



Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL

807 Mountain Avenue

THURSDAY, August 12, 2021

6:00 P.M.

1. Call to Order

2. Roll Call

Jan Dowker, Chairwoman
Sean Murphy, Secretary
Patrick Dillon
Abigail Smith

Jeff Butler, Vice Chair
Karl Ayers
Chris Kurtz

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

3. Approval of Minutes of the July 8, 2021 Planning Commission Meeting

4. Public Hearing: Harvest Ridge South Final Plat, Alex Hoime agent

5. Public Hearing: Farmstead Phase 2 Neighborhood Master Plan and Rezoning, Steve Weins agent

6. Reports.

7. Adjourn.

The Planning Commission Meeting will be held both in person at Town Hall and virtually through Zoom, and can be accessed by the following Meeting ID or by using the call-in phone number:

Meeting ID: 889-6631-2484

Call-in Number: 1-669-900-6833

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



Planning Commission Minutes – July 08, 2021

1. Call to Order – The Planning Commission convened a regular meeting on July 08, 2021. Chairwoman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman)
Sean Murphy	(Secretary)
Karl Ayers	(Commissioner)
Patrick Dillon	(Commissioner)
Chris Kurtz	(Commissioner)
Abigail Smith	(Commissioner)

Staff present: Adam Olinger (Planner II)

3. Consent Agenda – Minutes from the June 24, 2021 Planning Commission Meeting.

Commissioner Dillon found an error on page 01 and requested to correct “Patrick Murphy” to “Patrick Dillon.”

MOTION made by Commissioner Dillon.

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

4. Public Hearing: Fickel Farm PUD Fourth Filing Preliminary Plat

Planner Olinger introduced the project as 101 single-family attached and detached lots on 27 acres.

Public Comment was opened at 6:20 p.m.

Lynn Larsen of Berthoud spoke about the pumping station’s location and the size of the detached lots.

Joe Davis of Berthoud spoke regarding the construction traffic through Mary’s Farm.

Public Comment was closed at 6:27 p.m.

Commissioner Murphy asked the applicants if they would be willing to depict more landscaping near the playground and park on Tract 3. The applicant was supportive of this request.

Chairwoman Dowker asked staff about the potential to install a “No Thru Traffic” sign on the south end of the alley, east of Hubbell Street. The Commission decided that this request would be better suited for the final platting stage.

MOTION made by Commissioner Murphy.

SECONDED by Commissioner Ayers.

With all in favor, THE MOTION CARRIED.

5. Reports –

Planner Olinger stated that the Board will be hearing the Comprehensive Plan at their meeting next Tuesday, July 13, 2021. If adopted by the Trustees, all new developments will begin using the new Future Land Use Map.

Planner Olinger encouraged Commissioners to respond to the poll to decide when the Town tour will take place.

6. Adjourn –

The meeting was adjourned at 7:06 p.m.



**Garden
Spot of
Colorado**

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

STAFF REPORT: HARVEST RIDGE SOUTH FINAL PLAT

DATE: August 12, 2021

GENERAL INFORMATION

Applicant:	Alex Hoime, Agent for HT Land Partners	Size: 26.12 acres
Site Location:	Located on the east side of S Berthoud Pkwy south of the Harvest Ridge North development and 722 Sophie St, 0.25 miles north of County Road 4E.	
Applicant's Request:	The Applicant is requesting Final Plat approval to create 65 Single Family lots, all zoned R-1 (Single-Family Residential)	
Current Zoning:	R-1 (Single-Family Residential)	

ZONING DISTRICT INFORMATION

	<u>R-1</u>
Max Density	8 Dwelling units per acre
Min. Lot Size	3,500 sqft.
Min. Lot Width	30'
Front Setback	20'
Side Setback	5'
Rear Setback	20'
Building Height:	40'

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: R-1 (Single-Family Residential)	Harvest Ridge North subdivision, under construction	None
South: RR2 (Rural Residential 2)	Larimer County rural property	None
East: R-1/R-2 (Single-Family and Limited Multi-Family Residential)	Farm land, master planned for future Trails at Creekview subdivision	None
West: RR2 (Rural Residential 2)	Larimer County rural property	None

PROPOSAL

The Applicant is requesting approval for a Final Plat to create 65 residential lots on 26.12 acres, with an average lot size of 0.25 acres. This property received Preliminary Plat approval by the Planning Commission on February 27, 2020 and the Board of Trustees on June 9, 2020. The Harvest Ridge South Final Plat is identical in layout to the Preliminary Plat.

