bazzani <michelelbazzani@gmail.com>
Sent: Wednesday, July 6, 2022 8:33 AM
To: Curt Freese; Adam Olinger; William Karspeck
Subject: Farmstead Acres Plan Objection

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is akin to using industrial weed killer. There will be a massive growth spurt that is unsustainable and then a broken town, and no one, especially those of us who have already invested in Berthoud, wants that,

Respectfully
Michele Bazzani
206 Rocking Chair Dr
Farmstead

Adam Olinger

From: Kate Browning <kajuhlke@gmail.com>
Sent: Friday, July 8, 2022 10:38 AM
To: Curt Freese; Adam Olinger; William Karspeck
Subject: Farmstead Acres

Good afternoon,

I am writing to you in regards to the proposed land development located at 533 County Rd 8, also known as Farmstead Acres. I am having a tough time accepting this new layout that the developer has proposed and there are a few issues that need to be addressed. The biggest problem being how it impacts surrounding neighborhoods.

I am a resident of Farmstead and I am not happy with how this is going to impact our neighborhood. The extreme lack of parking means that people will have to park within Farmstead. Eight visitor spots for 44 houses is no where near enough. There needs to be more thought put into parking and how to better accommodate residents and their visitors. If any of the residents have more than two cars (i.e. a high school student with a vehicle) those visitor spots will be gone in a heartbeat. At that point, where are the visitors supposed to park?

I do not appreciate all of the traffic being funneled through Farmstead to accommodate for access to this property. Adding 49 homes to this tiny spot means that there will be an extra 80+ cars going through the neighborhood daily. I understand that the plan is to one day be able to connect Remuda in Farmstead with Fickle Farm, but it is irresponsible and arrogant to hold out and wait for the farmer in the middle to sell his land for development. For all we know he won't sell it for years if at all. Until that time comes, this new neighborhood is entirely dependent on Farmstead. Those of us who bought here expecting a non-dense unban neighborhood, this is not following that idea. When one thinks of Farmstead, they do not think of copious amounts of people,housing, and especially townhomes.

I do want to suggest a traffic study done of some sort to come up with a plan for Dorothy Dr. There is the current plan to expand housing on the east side of Dorothy also connecting to Remuda with condensed housing. This is bound to cause a nightmare for this street and everyone who currently uses it. I did see that there was a tentative traffic study done for the use of the west side of Remuda and Tenderfoot, but this needs to be combined with other plans in the area to make sure that this will work. I would also encourage looking at the need for a traffic light for the corners of County Line Rd and County 8. With the amount of traffic that is being added, that corner is going to get difficult.

I also noticed that there is to be a pond on the north end of the housing area. Will this typically be dry or will it be more of a stillwater pond similar to the one in Pioneer Park. If it will generally be dry and used for run off only, I have no problem with it. If it is to generally have some water in it similar to Pioneer Park, I have a problem. I would like to know how the water is going to be maintained. If there is no movement of water, it will just become a breeding ground for bugs. There needs to be water movement at all times, or it needs to be treated to make sure that it does not become a mosquito nursery.

My last issue is really with the entire town and how the board is allowing a crazy amount of building to continue without children being considered. I understand that the growth is relatively good for the area, but we are starting to hit a breaking point with our schools. There needs to be some consideration taken into account for where all of the new students are going to attend. As a teacher, class sizes are starting to get too large for the good of everyone. Adding teachers isn't the answer when they do not have a classroom to teach in. Larger class sizes also means that kids issues are getting missed or issues are being pushed under the rug. Before more crazy building continues, please think about where to start putting all of the new children moving into town.

I truly hope the planning board and the board of trustees take some of these bigger issues into consideration. While I do not mind seeing this land developed and new neighbors moving in, I would like for it to blend in with its current surroundings.

Thank you for your time,

Kathryn Browning
Farmstead Resident

Adam Olinger

From: Jon Chavez <jon@legacyrealtor.net>
Sent: Sunday, July 10, 2022 7:42 AM
To: Curt Freese; Adam Olinger
Subject: Farmstead Acres development

To whom it may concern:

After review of the neighborhood notice for Farmstead Acres the only real concerns are the height of the townhome units and the volume of traffic that will affect the residents to the east of Farmstead Acres.

Like Boulder Colorado, I believe that there should be some sort of height restriction for the townhome units so it does not fully eliminate the mountain views for the surrounding neighbors. Traffic volume into this community will definitely affect the surrounding neighbors so it would be prudent to have another source of traffic flow to eliminate high volume traffic through the Farmstead community.

Otherwise, the new presented plan from this developer is a better fit for the Farmstead community.

Thank you!

Jonathan Chavez
Legacy Real Estate Group
jon@legacyrealtor.net
303-875-2038 - cell
303-682-9299 - office

Adam Olinger

From: Kimberly Marie Combers <Kimberly.Combers@colorado.edu>
Sent: Sunday, July 10, 2022 9:23 AM
To: Adam Olinger; Curt Freese
Subject: Farmstead acres

To whom it may concern:

After review of the neighborhood notice for Farmstead Acres the only real concerns are the height of the townhome units and the volume of traffic that will affect the residents to the east of Farmstead Acres.

Like Boulder Colorado, I believe that there should be some sort of height restriction for the townhome units so it does not fully eliminate the mountain views for the surrounding neighbors. Traffic volume into this community will definitely affect the surrounding neighbors so it would be prudent to have another source of traffic flow to eliminate high volume traffic through the Farmstead community.

Otherwise, the new presented plan from this developer is a better fit for the Farmstead community.

Thank you!

Adam Olinger

From: Curt Freese
Sent: Sunday, July 10, 2022 4:49 PM
To: Adam Olinger
Subject: FW: Farmstead Acres

Curt Freese, AICP
Community Development Director

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

From: Robin Snyder <snyderrobinj@gmail.com>
Sent: Sunday, July 10, 2022 9:53 AM
To: Curt Freese <CFreese@berthoud.org>
Subject: Farmstead Acres

Hi Curt,

I just want to echo the concerns of neighbors in the farmstead community. Thank you!

Traffic: The provided plot map does not show any tie-ins to existing infrastructure aside from Tenderfoot and Remuda. This lack of direct access to Mountain Ave will result in increased traffic flow on streets not originally engineered to support or sustain this level of additional use, notably along Dorothy.

2. **Parking**: Townhomes by their nature have limited on site parking necessitating an increase in street side parking. This limitation will naturally result in bleed over to existing streets and neighborhoods, something that many people factor into their home buying decisions which will now be relegated to irrelevance for those who already purchased.
3. **Impact to Existing Lots**: Various represented homeowners purchased lots and paid additional premiums therein to allow for a lot which was either secluded from persistent traffic, bordering alongside open space, conducive to desirable lot views, or a combination. Proceeding to build structures, all of which will be 2 floors minimum by nature of a townhome, will negatively impact these owners.
4. **Unplanned**: When the Farmstead/Mary's Farm/FickelFarm neighborhoods were planned and approved, it was the desire of the Town to strategically locate varying

density levels of homes. Specifically, as the Farmstead would enter development beyond Phase 1, the density would gradually increase as the neighborhood moved eastward. Townhomes do not align with the original plans created for this area.

5. **HoA Affairs**: The proposal does not force inclusion of the homes into any of the existing HoA's. Specifically, the Farmstead HoA who is responsible for maintaining common areas and trails in the neighborhood will ultimately see an increase in usage of these amenities yet be solely responsible for footing the bill. Concern also exists regarding the non-potable irrigation infrastructure installed at the Farmstead and ensuring that this region not be granted tie-in approval as the system was not designed to support these additional homes nor does the HoA want to cover the additional costs.
6. **Land**: The plot of land between this proposal and the recently started development of the remaining FickelFarm alley loads homes does not belong to any of these developers nor the town. This is essentially squeezing the owner into a spot where their land has little to no value. Moreover, if this owner is not forced to sell out of necessity, the eventual tie-in roads will never be in place. One can look at the poorly planned development of southwest Loveland with the dead-ends and poor traffic flow as an example of this concern.

Recommendations: Recognizing that growth and development will always continue regardless of public sentiment, our intent is not to kill any efforts for growth but rather to shape it to be appropriate for all of Berthoud. As such, we present these suggestions for consideration.

- Foremost, we reject the notion of Townhomes or any other multi-tenant/single building development. We propose that should this area be developed, it be done in a similar manner as the existing Farmstead (only housing it will connect to as proposed). This includes all of the same town planning constraints (farm style, color palette, etc.), as well as requirements to be Single Family Dwellings only. This would relieve the issues of traffic as well as parking.
- Postpone approval until the plot of land in the middle of new Fickel farm and this proposal is available for development allowing for seamless traffic planning and community engagement.
- Should we be disregarded regarding multi-family structures, it should be mandated that communal parking be provided in a central location to this proposal.
- Force inclusion into the HoA at the Farmstead and allow for these future homeowners to have the opportunity to offset usage costs for communal amenities and be represented fairly therein.

Robin Snyder
207 Dorothy Dr.
970-685-8265

Adam Olinger

From: Curt Freese
Sent: Sunday, July 10, 2022 4:49 PM
To: Adam Olinger
Subject: FW: Farmstead Acres Master Plan

Curt Freese, AICP
Community Development Director

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

-----Original Message-----
From: irispaints2@gmail.com <irispaints2@gmail.com>
Sent: Friday, July 8, 2022 3:13 PM
To: Curt Freese <CFreese@berthoud.org>
Cc: aolingee@berthoud.org
Subject: Farmstead Acres Master Plan

To the Town of Berthoud Planning Commission and Town Board, I reside at 201 Ole Bessie Drive and I strongly oppose the creation of 44 townhomes as part of the 553 E County Rd 8 Master Plan. My neighborhood is full of young children with more children on the way, as well as family pets. We also have pets and a young child.
We live on the intersection of Ole Bessie and Tenderfoot and bought our home with the expectation of a family friendly , safe and low traffic environment. The increase in traffic along Tenderfoot will be noisy and dangerous and my husband, Ryan Carpenter and I both adamantly oppose this density in our neighborhood.
Regards,
Jessica Iris Carpenter

Sent from my iPhone

Adam Olinger

From: Chelsea Stickney <chelseazuetell@gmail.com> on behalf of chels.stickney@gmail.com
Sent: Sunday, July 10, 2022 5:16 PM
To: Curt Freese; Adam Olinger; William Karspeck
Cc: Kayla Wilcken
Subject: Farmstead Acres

Good evening,

I am writing to you in regards to the proposed land development located at 533 County Rd 8, also known as Farmstead Acres. I am struggling to wrap my mind around the proposed plan when there are a few critical areas that have not been thought through more carefully. The most critical problem being how it impacts surrounding neighborhoods - **especially the safety of our children with significantly increased traffic**.

I am a resident of Farmstead and I am not happy with how this is going to impact our neighborhood. The planning around parking, simply put, is inadequate, leading to parking within Farmstead. I'm encouraged to know you have already received emails regarding the breakdown of why this planning is insufficient (but I will reiterate the salient points below) - the significant increase in traffic alone poses a safety issue for children that play along Remuda and Tenderfoot.

I echo my neighbors when I say:

- that I do not appreciate all of the traffic being funneled through Farmstead to accommodate for access to this property. Adding 49 homes to this tiny spot means that there will be an extra 80+ cars going through the neighborhood daily. I understand that the plan is to one day be able to connect Remuda in Farmstead with Fickle Farm, but it is irresponsible and arrogant to hold out and wait for the farmer in the middle to sell his land for development. For all we know he won't sell it for years if at all. Until that time comes, this new neighborhood is entirely dependent on Farmstead. Those of us who bought here expecting a non-dense unban neighborhood, this is not following that idea. When one thinks of Farmstead, they do not think of copious amounts of people,housing, and especially townhomes.

    - Suggestion: perform a traffic study of some kind to come up with an informed plan for Dorothy Dr. There is the current plan to expand housing on the east side of Dorothy also connecting to Remuda with condensed housing: this is bound to cause a nightmare for this street and everyone who currently uses it. (I did see that there was a tentative traffic study done for the use of the west side of Remuda and Tenderfoot, but this needs to be combined with other plans in the area to make sure that this will work). I would also encourage looking at the need for a traffic light for the corners of County Line Rd and County 8. With the amount of traffic that is being added, that corner is going to get difficult.

- I also noticed that there is to be a pond on the north end of the housing area. Will this typically be dry or will it be more of a still-water pond similar to the one in Pioneer Park? If it will generally be dry and used for run off only, I have no problem with it. If it is to generally have some water in it similar to Pioneer Park, I have a problem. I would like to know how the water is going to be maintained. If there is no movement of water, it will just become a breeding ground for bugs; there needs to be water movement at all times, or it needs to be treated to make sure that it does not become a mosquito nursery (transmitting mosquito-borne diseases to all the surrounding residents and children at play near the proposed park and trails nearby).

Thank you for your time, efforts, and consideration - it matters.

Respectfully,

Chelsea Stickney & Kayla Wilcken
Farmstead Residents

Adam Olinger

From: Ashly Coutee <ashly@tanteospirits.com>
Sent: Sunday, July 10, 2022 7:58 PM
To: Adam Olinger; Curt Freese; William Karspeck
Subject: Land Development Complaint

Good afternoon,

I am writing to you in regards to the proposed land development located at 533 County Rd 8, also known as Farmstead Acres. I am having a tough time accepting this new layout that the developer has proposed and there are a few issues that need to be addressed. The biggest problem being how it impacts surrounding neighborhoods.

I am a resident of Farmstead and I am not happy with how this is going to impact our neighborhood. The extreme lack of parking means that people will have to park within Farmstead. Eight visitor spots for 44 houses is no where near enough. There needs to be more thought put into parking and how to better accommodate residents and their visitors. If any of the residents have more than two cars (i.e. a high school student with a vehicle) those visitor spots will be gone in a heartbeat. At that point, where are the visitors supposed to park?

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I do want to suggest a traffic study done of some sort to come up with a plan for Dorothy Dr. There is the current plan to expand housing on the east side of Dorothy also connecting to Remuda with condensed housing. This is bound to cause a nightmare for this street and everyone who currently uses it. I did see that there was a tentative traffic study done for the use of the west side of Remuda and Tenderfoot, but this needs to be combined with other plans in the area to make sure that this will work. I would also encourage looking at the need for a traffic light for the corners of County Line Rd and County 8. With the amount of traffic that is being added, that corner is going to get difficult.

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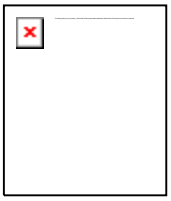
My last issue is really with the entire town and how the board is allowing a crazy amount of building to continue without children being considered. I understand that the growth is relatively good for the area, but we are starting to hit a breaking point with our schools. There needs to be some consideration taken into account for where all of the new students are going to attend. As a teacher, class sizes are starting to get too large for the good of everyone. Adding teachers isn't the answer when they do not have a classroom to teach in. Larger class sizes also means that kids issues are getting missed or issues are being pushed under the rug. Before more crazy building continues, please think about where to start putting all of the new children moving into town.

I truly hope the planning board and the board of trustees take some of these bigger issues into consideration. While I do not mind seeing this land developed and new neighbors moving in, I would like for it to blend in with its current surroundings.

Thank you for your time,

Ashly Coutee
Farmstead Resident
--



ASHLY COUTEE
MOUNTAIN REGION MANAGER (CO,AZ,NV)
C: 720.237.3741
ashly@tanteospirits.com
Tanteo Tequila

Adam Olinger

From: Curt Freese
Sent: Sunday, July 10, 2022 8:15 PM
To: Adam Olinger
Subject: Fwd: Farmstead Acres (formerly 533 E County Rd 8)

Sent from my iPhone

Begin forwarded message:

> **From:** Eric <shively2415@prodigy.net>
> **Date:** July 10, 2022 at 5:16:14 PM MDT
> **To:** Curt Freese <CFreese@berthoud.org>
> **Subject: Farmstead Acres (formerly 533 E County Rd 8)**
>
> To whom it may concern;
>
> I received a Neighborhood Notice from the Town of Berthoud regarding the subject development proposal and have some concerns and questions as an existing homeowner with property that is adjacent to the development.
>
> Currently the plan proposed is to build 5 houses and 44 Townhouses on this property.
>
> One of my main concerns is putting so many housing structures on such a small plot of land and the additional road traffic on Tenderfoot Dr and Remuda Rd. The majority of addition traffic will be on Remuda as this is the shortest route to Dorothy Dr and then out to Highway 56.
>
> I recently moved here in January 2022. There were 2 children and 4 finished houses at that time on my block. Currently there are now 9 children and 8 finished houses with 2 still to be finished. All these children are under 11. That's not counting the number of children on Dorothy, Tenderfoot or the other streets in this neighborhood. Kids that are out playing and riding their bikes. My point is safety of the kids with the additional cars that will be traveling to and from almost everyday on 2 streets.
>
> Another concern is the aesthetics of the neighborhoods. This development is going between Fickel Farms and Farmstead. Both neighborhoods are single resident, 1 and 2 story housing with yards. Putting Townhouses up change the "neighborhood feel". I understand the want for townhouses by some but there's lots of open land for sale around, why do
> these have to be put in the middle of 2 neighborhoods? Building these are not fair to the homeowners that have already invested to live here. It would be different if this was already the plan from the beginning but it wasn't. We were told there would be single family housing behind us.
>
> I asked you to speak for the people of this neighborhood and say no on the townhouses and keep it as 1 and 2 story residential housing. Thank you!
>
> Eric Shively

213 Ole Bessie Dr

Sent from my iPhone

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

STAFF REPORT: TRAILS AT CREEKVIEW FILINGS 1-4 FINAL PLAT

DATE: October 13, 2022

GENERAL INFORMATION		
Applicant:	**Berthoud 160 LLC, Jim Righeimer/ TB Group agent**	**Size: 141.3 acres**
Site Location:	**This property is located East of Berthoud Parkway, South of Rose Farm Acres and Hillsdale, and located on the Eastern side of Berthoud Parkway**	
Applicant's Request:	**The Applicant is requesting to create 481 new single family detached and attached residential lots on 141.19 acres.**	
Current Zoning:	**A mixture of R-1 (Single Family Residential) and R-2 (Limited Multi-Family).**	
ZONING DISTRICT INFORMATION		
	R-1	**R-2**
Max Density	**8 units per acre**	**16 units Per acre**
Min. Lot Size	**3,500 sq. ft.**	**2,000**
Min. Lot Width	**35'**	**20'**
Front Setback	**20' front loaded; 15' rear loaded**	**20' front loaded; 10' rear loaded/corner side**
Side Setback	**5' side; 10' corner side**	**5' side; 10' corner side**
Rear Setback	**20' front loaded; 5-8' rear loaded**	**10' front loaded; 5-8' rear loaded**
Building Height:	**40' principal; 30' accessory**	**40' principal; 30' accessory**
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: FA-1 (Larimer County), R-2	**Dry Creek, Hillsdale Park**	**150' to Hillsdale Park**
South: RR-2 (Larimer County)	**Estate Lots/Agricultural**	**N/A**
East: RR-2 (Larimer County)	**Agricultural**	**N/A**
West: RR-2 (Larimer County), R-1	**Undeveloped estate lots, Agricultural**	**N/A**

Final Plat

The Final Plat is intended to build on the approved Preliminary Plat by completing the full engineering, landscaping, and surveying while also incorporating any mild changes or conditions required for approval.

In late 2020 and early 2021, the Planning Commission and the Board of Trustees approved two annexations, a Neighborhood Master Plan, and a rezoning for this site. The annexations, PK Berthoud #1 and #2, were both passed unanimously by the Planning Commission on November 12, 2020 and by the Board of Trustees on January 12, 2021. The rezoning from PUD to a mixture of R-1 (Single Family Residential) and R-2 (Limited Multi-Family) and the Trails at Creekview Neighborhood Master Plan for the site were also both passed unanimously by the Planning Commission on November 12, 2020 and by the Board of Trustees on February 9, 2021.

In late 2021 and early 2022, the Planning Commission (December 9, 2021) and the Board of Trustees (January 11, 2022) also approved the Trails at Creekview Preliminary Plat for 481 new single family detached and attached lots, three parks, and open space. The only changes to the Final Plat from the Preliminary Plat are the required conditions of approval made by the Board.

Proposal

This is a Final Plat request for the Trails at Creekview Filings 1-4 projects. The applicant is proposing the creation of 481 new single family detached and attached lots, three parks, and open space on 141.19 acres of land. This request is being broken up into four filings to allow for the project to be completed in phases. Filing 1 depicts 110 single family detached residential lots (17 of which are limited to one story in height), a 1.8 acre park, a 9.2 acre open space area, and 2.32 acres of open areas. Filing 2 depicts 77 single family detached lots (16 of which are for smaller single family homes), 3.62 acres of open space, and 1.12 acres of open areas. Filing 3 depicts 182 residential lots (77 single family detached, 24 small single family, and 81 single family attached), a 1.6 acre park, a 5.7 acre park, and 3.4 acres of open areas. Filing 4 depicts 103 single family residential lots (16 of which are for attached homes), 9.32 acres of open space, and 3.7 acres of open areas.

The project is proposing three vehicular access points to Berthoud Parkway and one to County Rd 4E. Widening, curb/gutter installation, and striping for travel, left turns, bicycles, and parking on Berthoud Pkwy and County Rd 4E would need to occur with the development of this project. In addition, a stoplight

would need to be installed at the intersection of County Rd 4E and Hwy 287 with the installation of the final filing. There are trails depicted along Berthoud Pkwy, on the north side of the project providing a potential future connection from one of the pocket parks to Hillsdale Park, and throughout various portions of open space within the project.

Preliminary Plat Conditions of Approval

The Board of Trustees placed four conditions on the project at the time of Neighborhood Master Plan approval, with the expectation that each of them be addressed at the time of platting. They are as follows:

1. "The applicant continues to make every effort to obtain the trail easement for the two connections to Hillsdale Park"

   Since both the matriarch and the patriarch of the family passed away in late 2020, the applicant has been unable to receive a response from the landowners even after multiple good-faith inquiries.

2. "All lots abutting an alley be rear loaded from the alley"

   Staff would suggest making this motion again to ensure that any eventual builders will honor the intent of the development's layout.

3. "Work with staff on a Berthoud Parkway trail connection and pedestrian crossing"

   Staff has been working with the Applicant to achieve an activated pedestrian crossing over Berthoud Pkwy to the Harvest Ridge development. While the exact location is still being worked out, Staff would recommend making another condition of approval to ensure that this is met.

4. "Add additional deed restrictions on Lots 1-4 of Block 3 and Lots 1-7 of Block 4 to allow only single-story homes to be constructed"

   These lots have translated to Lots 1-4 of Block 6 and Lots 1-7 of Block 7 of Trails at Creekview 1st Filing. These are in addition to Lots 5-10 of Block 6, which were required to be one story at Neighborhood Master Plan approval. The applicant has provided asterisks on the plat to delineate the lots that are limited to single story construction.

Open Space and Parks

The applicant has proposed three parks and over 40 acres of open space. Their proposed amenities are identified on the Landscape Plans and are listed below:

Central Park 5.6 Acres

Pool and Clubhouse

Soccer Field

Basketball Court

Playground

Shelter with Gathering Space

Public Restroom

Pocket Park Northwest

Small Shade Structure with Nature Placards

15,000 SF Native Area/trail

Pocket Park Southwest

Shade Structures with Picnic Tables

Volleyball Court

15,000 turf area with trails

Open Space Elements

Three Open Space elements are required for this project. In addition to the Trustees agreeing to waive open space points requirements because of the increased open space at the north end of the site at the Neighborhood Master Plan hearing, the applicant has provided an additional pocket park, a greenway around the entire site, and an expanded buffer area.

Subdivision Identity

The proposed subdivision would require eight (8) subdivision identity elements. Twelve elements are being proposed listed below:

Pocket Park

Trails

Playground

Pool (2 Elements)

Community Building (2 Elements)

Fencing/Walls

Alley Loaded Streets portion (2 elements)

Pollinator Garden

Buffer Areas

Preferred Land Use

The Town's Preferred Land Use Map designates this area as Suburban Residential (yellow on themap), with lower density residential uses.

- ✓ With a density of only 3.4 units per acre and a suburban development pattern, this project satisfies the Comprehensive Plan's Preferred Land Use Map

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.
   - ✓ The proposed plat showcases the same land uses as the approved Preliminary Plat.

2. Does not change the number of lots or residential density by more than 5%.
   - ✓ The number of lots and residential density is identical to the approved Preliminary Plat.

3. Does not contain changes which would render the final plat in nonconformance with requirements of this Code.
   - ✓ There are not any changes to the Final Plat that would render it in nonconformance 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.
   - ✓ There are no significant changes in street alignment and/or access points, drainage improvements, utility lines or facilities between the Preliminary and Final Plats.

5. Does not change any measurable standard (other than above) by more than 15 percent.
   - ✓ No measurable standards are changed by more than 15 percent with the Final Plat.

6. How the Applicant has addressed comments received from the public, during the Public Comment portion of the process.
   - ✓ No public comment was received during this portion of the process.

PUBLIC NOTICE AND COMMENT

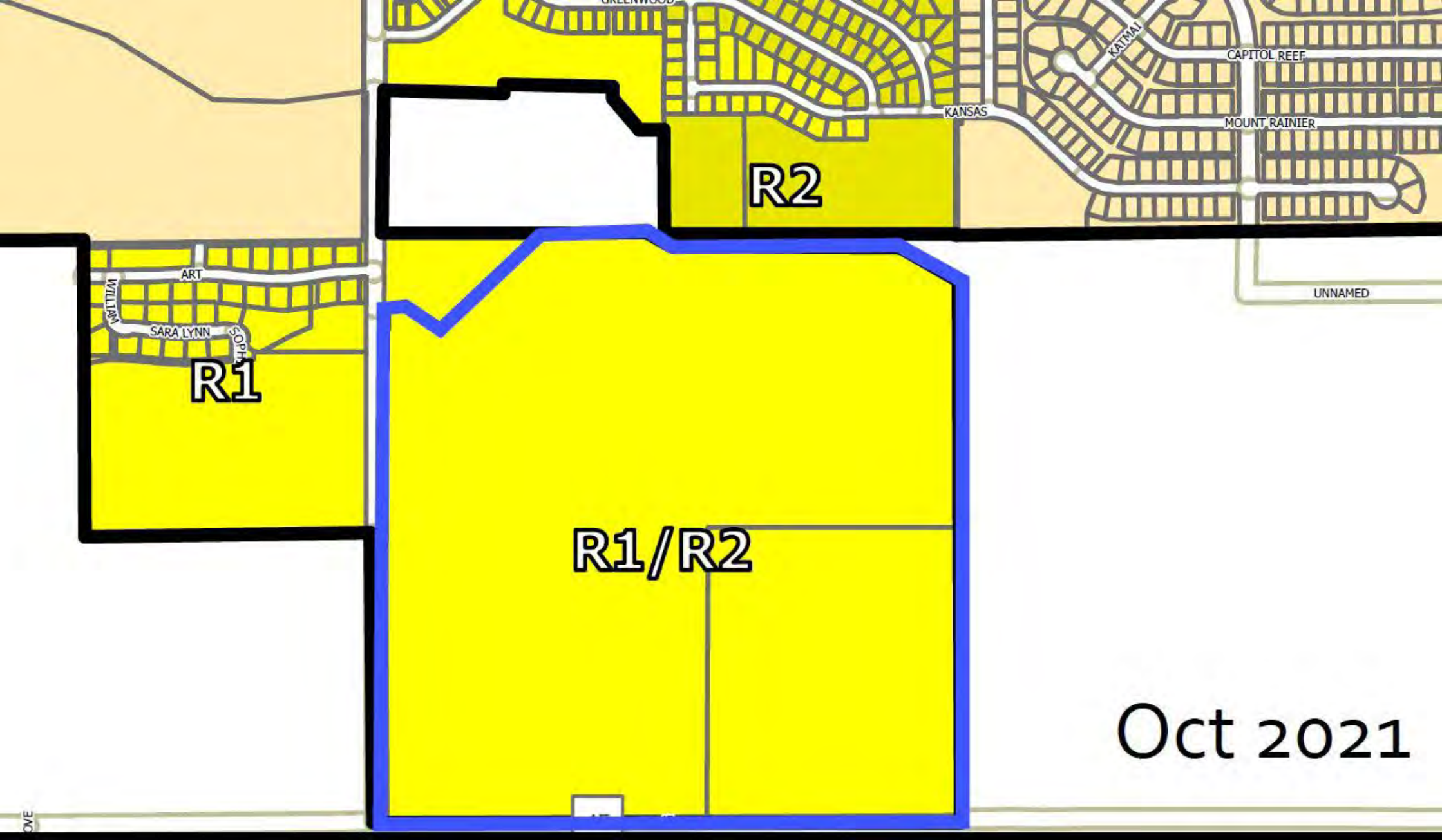
Notice of the Town Board Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the application was sent out to all property owners within 500 feet, with an invitation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

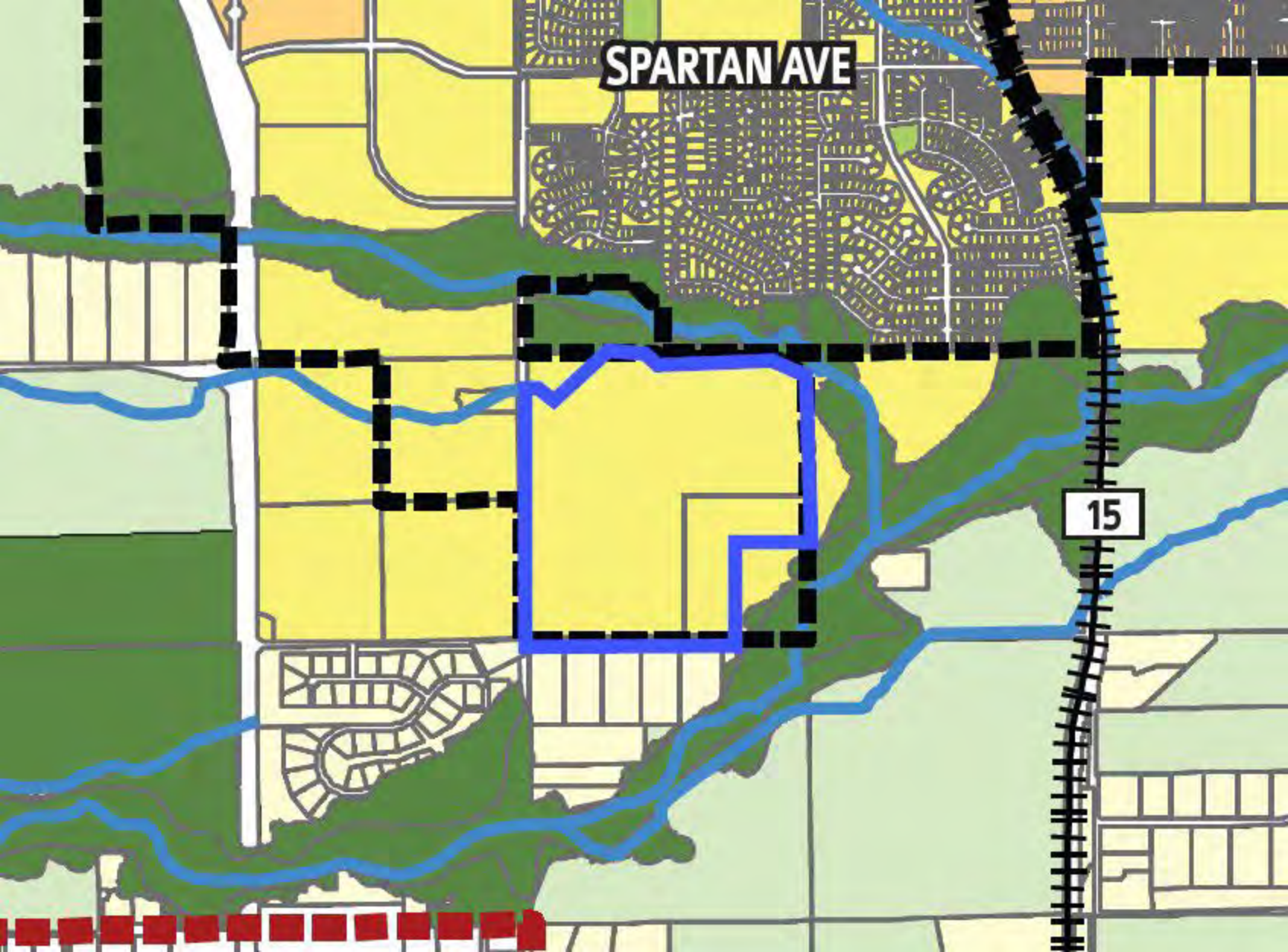
FINDINGS AND RECOMMENDATIONS

Staff recommends a motion to approve the Trails at Creekview Final Plat, finding that it satisfies Section 30-6-108 C. with the following condition:

1. **All lots abutting an alley must be rear loaded from the alley.**
2. **An activated pedestrian crossing be constructed across Berthoud Pkwy to connect this development to the Harvest Ridge development**
3. **The stoplight at County Rd 4E and Hwy 287 shall be installed before the 4th Filing's lots are released for building permit.**

ZONING AND PREFERRED LAND USE MAP


KANSAS
CAPITOL REEF
MOUNT RAINIER
UNNAMED
ART
WILLIAM
SARA LYNN
SOPHIA
R2
R1
R1/R2
Oct 2021


SPARTAN AVE
15

FINAL PLAT SUBMITTAL

TRAILS AT CREEKVIEW FIRST FILING

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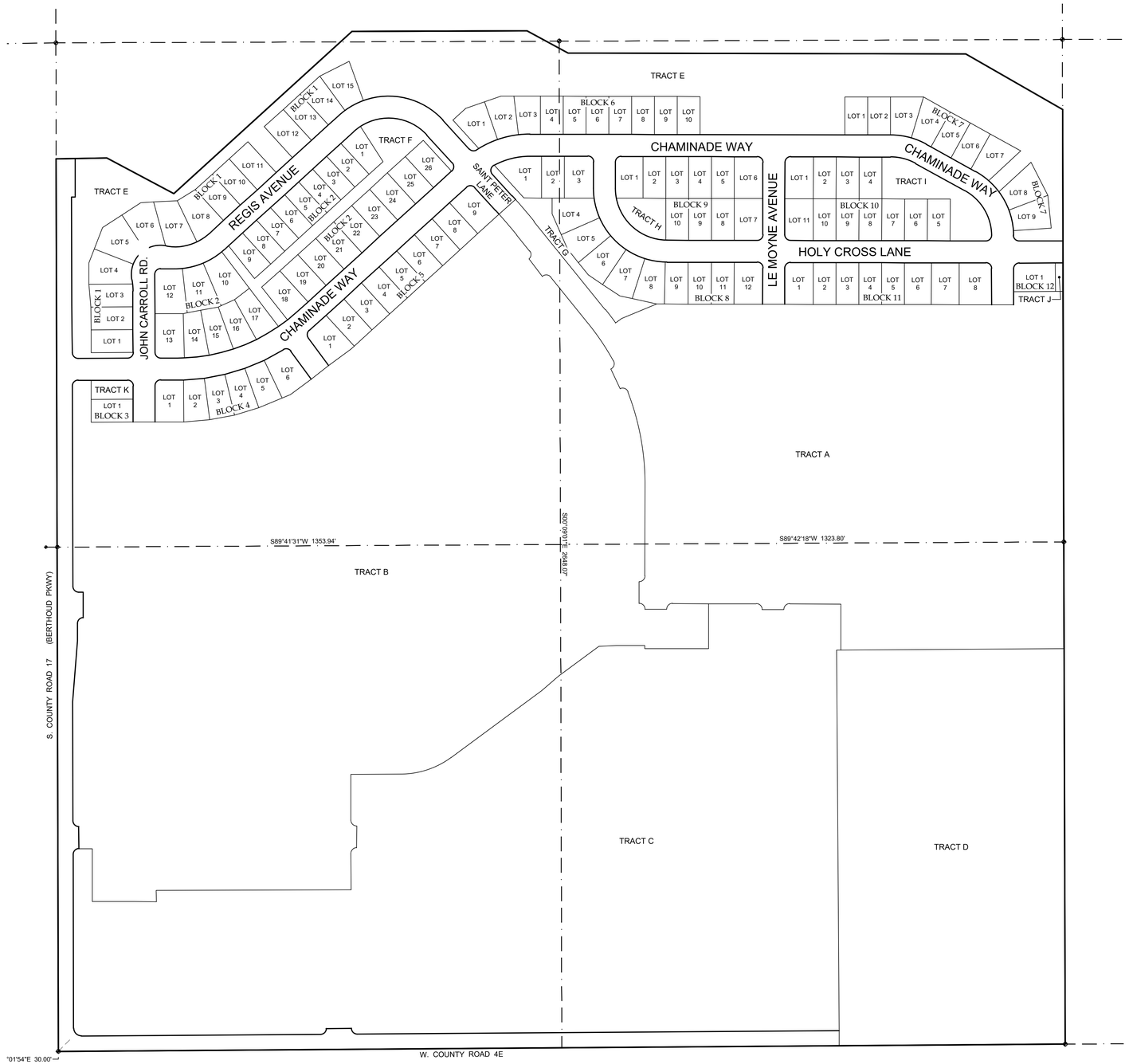
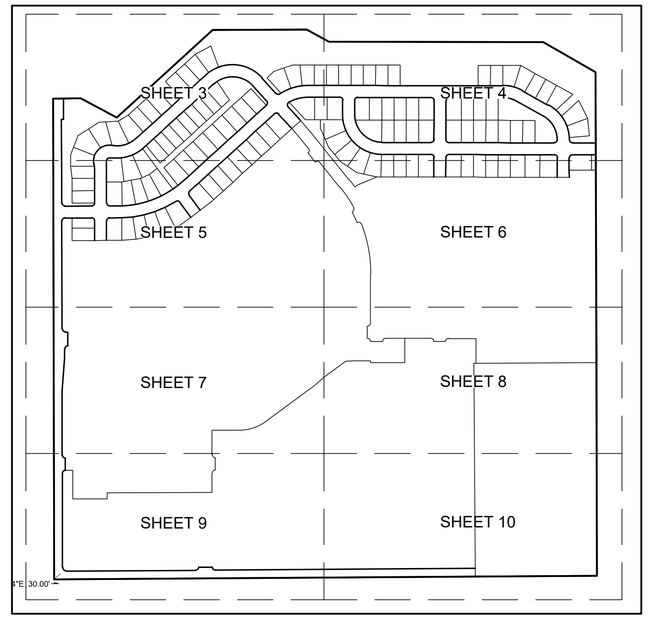


SHEET INDEX

NORTH



LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	991,082 S.F.	22.75 AC.	14.64%	Future Development	Metro District
TRACT B	1,803,568 S.F.	41.40 AC.	26.64%	Future Development	Metro District
TRACT C	1,470,356 S.F.	33.75 AC.	21.72%	Future Development	Metro District
TRACT D	620,890 S.F.	14.25 AC.	9.17%	Private Residence	Property Owner
TRACT E	400,824 S.F.	9.20 AC.	5.92%	Drainage & Access Easement	Metro District
TRACT F	35,470 S.F.	0.81 AC.	0.52%	Drainage & Access Easement	Metro District
TRACT G	20,268 S.F.	0.47 AC.	0.30%	Drainage & Access Easement	Metro District
TRACT H	10,653 S.F.	0.24 AC.	0.16%	Drainage & Access Easement	Metro District
TRACT I	27,801 S.F.	0.64 AC.	0.41%	Drainage & Access Easement	Metro District
TRACT J	1,500 S.F.	0.03 AC.	0.02%	Drainage & Access Easement	Metro District
TRACT K	5,452 S.F.	0.13 AC.	0.08%	Drainage & Access Easement	Metro District
LOTS (118)	838,957 S.F.	19.26 AC.	12.39%	Single-Family Residential	Property Owner
ROW	543,803 S.F.	12.48 AC.	8.03%		Town of Berthoud
TOTAL	6,770,624 S.F.	155.43 AC.	100.00%		

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	15
2	26
3	1
4	6
5	9
6	10
7	9
8	12
9	10
10	11
11	8
12	1
TOTAL LOTS	118

DRAFT
10-5-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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SECTION: 23 & 26
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

DATE: 10/5/2022
SCALE: 1"=150'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW FIRST FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
2
Of 10 Sheets