Final Plat:

While this is a new Final Plat, the applicant is only required to submit materials that have changed from the previous Final Plat, so a new traffic study, drainage study, etc. were not required. The Applicant for this project has provided a new landscape plan, utility plan, grading plan, and plat, which have been reviewed and approved by Staff and all necessary outside agencies.

Zoning:

The property is currently zoned Single-Family Residential (R-1). This property was rezoned immediately after it was annexed as a part of the Johnson Farm annexation in early 2018.

Parks:

This subdivision is proposing a pocket park in the NE corner of the site with a trail expansion along Berthoud Pkwy, a trailhead with seven parking spaces, benches, bike racks, and a shelter with a BBQ grill.

Subdivision Identity:

According to section 30-2-131, this project is required to have five different subdivision identity elements. This project will have an 8' wide trail along Berthoud Pkwy, a pocket park, buffer areas, an art element, and the preservation of existing trees.

Open Space:

All subdivision in Berthoud are required to have at least 10% of land used as open space. This project satisfies this requirement with 13% of its land dedicated as open space.

Preliminary Plat:

With the approval of the Preliminary Plat, the following conditions were made:

- The installation of a six-foot wide tree lawn along all properties

-
- o All properties now have a 6' wide tree lawn.
 - The installation of a water pipeline to Mr. Johnson's property as soon as reasonably possible.
 - o This will be accomplished during the construction phase of the project.
 - Recommend exploration of a four way stop be installed at Berthoud Pkwy and County Road 4E to Larimer County by final plat approval.
 - o With the approval of the Trails at Creekview Neighborhood Master Plan, their developer will be responsible for the installation of a stoplight at Berthoud Pkwy and County Road 4E.
 - Recommend landscaping improvements by Final Plat to the retention pond to the south.
 - o Additional landscaping was proposed to the south of the retention plan
 - For the Town to work with the developer to create a trail connection to Rose Farm.
 - o A trail connection will be made to Rose Farm through the recently approved Trails at Creekview project to the east.
 - For the developer to work with the property owner of the property to the south regarding landscaping enhancements.
 - o Additional landscaping was provided in the common space areas abutting the property to the south.

FUTURE LAND USE

The Town's Future Land Use Map designates this area as Suburban Residential, which is categorized by low to moderate density development with walkable and bikeable characteristics, as well as having parks and recreation spaces in close proximity to residences.

- ✓ With 65 dwelling units on 26.12 acres and a park connected by streets and trails, this project meets the Town's Future Land Use Map.

FINDINGS NECESSARY FOR A FINAL PLAT

- 1. The Final Plat is in substantial conformance with the approved Preliminary Plat. For the purposes of this Code, "substantial conformance" includes design adjustments made to meet any conditions of preliminary plat approval, and is determined as follows:**
 - Does not change any land use of the proposed plat
 - Does not change the number of lots or residential density by more than 5%.
 - Does not contain changes which would render the final plat in nonconformance with the requirements of this Code.
 - Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvements, utility lines, or facilities.

-
- **Does not change any measurable standard (other than above) by more than 15%**
 - **How the Applicant has addressed comments received from the public, during the Public Comment portion of the process.**

- ✓ The Final Plat does not change the land use, number of lots, street alignment, or public utilities.
- ✓ The only public comment was clarified with the resident.

2. The development complies with this Code, the Comprehensive Plan, and the PORT Plan.

- ✓ This development continues the Comprehensive Plan and the Future Land Use Map
- ✓ This development complies with the PORT Plan by extending the trail along Berthoud Pkwy to the southern border of Town.

3. All applicable technical standards including the provision of water in sufficient amount and quality have been met.

- ✓ The plat satisfies all technical standards of the Development Code, and water is available for the development.

PUBLIC NOTICE AND COMMENT

Notice of the 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 one week of receipt for each round of development review. The public comments are included with this packet.

FINDINGS AND RECOMMENDATIONS

Final Plat

Staff recommends a motion to approve the Harvest Ridge South Final Plat, finding it is consistent with Section 30-6-108 C (found in this Staff Report).