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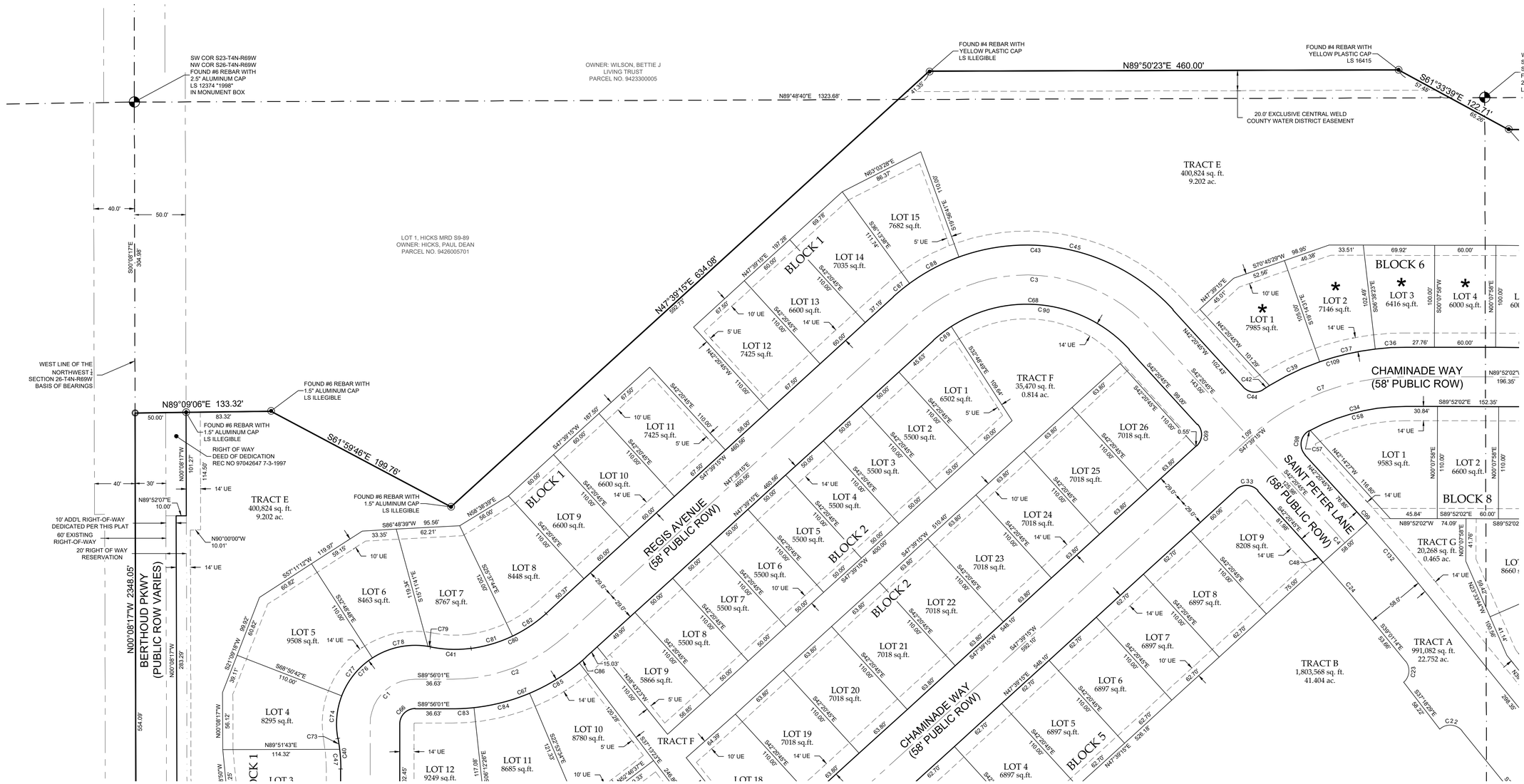

DRAFT

10-5-22

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SEE LINE & CURVE TABLE ON SHEET 1 OF 10

* HOUSES CONSTRUCTED ON LOTS MARKED WITH AN ASTERISK (LOTS 1-10, BLOCK 6 AND LOTS 1-7, BLOCK 7) ARE REQUIRED TO BE ONE-STORY HOMES ONLY

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

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- RIGHT-OF-WAY RESERVATION
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- SECTION CORNER
- SET #4 REBAR, 18" LONG, WITH 1" DIA. ORANGE PLASTIC CAP, PLS 34995
- UE — UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- EAE — EMERGENCY ACCESS EASEMENT

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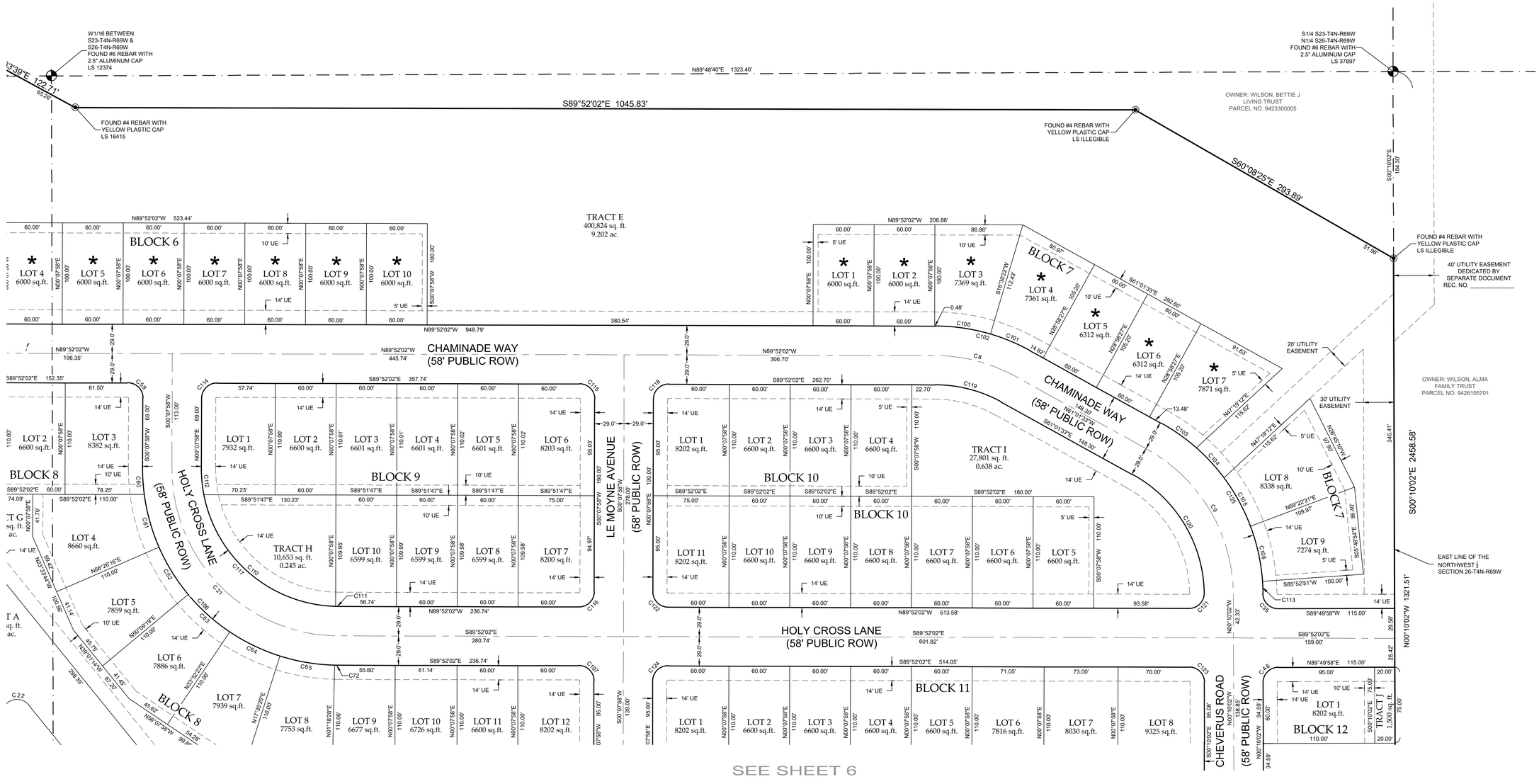

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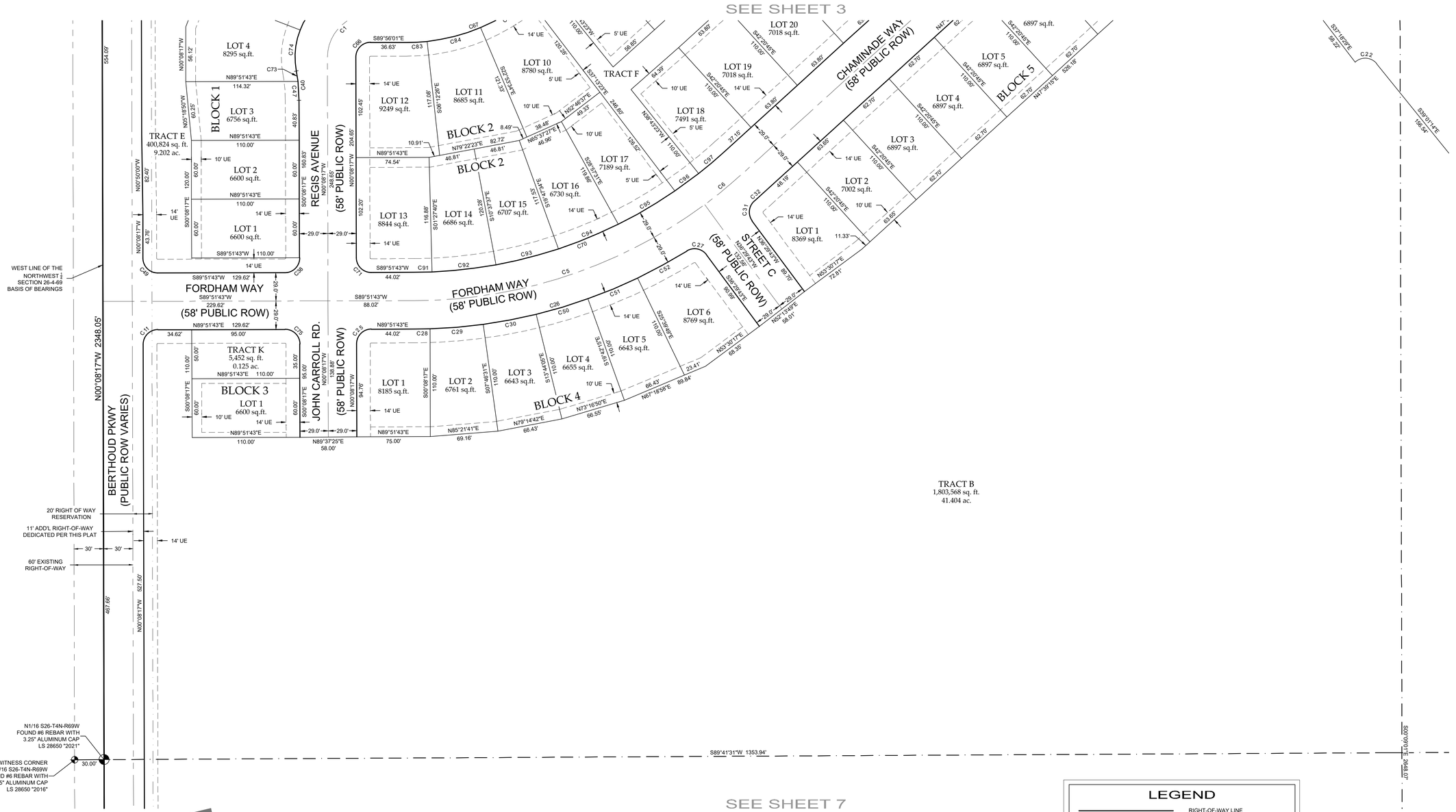

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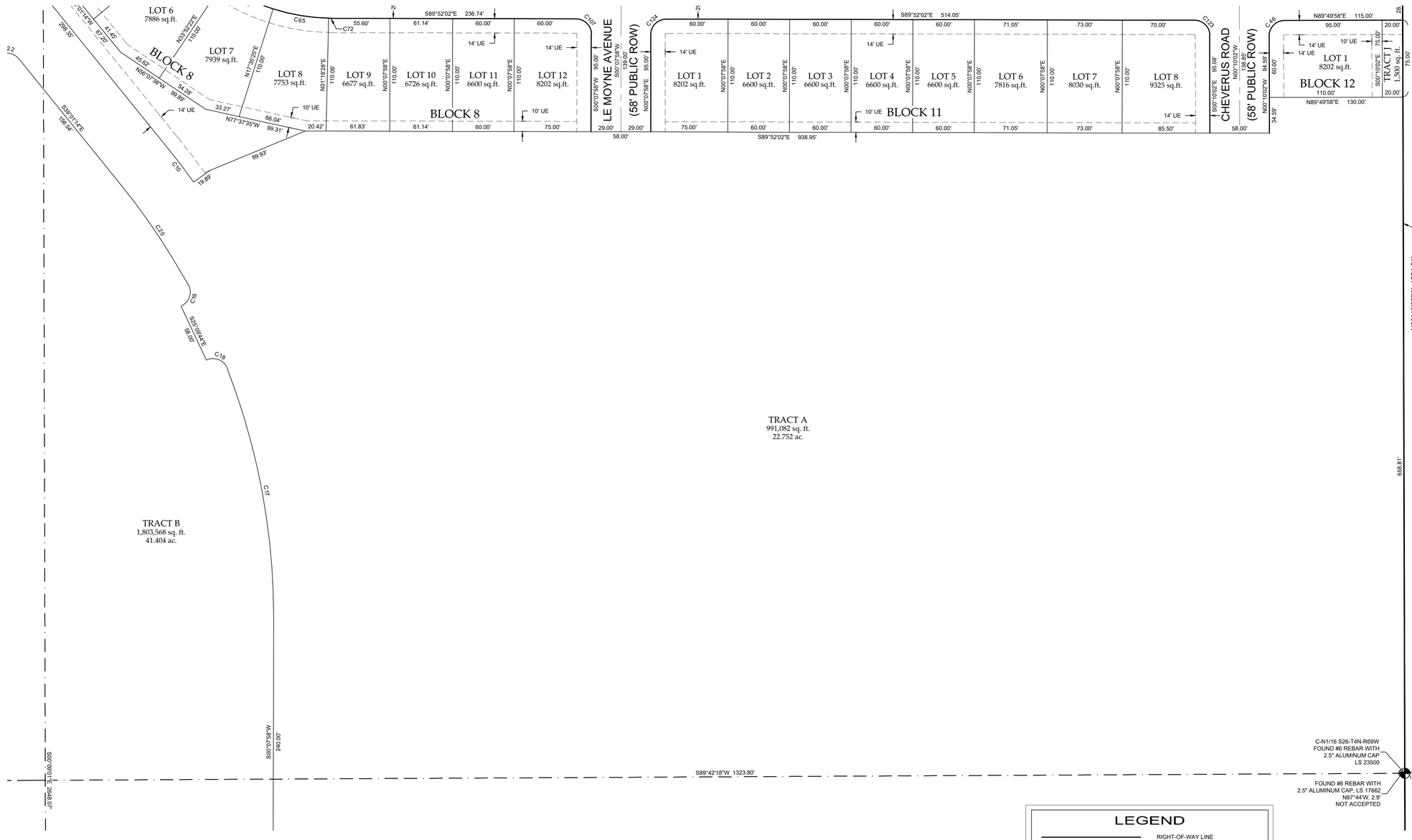

SEE SHEET 5

SEE SHEET 8

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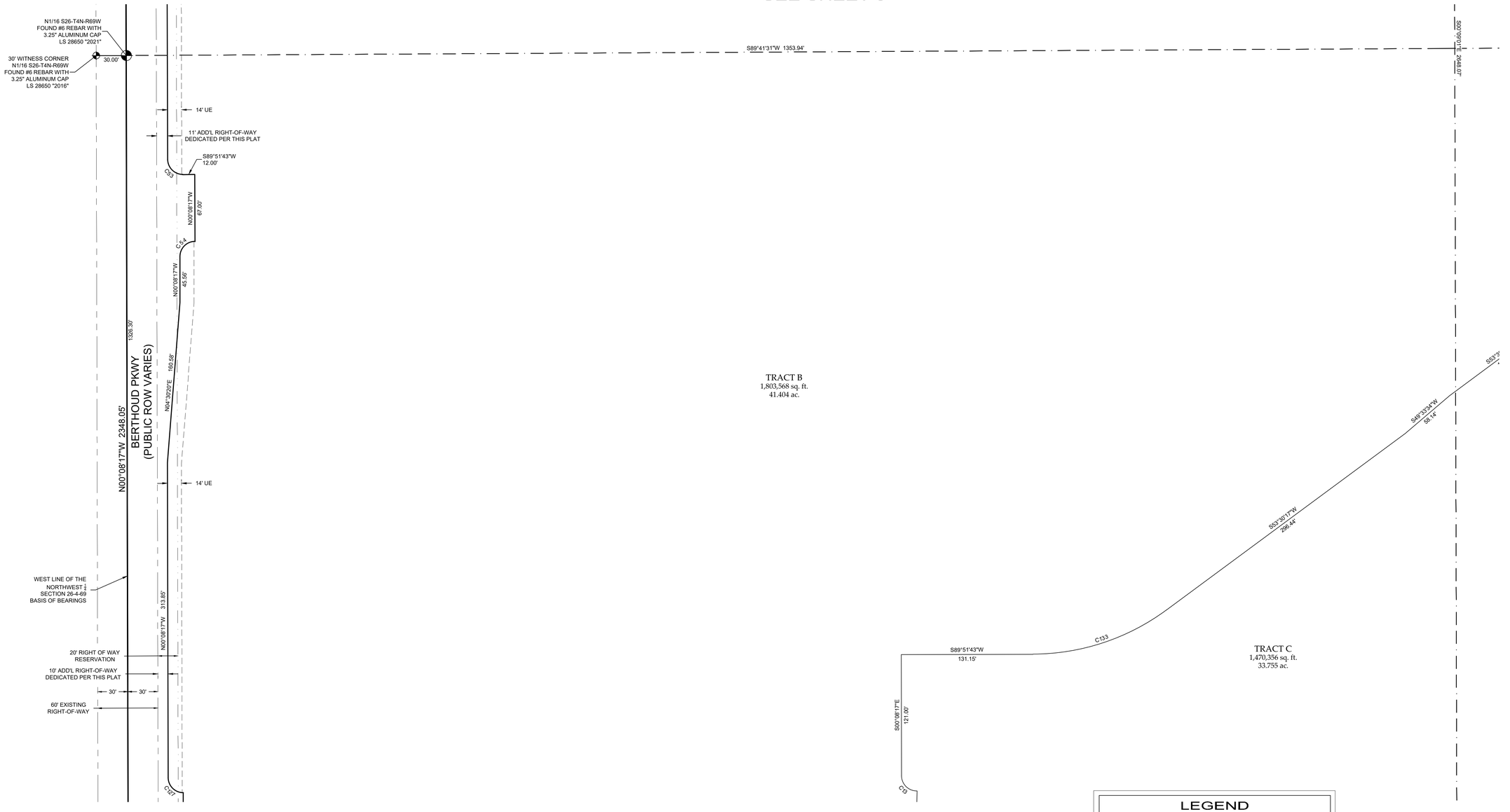

SEE SHEET 8

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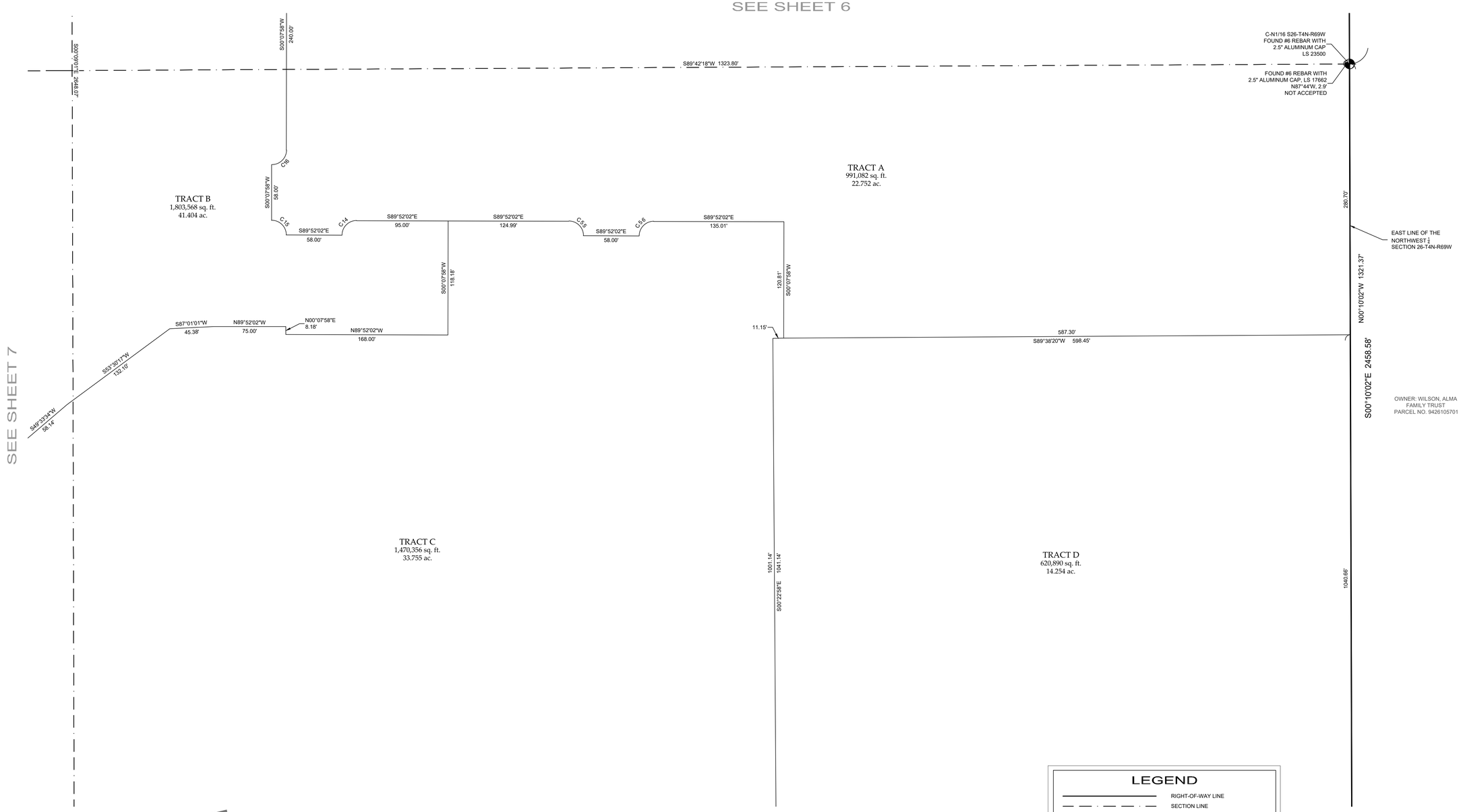

SEE SHEET 7

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SECTION: 23 & 26
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

DATE: 10/5/2022
SCALE: 1"=50'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

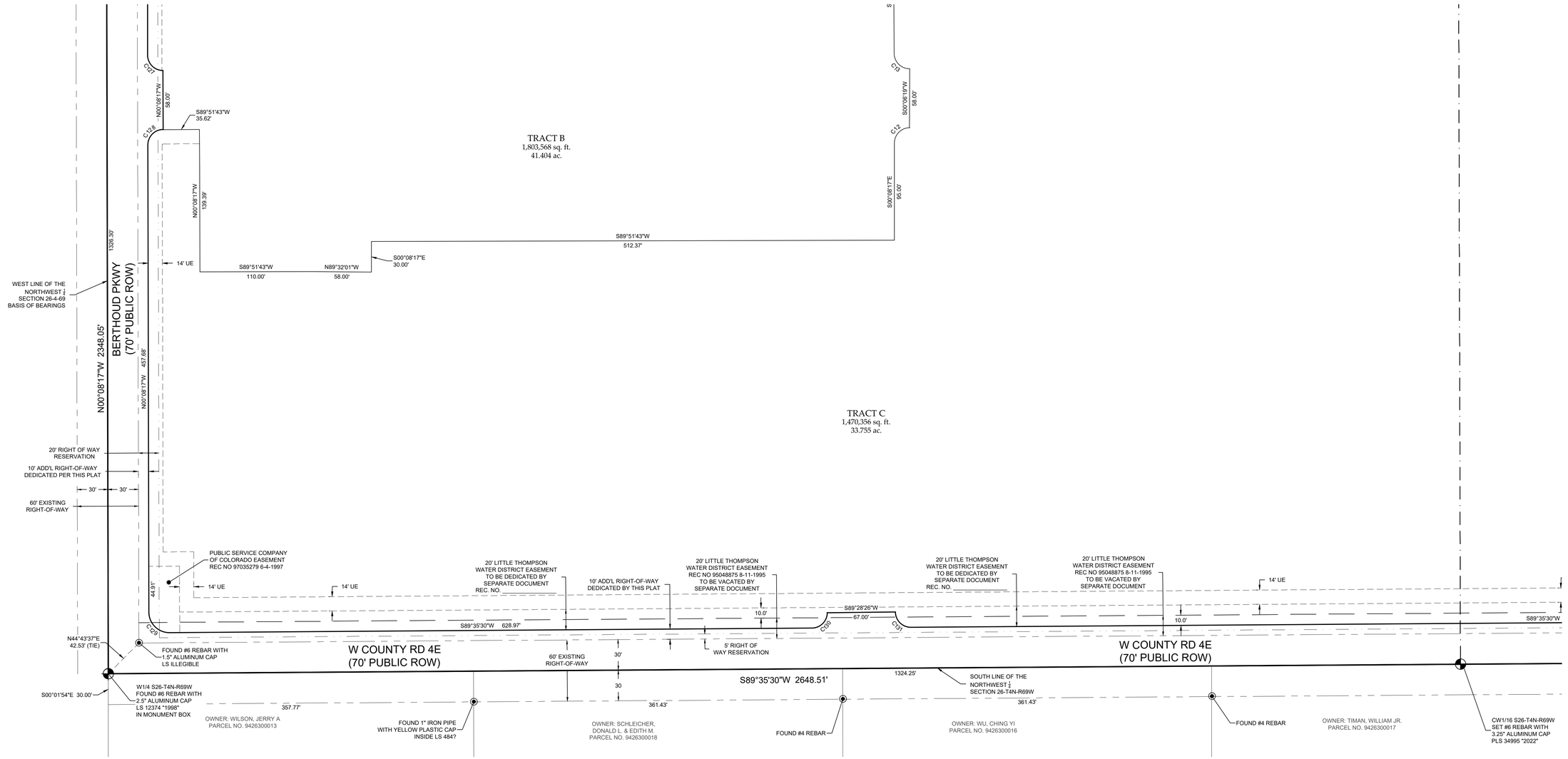
TRAILS AT CREEKVIEW FIRST FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
8
Of 10 Sheets

TRAILS AT CREEKVIEW FIRST FILING

A REPLAT OF LOT 2, HICKS MRD S9-89, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 7



SEE SHEET 10

DRAFT
10-5-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE
ON SHEET 1 OF 10

NORTH

50 0 50 100 150 Feet
(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	RIGHT-OF-WAY RESERVATION
	PLATTED BOUNDARY LINE
	LOT LINE
◉	FOUND PROPERTY CORNER AS DESCRIBED
◉	SECTION CORNER
○	SET #4 REBAR, 18" LONG, WITH 1" DIA. ORANGE PLASTIC CAP, PLS 34995
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT

PRELIMINARY

Steven A. Lund
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TOWN OF BERTHOUD
STATE OF COLORADO

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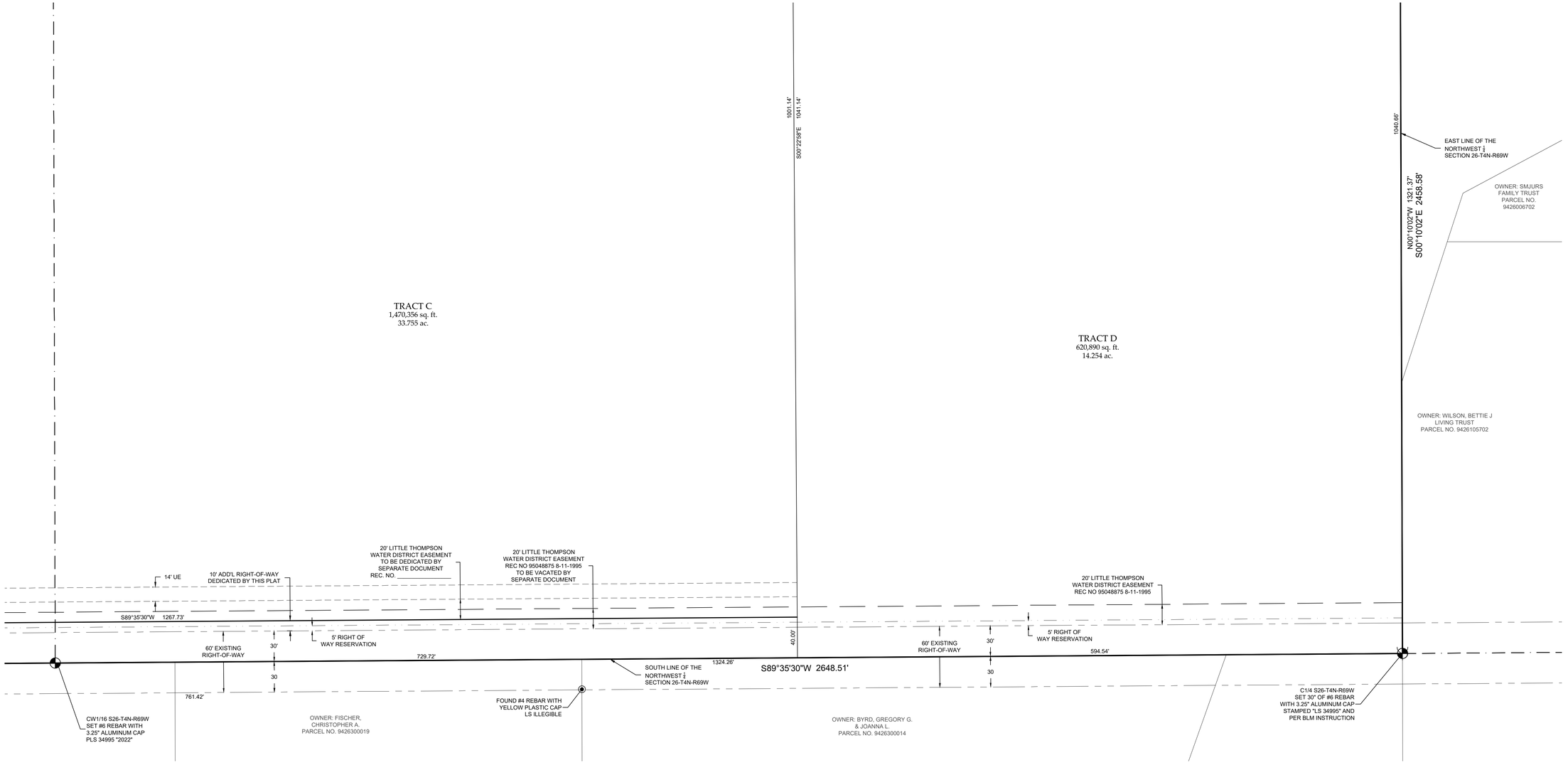
SEE SHEET 8

SEE SHEET 9



DRAFT

10-5-22

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 1 OF 10

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	RIGHT-OF-WAY RESERVATION
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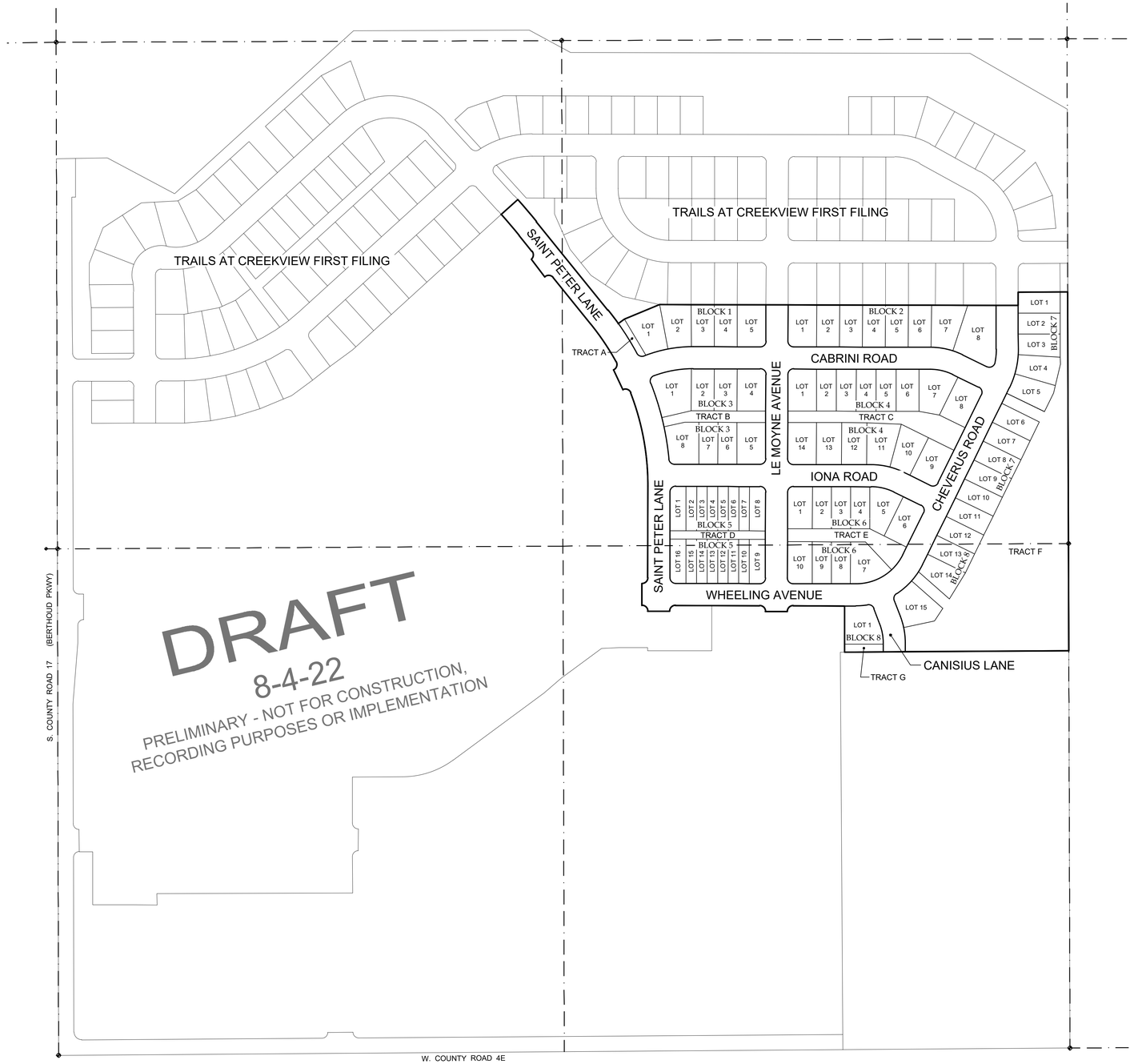
TRAILS AT CREEKVIEW FIRST FILING

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
10
Of 10 Sheets

TRAILS AT CREEKVIEW SECOND FILING

A REPLAT OF TRACT A, TRAILS AT CREEKVIEW FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



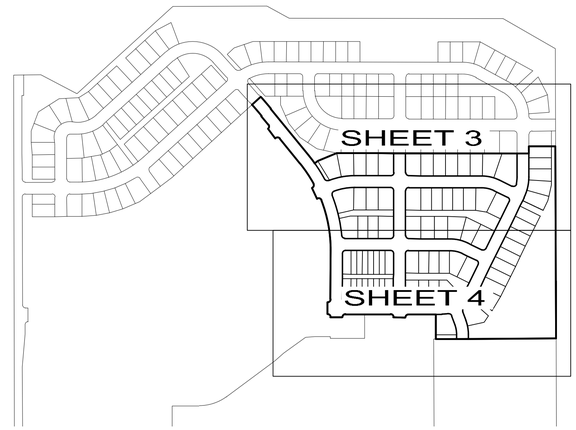
NORTH

150 0 150 300 450 Feet

(US SURVEY FEET)
1 inch = 150 ft.

SHEET INDEX

NORTH



LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	1,920 S.F.	0.04 AC.	0.19%	Drainage & Access Easement	Metro District
TRACT B	7,817 S.F.	0.18 AC.	0.79%	Drainage & Access Easement	Metro District
TRACT C	18,581 S.F.	0.43 AC.	1.87%	Drainage & Access Easement	Metro District
TRACT D	5,500 S.F.	0.13 AC.	0.55%	Drainage & Access Easement	Metro District
TRACT E	12,714 S.F.	0.29 AC.	1.28%	Drainage & Access Easement	Metro District
TRACT F	157,554 S.F.	3.62 AC.	15.90%	Drainage & Access Easement	Metro District
TRACT G	2,060 S.F.	0.05 AC.	0.21%	Drainage & Access Easement	Metro District
LOTS (77)	493,543 S.F.	11.33 AC.	49.80%	Single-Family Residental	Property Owner
ROW	291,393 S.F.	6.69 AC.	29.40%		Town of Berthoud
TOTAL	**991,082 S.F.**	**22.75 AC.**	**100.00%**		

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	5
2	8
3	8
4	14
5	16
6	10
7	15
8	1
TOTAL LOTS	77

PRELIMINARY

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NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

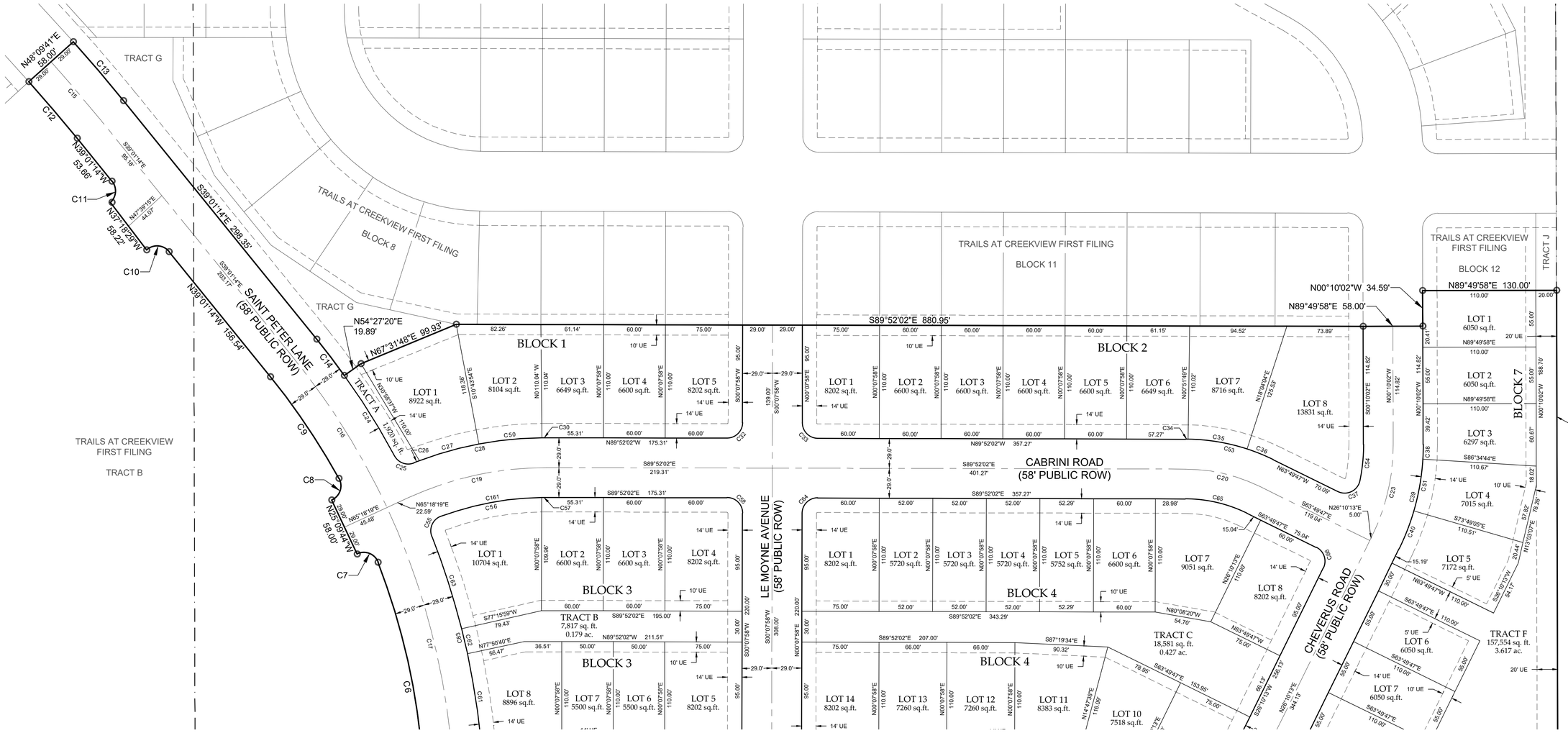
DATE: 8/4/22
SCALE: 1"=150'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
2
Of 4 Sheets

TRAILS AT CREEKVIEW SECOND FILING

A REPLAT OF TRACT A, TRAILS AT CREEKVIEW FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



DRAFT

8-4-22

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 1 OF 4

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	RIGHT-OF-WAY RESERVATION
	PLATTED BOUNDARY LINE
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TRAILS AT CREEKVIEW SECOND FILING

TOWN OF BERTHOUD
STATE OF COLORADO

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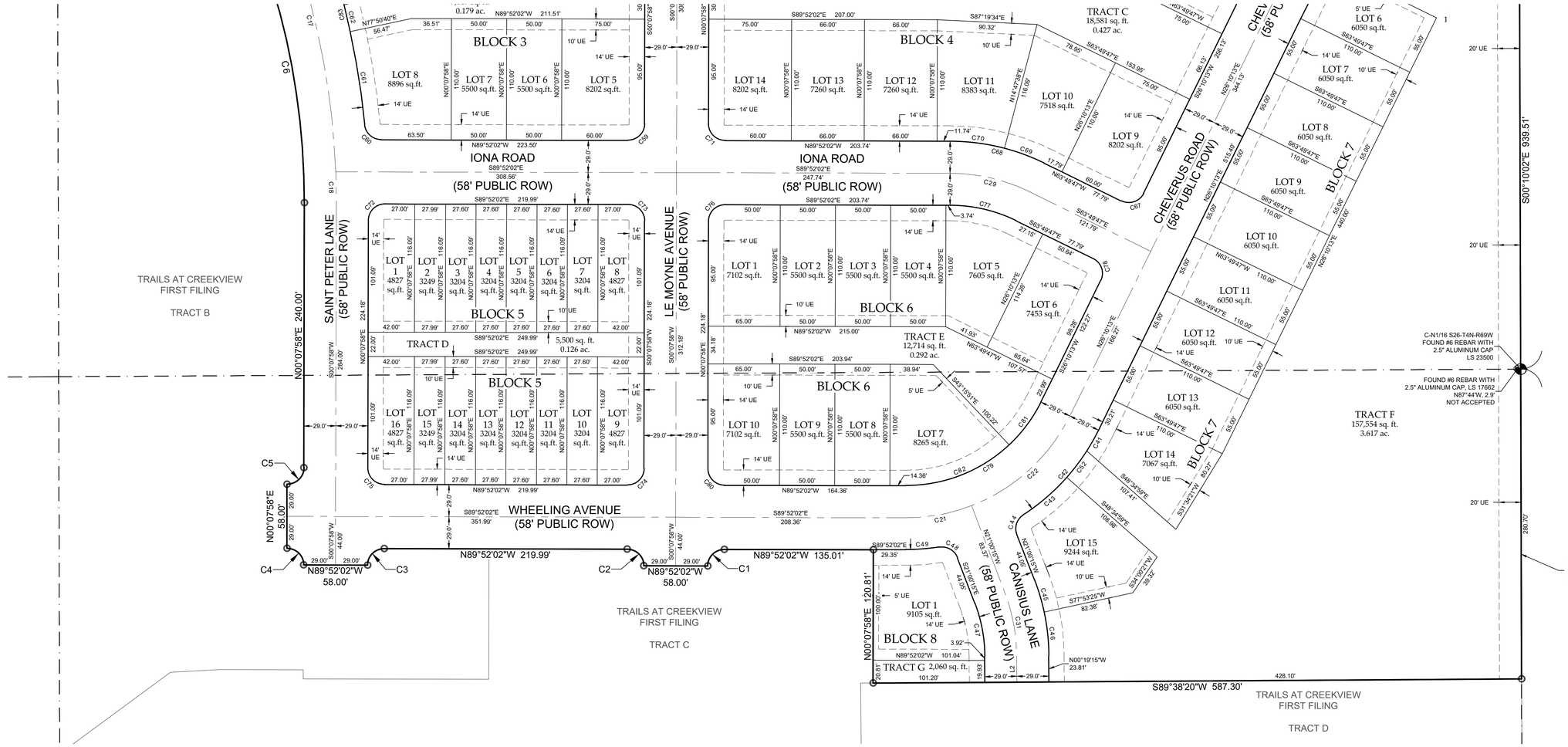
SEE SHEET 3



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SEE LINE & CURVE TABLE
ON SHEET 1 OF 4

NORTH

50 0 50 100 150 Feet

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1 inch = 50 ft.

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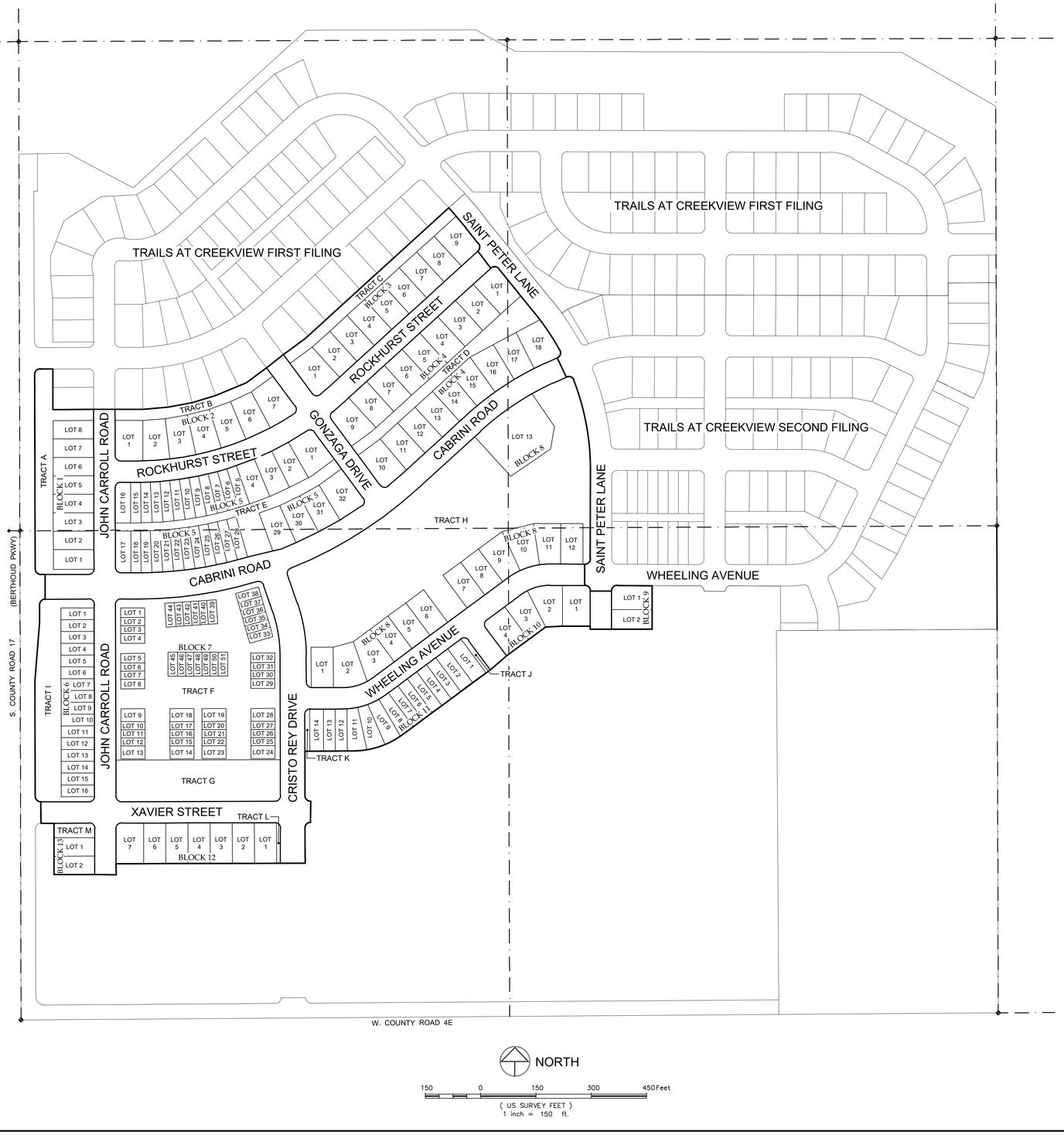
TRAILS AT CREEKVIEW SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

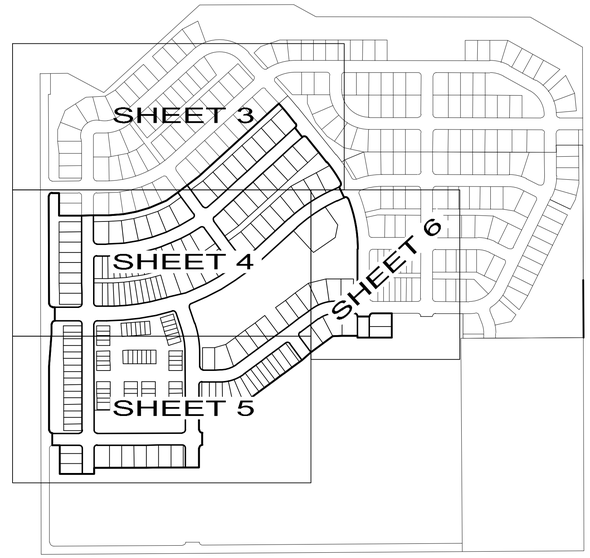
Sheet
4
Of 4 Sheets

TRAILS AT CREEKVIEW THIRD FILING

A REPLAT OF TRACT B, TRAILS AT CREEKVIEW FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SHEET INDEX



LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	32,359 S.F.	0.74 AC.	1.79%	Drainage & Access Easement	Metro District
TRACT B	13,215 S.F.	0.30 AC.	0.73%	Drainage & Access Easement	Metro District
TRACT C	18,008 S.F.	0.41 AC.	1.00%	Drainage & Access Easement	Metro District
TRACT D	23,976 S.F.	0.55 AC.	1.33%	Drainage & Access Easement	Metro District
TRACT E	24,324 S.F.	0.56 AC.	1.35%	Drainage & Access Easement	Metro District
TRACT F	115,778 S.F.	2.66 AC.	6.42%	Drainage & Access Easement	Metro District
TRACT G	50,230 S.F.	1.15 AC.	2.79%	Drainage & Access Easement	Metro District
TRACT H	225,192 S.F.	5.17 AC.	12.49%	Drainage & Access Easement	Metro District
TRACT I	40,159 S.F.	0.92 AC.	2.23%	Drainage & Access Easement	Metro District
TRACT J	1,548 S.F.	0.04 AC.	0.09%	Drainage & Access Easement	Metro District
TRACT K	1,491 S.F.	0.03 AC.	0.08%	Drainage & Access Easement	Metro District
TRACT L	1,093 S.F.	0.03 AC.	0.06%	Drainage & Access Easement	Metro District
TRACT M	4,284 S.F.	0.10 AC.	0.24%	Drainage & Access Easement	Metro District
LOTS (183)	844,545 S.F.	19.39 AC.	46.83%	Single-Family Residental	Property Owner
ROW	407,366 S.F.	9.35 AC.	22.59%		Town of Berthoud
TOTAL	1,803,568 S.F.	41.40 AC.	100.00%		

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	8
2	7
3	9
4	18
5	32
6	16
7	51
8	13
9	2
10	4
11	14
12	7
13	2
TOTAL LOTS	183

DRAFT
8-4-22
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PROJECT: 987-009
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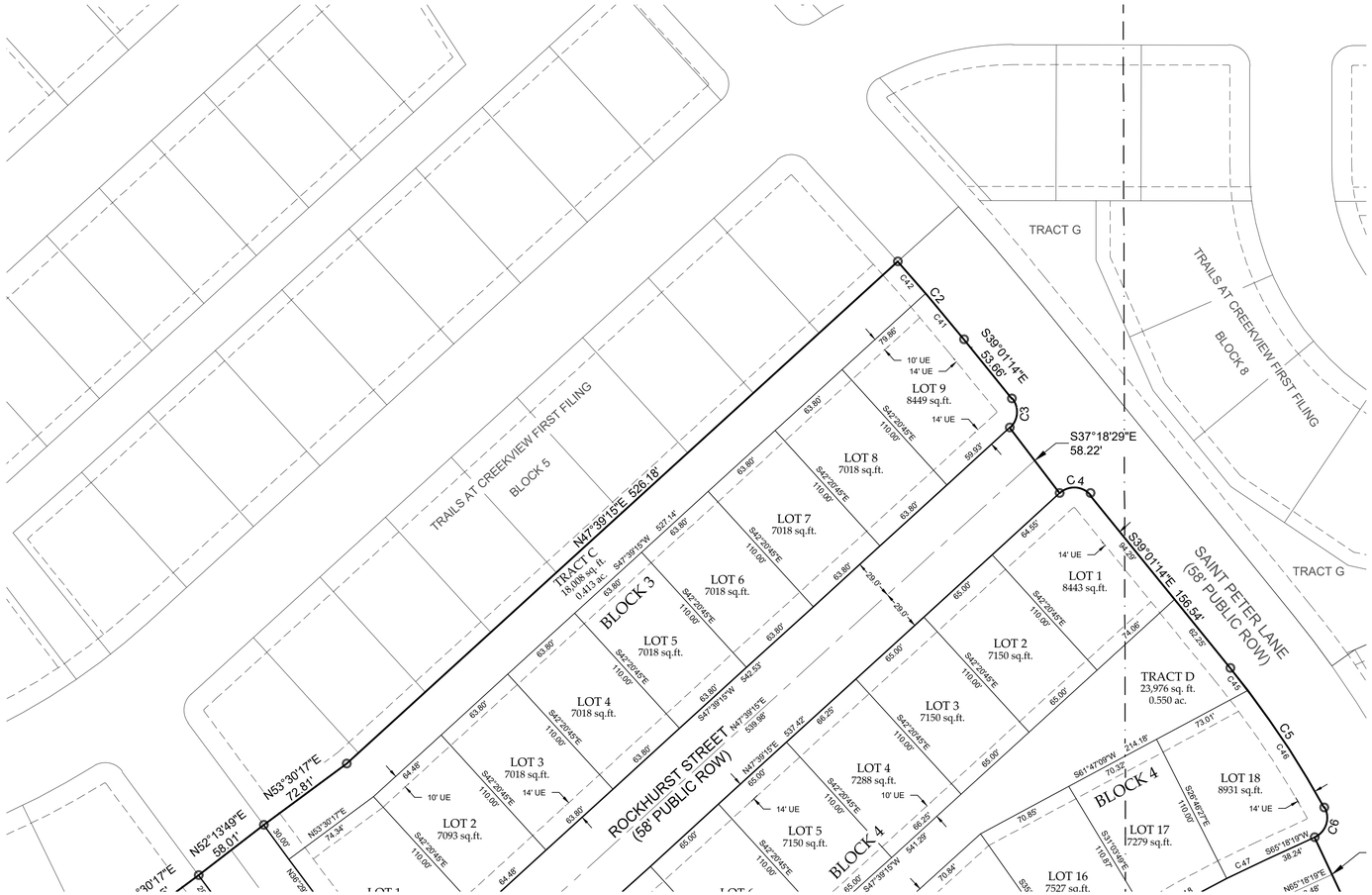
DRAWN BY: L. Smith
REVIEWED BY: S. Lund

TRAILS AT CREEKVIEW THIRD FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 2
Of 6 Sheets

TRAILS AT CREEKVIEW THIRD FILING

A REPLAT OF TRACT B, TRAILS AT CREEKVIEW FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 4

DRAFT

8-4-22

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SEE LINE & CURVE TABLE ON SHEET 6 OF 6

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPOSED EASEMENT LINE
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	EXISTING RIGHT-OF-WAY
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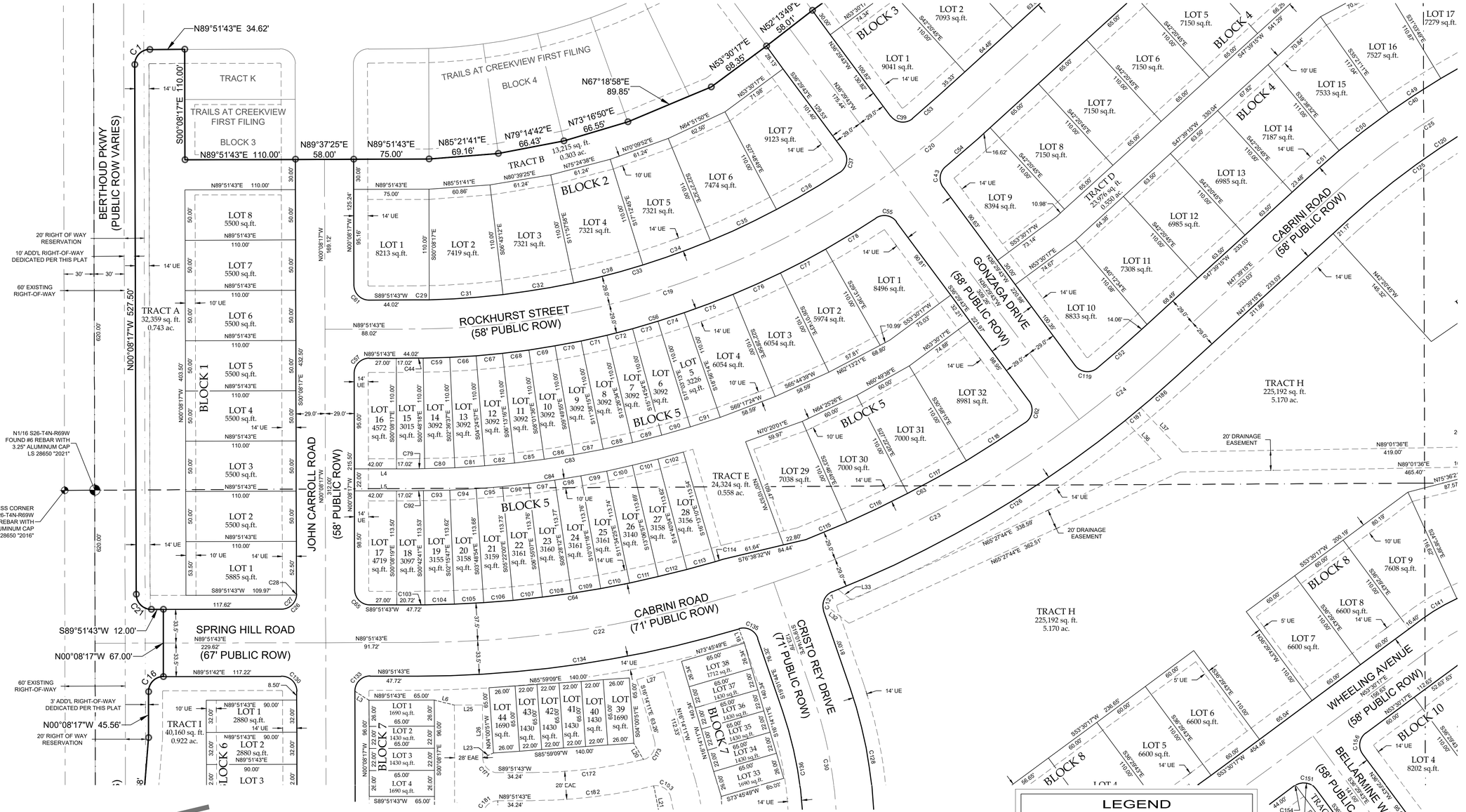
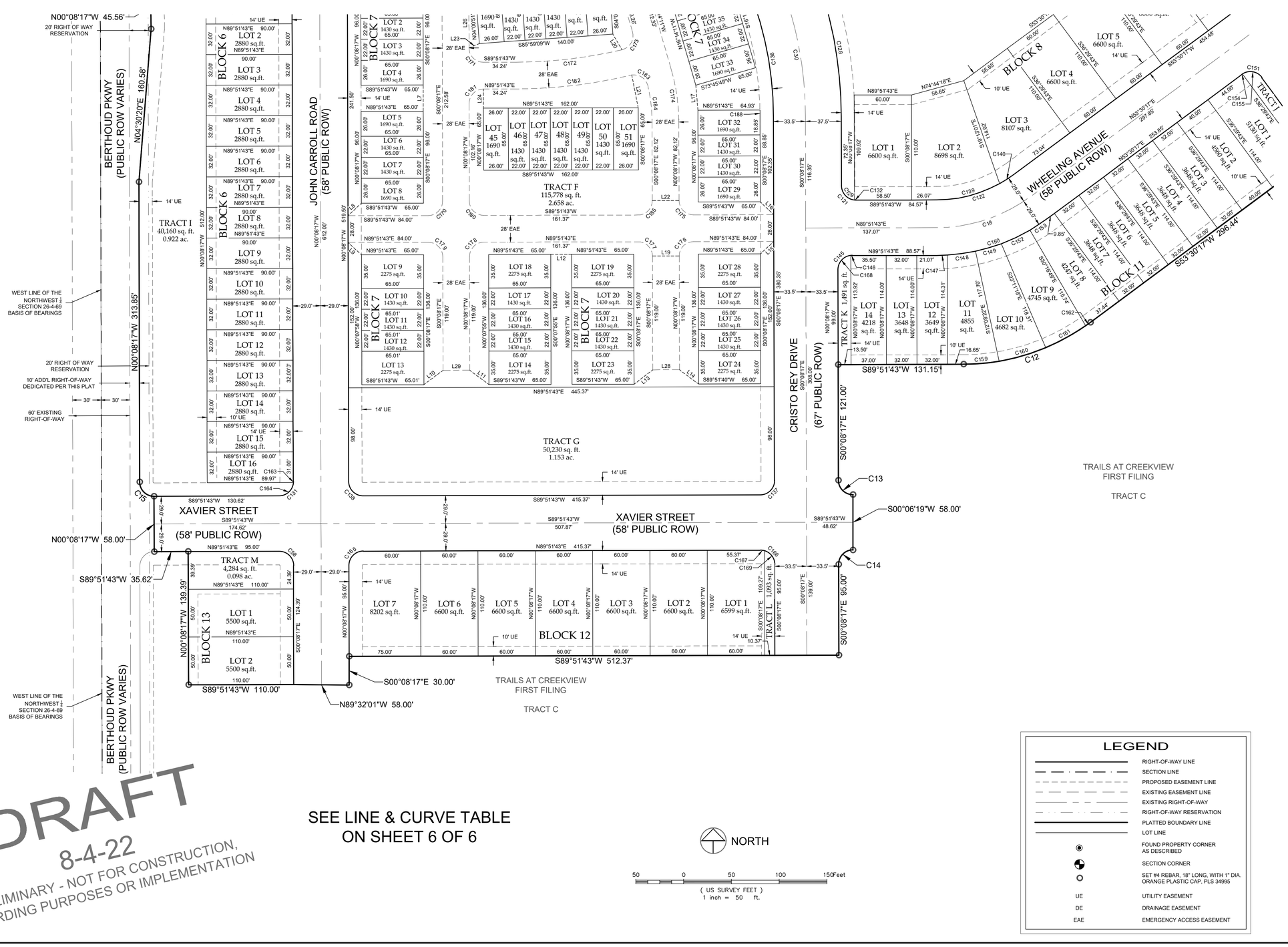

SEE SHEET 3
SEE SHEET 6
SEE SHEET 5
BERTHOUD PKWY (PUBLIC ROW VARIES)
JOHN CARROLL ROAD (58' PUBLIC ROW)
ROCKHURST STREET (58' PUBLIC ROW)
GONDAGA DRIVE (58' PUBLIC ROW)
CABRINI ROAD (58' PUBLIC ROW)
CABRINI ROAD (71' PUBLIC ROW)
SPRING HILL ROAD (67' PUBLIC ROW)
CRISTO REY DRIVE (71' PUBLIC ROW)
WHEELING AVENUE (58' PUBLIC ROW)
BELLARMINE WAY (58' PUBLIC ROW)
TRACT A 32,359 sq. ft. 0.743 ac.
TRACT I 40,160 sq. ft. 0.922 ac.
TRACT D 23,976 sq. ft. 0.550 ac.
TRACT E 24,324 sq. ft. 0.558 ac.
TRACT H 225,192 sq. ft. 5.170 ac.
TRACT K
TRAILS AT CREEKVIEW FIRST FILING
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 10
N89°51'43"E 34.62'
S00°08'17"E 110.00'
N89°37'25"E 58.00'
N89°51'43"E 75.00'
N85°21'41"E 69.16'
N79°14'42"E 66.43'
N73°16'50"E 66.55'
N67°18'58"E 89.85'
N53°30'17"E 68.35'
N62°13'49"E 58.01'
N00°08'17"W 527.50'
N00°08'17"W 620.00'
S89°51'43"W 12.00'
N00°08'17"W 67.00'
N00°08'17"W 45.56'
S89°51'43"W 110.00'
N89°51'43"E 110.00'
N89°51'43"E 117.22'
S89°51'43"W 117.62'
S89°51'43"W 109.97'
N89°51'43"E 229.62'
N89°51'43"E 91.72'
S89°51'43"W 47.72'
N89°51'43"E 47.72'
N89°51'43"E 88.02'
N89°51'43"E 44.02'
S89°51'43"W 44.02'
N89°51'43"E 34.24'
S89°51'43"W 34.24'
S85°59'09"W 140.00'
N85°59'09"E 140.00'
N89°01'36"E 419.00'
N89°01'36"E 465.40'
N89°01'36"E 1[illegible]
N65°27'44"E 362.51'
N65°27'44"E 338.59'
N47°39'15"W 233.03'
N47°39'15"E 233.03'
N42°20'45"E 165.32'
S53°30'17"W 454.48'
S53°30'17"W 236.65'
S53°30'17"W 200.19'
N53°30'17"E 168.65'
N53°30'17"E 74.86'
S53°30'17"W 74.07'
S53°30'17"W 73.14'
S53°30'17"W 75.03'
S53°30'17"E 110.87'
S53°03'08"E 110.87'
S00°21'11"E 117.04'
S47°39'15"W 541.29'
S47°39'15"W 330.04'
S47°39'15"W 63.50'
S47°39'15"W 63.50'
S47°39'15"W 63.50

TRAILS AT CREEKVIEW THIRD FILING

A REPLAT OF TRACT B, TRAILS AT CREEKVIEW FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SEE LINE & CURVE TABLE ON SHEET 6 OF 6

DRAFT
8-4-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NORTH

50 0 50 100 150 Feet
(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	RIGHT-OF-WAY RESERVATION
	PLATTED BOUNDARY LINE
	LOT LINE
◉	FOUND PROPERTY CORNER AS DESCRIBED
⊕	SECTION CORNER
○	SET #4 REBAR, 18" LONG, WITH 1" DIA. ORANGE PLASTIC CAP, PLS 34995
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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.

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

SECTION: 23 & 26
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

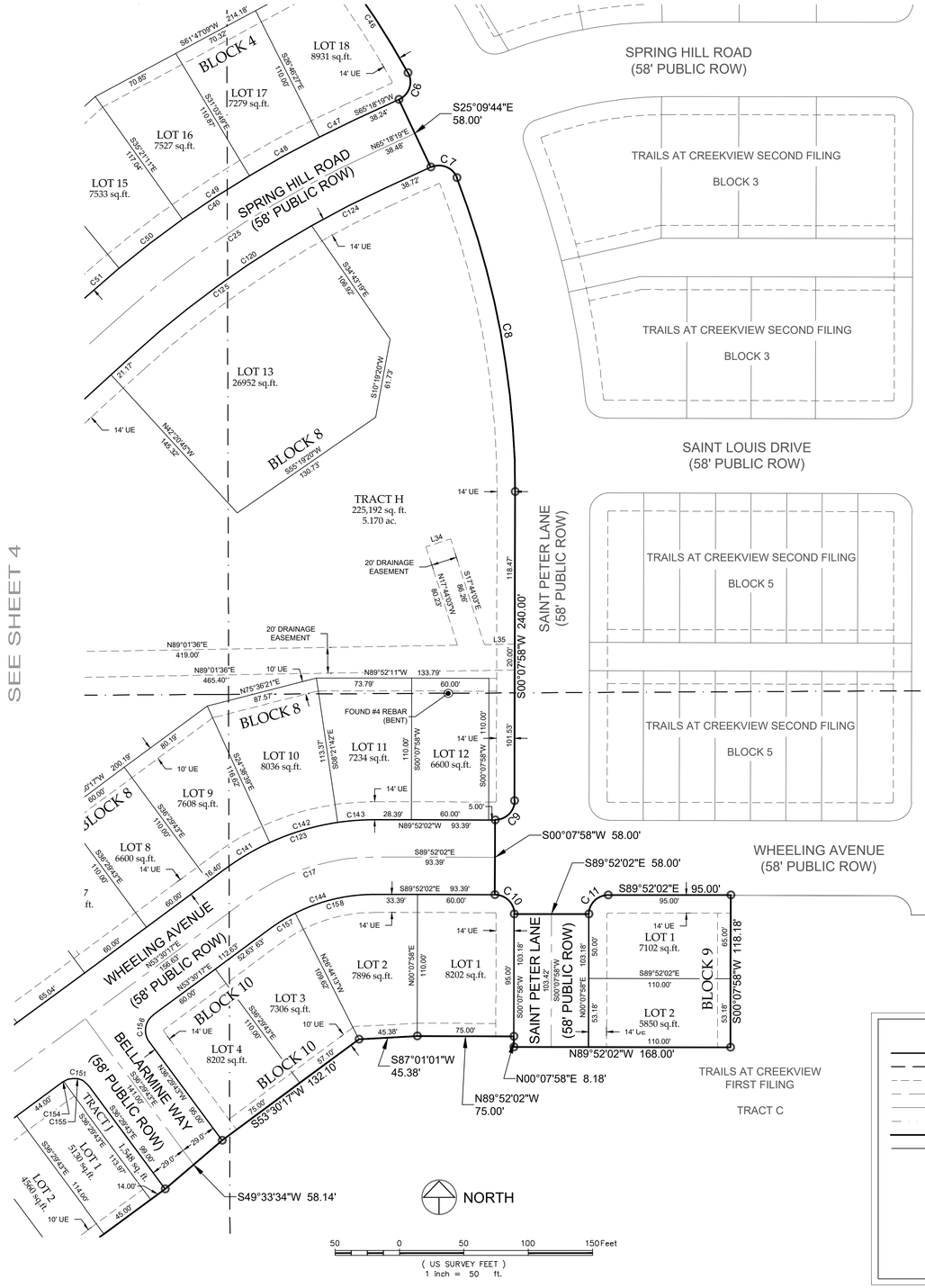
DATE: 8/4/22
SCALE: 1"=50'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW THIRD FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 5
Of 6 Sheets

TRAILS AT CREEKVIEW THIRD FILING

A REPLAT OF TRACT B, TRAILS AT CREEKVIEW FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



LINE TABLE		
LINE	LENGTH	BEARING
L3	16.60'	N57° 38' 41"W
L4	59.02'	S89° 51' 43"W
L5	59.02'	N89° 51' 43"E
L6	20.62'	S76° 06' 06"E
L7	27.58'	S00° 08' 17"E
L8	19.10'	N46° 58' 59"E
L9	19.10'	S47° 15' 33"E
L10	25.26'	N53° 26' 21"E
L11	24.99'	S53° 15' 03"E
L12	21.87'	N89° 51' 43"E
L13	24.60'	S52° 17' 36"W
L14	25.00'	S53° 16' 05"E
L15	19.10'	N46° 58' 59"E
L16	19.45'	N46° 10' 46"W
L17	26.39'	S04° 58' 22"E
L18	15.02'	N20° 24' 43"W
L19	28.00'	S89° 51' 43"W
L20	18.96'	S30° 31' 23"E
L21	35.00'	S11° 19' 27"E
L22	28.00'	S89° 51' 43"W
L23	11.74'	S66° 30' 25"W
L24	20.00'	N00° 02' 57"E
L28	28.00'	N89° 51' 43"E
L29	28.00'	N89° 51' 43"E
L32	32.80'	S52° 23' 32"E
L33	17.09'	S52° 23' 32"E
L36	52.18'	N43° 15' 27"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C2	2°49'05"	1471.00'	72.35'	S40°25'47"E	72.34'
C3	86°40'30"	15.00'	22.69'	S04°19'00"W	20.59'
C4	93°19'30"	15.00'	24.43'	S85°41'00"E	21.82'
C5	10°10'19"	671.00'	119.12'	S33°56'05"E	118.97'
C6	94°09'14"	15.00'	24.65'	S18°13'41"W	21.97'
C7	93°32'17"	15.00'	24.49'	S67°55'33"E	21.86'
C8	21°17'23"	671.00'	249.33'	S10°30'43"E	247.90'
C9	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C10	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C11	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C12	36°21'26"	224.00'	142.14'	S71°41'00"W	139.77'
C13	90°57'02"	15.00'	23.81'	S45°36'12"E	21.39'
C14	89°59'57"	15.00'	23.56'	S44°51'35"W	21.21'
C15	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C16	90°00'00"	15.02'	23.59'	N44°48'09"E	21.24'
C17	36°37'41"	165.00'	105.48'	N71°49'08"E	103.69'
C18	36°21'26"	165.00'	104.70'	N71°41'00"E	102.95'
C19	36°21'26"	808.00'	512.72'	N71°41'00"E	504.16'
C20	5°51'02"	808.00'	82.51'	N50°34'46"E	82.47'
C21	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C22	18°53'28"	1095.00'	361.03'	N80°25'00"E	359.40'
C23	18°05'10"	1095.00'	345.65'	N61°55'41"E	344.22'
C24	5°13'50"	1095.00'	99.97'	N50°16'11"E	99.93'
C25	17°39'03"	800.00'	246.45'	N56°28'47"E	245.48'
C26	89°59'56"	15.00'	23.56'	S44°51'43"W	21.21'
C27	86°10'35"	15.00'	22.56'	S46°46'24"W	20.49'
C28	3°49'21"	15.00'	1.00'	S01°46'24"W	1.00'
C29	1°10'31"	779.00'	15.98'	S89°16'28"W	15.98'
C30	18°53'28"	400.00'	131.88'	S09°35'00"E	131.29'
C31	5°24'25"	779.00'	73.51'	S85°59'00"W	73.48'
C32	5°14'47"	779.00'	71.33'	S80°39'25"W	71.30'
C33	33°03'21"	779.00'	449.43'	S73°20'03"W	443.22'
C34	5°14'47"	779.00'	71.33'	S70°09'52"W	71.30'
C35	5°21'18"	779.00'	72.81'	S64°51'50"W	72.78'
C36	5°22'48"	779.00'	73.15'	S59°29'47"W	73.12'
C37	93°18'06"	15.00'	24.43'	S10°09'20"W	21.82'
C38	5°14'47"	779.00'	71.33'	S75°24'38"W	71.30'
C39	93°18'06"	15.00'	24.43'	N83°08'46"W	21.82'
C40	17°39'03"	829.00'	255.39'	S56°28'47"W	254.38'
C41	1°38'57"	1471.00'	42.34'	S39°50'43"E	42.34'
C42	1°10'07"	1471.00'	30.01'	S41°15'15"E	30.01'
C43	87°02'23"	15.00'	22.79'	N07°01'29"E	20.66'
C44	0°40'01"	837.00'	9.74'	N89°31'43"E	9.74'
C45	1°43'31"	671.00'	20.20'	S38°09'29"E	20.20'
C46	8°26'48"	671.00'	98.92'	S33°04'20"E	98.83'
C47	2°04'46"	829.00'	30.09'	S64°15'56"W	30.08'
C48	4°17'22"	829.00'	62.06'	S61°04'52"W	62.05'
C49	4°17'22"	829.00'	62.06'	S56°47'30"W	62.05'
C50	4°17'22"	829.00'	62.06'	S52°30'08"W	62.05'
C51	2°42'12"	829.00'	39.11'	S49°00'21"W	39.11'
C52	2°48'17"	1066.00'	52.18'	S49°03'24"W	52.18'
C53	2°32'56"	779.00'	34.66'	S48°55'43"W	34.65'
C54	2°53'25"	837.00'	42.22'	N49°05'58"E	42.22'
C55	87°02'23"	15.00'	22.79'	S80°00'54"E	20.66'
C56	33°23'49"	837.00'	487.88'	N73°09'49"E	481.00'
C57	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C58	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C59	1°48'19"	837.00'	26.37'	N88°17'32"E	26.37'
C61	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C62	91°45'12"	15.00'	24.02'	S09°22'53"W	21.54'
C63	13°20'38"	1066.00'	248.27'	S61°55'48"W	247.71'
C64	16°43'32"	1057.50'	308.70'	S81°29'57"W	307.61'
C65	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C66	1°48'19"	837.00'	26.37'	N86°29'13"E	26.37'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C67	1°48'19"	837.00'	26.37'	N84°40'53"E	26.37'
C68	1°48'19"	837.00'	26.37'	N82°52'34"E	26.37'
C69	1°48'19"	837.00'	26.37'	N81°04'14"E	26.37'
C70	1°48'19"	837.00'	26.37'	N79°15'55"E	26.37'
C71	1°48'19"	837.00'	26.37'	N77°27'35"E	26.37'
C72	1°48'19"	837.00'	26.37'	N75°39'16"E	26.37'
C73	1°48'19"	837.00'	26.37'	N73°50'56"E	26.37'
C74	1°53'01"	837.00'	27.52'	N72°00'16"E	27.51'
C75	3°32'44"	837.00'	51.80'	N69°17'24"E	51.79'
C76	3°32'44"	837.00'	51.80'	N65°44'39"E	51.79'
C77	3°29'53"	837.00'	51.10'	N62°13'21"E	51.09'
C78	4°00'30"	837.00'	58.56'	N58°28'09"E	58.54'
C79	0°40'01"	947.00'	11.02'	S89°31'43"W	11.02'
C80	1°48'19"	947.00'	29.84'	S88°17'32"W	29.84'
C81	1°48'19"	947.00'	29.84'	S86°29'13"W	29.84'
C82	1°48'19"	947.00'	29.84'	S84°40'53"W	29.84'
C83	18°47'57"	947.00'	310.72'	S80°27'45"W	309.33'
C84	16°04'54"	969.00'	271.98'	N81°49'17"E	271.08'
C85	1°48'19"	947.00'	29.84'	S82°52'34"W	29.84'
C86	1°48'19"	947.00'	29.84'	S81°04'14"W	29.84'
C87	1°48'19"	947.00'	29.84'	S79°15'55"W	29.84'
C88	1°48'19"	947.00'	29.84'	S77°27'35"W	29.84'
C89	1°48'19"	947.00'	29.84'	S75°39'16"W	29.84'
C90	1°48'19"	947.00'	29.84'	S73°50'56"W	29.84'
C91	1°53'01"	947.00'	31.13'	S72°00'16"W	31.13'
C92	0°34'24"	969.00'	9.70'	N89°34'31"E	9.70'
C93	1°33'07"	969.00'	26.24'	N88°30'46"E	26.24'
C94	1°33'07"	969.00'	26.24'	N86°57'40"E	26.24'
C95	1°33'07"	969.00'	26.24'	N85°24'33"E	26.24'
C96	1°33'07"	969.00'	26.24'	N83°51'26"E	26.24'
C97	1°33'05"	969.00'	26.24'	N82°18'21"E	26.23'
C98	1°33'07"	969.00'	26.24'	N80°45'15"E	26.24'
C99	1°33'07"	969.00'	26.24'	N79°12'09"E	26.24'
C100	1°32'32"	969.00'	26.08'	N77°39'19"E	26.08'
C101	1°33'07"	969.00'	26.24'	N76°06'30"E	26.24'
C102	1°33'07"	969.00'	26.24'	N74°33'23"E	26.24'
C103	0°23'12"	1057.50'	7.14'	S89°40'07"W	7.14'
C104	1°35'19"	1057.50'	29.32'	S88°40'52"W	29.32'
C105	1°35'19"	1057.50'	29.32'	S87°05'32"W	29.32'
C106	1°35'20"	1057.50'	29.32'	S85°30'13"W	29.32'
C107	1°35'20"	1057.50'	29.33'	S83°54'53"W	29.32'
C108	1°35'18"	1057.50'	29.32'	S82°19'34"W	29.31'
C109	1°35'20"	1057.50'	29.33'	S80°44'15"W	29.33'
C110	1°35'20"	1057.50'	29.33'	S79°08'55"W	29.32'
C111	1°34'45"	1057.50'	29.15'	S77°33'52"W	29.14'
C112	1°35'20"	1057.50'	29.32'	S75°58'50"W	29.32'
C113	1°35'19"	1057.50'	29.32'	S74°23'31"W	29.32'
C114	0°27'40"	1057.50'	8.51'	S73°22'01"W	8.51'
C115	2°22'47"	1066.00'	44.28'	S67°24'43"W	44.27'
C116	3°35'48"	1066.00'	66.91'	S64°25'26"W	66.90'
C117	3°35'48"	1066.00'	66.91'	S60°49'38"W	66.90'
C118	3°46'16"	1066.00'	70.16'	S57°08'37"W	70.15'
C119	93°02'45"	15.00'	24.36'	N83°01'05"W	21.77'
C120	17°39'03"	771.00'	237.52'	N56°28'47"E	236.58'
C121	84°15'39"	15.00'	22.06'	N42°16'06"W	20.12'
C122	36°21'26"	136.00'	86.30'	S71°41'00"W	84.86'
C123	36°37'41"	194.00'	124.02'	S71°49'08"W	121.92'
C124	4°47'10"	771.00'	64.40'	N62°54'44"E	64.38'
C125	12°51'53"	771.00'	173.12'	N54°05'12"E	172.75'
C126	20°40'30"	1124.00'	405.59'	N57°59'30"E	403.39'
C127	87°23'00"	15.00'	22.87'	N24°39'00"E	20.72'
C128	18°53'28"	437.50'	144.25'	N09°35'00"W	143.60'
C129	84°15'39"	15.00'	22.06'	N42°16'06"W	20.12'
C130	91°34'09"	15.00'	23.97'	S45°53'53"E	21.50'
C131	86°10'39"	15.00'	22.56'	S46°46'24"W	20.49'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C132	5°44'21"	15.00'	1.50'	N87°16'06"W	1.50'
C133	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C134	16°27'37"	1128.50'	324.20'	N81°37'55"E	323.09'
C135	87°35'35"	15.00'	22.93'	S62°48'49"E	20.76'
C136	18°53'28"	366.50'	120.84'	S09°35'00"E	120.29'
C137	90°00'00"	15.00'	23.56'	S44°51'43"W	21.21'
C138	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C139	28°58'36"	136.00'	68.78'	S75°22'25"W	68.05'
C140	7°22'50"	136.00'	17.52'	S57°11'42"W	17.51'
C141	11°51'04"	194.00'	40.13'	S59°25'49"W	40.06'
C142	16°16'57"	194.00'	55.13'	S73°29'49"W	54.95'
C143	8°29'41"	194.00'	28.76'	S85°53'08"W	28.74'
C144	36°37'41"	136.00'	86.94'	N71°49'08"E	85.47'
C145	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C146	5°44'21"	15.00'	1.50'	N86°59'33"E	1.50'
C147	3°13'45"	194.00'	10.93'	N88°14'51"E	10.93'
C148	8°46'20"	194.00'	29.70'	N82°14'48"E	29.67'
C149	8°19'45"	194.00'	28.20'	N73°41'45"E	28.18'
C150	36°21'26"	194.00'	123.10'	N71°41'00"E	121.05'
C151	90°00'00"	15.00'	23.56'	S81°29'43"E	21.21'
C152	9°48'42"	194.00'	33.22'	N64°37'32"E	33.18'
C153	6°12'54"	194.00'	21.04'	N56°36'44"E	21.03'
C154	3°49'21"	15.00'	1.00'	N55°24'58"E	1.00'
C155	86°10'39"	15.00'	22.56'	S79°35'02"E	20.49'
C156	90°00'00"	15.00'	23.56'	N08°30'17"E	21.21'
C157	9°45'30"	136.00'	23.16'	N58°23'02"E	23.13'
C158	26°52'11"	136.00'	63.78'	N76°41'53"E	63.20'
C159	9°34'03"	224.00'	37.40'	S85°04'42"W	37.36'
C160	13°02'56"	224.00'	51.02'	S73°46'13"W	50.91'
C161	12°13'09"	224.00'	47.77'	S61°08'10"W	47.68'
C162	1°31'18"	224.00'	5.95'	S54°15'56"W	5.95'
C163	3°49'21"	15.00'	1.00'	S01°46'24"W	1.00'
C164	86°10'39"	15.00'	22.56'	S46°46'24"W	20.49'
C165	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C166	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C167	17°58'53"	15.00'	4.71'	S81°08'50"E	4.69'
C168	84°15'39"	15.00'	22.06'	N41°59'33"E	20.12'
C169	72°01'07"	15.00'	18.85'	S36°08'50"E	17.64'
C170	90°00'00"	15.00'	23.56'	S44°51'43"W	21.21'
C171	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C172	13°08'18"	487.50'	111.79'	S83°17'35"W	111.54'
C173	92°57'36"	15.00'	24.34'	S30°14'37"W	21.75'
C174	16°05'54"	199.00'	55.91'	N08°11'14"W	55.73'
C175	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C176	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C177	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C178	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C179	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C180	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C181	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C182	13°27'26"	519.55'	122.03'	N83°06'08"E	121.75'
C183	86°12'31"	15.00'	22.57'	S56°02'25"E	20.50'
C184	12°47'53"	171.00'	38.20'	S06°32'13"E	38.12'
C185	90°00'00"	15.00'	23.56'	S44°51'43"W	21.21'
C186	2°21'52"	1124.00'	46.38'	N48°50'11"E	46.38'
C187	1°01'18"	1124.00'	20.04'	N50°31'46"E	20.04'
C188	1°09'36"	353.00'	7.15'	S00°43'05"E	7.15'