**ZONING
AND
PREFERRED
LAND USE
MAP**

PUD

R3

R3

Ag

R2

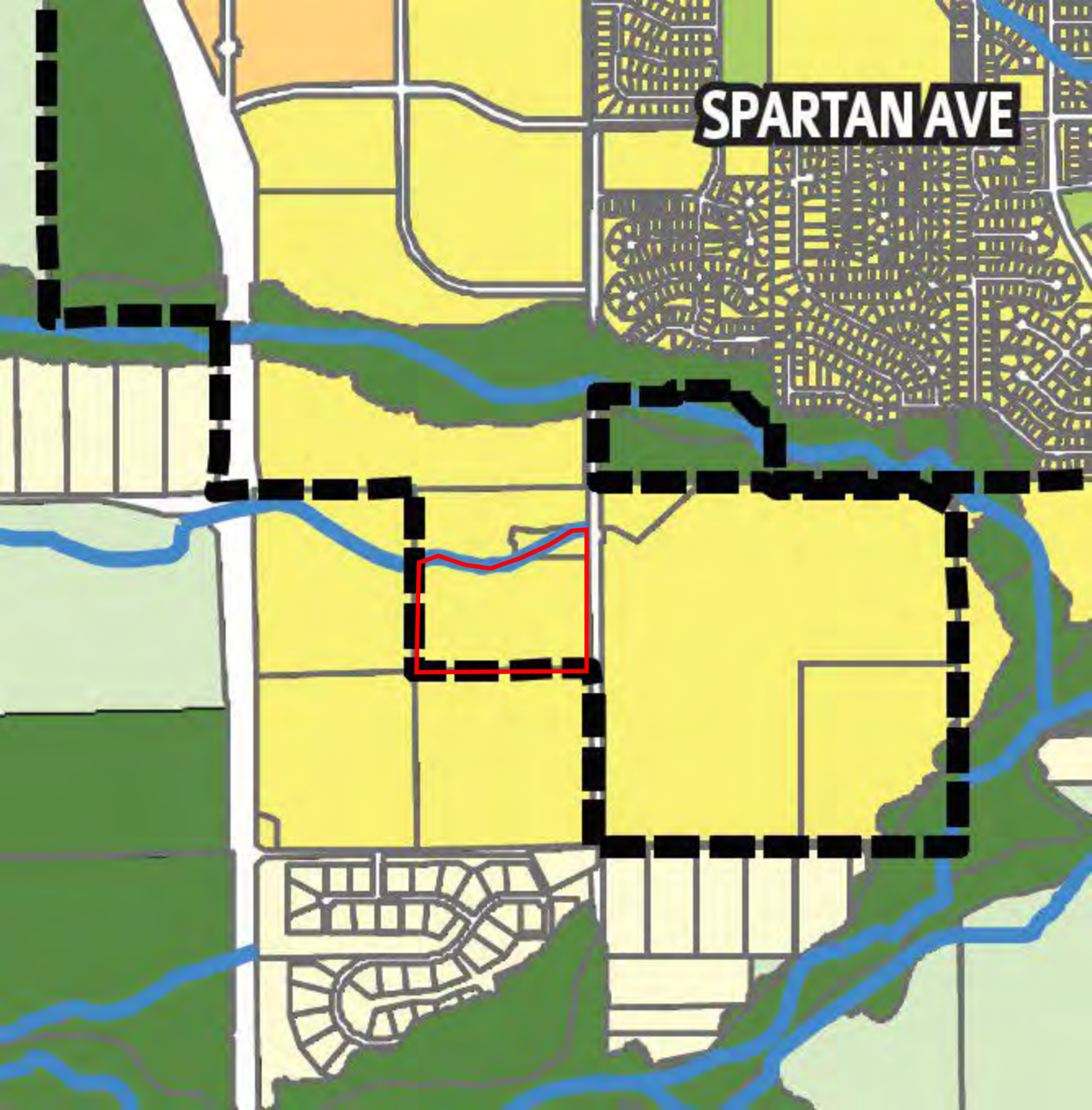
R1

R2

R1

R1/R2

SPARTAN AVE



HARVEST RIDGE SOUTH

A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES:

- BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AS SOUTH 00°23'47" EAST, BETWEEN A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP PLS 12374 IN A MONUMENT BOX AT THE NORTHEAST CORNER OF SECTION 27 AND A POINT 30 FEET EAST OF A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP PLS 28650 STAMPED 30' WC AT THE NORTH SIXTEENTH CORNER OF SECTION 27, AS SHOWN HEREON.
- STEWART TITLE GUARANTY COMPANY COMMITMENT _____, DATED _____ WAS RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- THE TOTAL ACREAGE IS 1,093,170 SQUARE FEET OR 25.096 ACRES.
- R-1 SINGLE FAMILY AS APPROVED BY TOWN OF BERTHOUD.
- ACCORDING TO FEMA FLOOD MAP 08069C1386G DATED FEBRUARY 6, 2013, THE PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE 30' IRRIGATION EASEMENT REC. NO. 20180074376 WILL BE VACATED UPON THE COMPLETION OF THE IRRIGATION PIPE CONSTRUCTION AND DEMOLITION OF THE IRRIGATION DITCH PER HARVEST RIDGE SOUTH CONSTRUCTION PLANS.

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 TOWN OF BERTHOUD.

CONTACT LIST

OWNER/DEVELOPER

HT LAND PARTNERS, LLC
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: ALEX HOIME, PE
(970) 290-1970

SURVEYOR

TAIT & ASSOCIATES, INC.
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: STEVE VARRIANO, PLS.
(970) 613-1447

CIVIL ENGINEER

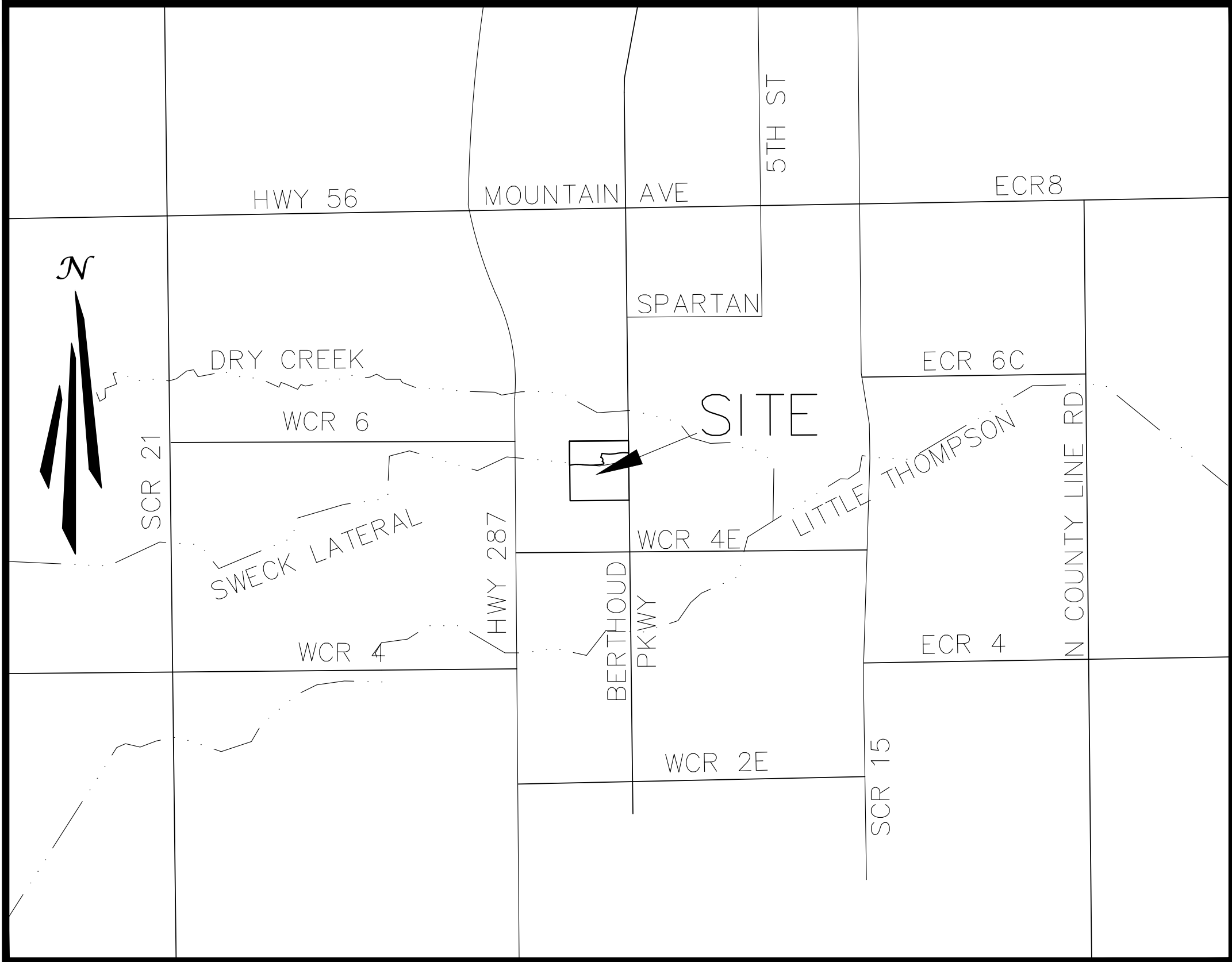
TAIT & ASSOCIATES, INC.
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: ALEX HOIME, PE
(970) 613-1447