LEGEND

- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY RESERVATION
- PLATTED BOUNDARY LINE
- LOT LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER
- SET #4 REBAR, 18" LONG, WITH 1" DIA. ORANGE PLASTIC CAP, PLS 34995
- UE — UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- EAE — EMERGENCY ACCESS EASEMENT

DRAFT
8-4-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc

NOTICE:
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NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

SECTION: 23 & 26
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

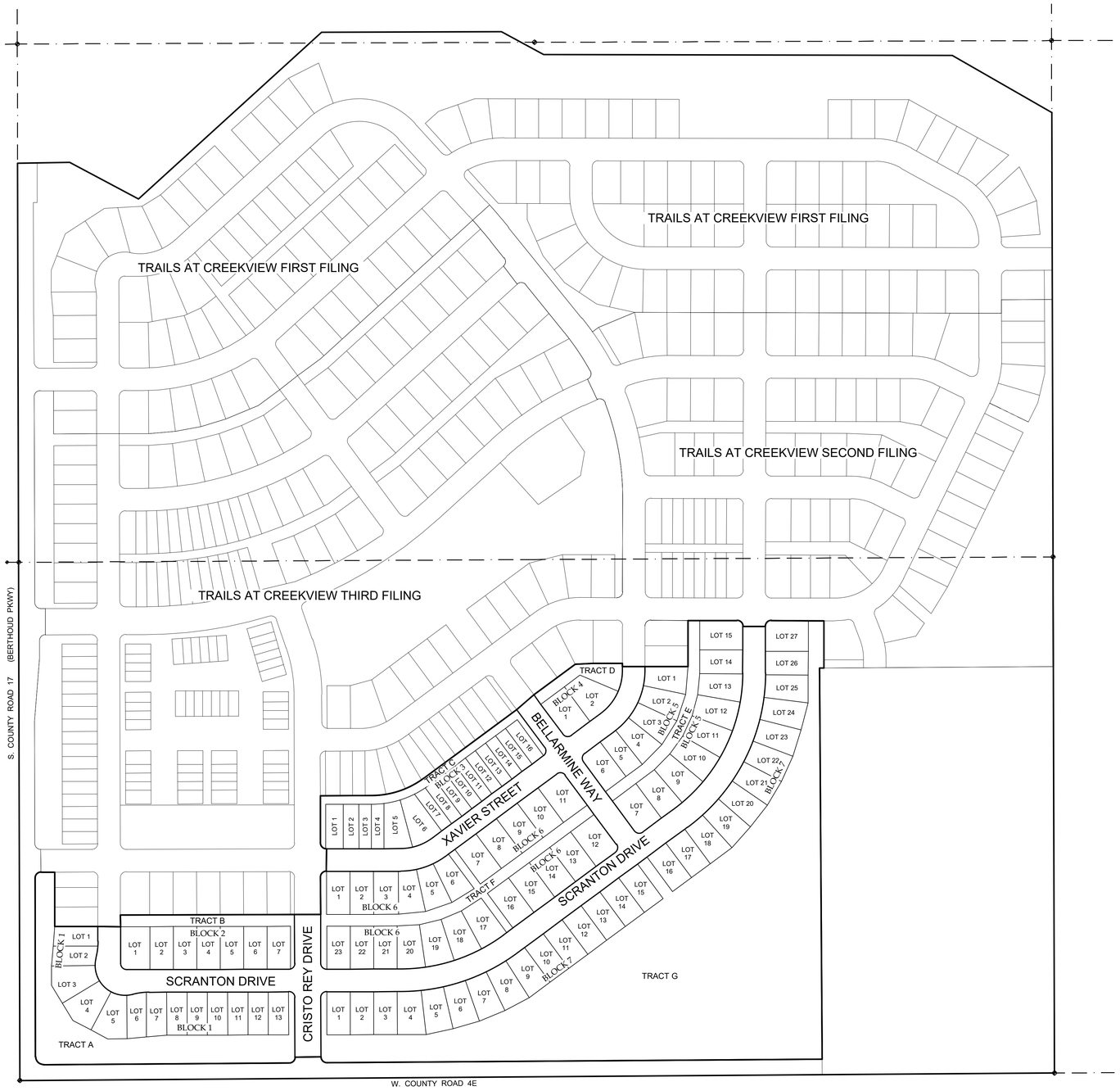
DATE: 8/4/22
SCALE: 1"=50'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW THIRD FILING
TOWN OF BERTHOUD
STATE OF COLORADO

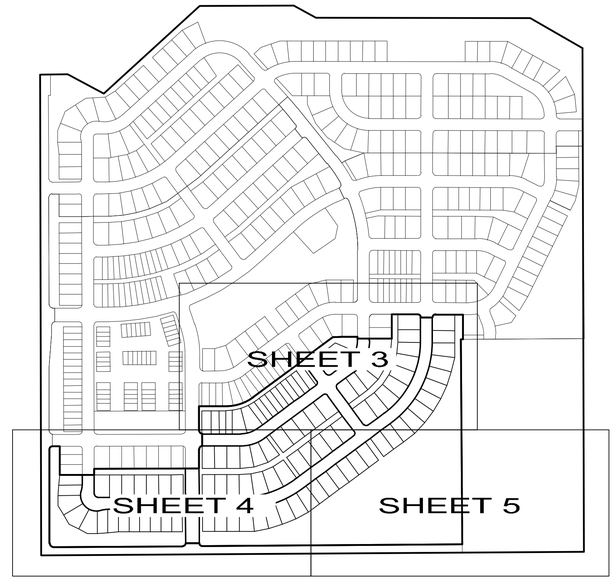
Sheet
6
Of 6 Sheets

TRAILS AT CREEKVIEW FOURTH FILING

A REPLAT OF TRACT C, TRAILS AT CREEKVIEW FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SHEET INDEX NORTH



LAND USE TABLE

PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	74,131 S.F.	1.70 AC.	5.04%	Drainage & Access Easement	Metro District
TRACT B	14,455 S.F.	0.33 AC.	0.98%	Drainage & Access Easement	Metro District
TRACT C	15,728 S.F.	0.36 AC.	1.07%	Drainage & Access Easement	Metro District
TRACT D	9,571 S.F.	0.22 AC.	0.65%	Drainage & Access Easement	Metro District
TRACT E	16,457 S.F.	0.38 AC.	1.12%	Drainage & Access Easement	Metro District
TRACT F	31,110 S.F.	0.71 AC.	2.12%	Drainage & Access Easement	Metro District
TRACT G	405,910 S.F.	9.32 AC.	27.61%	Drainage & Access Easement	Metro District
LOTS (103)	669,135 S.F.	15.36 AC.	45.51%	Single-Family Residential	Property Owner
ROW	233,851 S.F.	5.37 AC.	15.90%		Town of Berthoud
TOTAL	1,470,356 S.F.	33.75 AC.	100.00%		

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	13
2	7
3	16
4	2
5	15
6	23
7	27
TOTAL LOTS	103

DRAFT
8-4-22
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PRELIMINARY
Steven A. Lund
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SECTION: 23 & 26
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
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FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

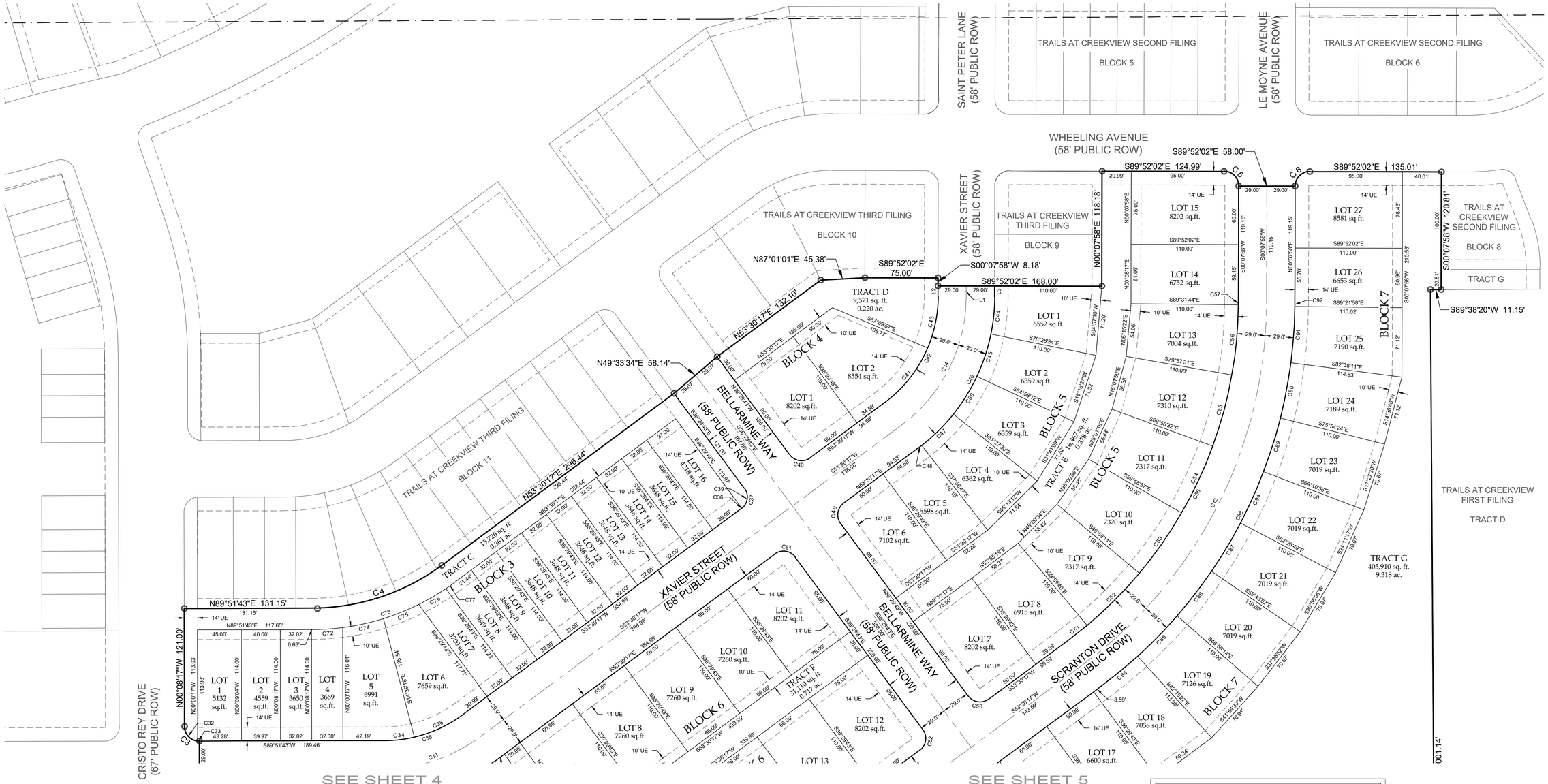
DATE: 8/4/22
SCALE: 1"=150'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW FOURTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
2
Of 5 Sheets

TRAILS AT CREEKVIEW FOURTH FILING

A REPLAT OF TRACT C, TRAILS AT CREEKVIEW FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



DRAFT

8-4-22

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 5 OF 5

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY RESERVATION
- PLATTED BOUNDARY LINE
- LOT LINE
- FOUND PROPERTY CORNER AS DESCRIBED
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DATE: 8/4/22
SCALE: 1"=50'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
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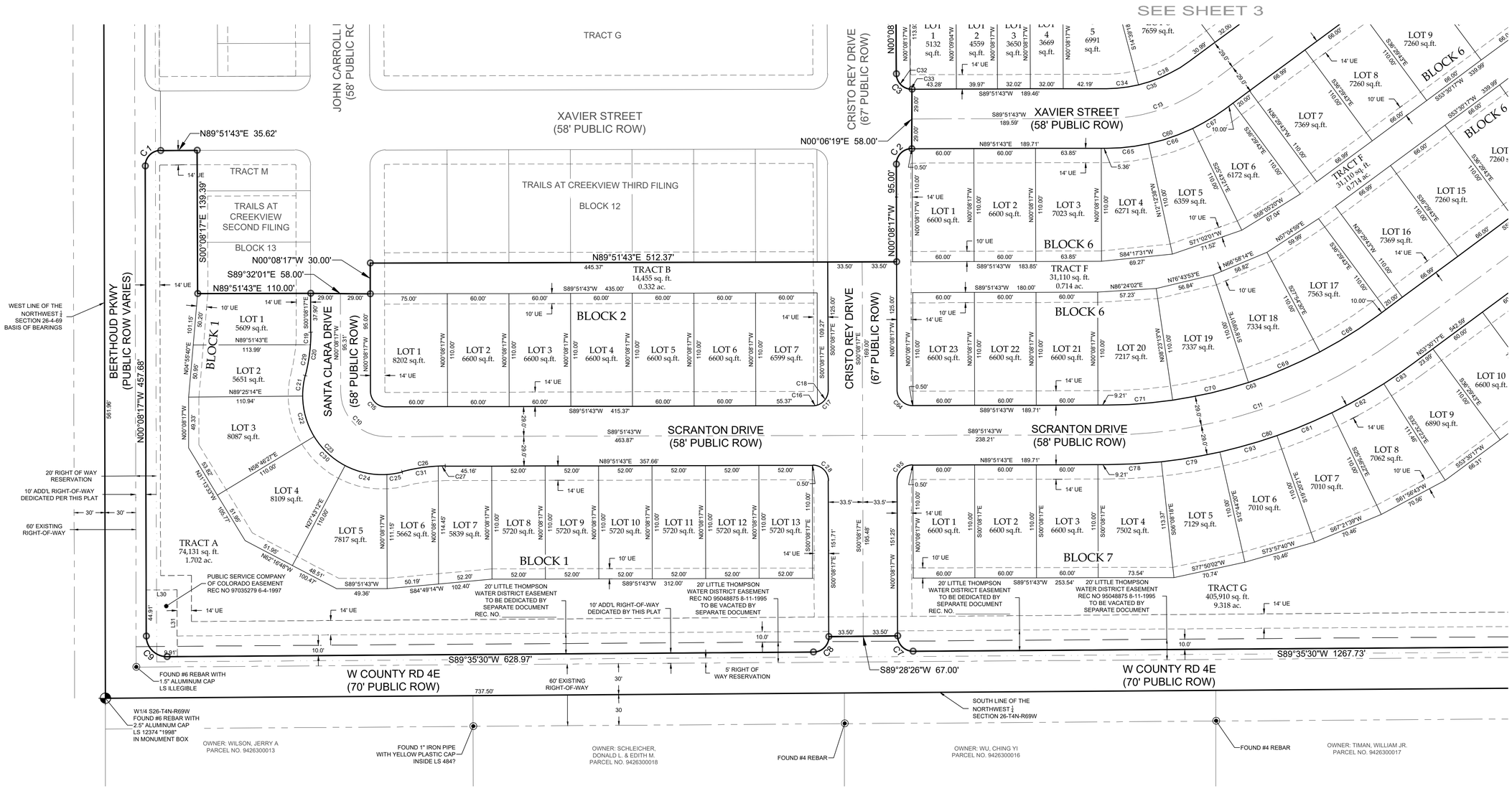
TRAILS AT CREEKVIEW FOURTH FILING

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 3
Of 5 Sheets

TRAILS AT CREEKVIEW FOURTH FILING

A REPLAT OF TRACT C, TRAILS AT CREEKVIEW FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



DRAFT

8-4-22

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 5 OF 5

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	RIGHT-OF-WAY RESERVATION
	PLATTED BOUNDARY LINE
	LOT LINE
⊙	FOUND PROPERTY CORNER AS DESCRIBED
⊕	SECTION CORNER
○	SET #4 REBAR, 18" LONG, WITH 1" DIA. ORANGE PLASTIC CAP, PLS 34995
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT

PRELIMINARY

Steven A. Lund
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SECTION: 23 & 26
TOWNSHIP: 4N
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NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
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PROJECT: 987-009
DATE: 8/4/22
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REVIEWED BY: S. Lund
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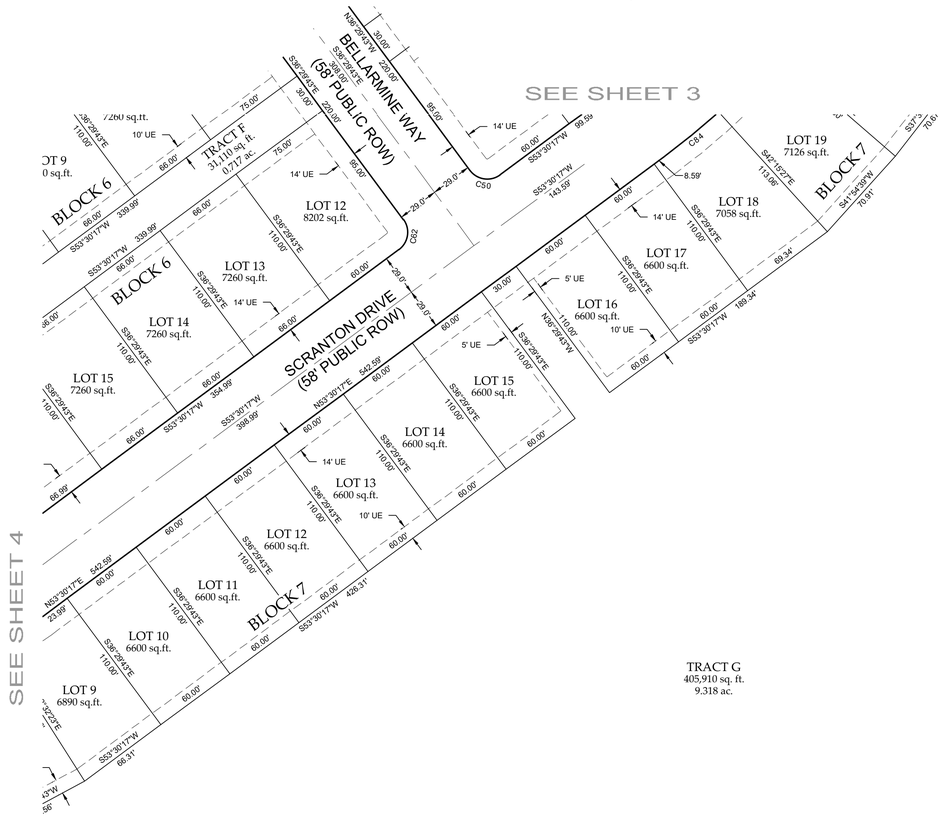
TRAILS AT CREEKVIEW FOURTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 4
Of 5 Sheets

TRAILS AT CREEKVIEW FOURTH FILING

A REPLAT OF TRACT C, TRAILS AT CREEKVIEW FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

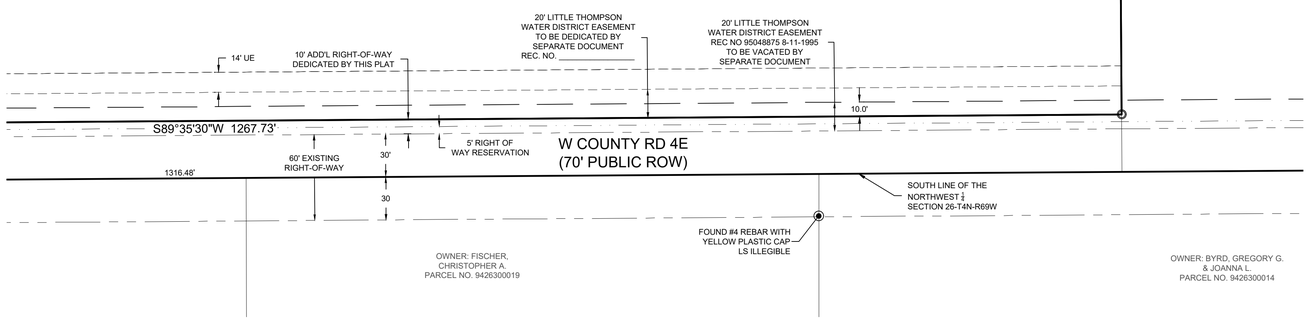


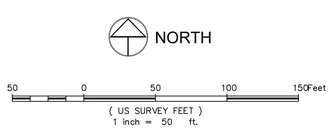
TRACT G
405,910 sq. ft.
9.318 ac.

TRAILS AT CREEKVIEW
FIRST FILING

TRACT D

S00°22'58"E 1001.14'





CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C2	89°59'57"	15.00'	23.56'	N44°51'35"E	21.21'
C3	90°57'02"	15.00'	23.81'	N45°36'12"W	21.39'
C4	36°21'26"	224.00'	142.14'	N71°41'00"E	139.77'
C5	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C6	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C7	90°15'48"	15.00'	23.63'	N45°16'23"W	21.26'
C8	89°44'12"	15.00'	23.49'	S44°43'12"W	21.17'
C9	90°15'48"	20.00'	31.51'	N45°16'23"W	28.35'
C10	90°00'00"	44.00'	69.12'	N45°08'17"W	62.23'
C11	36°21'26"	473.00'	300.14'	S71°41'00"W	295.13'
C12	53°22'19"	463.00'	431.29'	S26°49'08"W	415.87'
C13	36°21'26"	165.00'	104.70'	S71°41'00"W	102.95'
C14	53°22'19"	165.00'	153.70'	S26°49'08"W	148.20'
C15	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C16	17°58'50"	15.00'	4.71'	S80°52'10"W	4.69'
C17	90°00'00"	15.00'	23.56'	S44°51'35"W	21.21'
C18	72°01'10"	15.00'	18.86'	S35°52'10"W	17.64'
C19	4°12'16"	165.00'	12.11'	S01°57'51"W	12.11'
C20	14°46'24"	165.00'	42.54'	S07°14'55"W	42.43'
C21	14°59'08"	77.00'	20.14'	S07°08'33"W	20.08'
C22	30°52'32"	77.00'	41.49'	S15°47'17"E	40.99'
C23	119°32'48"	77.00'	160.66'	S45°08'17"E	133.06'
C24	31°29'02"	77.00'	42.31'	S78°01'18"E	41.78'
C25	11°08'51"	77.00'	14.98'	N80°39'45"E	14.96'
C26	14°46'24"	165.00'	42.54'	N82°28'31"E	42.43'
C27	2°22'33"	165.00'	6.84'	N88°40'27"E	6.84'
C28	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C29	10°34'08"	165.00'	30.44'	S09°21'03"W	30.39'
C30	31°03'15"	77.00'	41.73'	S46°45'10"E	41.22'
C31	12°23'51"	165.00'	35.70'	N81°17'15"E	35.63'
C32	84°16'15"	15.00'	22.06'	N42°15'48"W	20.13'
C33	6°40'47"	15.00'	1.75'	N87°44'19"W	1.75'
C34	13°10'23"	136.00'	31.27'	S83°16'32"W	31.20'
C35	36°21'26"	136.00'	86.30'	S71°41'00"W	84.86'
C36	3°49'21"	15.00'	1.00'	S51°35'37"W	1.00'
C37	86°10'39"	15.00'	22.56'	S06°35'37"W	20.49'
C38	23°11'03"	136.00'	55.03'	S65°06'49"W	54.66'
C39	86°10'39"	15.00'	22.56'	S06°35'37"W	20.49'
C40	90°00'00"	15.00'	23.56'	N81°29'43"W	21.21'
C41	30°40'14"	136.00'	72.80'	S38°10'10"W	71.94'
C42	53°22'19"	136.00'	126.69'	S26°49'08"W	122.16'
C43	22°42'04"	136.00'	53.88'	S11°29'01"W	53.53'
C44	11°23'07"	194.00'	38.55'	N05°49'32"E	38.49'
C45	13°30'42"	194.00'	45.75'	N18°16'27"E	45.64'
C46	53°22'19"	194.00'	180.71'	N26°49'08"E	174.25'
C47	13°30'42"	194.00'	45.75'	N45°17'52"E	45.64'
C48	1°27'04"	194.00'	4.91'	N52°46'45"E	4.91'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C49	90°00'00"	15.00'	23.56'	N08°30'17"E	21.21'
C50	90°00'00"	15.00'	23.56'	N81°29'43"W	21.21'
C51	3°29'57"	434.00'	26.51'	S51°45'19"W	26.50'
C52	9°59'31"	434.00'	75.69'	S45°00'34"W	75.59'
C53	9°59'45"	434.00'	75.72'	S35°00'56"W	75.62'
C54	9°59'35"	434.00'	75.69'	S25°01'16"W	75.60'
C55	9°58'59"	434.00'	75.62'	S15°01'59"W	75.52'
C56	9°34'13"	434.00'	72.49'	S05°15'22"W	72.41'
C57	0°20'17"	434.00'	2.56'	S00°18'07"W	2.56'
C58	53°22'19"	434.00'	404.28'	S26°49'08"W	389.82'
C59	13°30'42"	194.00'	45.75'	N31°47'09"E	45.64'
C60	36°21'26"	194.00'	123.10'	N71°41'00"E	121.05'
C61	90°00'00"	15.00'	23.56'	S81°29'43"E	21.21'
C62	90°00'00"	15.00'	23.56'	S08°30'17"W	21.21'
C63	36°21'26"	444.00'	281.74'	S71°41'00"W	277.04'
C64	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C65	12°04'22"	194.00'	40.88'	N83°49'33"E	40.80'
C66	13°30'42"	194.00'	45.75'	N71°02'01"E	45.64'
C67	10°46'22"	194.00'	36.48'	N58°53'28"E	36.42'
C68	8°35'12"	444.00'	66.54'	S57°47'53"W	66.48'
C69	9°45'30"	444.00'	75.62'	S66°58'14"W	75.53'
C70	9°45'48"	444.00'	75.66'	S76°43'53"W	75.57'
C71	8°14'56"	444.00'	63.92'	S85°44'15"W	63.87'
C72	7°19'31"	246.00'	31.45'	N86°11'58"E	31.43'
C73	36°21'26"	246.00'	156.10'	S71°41'00"W	153.49'
C74	9°57'25"	246.00'	42.75'	N77°33'30"E	42.70'
C75	9°06'41"	246.00'	39.12'	N68°01'27"E	39.08'
C76	7°30'09"	246.00'	32.21'	N59°43'02"E	32.19'
C77	2°27'40"	246.00'	10.57'	N54°44'07"E	10.57'
C78	6°00'02"	502.00'	52.57'	N86°51'42"E	52.55'
C79	6°36'01"	502.00'	57.83'	N80°33'41"E	57.80'
C80	36°21'26"	502.00'	318.55'	N71°41'00"E	313.23'
C81	6°36'01"	502.00'	57.83'	N67°21'39"E	57.80'
C82	6°36'01"	502.00'	57.83'	N60°45'38"E	57.80'
C83	3°57'20"	502.00'	34.66'	N55°28'57"E	34.65'
C84	5°45'44"	492.00'	49.48'	N50°37'25"E	49.46'
C85	6°43'47"	492.00'	57.79'	N44°22'39"E	57.76'
C86	6°43'47"	492.00'	57.79'	N37°38'52"E	57.76'
C87	6°43'47"	492.00'	57.79'	N30°55'05"E	57.76'
C88	53°22'19"	492.00'	458.31'	N26°49'08"E	441.91'
C89	6°43'47"	492.00'	57.79'	N17°27'30"E	57.76'
C90	6°43'47"	492.00'	57.79'	N10°43'43"E	57.76'
C91	6°43'47"	492.00'	57.79'	N03°59'55"E	57.76'
C92	0°30'03"	492.00'	4.30'	N00°23'00"E	4.30'
C93	6°36'01"	502.00'	57.83'	N73°57'40"E	57.80'
C94	6°43'47"	492.00'	57.79'	N24°11'17"E	57.76'
C95	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.93'	S00° 07' 58"W
L2	10.93'	S00° 07' 58"W
L3	10.93'	N00° 07' 58"E

LEGEND

- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY RESERVATION
- PLATTED BOUNDARY LINE
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FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

SECTION: 23 & 26
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith
DATE: 8/4/22
SCALE: 1"=50'
REVIEWED BY: S. Lund

TRAILS AT CREEKVIEW FOURTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
5
Of 5 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.

Site Statistics & Residential Standards

TOTAL ACREAGE	154.81 AC	
OPEN SPACE REQUIRED (10%)	14.11 AC (Excluding Tract Y)	
OPEN SPACE PROVIDED	33.47 AC	
ROW	34.03 AC	
SINGLE FAMILY DETACHED	344 LOTS	(71.5%)
SMALL SINGLE FAMILY DETACHED	40 LOTS	(8.3%)
TOWNHOMES	51 LOTS	(10.6%)
DUPLEX	46 LOTS	(9.5%)
TOTAL	480 LOTS	

Site Identity

480 DWELLING UNITS = 8 REQUIRED ELEMENTS

ELEMENTS PROVIDED:

POOL	(2) ELEMENTS
COMMUNITY BUILDING	(2) ELEMENTS
POLLINATOR PLANTING PALETTE	(1) ELEMENT
SOFT SURFACE TRAIL	(1) ELEMENT
POCKET PARK	(1) ELEMENT
PLAYGROUND	(1) ELEMENT
WOOD FENCING	(1) ELEMENT
ALLEY LOADED STREETS	(2) ELEMENTS
BUFFER AREAS	(1) ELEMENT
TOTAL PROVIDED	12 ELEMENTS

Park & Open Space Statistics

480 DWELLING UNITS =	4.80 AC PARK REQUIRED
POCKET PARK #1 =	1.6 ACRES
POCKET PARK #2 =	1.8 ACRES
NEIGHBORHOOD PARK* =	5.7 ACRES
TOTAL PROVIDED =	9.1 ACRES

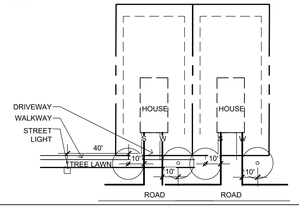
*A MINIMUM OF 5 ACRES TO BE DEDICATED TO THE TOWN OF BERTHOUD. REMAINING PARK SPACE TO BE OWNED & MAINTAINED BY THE METRO DISTRICT.

FUNCTIONAL OPEN SPACE ELEMENTS (3 REQUIRED):

GREEN AREA (O.63 AC)	(1)
ADDITIONAL POCKET PARK	(1)
OPEN SPACE WAIVER*	(1)
TOTAL PROVIDED	(3)

*OPEN SPACE WAIVER OF POINTS PER THE TOWN BOARD APPROVAL OF THE NEIGHBORHOOD MASTER PLAN ON JANUARY 12, 2021. APPROVAL OF ADJUSTED PLAN TO SHOW REMOVAL OF LOTS ALONG NORTHERN PROPERTY BOUNDARY & REPLACEMENT OF LOTS WITHIN GREEN AREA.

TYPICAL UTILITY LAYOUT



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 FIVE (5) 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 (OR APPROVED EQUAL) 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 WILL BE PRACTICED ON ALL AREAS DISTURBED BY CONSTRUCTION AND THOSE AREAS SHALL BE RESEEDED TO PREVENT EROSION. NATIVE, NONINVASIVE GRASSES SHALL BE USED FOR REVEGETATION WHERE PRACTICAL. WEED CONTROL IS THE RESPONSIBILITY OF THE LANDOWNER ON ALL RESEEDED AREAS AND PRESERVATION AREAS. WEED CONTROL SHALL BE 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

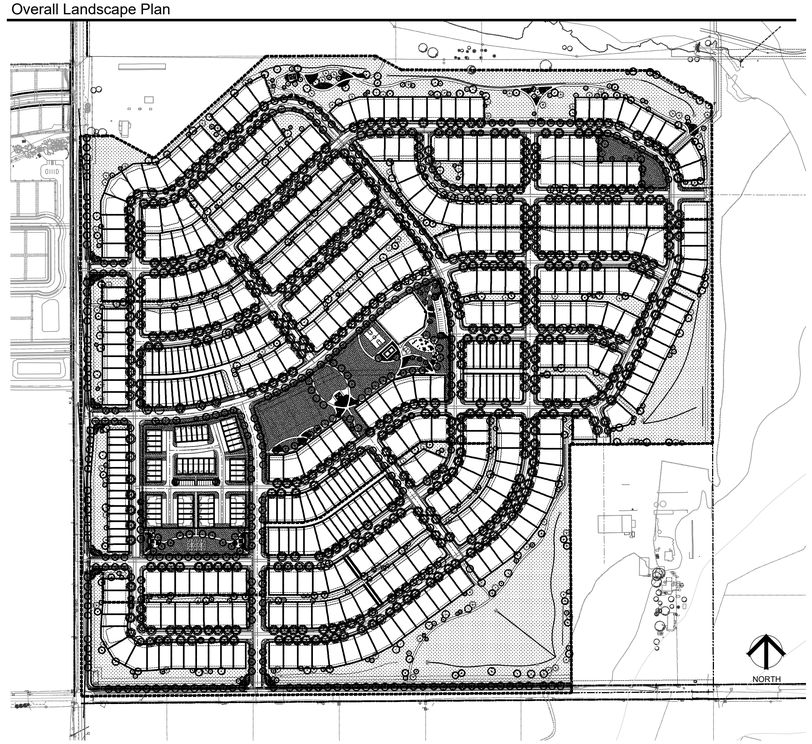
COMMON NAME	%	LBS.P.L.S./ACRE
ANNUAL RYEGRASS	20%	
SLENDER WHEATGRASS	15%	
CRESTED WHEATGRASS	12%	
MOUTAIN BROME	10%	
HARD FESCUE	10%	
CANADA BLUEGRASS	10%	
SIDEOATS GRAMA	6%	
BIG BLUESTEM	5%	
BLUE GRAMA (COATED)	5%	
SAND DROPSEED	1%	

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.

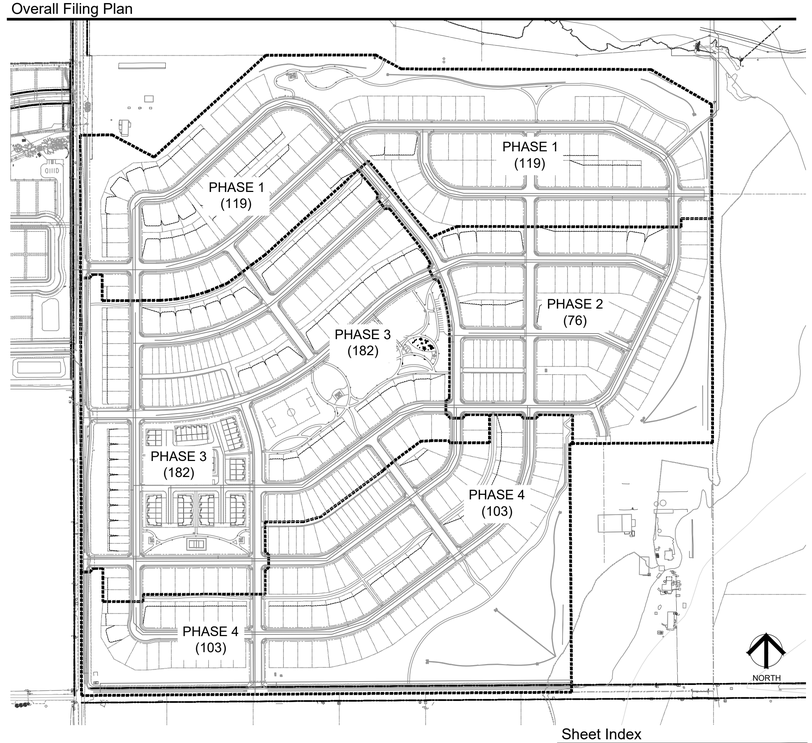
MULCH IN ALL NATIVE SEED AREAS:

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.