LAND USE SUMMARY

TOTAL AREA	25.10	ACRES	100.0%
RIGHT-OF-WAY	6.37	ACRES	25.37%
TRACTS A-E	3.52	ACRES	14.03%
OPEN SPACE	2.74	ACRES	10.91%
POCKET PARK	0.78	ACRES	3.12%
SINGLE FAMILY RESIDENTIAL LOTS (65)	15.21	ACRES	60.60%

TRACT SUMMARY TABLE

TRACT	AREA (AC)	USAGE
A	0.78	POCKET PARK
B	1.59	OPEN SPACE
C	0.63	OPEN SPACE
D	0.17	OPEN SPACE
E	0.35	OPEN SPACE



VICINITY MAP

NTS

LEGEND

	RIGHT-OF-WAY
	STREET CENTER LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT
	CONTROL MONUMENT
	AS DESCRIBED HEREON
	SET #4 REBAR WITH PLASTIC CAP, PLS 30126
	OPEN SPACE
	POCKET PARK

EASEMENT NOTES:

ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:
10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS
5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR OF LOT LINES

A BLANKET EASEMENT COVERS TRACT A, B, C, D AND E FOR DRAINAGE, UTILITIES AND IRRIGATION

LIENHOLDER'S DEDICATION:

THE UNDERSIGNED MORTGAGE, FOR GOOD AND VALUABLE CONSIDERATION DOES BY THESE PRESENTS, HEREBY SUBORDINATE ALL OF ITS RIGHTS TO SUCH FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS TO THE TOWN OF BERTHOUD AS ARE DEPICTED AND REFERENCED HEREON AND TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT AND THIS FINAL PLAT AND AGREES THAT THE DEVELOPMENT AGREEMENT AND THIS FINAL PLAT SHALL CONSTITUTE A FIRST AND PRIOR LIEN UPON LOT 2, JOHNSON SUBDIVISION FILING 2, TO THE SAME EXTENT AS THOUGH IT ACTUALLY EXECUTED AND RECORDED PRIOR TO SAID LIEN OR DEED OF TRUST.

DATE: _____

ADAM'S BANK & TRUST

BY: _____

TITLE: _____

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, 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 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2 AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIED LAND, UNDER THE NAME AND STYLE OF HARVEST RIDGE SOUTH, AND BY THESE PRESENTS DO DEDICATE TO THE TOWN OF BERTHOUD IN FEE SIMPLE THE STREET AND PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT, AND GRANTS TO THE TOWN OF BERTHOUD SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS PUBLIC UTILITIES, AS MAY BE NECESSARY TO PROVIDE SUCH UTILITY, CABLE TELEVISION, AND SANITARY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, THROUGH, OVER, UNDER AND ACROSS STREETS, UTILITY AND OTHER EASEMENTS, AND OTHER PUBLIC PLACES AS SHOWN ON THE PLAT.

OWNER: HT LAND PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

AS: _____

STATE OF _____ }
COUNTY OF _____ }ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2021,

by _____ as _____

Witness my hand and official seal.

My Commission Expires: _____

Notary Public

OWNER: ARTHUR LEE JOHNSON

STATE OF _____ }
COUNTY OF _____ }ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2021,

by _____ as _____

Witness my hand and official seal.

My Commission Expires: _____

Notary Public

OWNER: SARA LYNN JOHNSON

STATE OF _____ }
COUNTY OF _____ }ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2021,

by _____ as _____

Witness my hand and official seal.