Overall Landscape Plan



Overall Filing Plan



Sheet Index

SHEET 1	COVER SHEET
SHEETS 2-9	LANDSCAPE PLANS
SHEET 10	PARK ENLARGEMENTS
SHEET 11	PARK ENLARGEMENTS
SHEET 12	PARK ENLARGEMENTS
SHEET 13-14	DETAILS
SHEET 15	LANDSCAPE NOTES, SCHEDULES, DETAILS
SHEET 16-17	HYDROZONE PLAN

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SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

FINAL LANDSCAPE

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	3.25.22

DATE

JANUARY 28, 2022

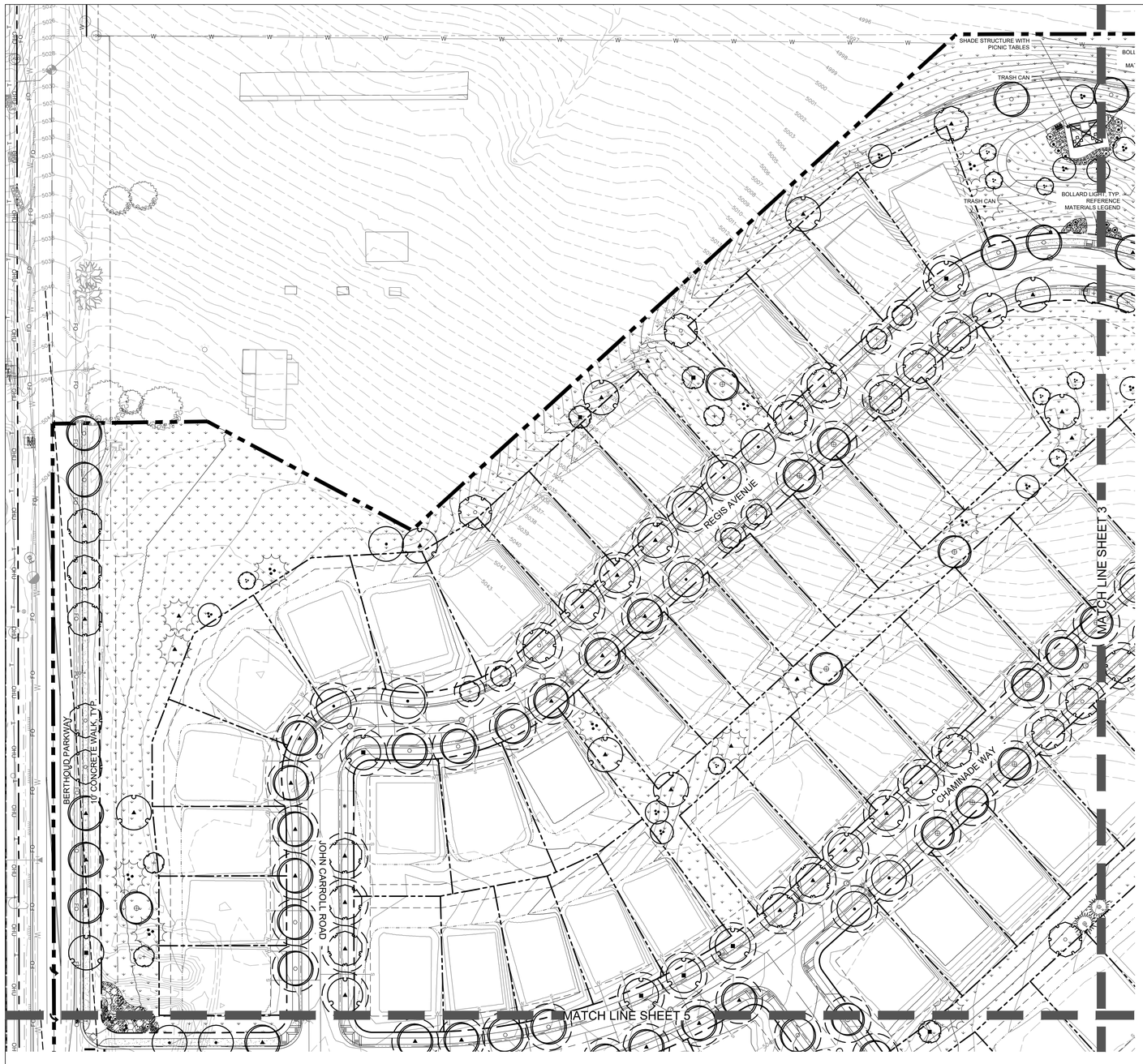
SHEET TITLE

COVER SHEET

SHEET INFORMATION

Sheet Number: 1

Of: 17



Plant Palette

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	118	Catalpa speciosa Western Catalpa
	120	Celtis occidentalis Western Hackberry
	122	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	132	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	139	Platanus x acerifolia `Exclamation` Exclamation Planetree
	121	Quercus macrocarpa Bur Oak
	136	Quercus shumardii Shummard Red Oak
	174	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	22	Picea pungens `Bakeri` Bakeri Spruce
	33	Pinus nigra Austrian Pine
	28	Pinus ponderosa Ponderosa Pine
	48	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	59	Acer ginnala `Flame` Amur Maple
	34	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	67	Prunus virginiana `P002` Sucker Punch Chokecherry
	9	Pyrus fauriei `Korean Sun` Korean Wild Pear
	33	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	52	Arctostaphylos x `Panchito` Panchito Manzanita
	38	Aronia arbutifolia Red Chokeberry
	33	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	15	Chrysothamnus nauseosus Rubber Rabbitbrush
	11	Fallugia paradoxa Apache Plume
	117	Krascheninnikovia lanata Winterfat
	230	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	136	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	17	Prunus besseyi Western Sand Cherry
	69	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	10	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	7	Picea abies `Nidiformis` Birds Nest Spruce
	13	Picea abies `Pumila` Dwarf Norway Spruce
	13	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	49	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	QTY	BOTANICAL / COMMON NAME
	362	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	101	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	110	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	213	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	193	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	133	Agastache rupestris `Sunset` Sunset Hyssop
	292	Asclepias tuberosa Butterfly Milkweed
	79	Echinacea purpurea Purple Coneflower
	76	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	225	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	81	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	172	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

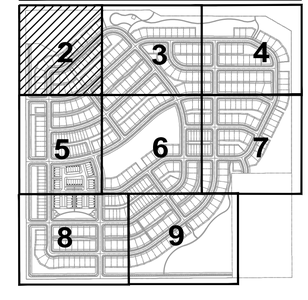
Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND OR APPROVED EQUAL	366,954 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX OR APPROVED EQUAL	1,293,171 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	23,336 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	22,903 sf

SYMBOL	DESCRIPTION
	SAND
	PROPERTY BOUNDARY
	STEEL EDGER, ROUNDED TOP
	EXISTING TREES
	TREES BY OWNER/BUILDER: 614

SYMBOL	DESCRIPTION
	WATER FOUNTAIN
	TRASH CAN
	TABLES WITH CHESS/CHECKERS
	PICNIC TABLE
	BIKE RACK
	BOLLARD LIGHT
	PARK LIGHT
	SANDSTONE SLAB BENCH 3-5' LONG x 18" TALL
	WINGRA BENCH

Sheet Key:



0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

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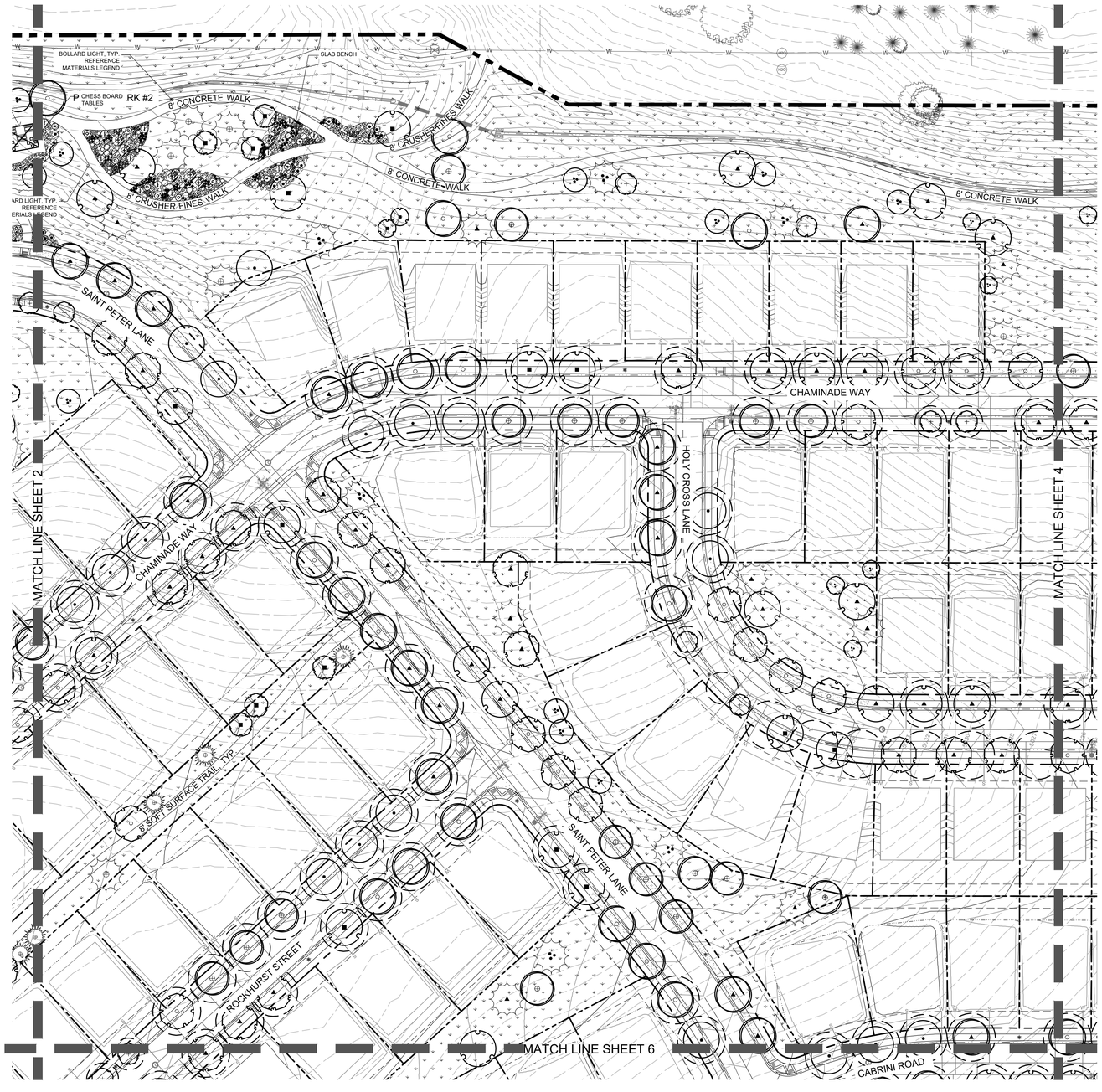
LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 2

Of: 17



Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND OR APPROVED EQUAL	366,954 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX OR APPROVED EQUAL	1,293,171 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	23,336 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	22,903 sf

SYMBOL	DESCRIPTION
	SAND
	PROPERTY BOUNDARY
	STEEL EDGER, ROUNDED TOP
	EXISTING TREES
	TREES BY OWNER/BUILDER: 614

SYMBOL	DESCRIPTION
	WATER FOUNTAIN
	TRASH CAN
	TABLES WITH CHESS/CHECKERS
	PICNIC TABLE
	BIKE RACK
	BOLLARD LIGHT
	PARK LIGHT
	SANDSTONE SLAB BENCH 3-5' LONG x 18" TALL
	WINGRA BENCH

Plant Palette

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	118	Catalpa speciosa Western Catalpa
	120	Celtis occidentalis Western Hackberry
	122	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	132	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	139	Platanus x acerifolia `Exclamation` Exclamation Planetree
	121	Quercus macrocarpa Bur Oak
	136	Quercus shumardii Shummard Red Oak
	174	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	22	Picea pungens `Bakeri` Bakeri Spruce
	33	Pinus nigra Austrian Pine
	28	Pinus ponderosa Ponderosa Pine
	48	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	59	Acer ginnala `Flame` Amur Maple
	34	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	67	Prunus virginiana `P002` Sucker Punch Chokecherry
	9	Pyrus fauriei `Korean Sun` Korean Wild Pear
	33	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	52	Arctostaphylos x `Panchito` Panchito Manzanita
	38	Aronia arbutifolia Red Chokeberry
	33	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	15	Chrysothamnus nauseosus Rubber Rabbitbrush
	11	Fallugia paradoxa Apache Plume
	117	Krascheninnikovia lanata Winterfat
	230	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	136	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	17	Prunus besseyi Western Sand Cherry
	69	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	10	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
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	13	Picea abies `Pumila` Dwarf Norway Spruce
	13	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	49	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	QTY	BOTANICAL / COMMON NAME
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	101	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	110	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	213	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
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	133	Agastache rupestris `Sunset` Sunset Hyssop
	292	Asclepias tuberosa Butterfly Milkweed
	79	Echinacea purpurea Purple Coneflower
	76	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	225	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	81	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	172	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

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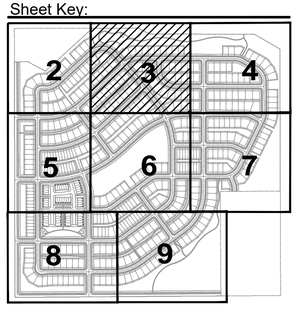

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TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

FINAL LANDSCAPE

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	3.25.22

DATE

JANUARY 28, 2022

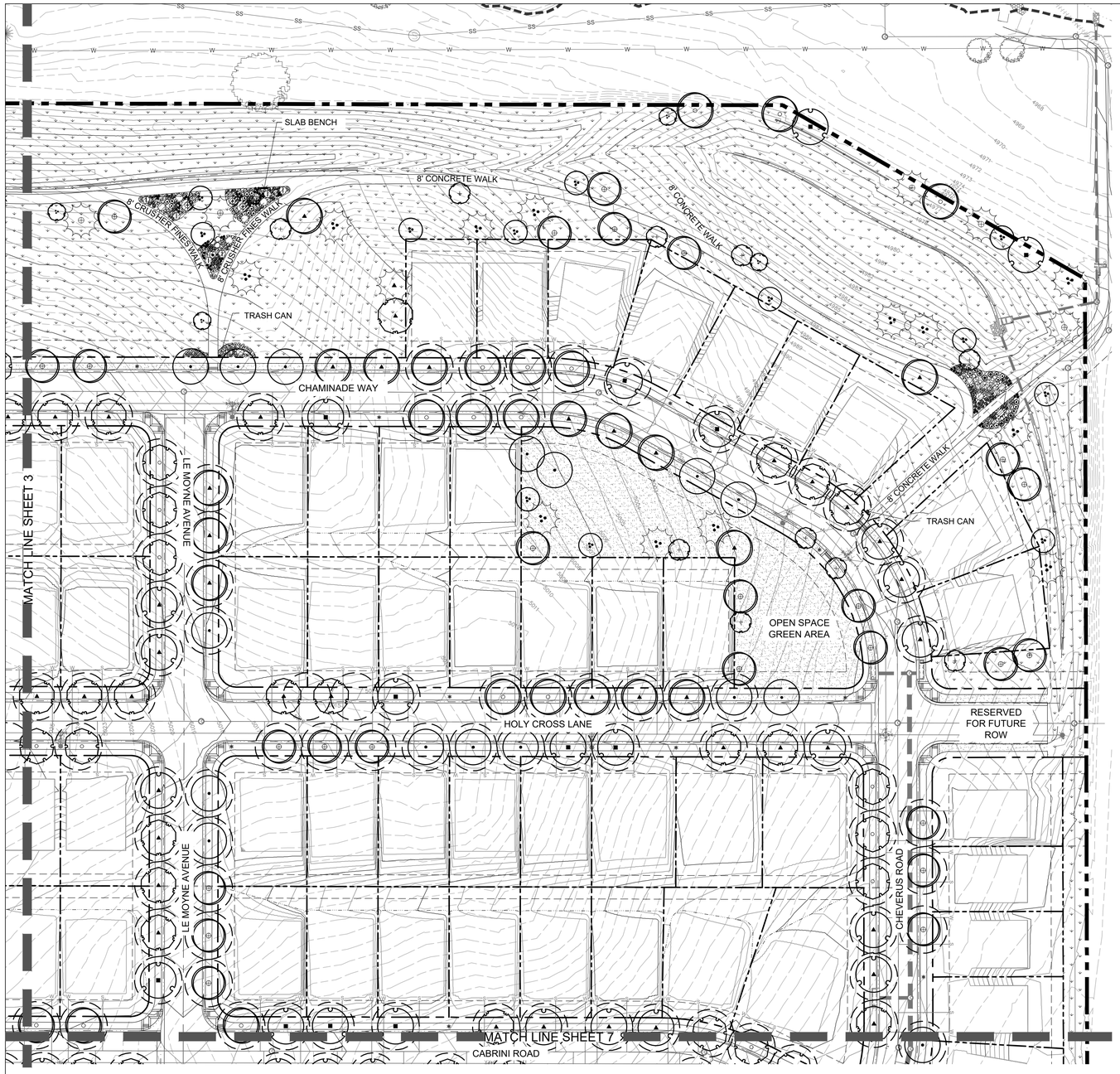
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 3

Of: 17



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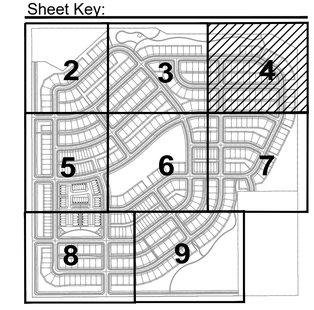

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FINAL LANDSCAPE

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OWNER:

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REVISIONS	DATE
Staff Comments	3.25.22

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JANUARY 28, 2022

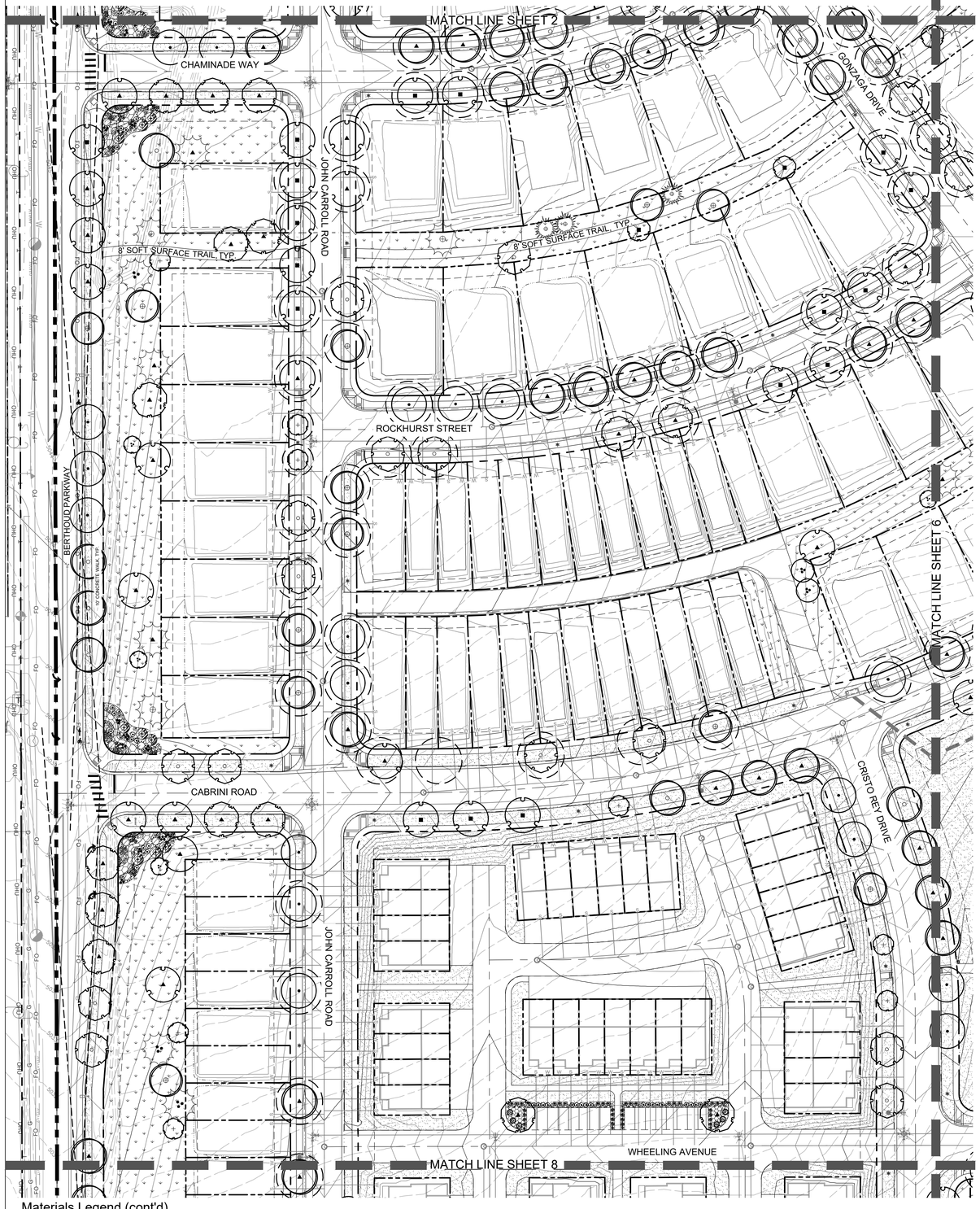
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 4

Of: 17



Materials Legend (cont'd)

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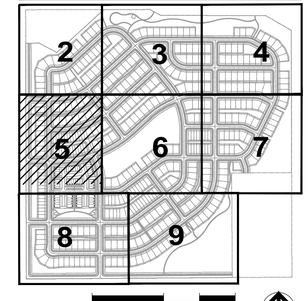

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FINAL LANDSCAPE

BERTHOUD, CO

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OWNER:

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92660

REVISIONS	DATE
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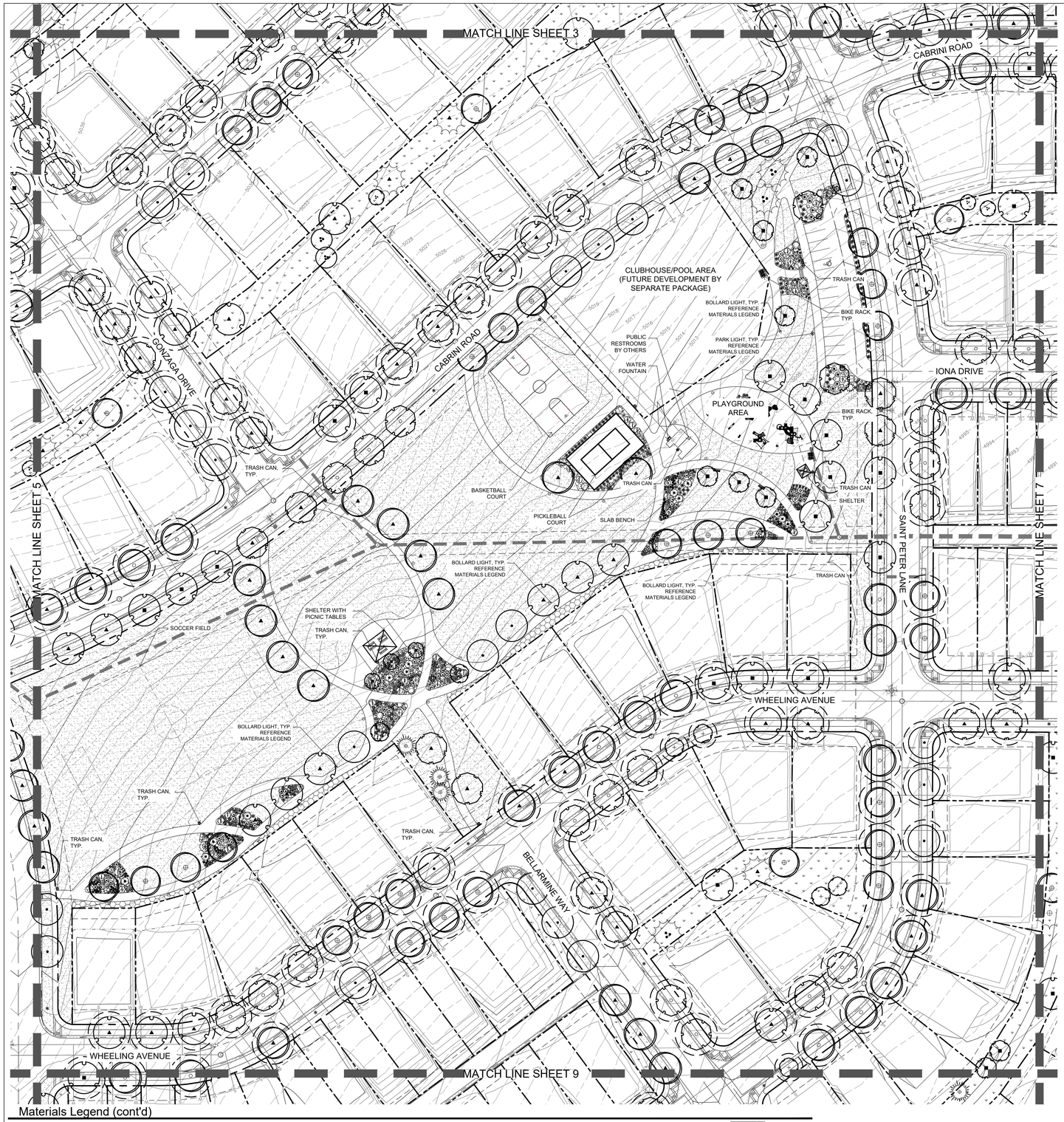
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 5

Of: 17



Materials Legend (cont'd)

- PROPERTY BOUNDARY
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- EXISTING TREES
- TREES BY OWNER/BUILDER: 614
- WATER FOUNTAIN
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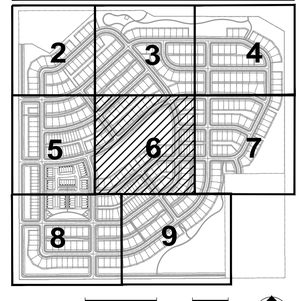

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SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 6

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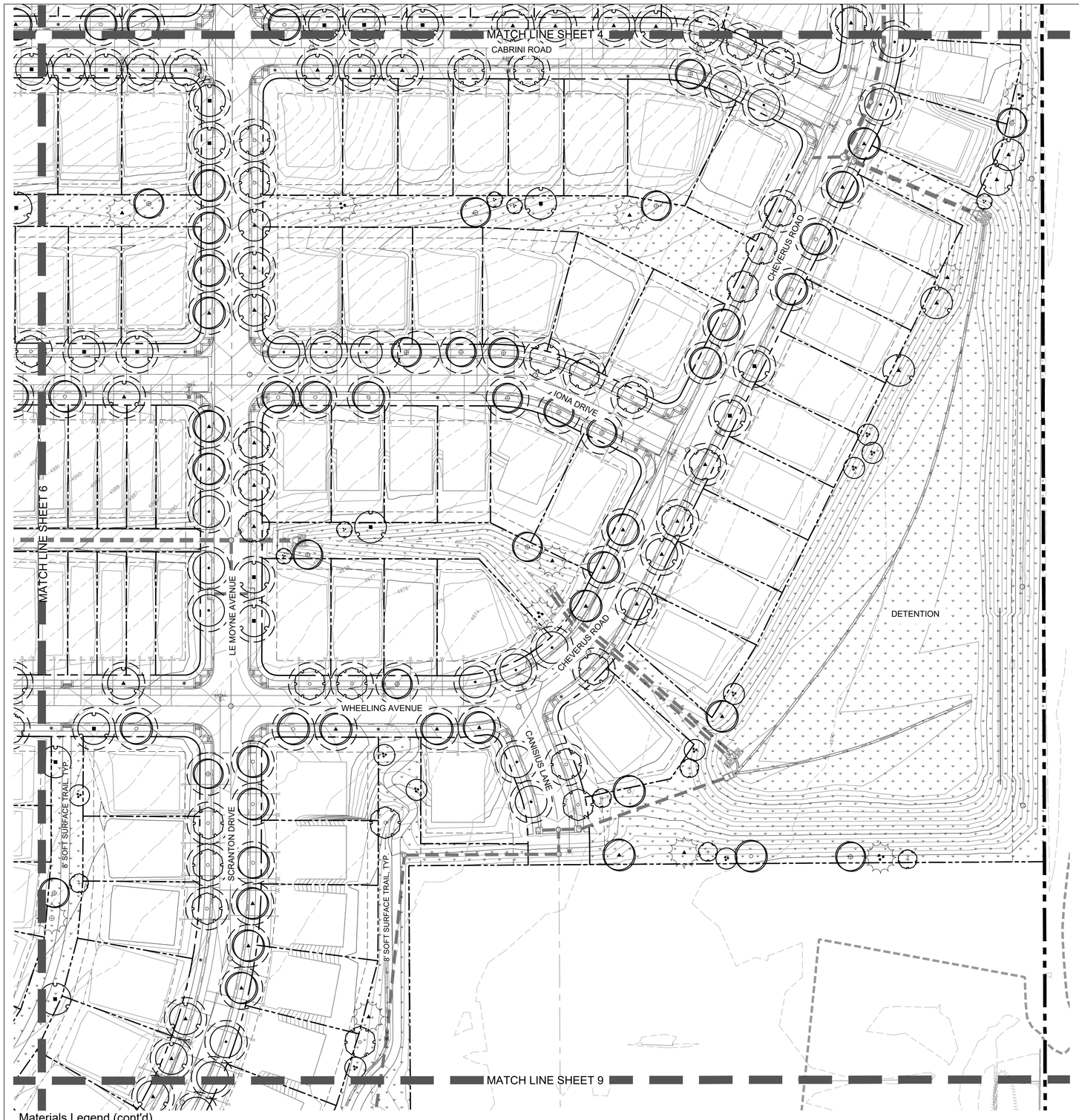

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	362	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	101	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	110	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	213	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	193	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	133	Agastache rupestris `Sunset` Sunset Hyssop
	292	Asclepias tuberosa Butterfly Milkweed
	79	Echinacea purpurea Purple Coneflower
	76	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	225	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	81	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	172	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

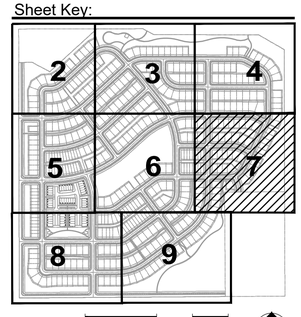
Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND OR APPROVED EQUAL	366,954 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX OR APPROVED EQUAL	1,293,171 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	23,336 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	22,903 sf
	SAND	4,000 sf

Materials Legend (cont'd)

- PROPERTY BOUNDARY
- STEEL EDGER, ROUNDED TOP
- EXISTING TREES
- TREES BY OWNER/BUILDER: 614
- WATER FOUNTAIN
- TRASH CAN
- TABLES WITH CHESS/CHECKERS
- PICNIC TABLE
- BIKE RACK
- BOLLARD LIGHT
- PARK LIGHT
- SANDSTONE SLAB BENCH 3-5' LONG x 18" TALL
- WINGRA BENCH

Sheet Key:



0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

FINAL LANDSCAPE

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	3.25.22

DATE

JANUARY 28, 2022

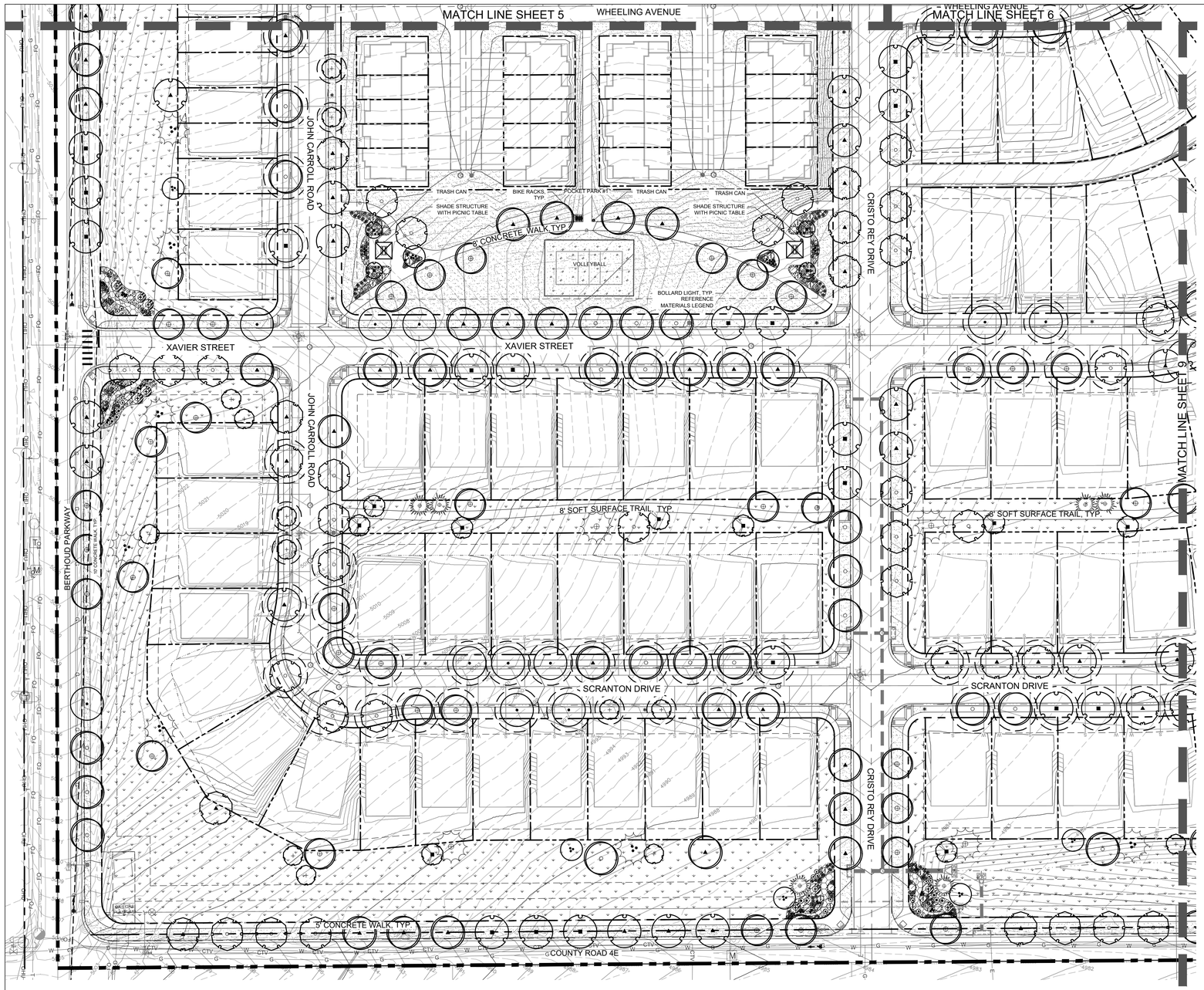
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 7

Of: 17



Plant Palette

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	118	Catalpa speciosa Western Catalpa
	120	Celtis occidentalis Western Hackberry
	122	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	132	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	139	Platanus x acerifolia `Exclamation` Exclamation Planetree
	121	Quercus macrocarpa Bur Oak
	136	Quercus shumardii Shummard Red Oak
	174	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	22	Picea pungens `Bakeri` Bakeri Spruce
	33	Pinus nigra Austrian Pine
	28	Pinus ponderosa Ponderosa Pine
	48	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	59	Acer ginnala `Flame` Amur Maple
	34	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	67	Prunus virginiana `P002` Sucker Punch Chokecherry
	9	Pyrus fauriei `Korean Sun` Korean Wild Pear
	33	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	52	Arctostaphylos x `Panchito` Panchito Manzanita
	38	Aronia arbutifolia Red Chokeberry
	33	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	15	Chrysothamnus nauseosus Rubber Rabbitbrush
	11	Fallugia paradoxa Apache Plume
	117	Krascheninnikovia lanata Winterfat
	230	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	136	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	17	Prunus besseyi Western Sand Cherry
	69	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

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Plant Palette (cont'd)

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	225	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
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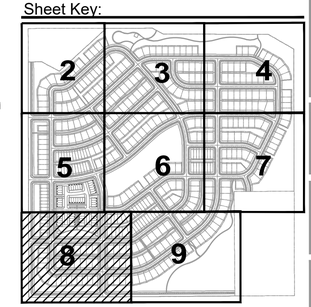

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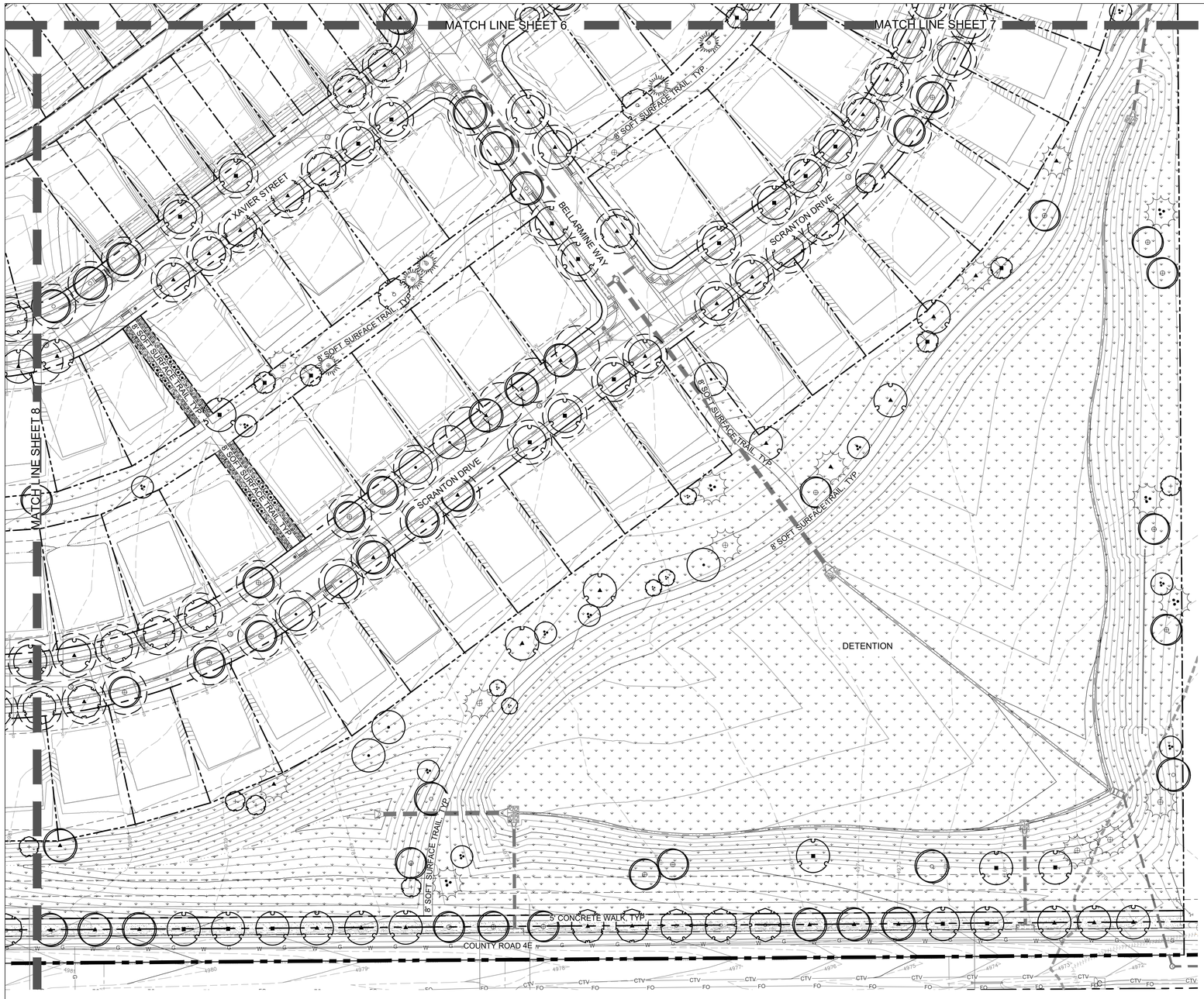
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 8

Of: 17



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Materials Legend (cont'd)

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Plant Palette (cont'd)

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	10	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
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	79	Echinacea purpurea Purple Coneflower
	76	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	225	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	81	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	172	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

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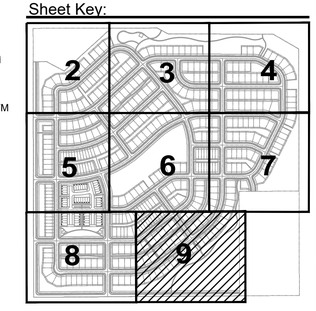

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TRAILS AT CREEKVIEW

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BERTHOUD, CO

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OWNER:

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SUITE 250
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92660

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SHEET TITLE

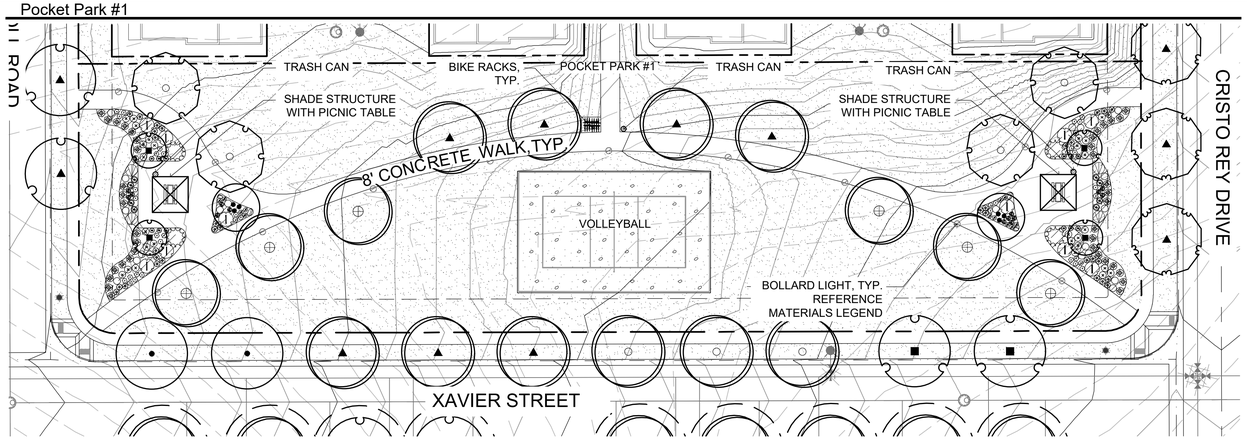
LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 9

Of: 17

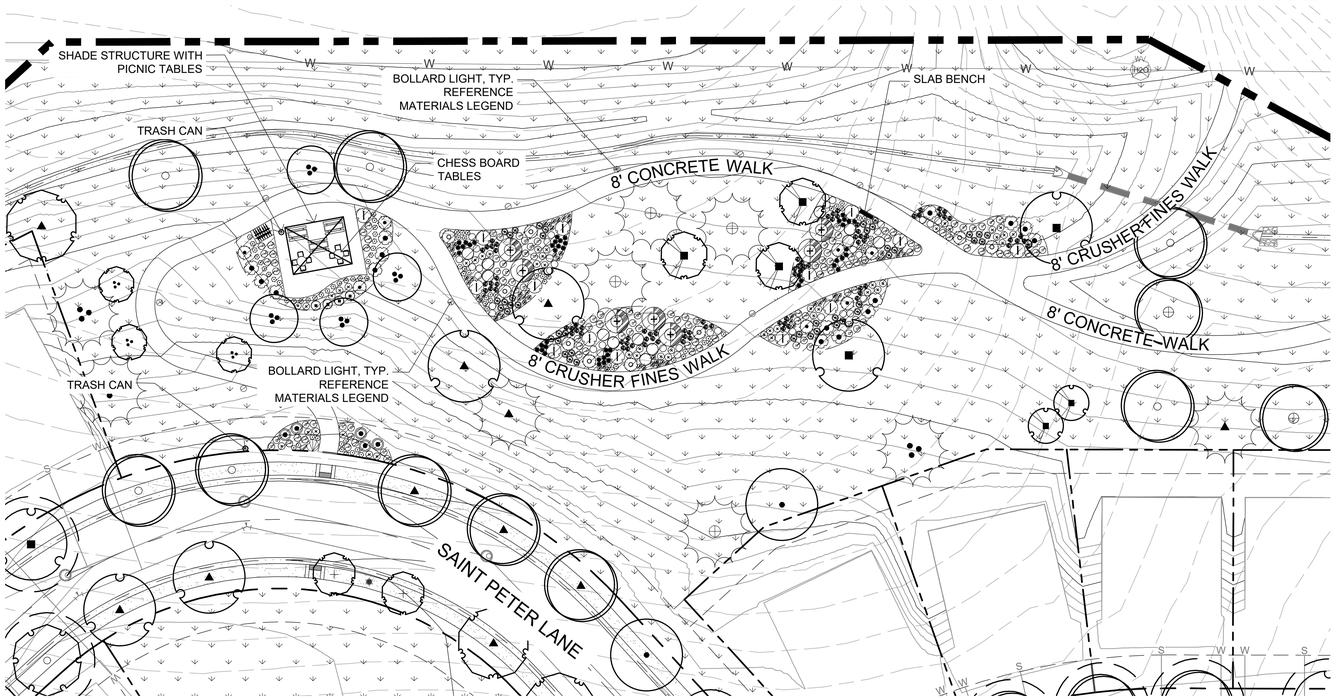
Pocket Park #1



Pocket Park #1 - Park Furnishings List

DESCRIPTION*	MANUFACTURER	MODEL	QUANTITY	COLOR	MOUNT TYPE
WINGARA 6' PICNIC TABLE	THOMAS STEELE SITE FURNISHINGS	WGT-6-PM-PU	2	BLACK	PER SPEC
15' x 15' ALL STEEL SHELTER	RCP SHELTERS	TS-SQ15-04	2	BLACK	IN-GROUND
WINGARA RECEPTACLE 32 GALLON	THOMAS STEELE SITE FURNISHINGS	WGTR-32SO-P	3	BLACK	PER SPEC
*NOTE: ALL FURNISHINGS AS NOTED OR APPROVED EQUAL					

Pocket Park #2**



Pocket Park #2 - Park Furnishings List

DESCRIPTION*	MANUFACTURER	MODEL	QUANTITY	COLOR	MOUNT TYPE
WINGARA 6' PICNIC TABLE	THOMAS STEELE SITE FURNISHINGS	WGT-6-PM-PU	3	BLACK	PER SPEC
CHESS TABLE WITH 2 STOOLS	DOTY & SONS	T6971	2		PER SPEC
20' x 25' ALL STEEL SHELTER	RCP SHELTERS	TS-H2025-04	1	BLACK	IN-GROUND
WINGARA RECEPTACLE 32 GALLON	THOMAS STEELE SITE FURNISHINGS	WGTR-32SO-P	4	BLACK	PER SPEC
SANDSTONE SLAB BENCH, 3' - 5' LONG x 18" TALL			2	BUFF	
*NOTE: ALL FURNISHINGS AS NOTED OR APPROVED EQUAL					

**NOTE: ADDITIONAL TWO TRASH CANS AND ONE SLAB BENCH ARE LOCATED IN THE EASTERN PORTION OF THIS PARK - OUT OF FRAME. PLEASE REFER TO SHEET 4 FOR LABELS.