My Commission Expires: _____

Notary Public

APPROVAL CERTIFICATES:

APPROVED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, 2021.

MAYOR

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS DAY OF _____, 2021.

ATTEST:
TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, STEVEN B. VARRIANO, PLS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF HARVEST RIDGE SOUTH 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.

STEVEN B. VARRIANO, PLS 30126

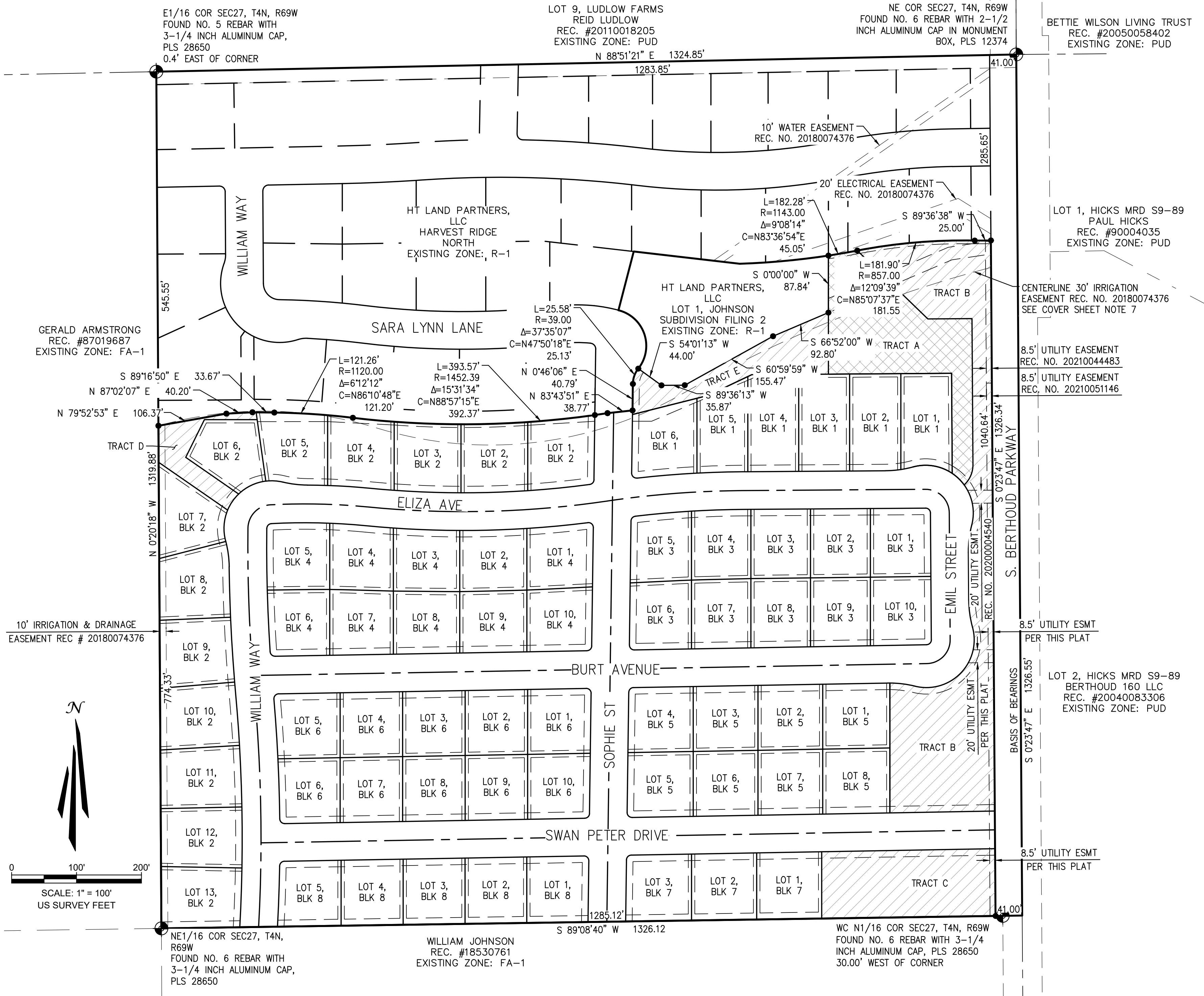
COVER SHEET

A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

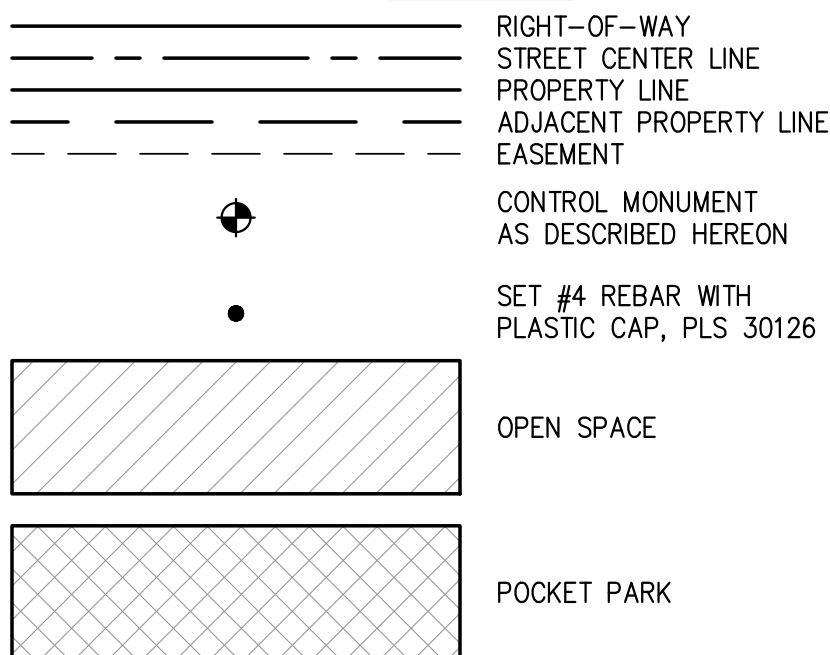
DRAWING: SCG
DATE: 07/18/19
CHECKED BY: SV
DATE: 02/21/21
REVISION #: _____
DATE: _____
JOB NO.: 0013580

HARVEST RIDGE SOUTH

A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND



EASEMENT NOTES:

ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:
10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS
5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR OF LOT LINES

A BLANKET EASEMENT COVERS TRACT A, B, C, D AND E FOR DRAINAGE, UTILITIES AND IRRIGATION

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	91° 46' 55"	12.01	7.50	N 45°07'21" W	10.77