Plant Palette

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	118	Catalpa speciosa Western Catalpa
	120	Celtis occidentalis Western Hackberry
	122	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	132	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	139	Platanus x acerifolia `Exclamation` Exclamation Planetree
	121	Quercus macrocarpa Bur Oak
	136	Quercus shumardii Shummard Red Oak
	174	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	22	Picea pungens `Bakeri` Bakeri Spruce
	33	Pinus nigra Austrian Pine
	28	Pinus ponderosa Ponderosa Pine
	48	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	59	Acer ginnala `Flame` Amur Maple
	34	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	67	Prunus virginiana `P002` Sucker Punch Chokecherry
	9	Pyrus fauriei 'Korean Sun` Korean Wild Pear
	33	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	52	Arctostaphylos x `Panchito` Panchito Manzanita
	38	Aronia arbutifolia Red Chokeberry
	33	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
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	11	Fallugia paradoxa Apache Plume
	117	Krascheninnikovia lanata Winterfat
	230	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	136	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	17	Prunus besseyi Western Sand Cherry
	69	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	10	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
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	13	Picea abies `Pumila` Dwarf Norway Spruce
	13	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
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GRASSES	QTY	BOTANICAL / COMMON NAME
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	79	Echinacea purpurea Purple Coneflower
	76	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	225	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
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Materials Legend

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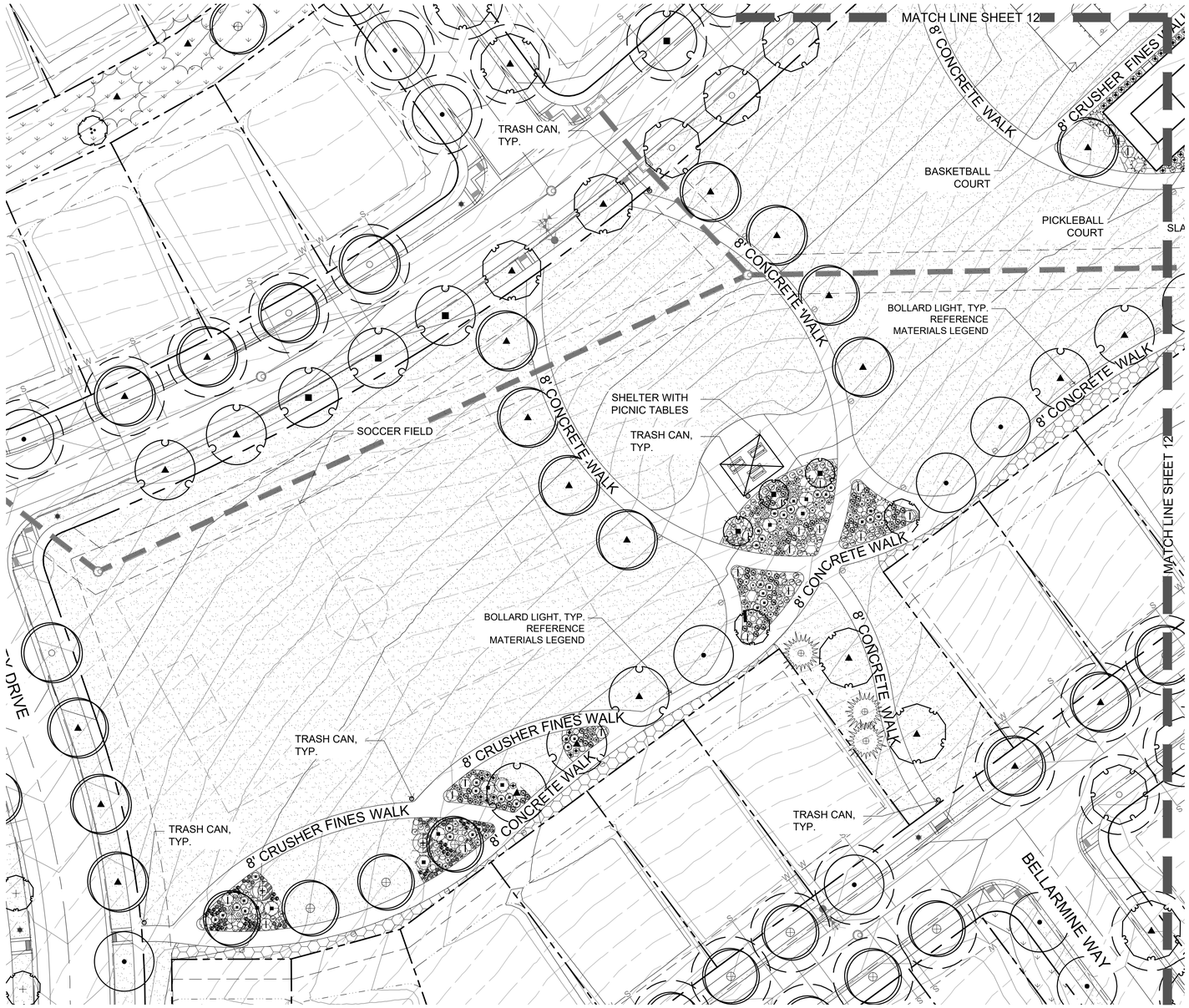
SHEET TITLE

PARK ENLARGEMENTS

SHEET INFORMATION

Sheet Number: 10

Of: 17



Neighborhood Park

Plant Palette

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	172	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND OR APPROVED EQUAL	366,954 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX OR APPROVED EQUAL	1,293,171 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	23,336 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	22,903 sf
	SAND	4,000 sf
	PROPERTY BOUNDARY	
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	TREES BY OWNER/BUILDER: 614	
	WATER FOUNTAIN	
	TRASH CAN	
	TABLES WITH CHESS/CHECKERS	
	PICNIC TABLE	
	BIKE RACK	
	BOLLARD LIGHT	
	PARK LIGHT	
	SANDSTONE SLAB BENCH 3-5' LONG x 18" TALL	
	WINGRA BENCH	

0 30' 45' 60'
SCALE 1" = 30'-0"
NORTH

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444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
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SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

FINAL LANDSCAPE

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	3.25.22

DATE

JANUARY 28, 2022

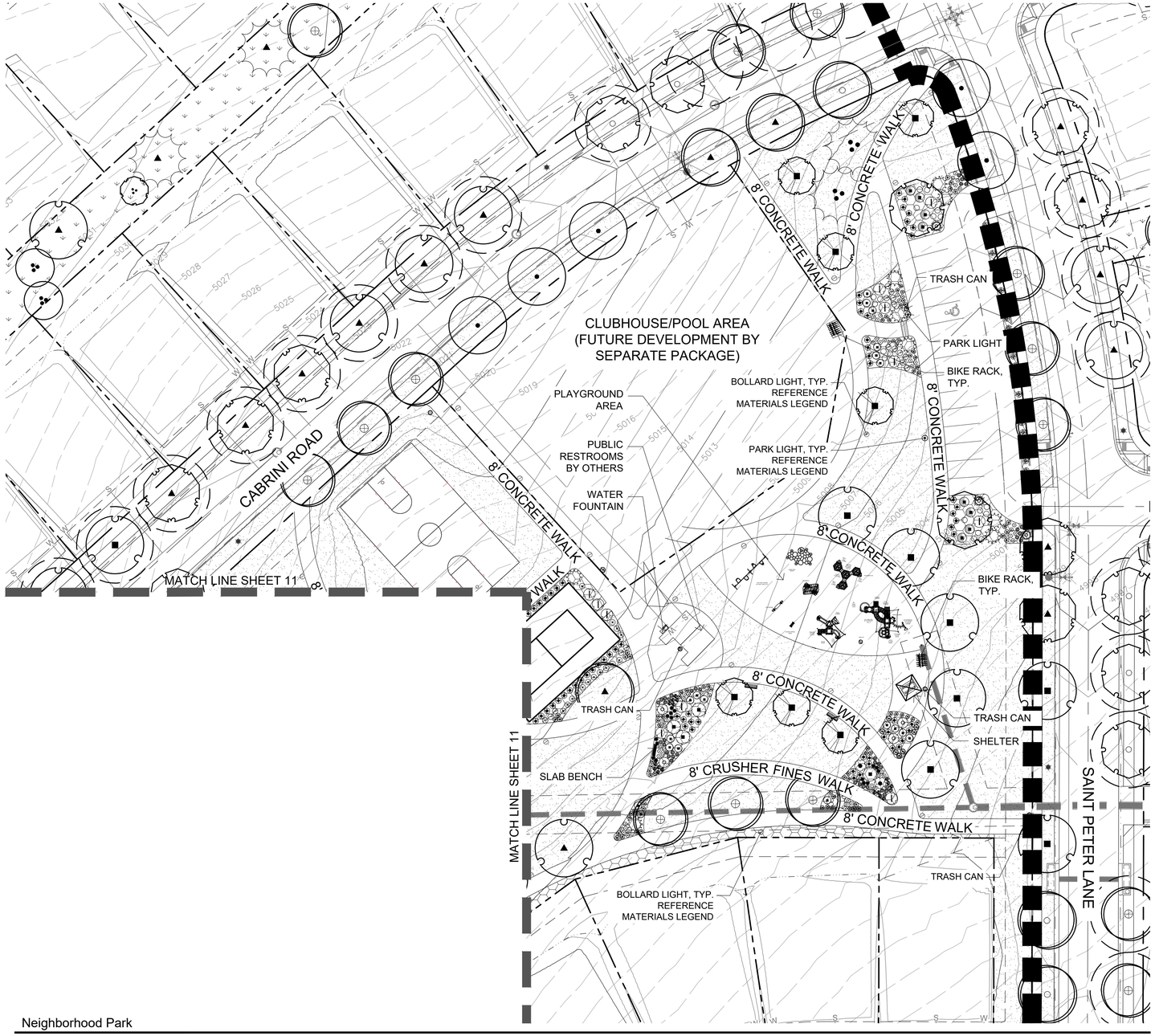
SHEET TITLE

PARK ENLARGEMENTS

SHEET INFORMATION

Sheet Number: 11

Of: 17



Neighborhood Park

PARK FURNISHINGS LIST

DESCRIPTION*	MANUFACTURER	MODEL	QUANTITY	COLOR	MOUNT TYPE
PLAY STRUCTURE	PLAYWORLD	MULTIPLE	1	TBD	IN-GROUND
WINGARA 6' PICNIC TABLE	THOMAS STEELE SITE FURNISHINGS	WGT-6-PM-PU	4	BLACK	PER SPEC
20' x 25' ALL STEEL SHELTER	RCP SHELTERS	TS-H2025-04	1	BLACK	IN-GROUND
10' x 10' ALL STEEL SHELTER	RCP SHELTERS	TS-SQ10-04	1	BLACK	IN-GROUND
WINGARA RECEPTACLE 32 GALLON	THOMAS STEELE SITE FURNISHINGS	WGTR-32SO-P	10	BLACK	PER SPEC
WINGARA 6' BENCH WITH BACK	THOMAS STEELE SITE FURNISHINGS	WGB-6-PM-P	2	BLACK	PER SPEC
WINDER LOOP BIKE RACK	MADRAX	HW238-5-SF-P	2	BLACK	PER SPEC
440 SMS ATTACHED PET FOUNTAIN	MOST DEPENDABLE FOUNTAINS		1	BLACK	PER SPEC
*NOTE: ALL FURNISHINGS AS NOTED OR APPROVED EQUAL					

Plant Palette

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	118	Catalpa speciosa Western Catalpa
	120	Celtis occidentalis Western Hackberry
	122	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	132	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	139	Platanus x acerifolia `Exclamation` Exclamation Planetree
	121	Quercus macrocarpa Bur Oak
	136	Quercus shumardii Shummard Red Oak
	174	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	22	Picea pungens `Bakeri` Bakeri Spruce
	33	Pinus nigra Austrian Pine
	28	Pinus ponderosa Ponderosa Pine
	48	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	59	Acer ginnala `Flame` Amur Maple
	34	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	67	Prunus virginiana `P002` Sucker Punch Chokecherry
	9	Pyrus fauriei `Korean Sun` Korean Wild Pear
	33	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	52	Arctostaphylos x `Panchito` Panchito Manzanita
	38	Aronia arbutifolia Red Chokeberry
	33	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	15	Chrysothamnus nauseosus Rubber Rabbitbrush
	11	Fallugia paradoxa Apache Plume
	117	Krascheninnikovia lanata Winterfat
	230	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	136	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	17	Prunus besseyi Western Sand Cherry
	69	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	10	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	7	Picea abies `Nidiformis` Birds Nest Spruce
	13	Picea abies `Pumila` Dwarf Norway Spruce
	13	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	49	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	QTY	BOTANICAL / COMMON NAME
	362	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	101	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	110	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	213	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	193	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	133	Agastache rupestris `Sunset` Sunset Hyssop
	292	Asclepias tuberosa Butterfly Milkweed
	79	Echinacea purpurea Purple Coneflower
	76	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	225	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	81	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	172	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

Materials Legend

SYMBOL	DESCRIPTION	QTY
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0 30' 45' 60' NORTH

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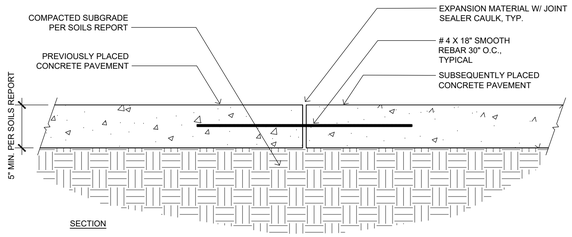
PARK ENLARGEMENTS

SHEET INFORMATION

Sheet Number: 12

Of: 17



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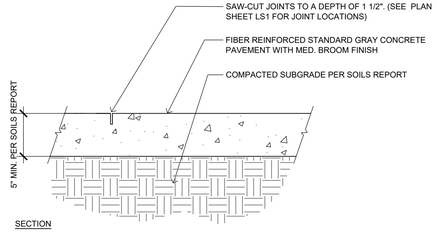
TYPICAL CONCRETE COLD JOINT



NOTES

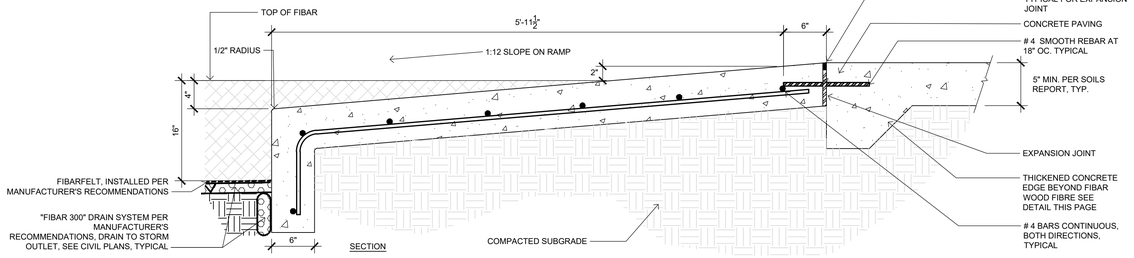
1. APPLY MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF WALKS.
2. PROVIDE 1/4" RADIUS EDGE AT OUTSIDE EDGES
3. APPLY BROOM FINISH SO THAT NO TROWEL LINES REMAIN AT OUTSIDE EDGES
4. MATERIAL IS STANDARD GRAY CONCRETE PER SITE PLAN
5. CONCRETE PAVEMENT SHALL SLOPE TO DRAIN(S) UNLESS OTHERWISE NOTED, PROVIDE 2% CROSS SLOPE IN DIRECTION OF DRAINAGE. UNLESS OTHERWISE NOTED, TYP.

2
13

TYPICAL CONCRETE SAW CUT

General Concrete Notes:

1. ALL CONCRETE TO BE FORMED-IN-PLACE TO CREATE CONSISTENT SLOPE TOWARDS GENERAL DIRECTION OF EXISTING GRADES, SLOPES AND DRAINAGE PATTERNS / SYSTEMS.
2. CONCRETE TO BE AT A MINIMUM 4500 PSI AT 28 DAYS WITH AIR ENTRAINMENT AT 5% TO 7% (ABSOLUTE 8% MAX) FOR MINIMUM ¾" AGGREGATE WITH FIBER REINFORCEMENT OF100 PERCENT VIRGIN HOMOPOLYMER POLYPROPYLENE MULTIFILAMENT FIBERS, CONTAINING NO REPROCESSED OLEFIN MATERIALS, COMPLYING WITH ASTM C 1116 - TYPE III AT 1.5 POUNDS PER CUBIC YARD (0.90 KG/M3) OF CONCRETE.
3. ALL NEW CONCRETE POURS ADJACENT TO EXISTING CONCRETE SHALL BE DOWELED, HAVE EXPANSION MATERIAL AND CAULKED ALONG THESE TRANSITIONS.
4. EXPANSION JOINTS SHALL BE CAULKED AND LOCATED AT ALL NEW POURS OR EVERY 100'.
5. ALL CONCRETE EDGES TO BE TOOLED ROUND UNLESS OTHERWISE NOTED DIFFERENTLY.
6. ALL CONCRETE SUB-GRADES ARE TO BE PROPERLY BACKFILLED AND COMPACTED. EXPOSED SOILS TO BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES, ADJUSTED IN MOISTURE CONTENT TO WITHIN -1 TO +3% OF STANDARD PROCTOR OPTIMUM MOISTURE CONTENT AND COMPACTED TO BETWEEN 94 TO 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM SPECIFICATION D698
7. CONTRACTOR TO SURVEY OR VERIFY POSITIVE DRAINAGE OF ALL FORMED IN PLACE CONCRETE PER NOTE 1 ABOVE PRIOR TO POURING OR BACKFILLING.
8. CONTRACTOR TO PROPERLY DISPOSE OF ALL EXCAVATED AND WASTE MATERIALS OFF-SITE PER LOCAL REGULATIONS AND CODES.
9. ALL CONCRETE FLATWORK TO BE MINIMUM 6" THICK W/ MEDIUM BROOM PERPENDICULAR TO GENERAL PEDESTRIAN MOVEMENT.
10. IF NOT SHOWN PROVIDE CONTROL JOINTS IN A GENERAL SQUARE AND EQUAL (MAX. 8' x 8') PATTERN STARTING AT POINTS OF GREATEST PROBABILITY OF CRACKING.
11. CONCRETE TO BE UNDER FULL WARRANTY FOR 2 YEARS.



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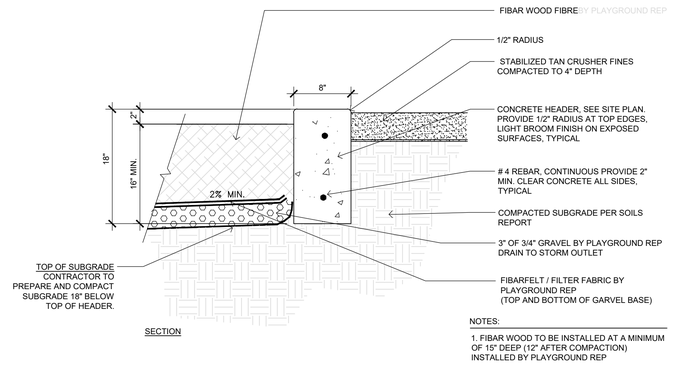
TYPICAL CONCRETE PLAYGROUND RAMP



NOTES:

1. FIBAR WOOD TO BE INSTALLED AT A MINIMUM OF 15" DEEP (12" AFTER COMPACTION) INSTALLED BY PLAYGROUND REP

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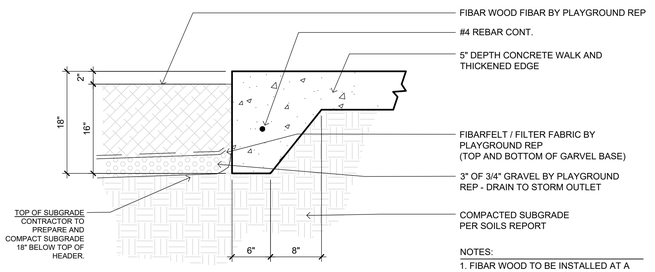
13

TYPICAL CONCRETE PLAYGROUND CURB

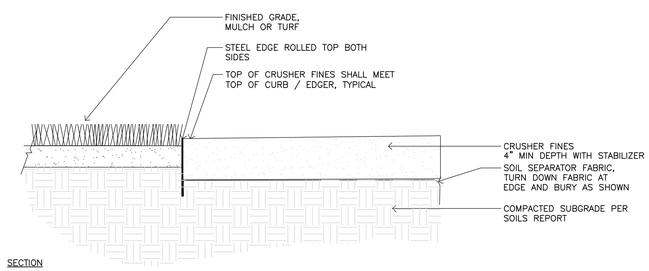


NOTES:

1. FIBAR WOOD TO BE INSTALLED AT A MINIMUM OF 15" DEEP (12" AFTER COMPACTION) INSTALLED BY PLAYGROUND REP

5
13

TYPICAL CONCRETE THICKENED EDGE



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CRUSHER FINES TRAIL

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DETAILS

SHEET INFORMATION

Sheet Number: 13

Of: 17

COMMERCIAL LED BOLLARD (CBR7)

The CBR7 LED Commercial Bollard is an excellent choice for retrofit, as well as new construction applications. It is designed with a standard selection of distributions & color temperatures to meet most commercial requirements. It is ideal for retail, parks, schools, office buildings and more general lighting applications.

Features & Specifications

Optical System

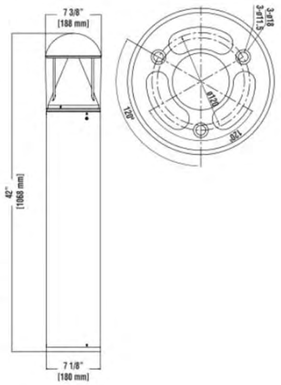
- Available in two optical distributions, symmetrical and asymmetrical.
- Optically clear vandal-resistant extruded polycarbonate lens seals the luminaire's optical chamber to IP65.
- Available in 5000K, 4000K, and 3,000K color temperatures per ANSI C78.377. Consult Factory for other color temperature requirements.
- Optional internal louvers available to conceal the light source.
- Minimum CRI of 70. Consult Factory for Higher CRI requirements.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347 Vac Input available.
- L70 Calculated Life: > 147k Hours projected @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F)
- Power factor: >.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277v integral emergency battery pack is available to meet critical life safety lighting requirements. The 90-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

Dimmable · IP65 · RoHS COMPLIANT

Product Dimensions



1 / 14 TYPICAL LED BOLLARD

CBR7
Commercial LED BOLLARD

Features & Specifications (Cont.)

Construction

- Precision cast aluminum dome head for maximum durability and consistency.
- 7" one-piece extruded aluminum seamless shaft.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes avail-able. Consult factory.
- Shipping weight: 30 lbs in carton.

Installation

Base plate installs with three heavy-duty 3/8" x 8" galvanized steel anchor bolts.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up. Test regularly in accor-dance with local codes.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.

ELECTRICAL DATA*

Lumens	Distribution	120V	208	240V	277V	347V
10L	LV	0.15	0.08	0.07	0.06	0.05
	A	0.18	0.11	0.09	0.08	0.07
	S	0.15	0.08	0.07	0.06	0.05

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

PERFORMANCE

Lumens	Distribution	3000K Delivered Lumens	3000K Efficacy	4000K Delivered Lumens	4000K Efficacy	5000K Delivered Lumens	5000K Efficacy	Wattage
10L	LV	450	26	489	29	507	30	17
	A	1,095	50	1,190	55	1,232	57	22
	S	1,179	69	1,281	75	1,310	77	17

*LED Chips are frequently updated therefore values are nominal.

TYPICAL ORDER EXAMPLE: **CBR7 LED 10L PC S UNV 40 BB BRZ**

Prefix	Source	Lumen Package	Lens	Distribution	Voltage	Driver	EM	Color Temp	CRI	Finish	Options
CBR7 (Commercial Bollard Round 7")	**LED**	**10L** - 1,300 lm	**PC** - Polycarbonate	**LV** - Symmetric (louvers)[2] **A** - Assymetric (cones)[1] **S** - Symmetric (cone)[1]	**UNV** - Universal voltage (120-277V)	**(Blank)** - 0-10V Dimming (10-100%)	**(Blank)** - Standard **BB** - Battery Backup	**30** - 3000k[1] **40** - 4000k **50** - 5000k	**(Blank)** - 80 CRI	**BRZ** - Bronze **BLK** - Black	**HSS** - House Side Shield **LAB** - Less Anchor Bolts

Accessories
Adaptor Baseplate CBR7 BRZ [4]
Adaptor Baseplate CBR7 BLK [4]
RPL Driver CBR7 UNV
RPL Driver CBR7 HV
RPL Baseplate CBR7 BRZ
RPL Baseplate CBR7 BLK
RPL PC Lens CBR7
Anchor Bolt Kit 3/8" x 8" CBR7

FOOTNOTES:
1 - Consult Factory for Lead Time
2 - Surge Protection is Standard on all fixtures.
3 - Refer to Luminaire Output chart for actual lumen values.
4 - Adaptor Baseplate is required for use with some existing Anchor Bolts. Consult Factory for specific compatibility.

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

IP66

OVERVIEW	
Lumen Output Range	3,000 - 14,000
Wattage	20 - 100
Efficacy Range (LPW)	114 - 148
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide · Performance · Photometrics · Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.
- LSI's AirLink™ Outdoor lighting control system utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network. The user-friendly web app is accessible through any device with an internet connection and allows for complete customization of the system's features. This fully featured, enterprise grade system that can meet the needs of projects of any kind and is infinitely scalable to fit any sized opportunity.

Installation

- Designed to mount directly to a 2 3/8" - 2 7/8" outer diameter tenon (4" tall).
- Optional flush mount accesory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.

Specifications and dimensions subject to change without notice.

2 / 14 TYPICAL LED BOLLARD

Type: _____

Opulence Small Post Top

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **OPS PT 8L 5Q UNV 40K8 BLK ALBCS1**

Prefix	Mounting	Lumen Package*	Distribution
OPS PT - Opulance Small	**PT** - Post Top (2 3/8" 3" Tenon)	**3L** - 3,000 Lumens **5L** - 5,000 Lumens **6L** - 6,000 Lumens **8L** - 8,000 Lumens **10L** - 10,000 Lumens **12L** - 12,000 Lumens **14L** - 14,000 Lumens	**5Q** - Type 5 Square **5C** - Type 5 Concentrated **5R** - Type 5 Rectangular **3W** - Type 3 (Wide Throw) **4F** - Type 4 (Forward Throw) **5D** - Type 5 Diffused **AD** - Asymmetric Diffused

Voltage	Color Temp	Finish	Controls
UNV - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**50K8** - 5,000K CCT - 80 CRI **40K8** - 4,000K CCT - 80 CRI **35K8** - 3,500K CCT - 80 CRI **30K8** - 3,000K CCT - 80 CRI **27K8** - 2,700K CCT - 80 CRI	**BRZ** - Dark Bronze **BLK** - Black **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **WHT** - White	**(Blank)** - None **Wireless Controls System** **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH)[3] **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)[3] **Stand-Alone Controls** **CR7P** - 7 Pin Control Receptacle ANSI C136.41 [4] **IMSBT1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) [1,3] **IMSBT2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) [1,3]

Accessory Ordering Information

CONTROLS ACCESSORIES	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	122519E
AirLink 5 Pin Twist Lock Controller	661408
AirLink 7 Pin Twist Lock Controller	661410
Shorting Cap for use with CR7P	149328

FUSING ACCESSORIES[5]	
Description	Order Number
Single Fusing (120V)	FA120
Single Fusing (277V)	FA277
Double Fusing (480V)	DFK480
Double Fusing (347V)	DFK347

MOUNTING ACCESSORIES[6]	
Description	Order Number
Internal Flush Mount Adapter for 4" OD Round Pole	784420CLR
Post Top Wall Mount Bracket	761588CLR
D180 Post Top Arm Bracket	761587CLR
Internal Tenon Adapter for 4" Square Pole	694638CLR
Internal Tenon Adapter for 5" Square Pole	694641CLR
Internal Tenon Adapter for 6" Square Pole	694642CLR
Decorative Base Cover (4 / 5" Round Poles)	483959CLR
Spun Aluminum Collar (4" Round Pole)	508558CLR
Spun Aluminum Collar (5" Round Pole)	506880CLR

FOOTNOTES:
1 - Consult Factory for 347-480V.
2 - Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
3 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
4 - Accessories are shipped separately and field installed.
5 - Fusing must be located in hand hole of pole.
6 - "CLR" denotes finish. See Finish options.

Type: _____

Opulence Small Post Top

Back to Quick Links

PERFORMANCE

ELECTRICAL DATA*							
Lumens	Wattage	120V	208V	240V	277V	347V	480V
3L	20.30	0.17	0.10	0.08	0.07	0.06	0.04
5L	34.20	0.29	0.16	0.14	0.12	0.10	0.07
6L	41.40	0.35	0.20	0.17	0.15	0.12	0.09
8L	54.90	0.46	0.26	0.23	0.20	0.16	0.11
10L	70.30	0.59	0.34	0.29	0.25	0.20	0.15
12L	85.40	0.84	0.48	0.42	0.36	0.29	0.21
14L	100.40	0.84	0.48	0.42	0.36	0.29	0.21

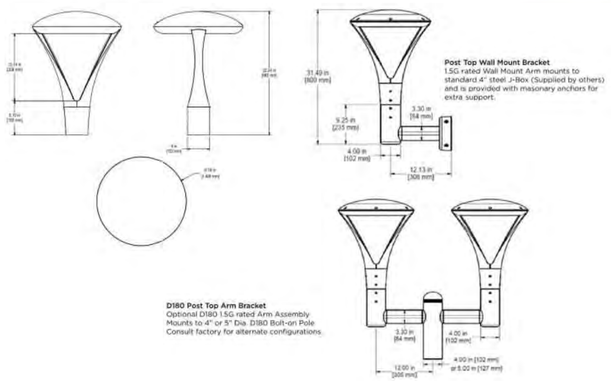
*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE (1)						
Ambient Temp	Lumen Multiplier					
C	0 hrs. (2)	25K hrs. (2)	50K hrs. (2)	75K hrs. (3)	100K hrs. (3)	
0 C - 40 C	100%	99%	96%	93%	90%	

1. Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X)the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip).
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip).

PRODUCT DIMENSIONS

Back to Quick Links



Post Top Wall Mount Bracket
1.5G rated Wall Mount Arm mounts to standard 4" steel J-Box (Supplied by others) and is provided with masonary anchors for extra support.

D180 Post Top Arm Bracket
Optional D180 1.5G rated Arm Assembly. Mounts to 4" or 5" Dia. D180 Bolt-on Pole. Consult factory for alternate configurations.

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave. | TEL 970.532.5891
Berthoud,CO 80513 | WEB TBGroup.us

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

FINAL LANDSCAPE

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	3.25.22

DATE

JANUARY 28, 2022

SHEET TITLE

DETAILS

SHEET INFORMATION

Sheet Number: 14

Of: 17

PLANT SCHEDULE 50SC OVERALL

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
	118	Catalpa speciosa Western Catalpa	2.0" cal. BB	50`	40`	8.5%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	120	Celtis occidentalis Western Hackberry	2.0" cal. BB	60`	50`	8.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	122	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust	2.0" cal. BB	50`	40`	8.7%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	132	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree	2.0" cal. BB	60`	50`	9.5%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	139	Platanus x acerifolia `Exclamation` Exclamation Planetree	2.0" cal. BB	60`	30`	10%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	121	Quercus macrocarpa Bur Oak	2.0" cal. BB	80`	70`	8.7%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	136	Quercus shumardii Shummard Red Oak	2.0" cal. BB	50`	40`	9.7%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	174	Robinia pseudoacacia `Purple Robe` Purple Robe Locust	2.0" cal. BB	40`	30`	12.5%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
	22	Picea pungens `Bakeri` Bakeri Spruce	6` B&B	40`	20`	1.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	33	Pinus nigra Austrian Pine	6` B&B	60`	40`	2.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	Pinus ponderosa Ponderosa Pine	6` B&B	80`	40`	2%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	48	Pinus strobiformis Southwestern White Pine	6` B&B	50`	30`	3.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
	59	Acer ginnala `Flame` Amur Maple	1.5" cal. BB	20`	20`	4.2%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	34	Malus x `Royal Raindrops` Royal Raindrops Crabapple	1.5" cal. BB	20`	15`	2.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	67	Prunus virginiana `P002` Sucker Punch Chokecherry	1.5" cal. BB	25`	20`	4.8%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	9	Pyrus fauriei `Korean Sun` Korean Wild Pear	1.5" cal. BB	15`	15`	<1%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	33	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB	20`	15`	2.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	52	Arctostaphylos x `Panchito` Panchito Manzanita	5 gal.	2`	4`	8" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	38	Aronia arbutifolia Red Chokeberry	5 gal.	6`	6`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	33	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush	5 gal.	12`	10`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	Chrysothamnus nauseosus Rubber Rabbitbrush	5 gal.	5`	5`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	11	Fallugia paradoxa Apache Plume	5 gal.	5`	5`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	117	Krascheninnikovia lanata Winterfat	5 gal.	3`	3`	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	230	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage	5 gal.	3`	3`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	136	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark	5 gal.	4`	4`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	17	Prunus besseyi Western Sand Cherry	5 gal.	5`	5`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	69	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal.	1.5`	6`	8" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	10	Juniperus horizontalis `Blue Chip` Blue Chip Juniper	5 gal.	1`	6`	4" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	7	Picea abies `Nidiformis` Birds Nest Spruce	5 gal.	4`	6`	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	13	Picea abies `Pumila` Dwarf Norway Spruce	5 gal.	4`	6`	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	13	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce	5 gal.	5`	8`	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	49	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine	5 gal.	2`	8`	8" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	362	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass	1 gal.	2`	2`	WELL ROOTED AND ESTABLISHED
	101	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass	1 gal.	4`	3`	WELL ROOTED AND ESTABLISHED
	110	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass	1 gal.	5`	3`	WELL ROOTED AND ESTABLISHED
	213	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.	5`	3`	WELL ROOTED AND ESTABLISHED

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	193	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow	1 gal.	2`	2`	WELL ROOTED AND ESTABLISHED
	133	Agastache rupestris `Sunset` Sunset Hyssop	1 gal.	3`	3`	WELL ROOTED AND ESTABLISHED
	292	Asclepias tuberosa Butterfly Milkweed	1 gal.	3`	2`	WELL ROOTED AND ESTABLISHED
	79	Echinacea purpurea Purple Coneflower	1 gal.	3`	2`	WELL ROOTED AND ESTABLISHED
	76	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily	1 gal.	2`	2`	WELL ROOTED AND ESTABLISHED
	225	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot	1 gal.	4`	3`	WELL ROOTED AND ESTABLISHED
	81	Papaver orientale `Brilliant` Brilliant Oriental Poppy	1 gal.	3`	2`	WELL ROOTED AND ESTABLISHED
	172	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan	1 gal.	3`	2`	WELL ROOTED AND ESTABLISHED

Community Park Requirements

Required	Provided
5 AC minimum	5.5 AC
Parking lot with 7 spaces minimum	Parking lot with 7 spaces
Public restroom building	Provided
Bike Racks	2 bike racks provided
2 trash cans per acre	12 trash cans provided
Lighting	See park enlargements and material legends for types
List B - 5	2,000 l.f. loop walk + 500 s.f. group picnic shelter & 3 tables + 45,000 s.f. turf (3 elements)
List C - 5	Basketball court + pickleball court + soccer field + 1,000 s.f. minimum commercial-grade playground (counts as 2 elements per PORT agreement)
List E - 1	Drinking fountain with water bottle fill station

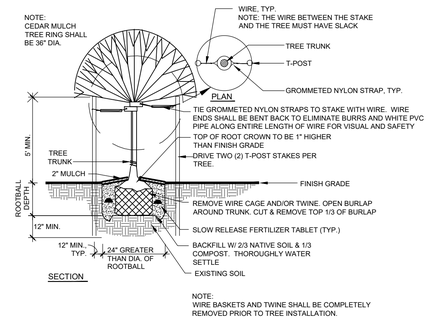
Northern Pocket Park Requirements

Required	Provided
List A - all	All
List B - 2	2,000 l.f. loop walk + 500 s.f. group picnic shelter & 3 tables
List C - 1	Permanent picnic tables with chess/checkers boards

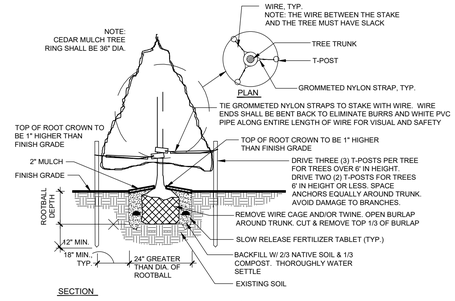
Townhomes Pocket Park Requirements

Required	Provided
List A - all	All
List B - 2	15,000 s.f. turf + Individual shelters with 1 table each
List C - 1	Volleyball Court

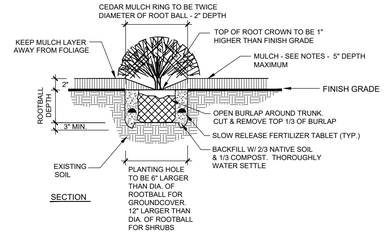
Planting Details



DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL



GROUND COVER & SHRUB PLANTING DETAIL

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

FINAL LANDSCAPE

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	3.25.22

DATE

JANUARY 28, 2022

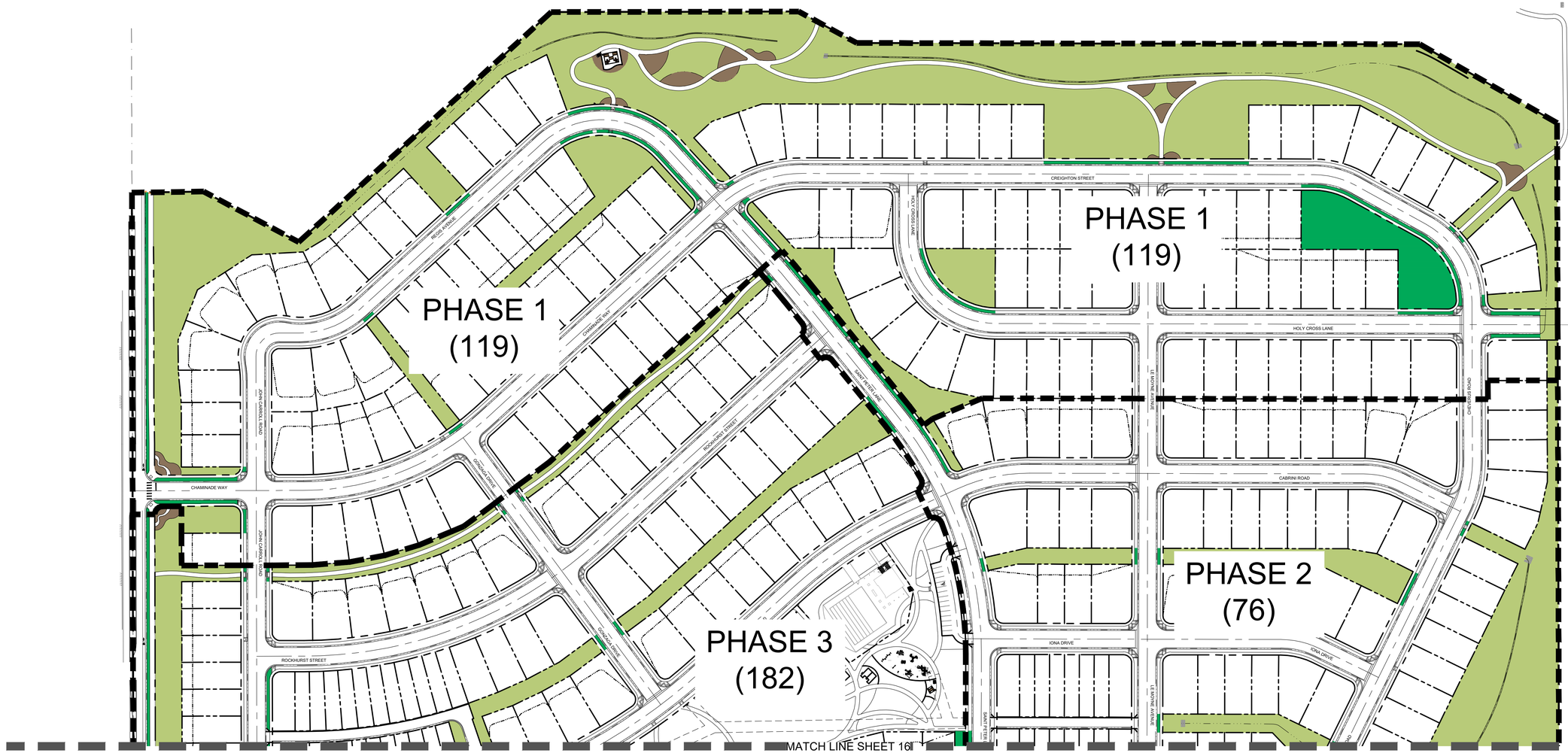
SHEET TITLE

LANDSCAPE NOTES & SCHEDULES

SHEET INFORMATION

Sheet Number: 15

Of: 17



Overall Hydrozone Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	207,766 sf
	IRRIGATED SHRUB BEDS	27,183 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,293,171 sf

Hydrozone Legend - Phase 1

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	48,193 sf
	IRRIGATED SHRUB BEDS	12,693 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	605,234 sf

Hydrozone Legend - Phase 2

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	6,193 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	39,111 sf

Hydrozone Legend - Phase 3

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	128,450 sf
	IRRIGATED SHRUB BEDS	8,630 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	132,297 sf

Hydrozone Legend - Phase 4

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	28,446 sf
	IRRIGATED SHRUB BEDS	5,860 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	521,896 sf

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

NORTH

TB GROUP
landscape architecture | planning | illustration

444 Mountain Ave.
Berthoud, CO 80513

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4040 MAC ARTHUR BLVD
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92660

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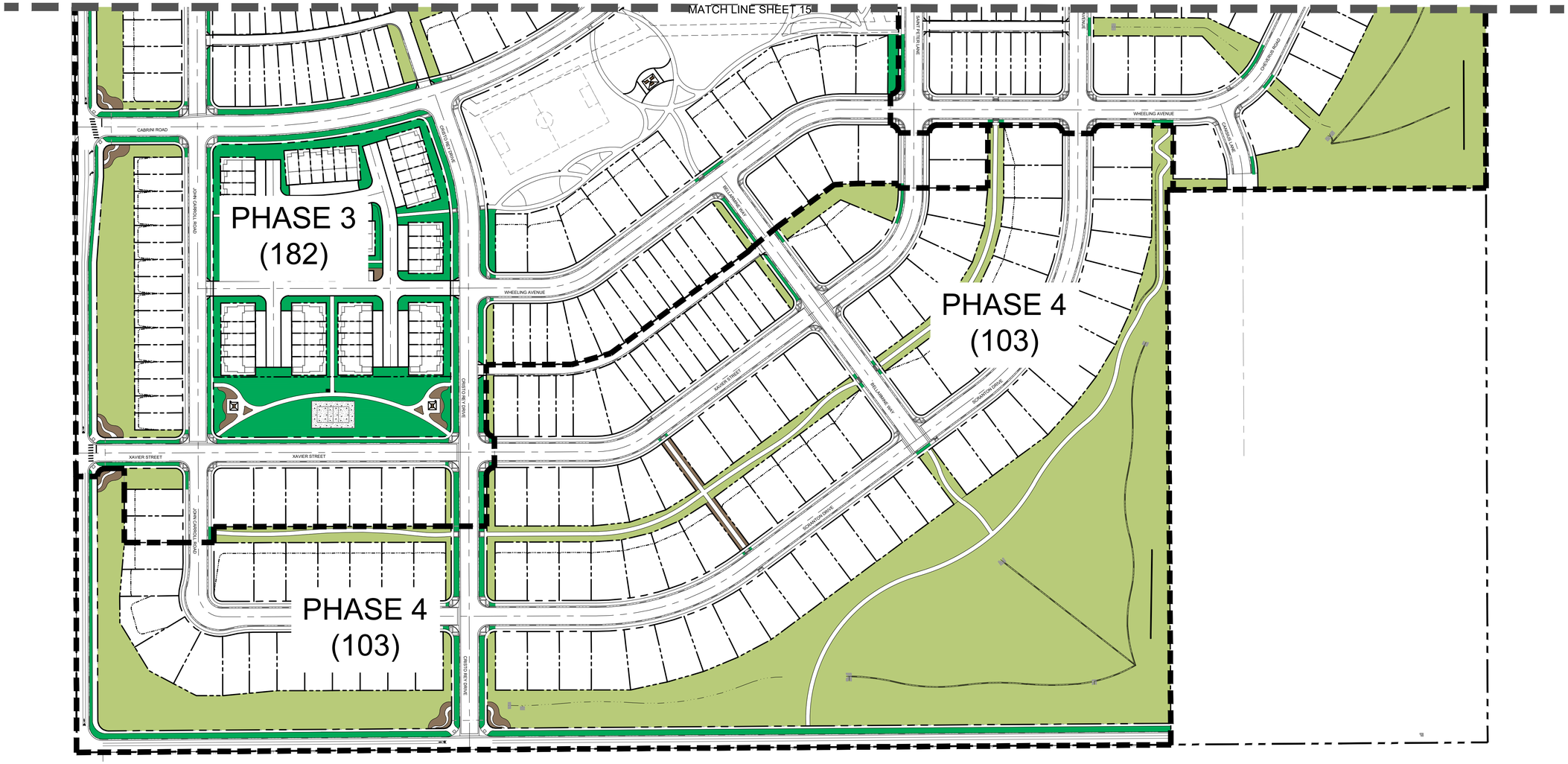
SHEET TITLE

SHEET INFORMATION

Sheet Number: 16

Of: 17



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NORTH

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SHEET TITLE

SHEET INFORMATION

Sheet Number: 17

Of: 17

APPROVED NEIGHBORHOOD MASTER PLAN

TRAILS AT CREEKVIEW

CONCEPT PLAN

TRAILS AT CREEKVIEW

ENLARGEMENT – OPTION C

PLAN ADJUSTMENTS OPTION: C

- LOTS REDUCED FROM 110’-100’
- PROJECT LOSES 1 OPEN SPACE ELEMENT
- LOSS OF GREEN BELTS BETWEEN BACK OF LOTS IN THE NE QUADRANT
- ADJUSTMENT TO STREET CONNECTIONS

APPROVED PRELIMINARY PLAT

TRAILS AT CREEKVIEW

A REPLAT OF LOT 2, HICKS MRD S9-89, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, 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 owner of TRAILS AT CREEKVIEW, located in the Northwest Quarter of Section 26 and a portion of the Southwest Quarter of Section 23, 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 2 of the Hicks MRD S9-89 recorded August 31, 1989 as Reception No. 89033670 of the Records of Larimer County and being situate in the Northwest Quarter of Section 26 and a portion of the Southwest Quarter of Section 23, both in Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado

containing 6,770,624 square feet or 155.432 acres more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of TRAILS AT CREEKVIEW, 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:

BY:_____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

_____as _____ of _____.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

OWNER:

BY:_____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

_____as _____ of _____.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

LIENHOLDER:

BY:_____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

_____as _____ of _____.

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

NOTES:

1) The Basis of Bearings is the West line of the Northwest Quarter of Section 26 as bearing North 00°08'17" West (assumed bearing) a distance of 2653.02 feet and monumented as shown on drawing.

2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Title Report No. N0026594-010-TO2-NB, dated April 30, 2021, prepared by Fidelity National Title Insurance Company.

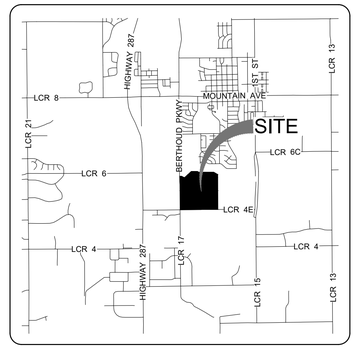
3) The lineal unit of measurement for this plat is U. S. Survey Feet.

4) 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.

5) 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.

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

7) Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat recording.



NORTH VICINITY MAP
1"=5000'

DEVELOPER/APPLICANT
Arbor Capital, LLC
James Righeimer
4040 MacArthur Blvd. Suite 250
Newport Beach, CA 92660

SITE ENGINEER
Northern Engineering Services, Inc.
Robbie Lauer
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

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

SURVEYOR
Northern Engineering Services, Inc.
Steve Lund, PLS
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of TRAILS AT CREEKVIEW 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
10-22-21
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34905
For and on Behalf of Northern Engineering Services

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: 23 & 26
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 4582 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 10/22/21
SCALE: As shown
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW
TOWN OF BERTHOUD
STATE OF COLORADO

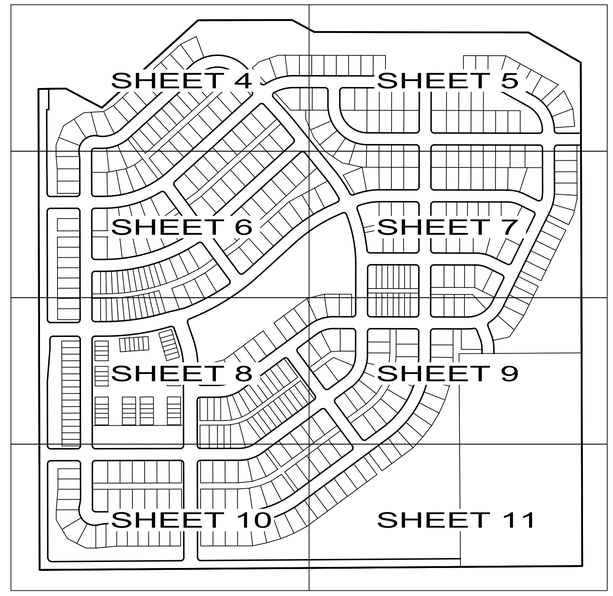
Sheet
1
Of 11 Sheets

TRAILS AT CREEKVIEW

A REPLAT OF LOT 2, HICKS MRD S9-89, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SHEET INDEX

NORTH



NORTH

150 0 150 300 450 Feet

(US SURVEY FEET)
1 inch = 150 ft.

LAND USE TABLE

PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	400,887 S.F.	9.20 AC.	5.92%	Drainage & Access Easement	Metro District
TRACT B	35,470 S.F.	0.81 AC.	0.52%	Drainage & Access Easement	Metro District
TRACT C	37,811 S.F.	0.87 AC.	0.56%	Drainage & Access Easement	Metro District
TRACT D	13,215 S.F.	0.30 AC.	0.20%	Drainage & Access Easement	Metro District
TRACT E	18,008 S.F.	0.41 AC.	0.27%	Drainage & Access Easement	Metro District
TRACT F	24,324 S.F.	0.56 AC.	0.36%	Drainage & Access Easement	Metro District
TRACT G	23,976 S.F.	0.55 AC.	0.35%	Drainage & Access Easement	Metro District
TRACT H	22,188 S.F.	0.51 AC.	0.33%	Drainage & Access Easement	Metro District
TRACT I	27,801 S.F.	0.64 AC.	0.41%	Drainage & Access Easement	Metro District
TRACT J	7,817 S.F.	0.18 AC.	0.12%	Drainage & Access Easement	Metro District
TRACT K	18,581 S.F.	0.43 AC.	0.27%	Drainage & Access Easement	Metro District
TRACT L	12,714 S.F.	0.29 AC.	0.19%	Drainage & Access Easement	Metro District
TRACT M	5,500 S.F.	0.13 AC.	0.08%	Drainage & Access Easement	Metro District
TRACT N	252,138 S.F.	5.79 AC.	3.72%	Drainage, Utility & Access Easement	Metro District
TRACT O	18,765 S.F.	0.43 AC.	0.28%	Drainage & Access Easement	Metro District
TRACT P	9,571 S.F.	0.22 AC.	0.14%	Drainage & Access Easement	Metro District
TRACT Q	16,467 S.F.	0.38 AC.	0.24%	Drainage & Access Easement	Metro District
TRACT R	31,110 S.F.	0.71 AC.	0.46%	Drainage & Access Easement	Metro District
TRACT S	407,970 S.F.	9.37 AC.	6.03%	Drainage & Access Easement	Metro District
TRACT T	50,230 S.F.	1.15 AC.	0.74%	Drainage & Access Easement	Metro District
TRACT U	115,778 S.F.	2.66 AC.	1.71%	Drainage, Utility & Access Easement	Metro District
TRACT V	15,548 S.F.	0.36 AC.	0.23%	Drainage & Access Easement	Metro District
TRACT W	78,416 S.F.	1.80 AC.	1.16%	Drainage & Access Easement	Metro District
TRACT X	40,159 S.F.	0.92 AC.	0.59%	Drainage & Access Easement	Metro District
TRACT Y	620,890 S.F.	14.25 AC.	9.17%	Private Residence	Property Owner
TRACT Z	159,025 S.F.	3.65 AC.	2.35%	Drainage & Access Easement	Metro District
TRACT AA	10,653 S.F.	0.24 AC.	0.16%	Drainage & Access Easement	Metro District
LOTS (480)	2,813,209 S.F.	64.58 AC.	41.55%	Single-Family Residential	Property Owner
ROW	1,482,403 S.F.	34.03 AC.	21.89%		Town of Berthoud
TOTAL	6,770,624 S.F.	155.43 AC.	100.00%		

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	15
2	26
3	10
4	25
5	11
6	10
7	16
8	17
9	18
10	13
11	9
12	32
13	18
14	8
15	14
16	10
17	16
18	12
19	30
20	6
21	17
22	23
23	28
24	14
25	15
26	16
27	51
TOTAL LOTS	480

DRAFT

10-22-21

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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: 23 & 26
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 10/22/21
SCALE: 1"=150'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
2
Of 11 Sheets

TRAILS AT CREEKVIEW

A REPLAT OF LOT 2, HICKS MRD S9-89, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°12'16"	44.00'	69.27'	N44°57'51"E	62.34'
C2	42°24'44"	165.00'	122.14'	N68°51'37"E	119.37'
C3	90°00'00"	165.00'	259.18'	S87°20'45"E	233.35'
C4	3°19'30"	1500.00'	87.05'	S40°41'00"E	87.04'
C5	14°02'16"	700.00'	171.50'	S32°00'06"E	171.08'
C6	2°18'24"	700.00'	28.18'	S01°01'14"E	28.18'
C7	53°22'19"	165.00'	153.70'	S26°49'08"W	148.20'
C8	36°21'26"	165.00'	104.70'	S71°41'00"W	102.95'
C9	36°21'26"	500.00'	317.28'	S71°41'00"W	311.98'
C10	5°51'02"	500.00'	51.06'	S50°34'46"W	51.03'
C11	42°28'43"	226.00'	167.55'	S68°53'37"W	163.74'
C12	28°50'29"	165.00'	83.06'	N75°26'47"W	82.18'
C13	60°51'31"	165.00'	175.26'	N30°35'47"W	167.14'
C14	26°20'15"	200.00'	91.94'	N13°00'06"E	91.13'
C15	42°49'32"	165.00'	123.33'	N47°34'59"E	120.48'
C16	21°08'13"	165.00'	60.87'	N79°33'52"E	60.53'
C17	36°37'41"	165.00'	105.48'	N71°49'08"E	103.69'
C18	36°21'26"	165.00'	104.70'	N71°41'00"E	102.95'
C19	36°21'26"	808.00'	512.72'	N71°41'00"E	504.16'
C20	5°51'02"	808.00'	82.51'	N50°34'46"E	82.47'
C21	90°00'00"	165.00'	259.18'	S44°52'02"E	233.35'
C22	18°53'28"	1095.00'	361.03'	N80°25'00"E	359.40'
C23	18°05'10"	1095.00'	345.65'	N61°55'41"E	344.22'
C24	5°13'50"	1095.00'	99.97'	N50°16'11"E	99.93'
C25	17°39'03"	800.00'	246.45'	N56°28'47"E	245.48'
C26	24°49'40"	320.00'	138.66'	N77°43'08"E	137.58'
C27	26°02'15"	165.00'	74.98'	S76°50'54"E	74.34'
C28	22°48'32"	700.00'	278.66'	S13°34'42"E	276.83'
C29	26°02'15"	165.00'	74.98'	S76°50'54"E	74.34'
C30	18°53'28"	400.00'	131.88'	S09°35'00"E	131.29'
C31	20°41'00"	165.00'	59.56'	N10°39'45"W	59.24'
C32	90°00'00"	44.00'	69.12'	N45°08'17"W	62.23'
C33	36°21'26"	473.00'	300.14'	S71°41'00"W	295.13'
C34	53°22'19"	463.00'	431.29'	S26°49'08"W	415.87'
C35	89°36'42"	15.00'	23.46'	N45°21'41"W	21.14'
C36	6°46'21"	255.00'	30.14'	S86°44'48"W	30.12'
C37	12°36'08"	255.00'	56.09'	S77°03'33"W	55.97'
C38	90°00'00"	15.00'	23.56'	S44°51'43"W	21.21'
C39	12°16'29"	255.00'	54.63'	S64°37'15"W	54.53'
C40	10°25'55"	165.00'	30.04'	S05°21'14"E	30.00'
C41	19°04'58"	120.00'	39.97'	N88°07'19"W	39.78'
C42	1°41'05"	255.00'	7.50'	S57°38'28"W	7.50'
C43	90°00'00"	194.00'	304.73'	N87°20'45"W	274.36'
C44	80°51'20"	15.00'	21.17'	N82°46'25"W	19.45'
C45	67°35'57"	194.00'	228.89'	N76°08'43"W	215.84'
C46	90°00'00"	15.00'	23.56'	N44°49'58"E	21.21'
C47	26°20'15"	229.00'	105.27'	N13°00'06"E	104.34'
C48	30°40'21"	194.00'	103.85'	N41°30'24"E	102.62'
C49	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C50	20°41'00"	136.00'	49.09'	S10°39'45"E	48.83'
C51	77°50'48"	15.00'	20.38'	S59°55'39"E	18.85'
C52	8°59'01"	194.00'	30.42'	N85°38'28"E	30.39'
C53	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C54	53°22'19"	492.00'	458.31'	N26°49'08"E	441.91'
C55	36°21'26"	502.00'	318.55'	N71°41'00"E	313.23'
C56	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C57	90°15'48"	15.00'	23.63'	N45°16'23"W	21.26'
C58	89°44'12"	15.00'	23.49'	S44°43'12"W	21.17'
C59	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C60	90°15'48"	20.00'	31.51'	N45°16'23"W	28.35'
C61	14°46'24"	165.00'	42.54'	N82°28'31"E	42.43'
C62	119°32'48"	77.00'	160.66'	S45°08'17"E	133.06'
C63	14°46'24"	165.00'	42.54'	S07°14'55"W	42.43'
C64	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C65	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C66	90°12'16"	15.00'	23.62'	N44°57'51"E	21.25'
C67	42°24'44"	194.00'	143.61'	N68°51'37"E	140.35'
C68	90°00'00"	136.00'	213.63'	S87°20'45"E	192.33'
C69	90°00'00"	15.00'	23.56'	S02°39'15"W	21.21'
C70	42°12'28"	471.00'	346.97'	S68°45'29"W	339.18'
C71	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C72	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C73	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C74	89°59'53"	15.00'	23.56'	S44°51'43"W	21.21'
C75	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C76	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C77	31°43'05"	529.00'	292.85'	N74°00'11"E	289.12'
C78	85°21'39"	15.00'	22.35'	S79°10'32"E	20.34'
C79	93°18'06"	15.00'	24.43'	S10°09'20"W	21.82'
C80	33°03'21"	779.00'	449.43'	S73°20'03"W	443.22'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C81	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C82	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C83	33°23'49"	837.00'	487.88'	N73°09'49"E	481.00'
C84	87°02'23"	15.00'	22.79'	S80°00'54"E	20.66'
C85	91°45'12"	15.00'	24.02'	S09°22'53"W	21.54'
C86	13°20'38"	1066.00'	248.27'	S61°55'48"W	247.71'
C87	16°43'32"	1057.50'	308.70'	S81°29'57"W	307.61'
C88	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C89	85°21'39"	15.00'	22.35'	N06°11'06"E	20.34'
C90	1°12'40"	529.00'	11.18'	N48°15'36"E	11.18'
C91	90°00'00"	15.00'	23.56'	S87°20'45"E	21.21'
C92	3°19'30"	1471.00'	85.37'	S40°41'00"E	85.35'
C93	86°40'30"	15.00'	22.69'	S04°19'00"W	20.59'
C94	2°32'56"	779.00'	34.66'	S48°55'43"W	34.65'
C95	93°18'06"	15.00'	24.43'	N83°08'46"W	21.82'
C96	87°02'23"	15.00'	22.79'	N07°01'29"E	20.66'
C97	2°53'25"	837.00'	42.22'	N49°05'58"E	42.22'
C98	93°19'30"	15.00'	24.43'	S85°41'00"E	21.82'
C99	10°10'19"	671.00'	119.12'	S33°56'05"E	118.97'
C100	94°09'14"	15.00'	24.65'	S18°13'41"W	21.97'
C101	17°39'03"	829.00'	255.39'	S56°28'47"W	254.38'
C102	2°48'17"	1066.00'	52.18'	S49°03'24"W	52.18'
C103	93°02'45"	15.00'	24.36'	N83°01'05"W	21.77'
C104	103°38'13"	15.00'	27.13'	N09°28'22"E	23.58'
C105	28°50'30"	197.00'	99.17'	N75°42'43"E	98.12'
C106	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C107	90°00'00"	194.00'	304.73'	S44°52'02"E	274.36'
C108	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C109	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C110	21°41'18"	349.00'	132.11'	S79°17'19"W	131.32'
C111	83°14'27"	15.00'	21.79'	N69°56'06"W	19.93'
C112	10°42'22"	729.00'	136.22'	N33°40'03"W	136.02'
C113	3°19'30"	1529.00'	88.73'	N40°41'00"W	88.72'
C114	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C115	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C116	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C117	90°00'00"	136.00'	213.63'	N44°52'02"W	192.33'
C118	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C119	28°50'29"	136.00'	68.46'	S75°26'47"E	67.74'
C120	59°57'24"	136.00'	142.32'	S31°02'51"E	135.91'
C121	91°12'07"	15.00'	23.88'	S44°31'55"W	21.43'
C122	90°00'00"	15.00'	23.56'	N44°52'02"W	21.21'
C123	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C124	89°42'00"	15.00'	23.48'	S45°01'02"E	21.16'
C125	11°51'36"	171.00'	35.40'	S05°45'46"W	35.33'
C126	104°28'39"	15.00'	27.35'	S63°55'54"W	23.72'
C127	26°02'15"	194.00'	88.16'	N76°50'54"W	87.40'
C128	90°00'00"	15.00'	23.56'	N44°52'02"W	21.21'
C129	16°16'57"	194.00'	55.13'	S61°54'50"W	54.95'
C130	90°00'00"	15.20'	23.88'	S45°53'53"E	21.50'
C131	86°10'39"	15.00'	22.56'	S46°46'24"W	20.49'
C132	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C133	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C134	16°27'37"	1128.50'	324.20'	N81°37'55"E	323.09'
C135	87°35'35"	15.00'	22.93'	S62°48'49"E	20.76'
C136	18°53'28"	366.50'	120.84'	S09°35'00"E	120.29'
C137	90°00'00"	15.00'	23.56'	S44°51'43"W	21.21'
C138	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C139	87°23'00"	15.00'	22.87'	N24°39'00"E	20.72'
C140	20°42'00"	1122.65'	405.59'	N57°59'30"E	403.39'
C141	17°39'03"	771.00'	237.52'	N56°28'47"E	236.58'
C142	93°32'17"	15.00'	24.49'	S67°55'33"E	21.86'
C143	21°17'23"	671.00'	249.33'	S10°30'43"E	247.90'
C144	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C145	36°37'41"	194.00'	124.02'	S71°49'08"W	121.92'
C146	36°21'26"	136.00'	86.30'	S71°41'00"W	84.86'
C147	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C148	18°53'28"	437.50'	144.25'	N09°35'00"W	143.60'
C149	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C150	36°21'26"	194.00'	123.10'	N71°41'00"E	121.05'
C151	90°00'00"	15.00'	23.56'	S81°29'43"E	21.21'
C152	86°10'39"	15.00'	22.56'	S06°35'37"W	20.49'
C153	36°21'26"	136.00'	86.30'	S71°41'00"W	84.86'
C154	90°57'02"	15.00'	23.81'	N45°36'12"W	21.39'
C155	90°00'00"	15.00'	23.56'	N08°30'17"E	21.21'
C156	36°37'41"	136.00'	86.94'	N71°49'08"E	85.47'
C157	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C158	53°22'19"	136.00'	126.69'	S26°49'08"W	122.16'
C159	90°00'00"	15.00'	23.56'	N81°29'43"W	21.21'
C160	91°02'11"	15.00'	23.83'	N24°00'00"E	21.40'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C161	19°41'26"	291.00'	100.01'	N79°21'48"E	99.52'
C162	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C163	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C164	84°25'59"	15.00'	22.10'	N47°39'02"W	20.16'
C165	16°05'03"	729.00'	204.65'	N13°28'34"W	203.97'
C166	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C167	26°02'15"	136.00'	61.80'	S76°50'54"E	61.27'
C168	90°00'00"	15.00'	23.56'	S18°49'47"E	21.21'
C169	90°00'00"	15.00'	23.56'	S71°10'13"W	21.21'
C170	26°02'15"	194.00'	88.16'	N76°50'54"W	87.40'
C171	90°00'00"	15.00'	23.56'	N44°52'02"W	21.21'
C172	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C173	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C174	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C175	90°00'00"	15.00'	23.56'	N44°52'02"W	21.21'
C176	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C177	26°02'15"	136.00'	61.80'	S76°50'54"E	61.27'
C178	90°00'00"	15.00'	23.56'	S18°49'47"E	21.21'
C179	63°57'45"	136.00'	151.82'	S58°09'06"W	144.06'
C180	90°00'00"	15.00'	23.56'	N44°52'02"W	21.21'
C181	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C182	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C183	53°22'19"	434.00'	404.28'	S26°49'08"W	389.82'
C184	90°00'00"	15.00'	23.56'	N81°29'43"W	21.21'
C185	90°00'00"	15.00'	23.56'	N08°30'17"E	21.21'
C186	53°22'19"	194.00'	180.71'	N26°49'08"E	174.25'
C187	90°00'00"	15.00'	23.56'	S81°29'43"E	21.21'
C188	90°00'00"	15.00'	23.56'	S08°30'17"W	21.21'
C189	36°21'26"	444.00'	281.74'	S71°41'00"W	277.04'
C190	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C191	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C192	36°21'26"	194.00'	123.10'	N71°41'00"E	121.05'
C193	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C194	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C195	90°00'00"	15.00'	23.56'	S44°51'35"W	21.21'
C196	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C197	60°28'13"	194.00'	204.75'	N30°47'26"W	195.38'
C198	3°33'49"	194.00'	12.07'	N02°20'14"W	12.06'
C199	16°30'20"	194.00'	55.89'	N12°22'19"W	55.69'
C200	16°08'17"	194.00'	54.64'	N28°41'37"W	54.46'
C201	11°50'05"	194.00'	40.07'	N42°40'48"W	40.00'
C202	12°25'43"	194.00'	42.08'	N54°48'41"W	42.00'
C203	12°28'05"	194.00'	42.22'	N67°15'35"W	42.13'
C204	12°28'05"	194.00'	42.22'	N67°15'35"W	42.13'
C205	18°47'57"	947.00'	310.72'	S80°27'45"W	309.33'
C206	16°22'24"	194.00'	55.44'	N81°40'50"W	55.25'
C207	80°28'04"	136.00'	191.00'	S82°34'47"E	175.69'
C208	9°31'56"	136.00'	22.63'	N52°25'13"E	22.60'
C209	2°31'29"	194.00'	8.55'	N48°55'00"E	8.55'
C210	16°55'42"	194.00'	57.32'	N58°38'35"E	57.11'
C211	16°41'07"	194.00'	56.50'	N75°27'00"E	56.30'
C212	6°16'26"	194.00'	21.24'	N86°55'47"E	21.23'
C213	2°12'58"	471.00'	18.22'	S88°45'14"W	18.22'
C214	7°59'18"	471.00'	65.67'	S83°39'06"W	65.61'
C215	7°59'44"	471.00'	65.73'	S75°39'35"W	65.67'
C216	8°01'55"	471.00'	66.03'	S67°38'46"W	65.97'
C217	8°09'37"	471.00'	67.08'	S59°33'00"W	67.02'
C218	3°39'11"	471.00'	30.03'	S53°38'35"W	30.03'
C219	4°09'44"	471.00'	34.22'	S49°44'08"W	34.21'
C220	111°59'21"	77.00'	150.50'	S45°25'29"W	127.66'
C221	34°40'56"	136.00'	82.32'	S64°59'43"W	81.07'
C222	33°20'03"	255.00'	148.36'	S73°27'57"W	146.27'
C223	6°40'17"	165.00'	19.21'	S03°28'25"E	19.20'
C224	3°45'38"	165.00'	10.83'	S08°41'22"E	10.83'
C225	31°43'29"	77.00'	42.64'	S05°17'34"W	42.09'
C226	36°01'53"	77.00'	48.42'	S39°10'15"W	47.63'
C227	90°00'00"	15.02'	23.59'	N44°48'09"E	21.24'
C228	42°29'54"	77.00'	57.11'	S78°26'09"W	55.81'
C229	16°04'54"	969.00'	271.98'	N81°49'17"E	271.08'
C230	2°33'53"	1103.44'	49.39'	N48°54'47"E	49.39'
C231	9°59'18"	229.00'	39.92'	N21°10'34"E	39.87'
C232	14°48'20"	194.00'	50.13'	N33°34'23"E	49.99'
C233	1°44'04"	77.00'	2.33'	N79°26'52"W	2.33'
C234	17°57'55"	136.00'	42.64'	S73°21'14"W	42.47'
C235	16°43'01"	136.00'	39.68'	S56°00'46"W	39.54'
C236	6°07'06"	194.00'	20.72'	S50°42'48"W	20.71'
C237	20°41'00"	194.00'	70.03'	N10°39'45"W	69.65'
C238	3°35'17"	229.00'	14.34'	N01°37'37"E	14.34'
C239	12°45'39"	229.00'	51.00'	N09°48'05"E	50.90'

CURVE TABLE

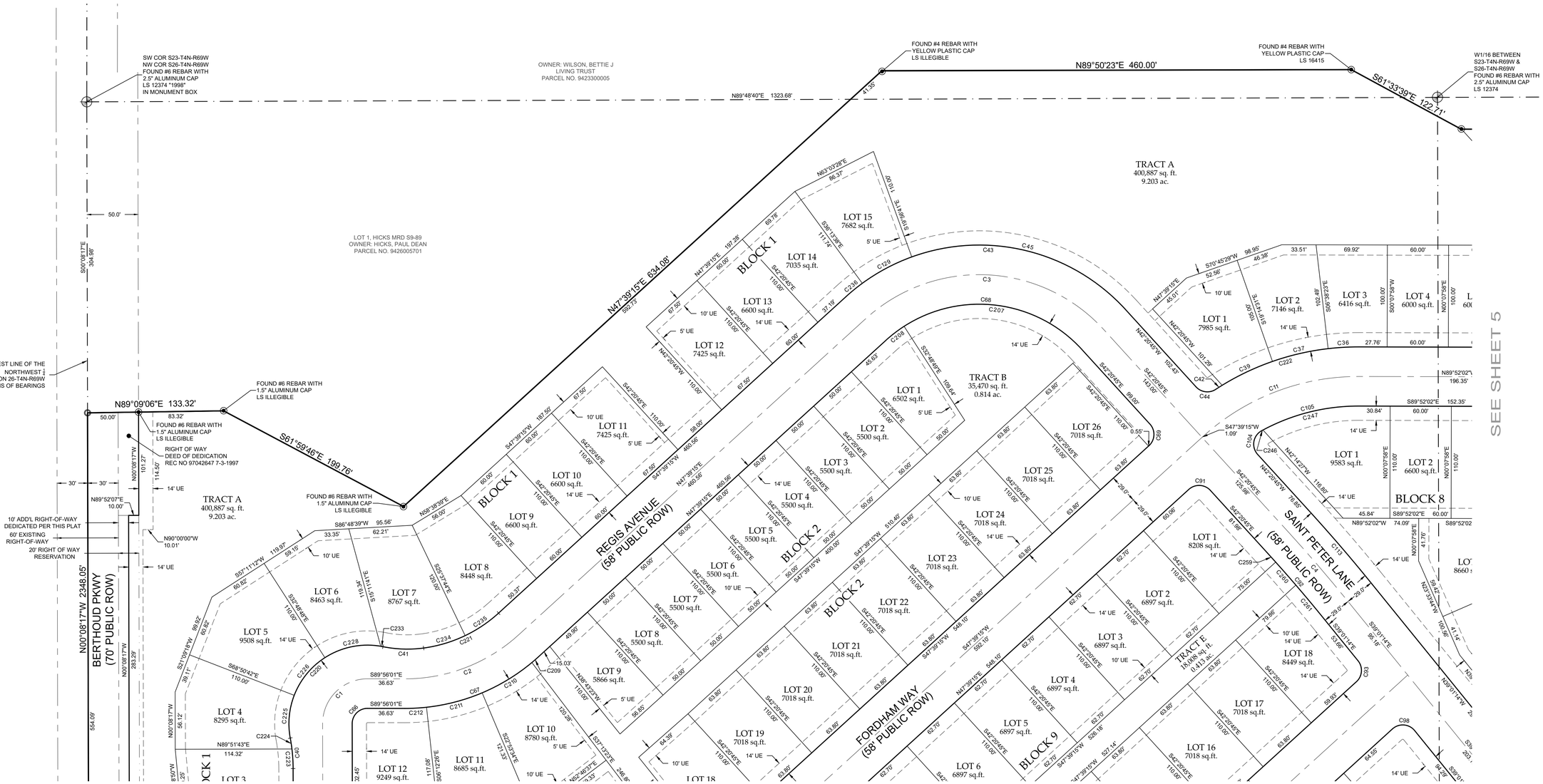
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C240	11°01'16"	136.00'	26.16'	N05°22'40"W	26.12'
C241	77°36'21"	136.00'	184.21'	N49°41'28"W	170.45'
C242	1°22'23"	136.00'	3.26'	N89°10'50"W	3.26'
C243	0°43'51"	194.00'	2.47'	N89°30'06"W	2.47'
C244	17°12'14"	194.00'	58.25'	N80°32'04"W	58.03'
C245	8°06'10"	194.00'	27.44'	N67°52'52"W	27.41'
C246	0°26'18"	197.00'	1.51'	N61°30'37"E	1.51'
C247	28°24'12"	197.00'	97.66'	N75°55'52"E	96.66'
C248	7°42'07"	194.00'	26.08'	S03°43'05"E	26.06'
C249	15°59'35"	194.00'	54.15'	S15°33'56"E	53.98'
C250	16°16'57"	194.00'	55.13'	S31°42'12"E	54.95'
C251	16°16'57"	194.00'	55.13'	S47°59'10"E	54.95'
C252	16°16'57"	194.00'	55.13'	S64°16'07"E	54.95'
C253	16°16'57"	194.00'	55.13'	S80°33'04"E	54.95'
C254	1°10'29"	194.00'	3.98'	S89°16'47"E	3.98'
C255	0°43'44"	349.00'	4.44'	S89°46'06"W	4.44'
C256	10°08'08"	349.00'	61.74'	S84°20'10"W	61.66'
C257	9°51'45"	349.00'	60.07'	S74°20'14"W	60.00'
C258	0°57'41"	349.00'	5.86'	S68°55'31"W	5.86'
C259	0°30'26"	1471.00'	13.02'	S42°05'32"E	13.02'
C260	1°10'07"	1471.00'	30.01'	S41°15'15"E	30.01'
C261	1°38'57"	1471.00'	42.34'	S39°50'43"E	42.34'
C262	6°11'32"	529.00'	57.17'	N61°14'25"E	57.14'
C263	5°57'34"	529.00'	55.02'	N67°18'58"E	55.00'
C264	5°58'11"	529.00'	55.12'	N73°16'50"E	55.09'
C265	5°57'34"	529.00'	55.02'	N79°14'42"E	55.00'
C266	5°54'24"	529.00'	54.53'	N85°10'41"E	54.51'
C267	1°43'51"	529.00'	15.98'	N88°59'48"E	15.98'
C268	1°10'31"	779.00'	15.98'	S89°16'28"W	15.98'
C269	5°24'25"	779.00'	73.51'	S85°59'00"W	73.48'
C270	5°14'47"	779.00'	71.33'	S80°39'25"W	71.30'
C271	5°14'47"	779.00'	71.33'	S75°24'38"W	71.30'
C272	5°14'47"	779.00'	71.33'	S70°09'52"W	71.30'
C273	5°21'18"	779.00'	72.81'	S64°51'50"W	72.78'
C274	5°22'48"	779.00'	73.15'	S59°29'47"W	73.12'
C275	2°42'12"	829.00'	39.11'	S49°00'21"W	39.11'
C276	4°17'22"	829.00'	62.06'	S52°30'08"W	62.05'
C277	4°17'22"	829.00'	62.06'	S56°47'30"W	62.05'
C278	4°17'22"	829.00'	62.06'	S61°04'52"W	62.05'
C279	2°04'46"	829.00'	30.09'	S64°15'56"W	30.08'
C280	8°26'48"	671.00'	98.92'	S33°04'20"E	98.83'
C281	1°43'31"	671.00'	20.20'	S38°09'29"E	20.20'
C282	4°00'30"	837.00'	58.56'	N58°28'09"E	58.54'
C283	3°29'53"	837.00'	51.10'	N62°13'21"E	51.09'
C284	3°32'44"	837.00'	51.80'	N65°44'39"E	51.79'
C285	3°32'44"	837.00'	51.80'	N69°17'24"E	51.79'
C286	1°53'01"	837.00'	27.52'	N72°00'16"E	27.51'
C287	1°48'19"	837.00'	26.37'	N73°50'56"E	26.37'
C288	1°48'19"	837.00'	26.37'	N75°39'16"E	26.37'
C289	1°48'19"	837.00'	26.37'	N77°27'35"E	26.37'
C290	1°48'19"	837.00'	26.37'	N79°15'55"E	26.37'
C291	1°48'19"	837.00'	26.37'	N81°04'14"E	26.37'
C292	1°48'19"	837.00'	26.37'	N82°52'34"E	26.37'
C293	1°48'19"	837.00'	26.37'	N84°40'53"E	26.37'
C294	1°48'19"	837.00'	26.37'	N86°29'13"E	26.37'
C295	1°48'19"	837.00'	26.37'	N88°17'32"E	26.37'
C296	0°40'01"	837.00'	9.74'	N89°31'43"E	9.74'
C297	0°23'12"	1057.50'	7.14'	S89°40'07"W	7.14'
C298	1°35'19"	1057.50'	29.32'	S88°40'52"W	29.32'
C299	1°35'19"	1057.50'	29.32'	S87°05'32"W	29.32'
C300	1°35'20"	1057.50'	29.32'	S85°30'13"W	29.32'
C301	1°35'20"	1057.50'	29.33'	S83°54'53"W	29.32'
C302	1°35'18"	1057.50'	29.32'	S82°19'34"W	29.31'
C303	1°35'20"	1057.50'	29.33'	S80°44'15"W	29.33'
C304	1°35'20"	1057.50'	29.33'	S79°08'55"W	29.32'
C305	1°34'45"	1057.50'	29.15'	S77°33'52"W	29.14'
C306	1°35'20"	1057.50'	29.32'	S75°58'50"W	29.32'
C307	1°35'19"	1057.50'	29.32'	S74°23'31"W	29.32'
C308	0°27'40"	1057.50'	8.51'	S73°22'01"W	8.51'
C309	2°22'47"	1066.00'	44.28'	S67°24'43"W	44.27'
C310	3°35'48"	1066.00'	66.91'	S64°25'26"W	66.90'
C311	3°35'48"	1066.00'	66.91'	S60°49'38"W	66.90'
C312	3°46'16"	1066.00'	70.16'	S57°08'37"W	70.15'
C313	1°53'01"	947.00'	31.13'	S72°00'16"W	31.13'
C314	1°48'19"	947.00'	29.84'	S73°50'56"W	29.84'
C315	1°48'19"	947.00'	29.84'	S75°39'16"W	29.84'
C316	1°48'19"	947.00'	29.84'	S77°27'35"W	29.84'
C317	1°48'19"	947.00'	29.84'	S79°15'55"W	29.84'
C318	1°48'19"	947.00'	29.84'	S81°04'14"W	29.84'
C319	1°48'19"	947.00'	29.84'	S82°52'34"W	29.84'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C320	1°48'19"	947.00'	29.84'	S84°40'53"W	29.84'
C321	1°48'19"	947.00'	29.84'	S86°29'13"W	29.84'
C322	1°48'19"	947.00'	29.84'	S88°17'32"W	29.84'
C323	0°40'01"	947.00'	11.02'	S89°31'43"W	11.02'
C324	0°34'24"	969.00'	9.70'	N89°34'31"E	9.70'
C325	1°33'07"	969.00'	26.24'	N88°30'46"E	26.24'
C326	1°33'07"	969.00'	26.24'	N86°57'40"E	26.24'
C327	1°33'07"	969.00'	26.24'	N85°24'33"E	26.24'
C328	1°33'07"	969.00'	26.24'	N83°51'26"E	26.24'
C329	1°33'05"	969.00'	26.24'	N82°18'21"E	26.23'
C330	1°33'07"	969.00'	26.24'	N80°45'15"E	26.24'
C331	1°33'07"	969.00'	26.24'	N79°12'09"E	26.24'
C332	1°32'32"	969.00'	26.08'	N77°39'19"E	26.08'
C333	1°33'07"	969.00'	26.24'	N76°06'30"E	26.24'
C334	1°33'07"	969.00'	26.24'	N74°33'23"E	26.24'
C335	0°55'27"	291.00'	4.69'	N89°40'15"E	4.69'
C336	19°41'26"	291.00'	100.01'	N79°21'48"E	99.52'
C337	7°23'52"	729.00'	94.12'	N17°49'10"W	94.06'
C338	1°57'54"	729.00'	25.00'	N13°08'17"W	25.00'
C339	6°43'17"	729.00'	85.52'	N08°47'41"W	85.47'
C340	14°39'40"	194.00'	49.64'	N82°32'12"W	49.51'
C341	11°22'35"	194.00'	38.52'	N69°31'04"W	38.46'
C342	20°33'56"	136.00'	48.82'	S36°27'11"W	48.55'
C343	43°23'49"	136.00'	103.01'	S68°26'04"W	100.56'
C344	84°15'39"	15.00'	22.06'	N42°16'06"W	20.12'
C345	5°44'21"	15.00'	1.50'	N87°16'06"W	1.50'
C346	28°58'36"	136.00'	68.78'	S75°22'25"W	68.05'
C347	7°22'50"	136.00'	17.52'	S57°11'42"W	17.51'
C348	11°51'04"	194.00'	40.13'	S59°25'49"W	40.06'
C349	16°16'57"	194.00'	55.13'	S73°29'49"W	54.95'
C350	8°29'41"	194.00'	28.76'	S85°53'08"W	28.74'
C351	84°15'39"	15.00'	22.06'	N41°59'33"E	20.12'
C352	5°44'21"	15.00'	1.50'	N86°59'33"E	1.50'
C353	3°13'45"	194.00'	10.93'	N88°14'51"E	10.93'
C354	8°46'20"	194.00'	29.70'	N82°14'48"E	29.67'
C355	8°19'45"	194.00'	28.20'	N73°41'45"E	28.18'
C356	9°48'42"	194.00'	33.22'	N64°37'32"E	33.18'
C357	6°12'54"	194.00'	21.04'	N56°36'44"E	21.03'
C358	3°49'21"	15.00'	1.00'	N55°24'58"E	1.00'
C359	86°10'39"	15.00'	22.56'	S79°35'02"E	20.49'
C360	86°10'39"	15.00'	22.56'	S06°35'37"W	20.49'
C361	3°49'21"	15.00'	1.00'	S51°35'37"W	1.00'
C362	23°11'03"	136.00'	55.03'	S65°05'49"W	54.66'
C363	13°10'23"	136.00'	31.27'	S83°16'32"W	31.20'
C364	6°40'47"	15.00'	1.75'	N87°44'19"W	1.75'
C365	84°16'15"	15.00'	22.06'	N42°15'48"W	20.13'
C366	1°31'18"	224.00'	5.95'	S54°15'56"W	5.95'
C367	12°13'09"	224.00'	47.77'	S61°08'10"W	47.68'
C368	13°02'56"	224.00'	51.02'	S73°46'13"W	50.91'
C369	9°34'03"	224.00'	37.40'	S85°04'42"W	37.36'
C370	7°19'31"	246.00'	31.45'	N86°11'58"E	31.43'
C371	9°57'25"	246.00'	42.75'	N77°33'30"E	42.70'
C372	9°06'41"	246.00'	39.12'	N68°01'27"E	39.08'
C373	7°30'09"	246.00'	32.21'	N59°43'02"E	32.19'
C374	2°27'40"	246.00'	10.57'	N54°44'07"E	10.57'
C375	36°21'26"	224.00'	142.14'	N71°41'00"E	139.77'
C376	36°21'26"	246.00'	156.10'	S71°41'00"W	153.49'
C377	9°45'30"	136.00'	23.16'	N58°23'02"E	23.13'
C378	26°52'11"	136.00'	63.78'	N76°41'53"E	63.20'
C379	22°42'

TRAILS AT CREEKVIEW

A REPLAT OF LOT 2, HICKS MRD S9-89, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SEE LINE & CURVE TABLE
ON SHEET 3 OF 11

DRAFT
10-22-21
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

NORTH

50 0 50 100 150 Feet
(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- LOT LINE
- FOUND #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
- SECTION CORNER
- SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- EAE EMERGENCY ACCESS EASEMENT

PRELIMINARY
Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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: 23 & 26
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

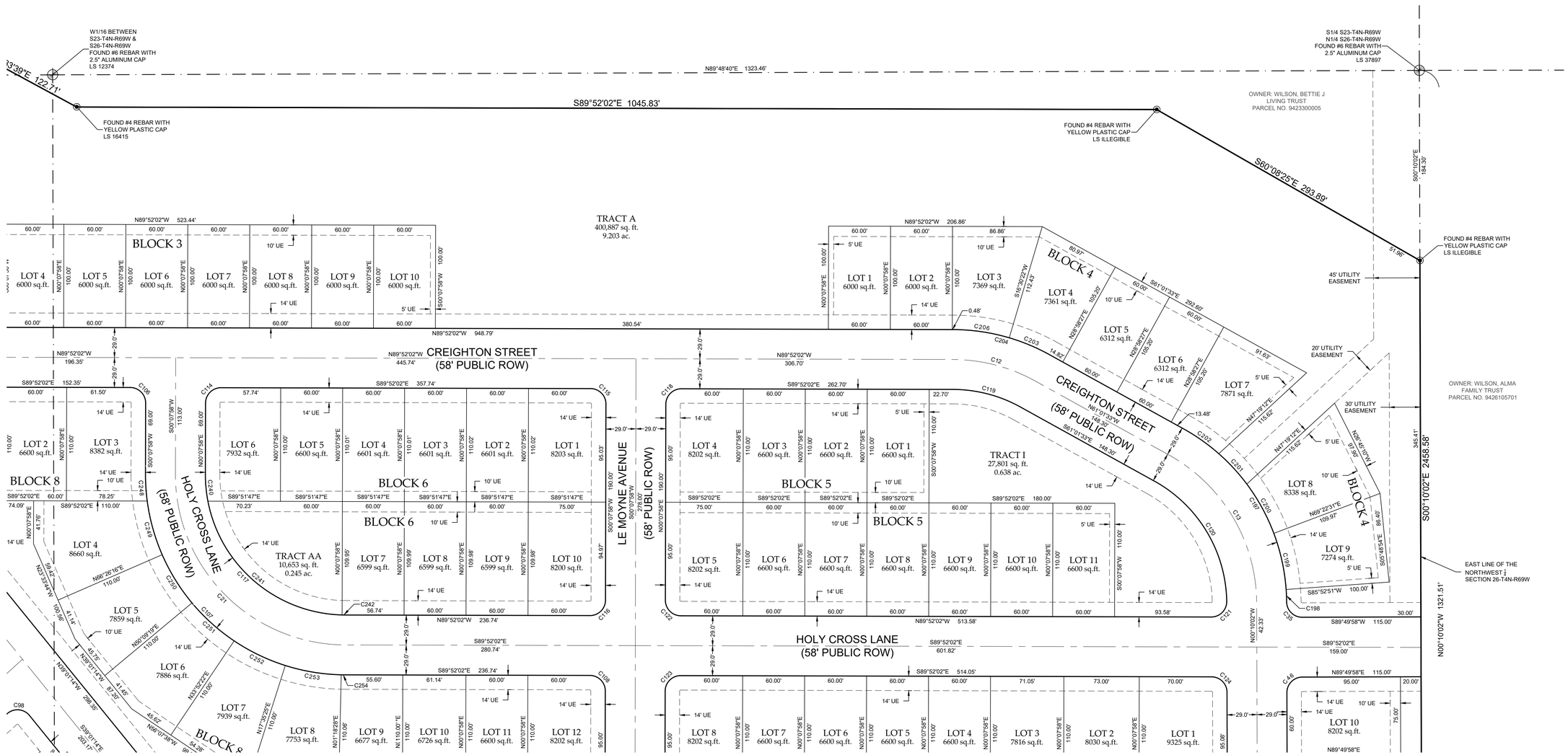
DATE: 10/22/21
SCALE: 1"=50'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
4
Of 11 Sheets

TRAILS AT CREEKVIEW

A REPLAT OF LOT 2, HICKS MRD S9-89, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



DRAFT

10-22-21

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 3 OF 11

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET) 1 inch = 50 ft.

LEGEND

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DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc

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SECTION: 23 & 26 | TOWNSHIP: 4N | RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

CERT COLLINS: 301 North Howes Street, Suite 100, 80521 GREELEY: 820 8th Street, 80631 970.221.4158 northernengineering.com

DATE: 10/22/21 | SCALE: 1"=50' | DRAWN BY: L. Smith | REVIEWED BY: S. Lund

PROJECT: 987-009 | CLIENT:

TRAILS AT CREEKVIEW

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 5 Of 11 Sheets

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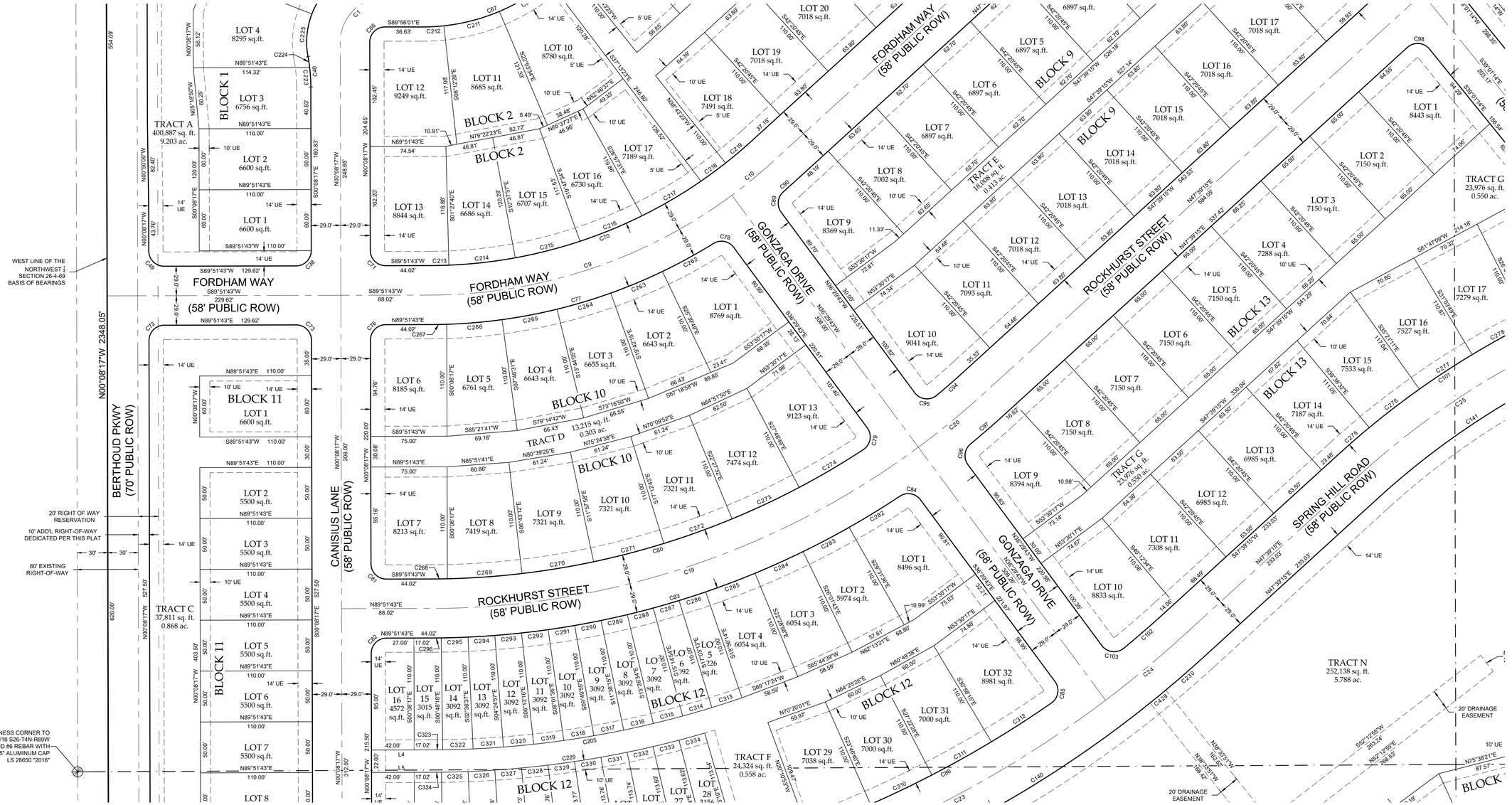
SEE SHEET 4



SEE SHEET 7

SEE SHEET 8

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northernengineering.com

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TOWN OF BERTHOUD
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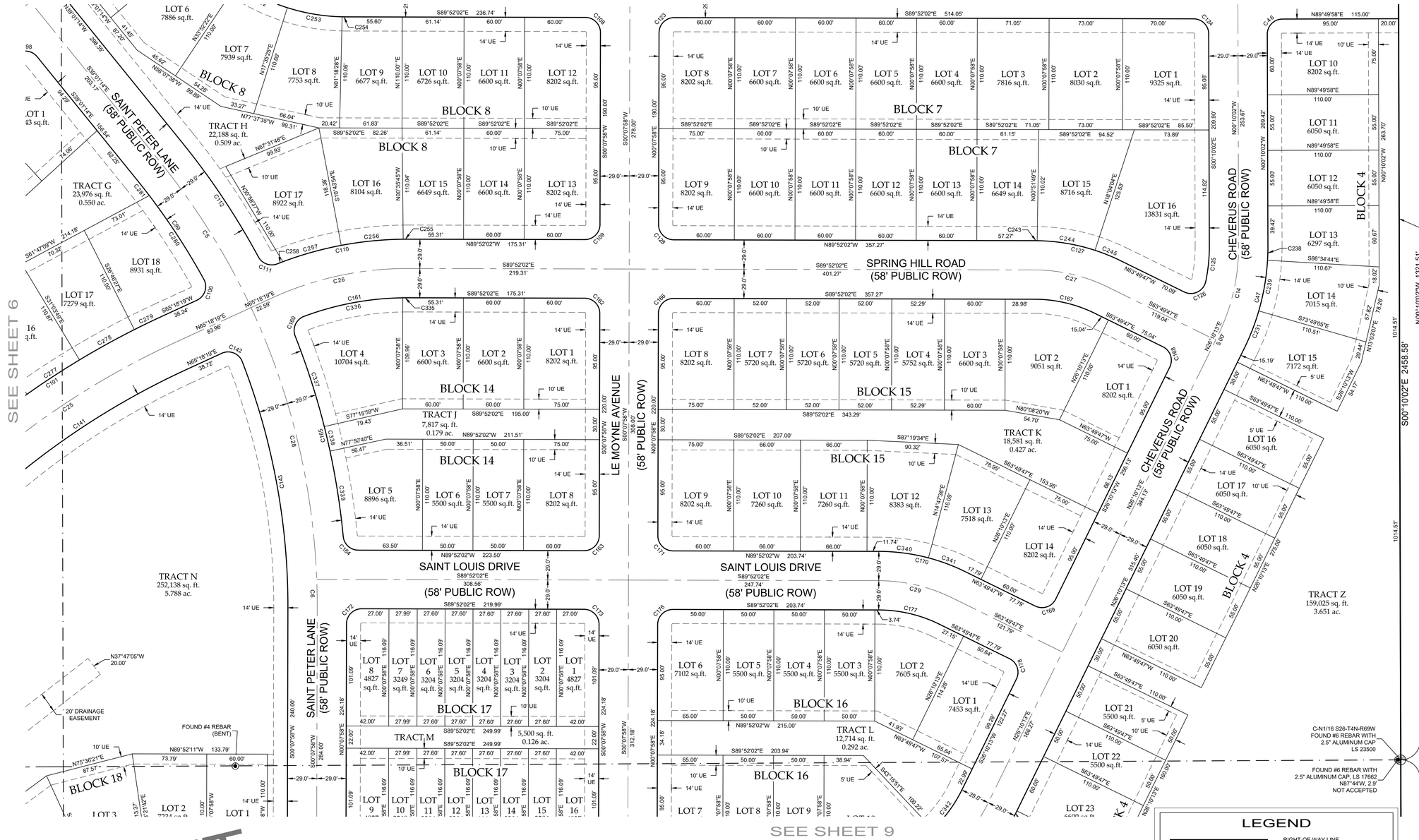

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GREELEY | 970.80 Street, 80631
970.221.4158
northernengineering.com

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7
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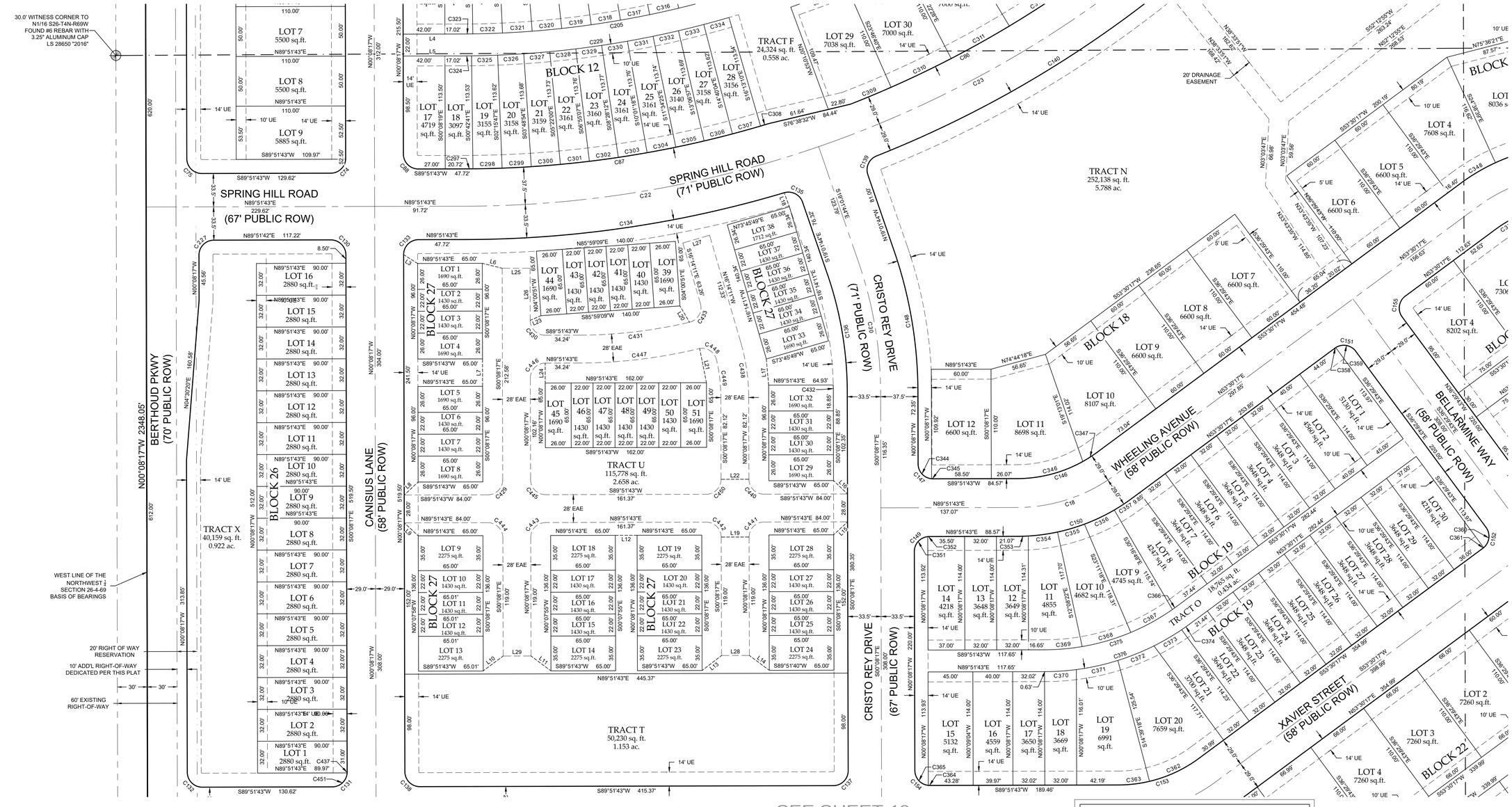

SEE SHEET 9

SEE SHEET 10

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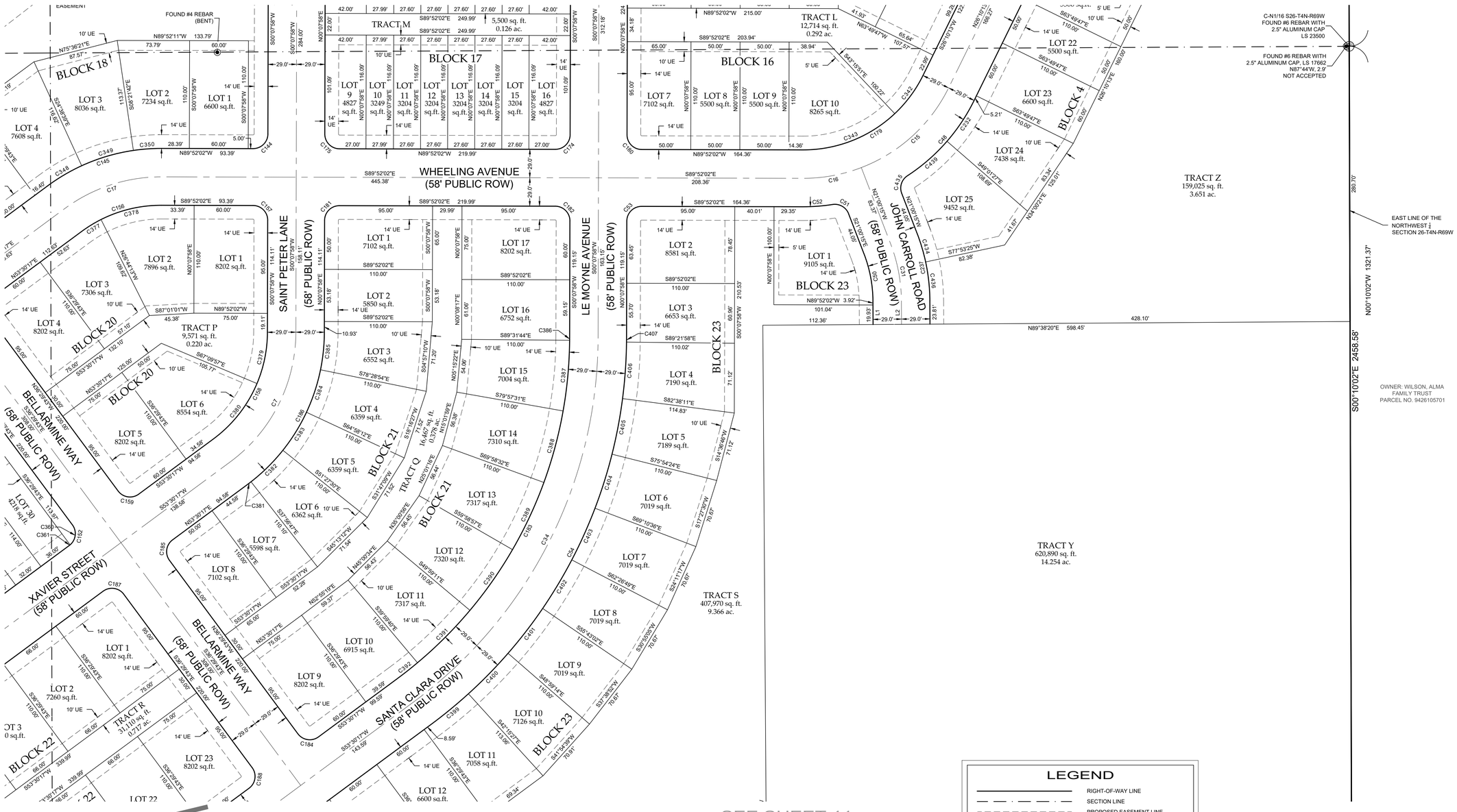

SEE SHEET 8

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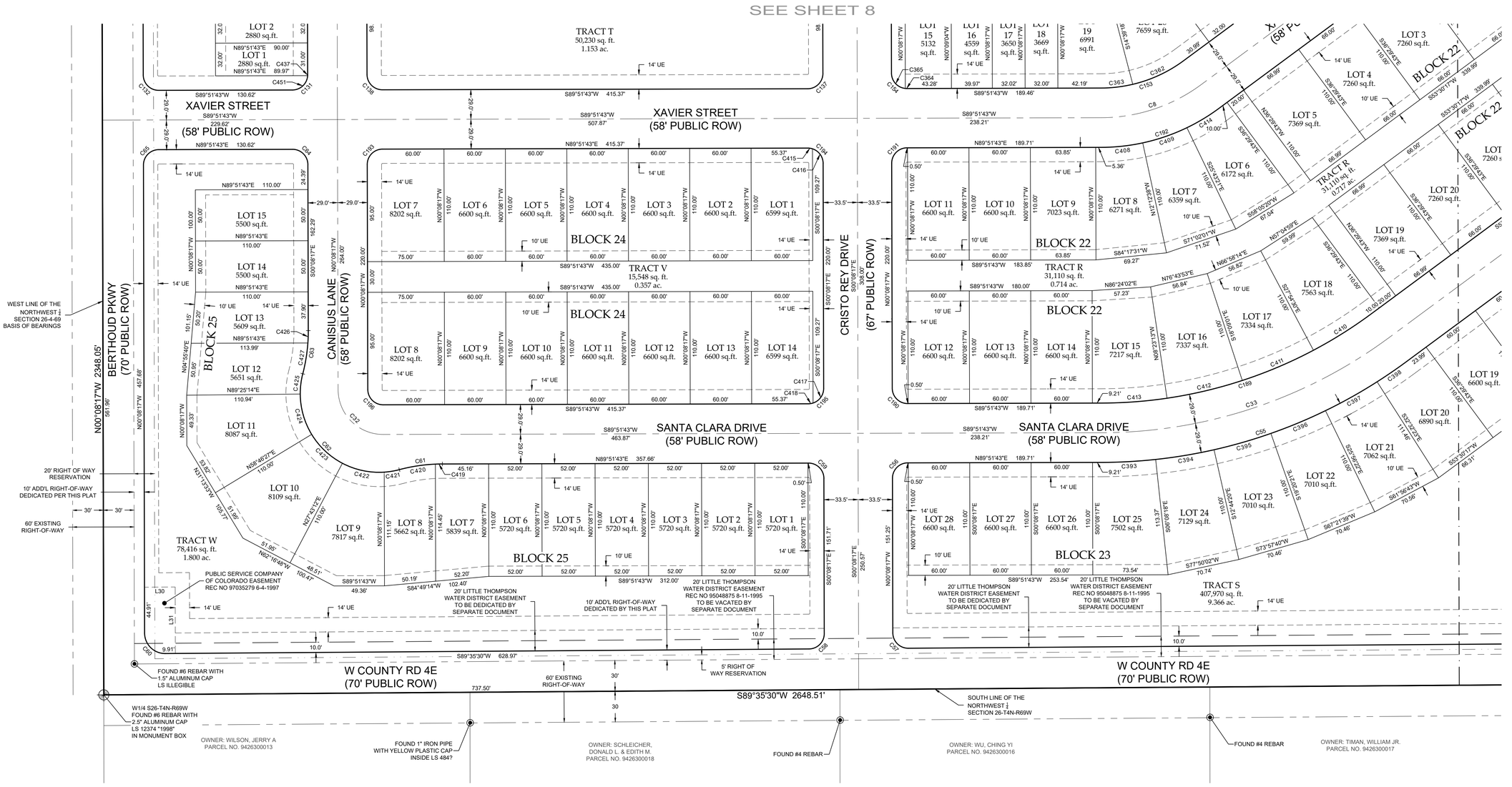

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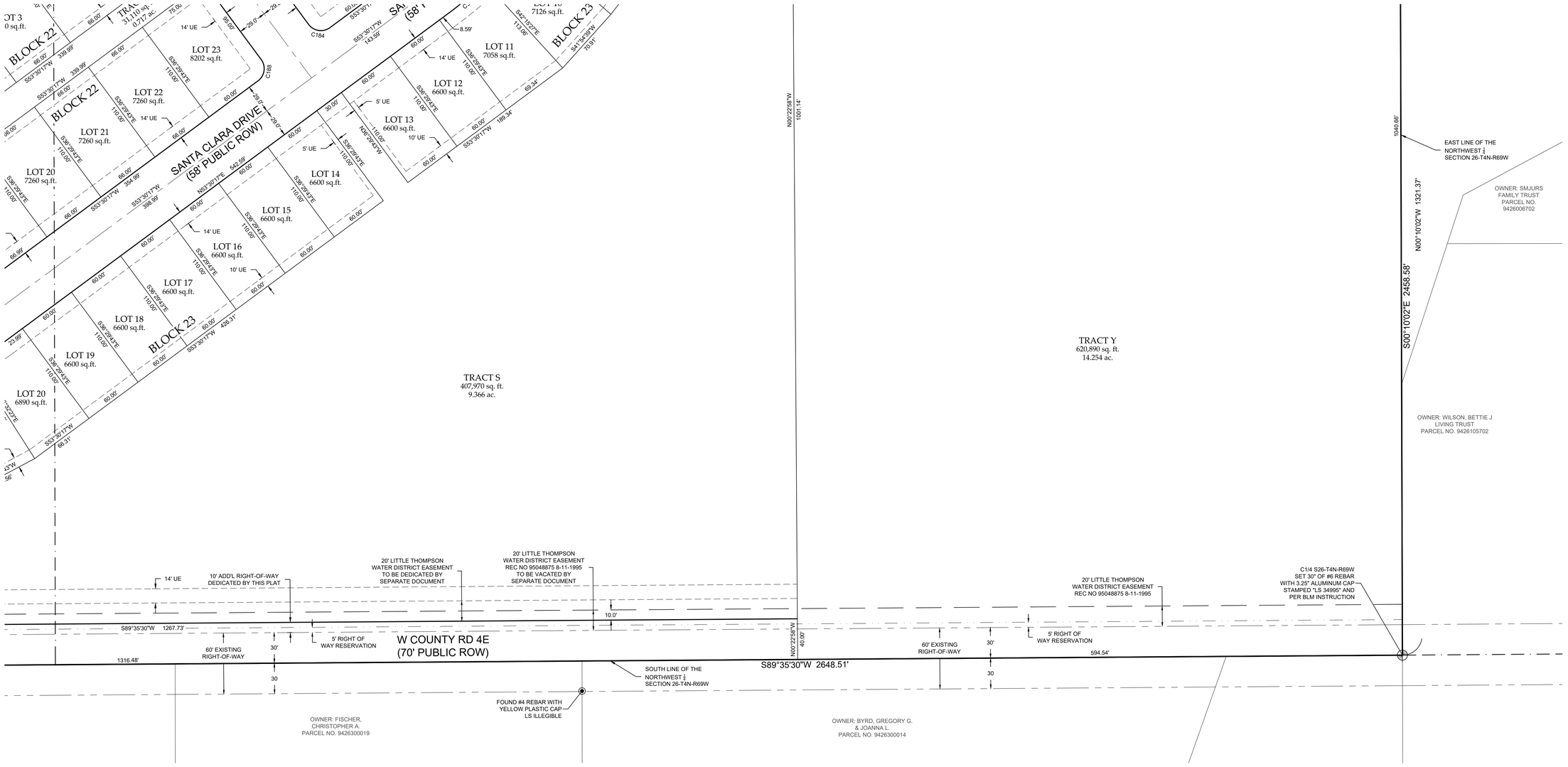

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Sheet
11
Of 11 Sheets

PUBLIC COMMENT

***Note: There was no public comment received with the final plat or preliminary plat submittal. All public comment below is from the annexation, neighborhood master plan, and rezoning request from 2020/2021**

From: Sampson, David [AUTOSOL/MEAS/BOUL]
To: Curt Freese
Cc: Adam Olinger; Chris Kirk; Timmy Sampson
Subject: Berthoud 160 information request
Date: Friday, April 17, 2020 9:25:10 AM

Hello Curt,
I have a few questions regarding the recent notice I received on the Berthoud 160 development proposal.

1. It appears they are expanding the size of the development with additional annexation. What is the exact location of that property?
2. Other than the additional annexation, what has changed in their request from the previous go around?
3. The preliminary plot map appears to be the same as last time. Is that correct?
4. The preliminary plot map shows R1 and R2 zoning. I thought that was turned down by the town last year. Has that changed?
5. Is it still the same developer that did Heritage Ridge?
6. What is the time line requirement for the applicant to post signage on the property?
7. What would your estimated time line be for various meetings and such assuming the request goes forward?
8. How can the public view the application submittal given that Town Hall is currently closed?
9. If approved, would this development be subject to all current development code standards?
10. I seem to recall hearing something a while ago about a new neighborhood development review process. Can you elaborate on that?

Hope all is well with everyone in these difficult times.

Thank You,
David Sampson

From:	Larry Lempka
To:	Curt Freese; Adam Olinger
Subject:	Berthoud 160 Comments
Date:	Friday, April 17, 2020 11:50:42 AM

Hello,

After review of the development review I have some questions, concerns and comments for further recommendations:

1) There has historically been return irrigation flows off of the farm into the Little Thompson River. Those need to continue by State Statue and I am wondering how that will be addressed and monitored?

2) I am very concerned about having three entrances on the west side of the development,. Currently there is two that the farmer uses and one which is not included in the plan as it is functioning for the home that is established. The other is very occasionally. This road has proven to be very dangerous, particularly at the intersection of 2E and CR 17. I see no reason for more than one access to the west to minimize traffic conflict as CR 17 has become the 287 bypass into the south side of town, particularly the High School. Speed limit is 40 mph with most traveling above that now without additional traffic.

3) Will 2E be paved?

4) The access from the development to the South onto 2E should be left turn only (to East), as the intersection at 2E and CR 17 is far too dangerous with current traffic flow.

5) Rather than all the open space and buffer area being landscaped as presented with Blue grass, I would recommend xeroscaping to reduce water consumption as well as continued maintenance.

6) I do not see where they are putting any ground aside for school use?

7) Due to the geographic nature and the current access to cell phones and internet, I would recommend that a tower be built at the crest of the hill to increase bandwith and possibly create more competition for providers to residents in the area that are already in place. The proceeds from this structure to go to the Town and earmarked for Parks and Rec.

Thank you, and if we have the ability to have an in public comment session, I would like to have these questions and more answered by the developer.

Larry Lempka
1528 SCR 17
Berthoud

970-381-8238

Virus-free. www.avast.com

From:	Sampson, David [AUTOSOL/MEAS/BOUL]
To:	Curt Freese; Adam Olinger
Cc:	Timmy Sampson
Subject:	Berthoud 160 comments
Date:	Tuesday, April 21, 2020 11:20:23 PM

Hello,

We would like to submit the following comments regarding the Berthoud 160 development proposal.

The proximity of this development to Hillsdale Park is very concerning. The preliminary plot map appears to have the same limited amount of buffer space to the park as the zoning proposal that was denied by the town last year. Hillsdale Park is a unique space for the public to enjoy and major development close to the south side would change the character of the park forever and is likely to negatively affect the diverse wildlife the park offers. We think it is imperative that the developers and town work to provide a much more substantial buffer between this valuable park space and development activity if it is eventually approved.

We are concerned about the affect this development would have on CR17 traffic. There appears to be several entry points proposed on CR17. That stretch of the highway has limited sight lines due to its hilly nature and it seems that a heavy increase in side road traffic would be hazardous. It also seems likely to greatly increase traffic at the 4E/287 intersection. CR17 is also a narrow highway and has a lot of pedestrian traffic.

We oppose the additional annexation that is part of this proposal. Given the hundreds of acres of potential development property already annexed by the town we do not believe it is warranted to further increase the size of this proposal area.

We have concerns about the affect this development would have on the quality of life for residents in the HIllsdale area. Those residents have experienced over four years of noise, dirt, diesel smoke, construction traffic, and construction debris littering the land from the Heritage Ridge development to the east. Not to mention current activity with Rose Acres to the west. Now there is the potential of several more years of disruption to the south.

Thank you,
Timmy and David Sampson
911 Kansas Ave

From:	Jen Schill
To:	Curt Freese; Adam Olinger
Cc:	Michael Grisham
Subject:	Hillsdale Park: Berthoud 160 will destroy this precious gem
Date:	Tuesday, April 21, 2020 4:14:59 PM

Berthoud Community Development Department:

We are writing this email as my twin four-year-old boys and I are recreating in Hillsdale Park, grateful for this small space of solitude -- the only true one in the entirety of Berthoud.

We are beyond disappointed -- in fact, I'm personally appalled -- that Berthoud proposes to continue its rampant pattern of unhinged development with a new subdivision planned adjacent to this tiny gem. It will forever alter the solitude of this park. Having a trail is not enough; we need trails that offer a place of nature, of solitude, of relaxation from the daily suburban, monochromatic life -- not simply pathways to walk between developments.

We come here almost daily to escape our subdivision, enjoy the amazing pastoral and mountain views, get exercise and fresh air, and learn about nature with all of our senses, binoculars, and magnifying glasses. Each of our boys, William and Samuel, have adopted their own tree in the park to observe over time and learn about seasonal changes, ecology, and appreciation for nature. The boys enjoy running along the trails, regularly exploring a huge dead tree, picking up pill bugs, watching raptors, listening to redwinged blackbirds, learning about ecology and physics by playing in the stream, watching the train roll by, and talking about all of the things we see on the farm.

Our son Sam says:
No building so it can be really pretty here because there are no houses. I really like the farm because I like seeing the hay truck and the cows. I will be sad if they build there.

Our son Will says:
I don't want them to build more houses here because it's pretty like it is. I like the trees and grass and bushes and farmland. I will be sad if they build there.

Please don't destroy the only truly special place of nature in Berthoud. We see only plans of commercial and residential development, and no plans for open space and nature recreation. A rec center is nothing even close to a natural area for recreation. Berthoud needs more trails and open space, not fewer.

And while we're writing this note, we realize we missed the deadline to submit comment on the proposed development on the northeast corner of Main Street and 287. While we would prefer that development be far better planned, and at least slowed, if this does get developed, the developer should be required to build an underpass or overpass to the other side of 287, to start to create some trail connectivity in this town.

Open space preservation and trail connectivity should be Berthoud's top priorities now and far into the future.

Thank you for listening to our input.

Take care,

Jennifer Schill & Michael Grisham
1530 Mount Meeker Ave
Berthoud, CO 80513

From: Leslie Tassi
To: Curt Freese
Cc: Adam Olinger
Subject: Berthoud 160
Date: Tuesday, April 21, 2020 3:05:50 PM

To the Community Development Department:

What happened to Berthoud, the Garden Spot of Colorado? And what WILL happen to our town should development continue unabated? The Berthoud 160 proposal must not become a reality. What a travesty to destroy the small pocket of natural beauty that is Hillsdale Park, a jewel in the midst of already ballooning neighborhoods. Hillsdale Park's uniqueness will forever be destroyed if yet another subdivision encroaches on the delicate ecosystem that must be our responsibility to preserve and protect.

We are fast losing that "small town feel" that so many of us want to maintain. That feel is rapidly slipping away with each new subdivision that is closing in on our town and eating up any semblance of the garden spot that once was. And we are losing forever the beauty of rolling farmland that used to surround our town.

I'm not an expert in environmental science. However, it doesn't take a degree to know that irreparable damage will be done to Hillsdale Park, both environmentally and aesthetically, should hundreds more homes, with lawn fertilizer runoff, errant trash strewn here and there, pet poop, road treatment chemicals all contributing to the slow but inevitable destruction of a treasure that is—that must be—ours to cherish and preserve: Hillsdale Park, the small amount of pristine farmland that remains adjacent, and an unsullied view of the Rockies beyond.

Please reject the Berthoud 160 proposal. Enough is enough.

Thank you,

Leslie Tassi
945 N. 4th St.

From: Curt Freese
To: Adam Olinger
Subject: FW: Berthoud 160
Date: Tuesday, April 21, 2020 3:24:51 PM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

From: Barbara Harris <barbharris09@gmail.com>
Sent: Tuesday, April 21, 2020 2:17 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: Berthoud 160

Hello Community Development Department,

My name is Barbara Harris and I live at 610 Kansas Ave, Berthoud. I was raised in the Berthoud area, so have been here much more than the last 2.5 years that I've been at 610 Kansas. One thing I really enjoy about Berthoud is the intimate feel of the town and I love that Berthoud is expanding paths and sidewalks to make it easier to get around on bicycle with my son. So thank you for those efforts!

I wanted to inquire if there is any consideration in expanding the natural space/bird sanctuary adjacent to Berthoud 160? Seems like having more properties right next to the natural area is going to push even more wild animals out of that area. Maybe expanding that natural area up the hill and planting more trees/large shrubs to provide additional future nesting/habitat to attract/retain those wild animals would be considered?

Thank you for your time,
Barbara Harris
--
Barb

April 21,2020

Community Development Department

I was surprised to receive a Neighborhood Notice regarding Berthoud 160 considering the economic climate we're in because of the corona virus. Why let a developer come in and destroy 141.3 acres when we're at an all time high with unemployment. People won't be buying houses when they have no jobs due to the virus and the oil & gas problem. Why ruin the acres with infrastructure and let it sit for years when the land could be used for farming and grazing cattle like it is now.

Also, I was surprised to see the project showing zoning for R1 and R2 which was denied by the Town Board in July 2019. What's going on? Several comments by the public at that time were concerns regarding the high density of houses in that area. The developer didn't listen as they show more houses now than before. Currently they show 480 homes on 141.3 acres (they bought an additional 20 acres from Hicks) as compared to 431 homes on 120 acres in 2019. With all of the projected homes, additional problems are created that the developer doesn't have to worry about. Our schools are now over crowded, more traffic on the roads, roads wearing out, the Town has to provide additional services, etc.

Why doesn't the Town of Berthoud buy the land for open space? The residents that bought homes on the south side of 4E did not purchase them to live in town. We chose to live in a rural environment. We have enough cookie cutter gray, beige, white rooftops surrounding Berthoud right now. Let this piece of land continue to be the farmland that people like to see. This is what makes Berthoud special. A small rural community that still shows their support for farmers and the land. Or why doesn't the developer build estate homes? Those would blend in with the FA1 farming zoning on the south side. Let this be the look coming to Berthoud from the south side.

Please take all of this into consideration. Thank you.

Deb & Jerry Wilson

From: Kimberly Stalnacker
To: Curt Freese; Adam Olinger
Subject: Berthoud 160 comments
Date: Monday, April 20, 2020 8:50:14 AM

Good Morning,

We recently received notice about the development proposal for Berthoud 160 and wanted to comment.

We understand that development is inevitable and support it when done in a responsible and well thought out manner. Obviously there are many variables to take into consideration but we think at least one area deserves to be revisited.

On the north side of this development lies Hillsdale Park. As we are sure you know, this park is a small but highly recreated area that is part of a wildlife corridor with a creek running through it and many bird species living there.

Unfortunately, Berthoud 160 allows for minimal easement for this valuable and unique park. We would propose increasing the size of this park by twice it'd width (north to south.) This would not only preserve this Berthoud gem but increase it's size and value as a Berthoud amenity. And if doubling it's width is too much, please require a generous easement on the south side of the park. This is one of Berthoud's only "wild" areas and protecting it would be a priceless addition to the community. While playgrounds and tennis courts and baseball fields and sculptures can be found elsewhere, Hillsdale Park is truly unique and the impact of Berthoud 160 will be immeasurable unless there is some planning and forethought by environmentally and community focused decision-makers.

In addition, it's hard to tell from the small maps we received, but it appears that several large, mature, beautiful trees on the south side of Hillsdale Park would be destroyed. Please reconsider. No matter what trees or how many this developer promises to plant, they could never replace old growth like those there right now. It will take 100 years for new trees to even come close to the size and beauty of what is there now. We could easily have both.....save the old and welcome the new too. As "The Garden Spot" we should be making our trees, environment and natural settings a priority when it comes to new development.

You have the power to shape the Berthoud of the future and we truly hope you will consider our perspective when doing so. The losses are too great and we will NEVER get them back.

And finally, we would like to propose another idea that is not directly related to this development but could be in the future. Berthoud is a farming community and has been for a very long time. Please consider preserving that culture, heritage and history for future generations by acquiring a farm. Our community needs and deserves this. Since we are talking about Berthoud 160, perhaps the Hicks Farm could be an option one day?
Thanks for listening, we appreciate the opportunity to provide input.
Kim & Jay Stalnacker

Sent from my iPad