C2	88° 13' 05"	11.55	7.50	N 44°52'39" E	10.44
C3	14° 57' 40"	42.43	162.50	N 83°31'58" W	42.31
C4	119° 17' 54"	153.05	73.50	S 44°17'38" W	126.86
C5	14° 57' 40"	42.43	162.50	S 7°52'46" E	42.31
C6	14° 57' 40"	42.43	162.50	S 7°04'54" W	42.31
C7	119° 55' 19"	153.84	73.50	S 45°23'56" E	127.26
C8	14° 57' 40"	42.43	162.50	N 82°07'14" E	42.31
C9	6° 07' 15"	162.38	1520.00	N 86°32'26" E	162.30
C10	97° 17' 18"	12.74	7.50	S 47°52'33" E	11.26
C11	37° 35' 07"	25.58	39.00	S 19°33'40" W	25.13
C12	2° 15' 30"	45.05	1143.00	S 80°10'32" W	45.05
C13	12° 09' 39"	181.90	857.00	N 85°07'37" E	181.55
C14	81° 40' 35"	10.69	7.50	S 41°36'24" W	9.81
C15	13° 08' 33"	339.48	1480.00	S 89°00'58" W	338.74
C16	5° 21' 59"	96.38	1029.00	N 87°05'45" W	96.34
C17	13° 25' 06"	38.06	162.50	N 83°04'12" W	37.97
C18	113° 30' 39"	145.61	73.50	S 46°53'02" W	122.94
C19	14° 17' 53"	40.55	162.50	S 7°51'51" E	40.45
C20	4° 27' 04"	196.47	2529.00	S 2°56'27" E	196.43
C21	8° 20' 00"	359.40	2471.00	S 0°59'59" E	359.08
C22	2° 07' 02"	93.45	2529.00	N 2°00'58" E	93.44
C23	88° 01' 45"	11.52	7.50	N 44°58'19" E	10.42
C24	91° 46' 54"	12.01	7.50	S 45°07'21" E	10.77
C25	88° 13' 27"	11.55	7.50	S 44°52'39" W	10.44
C26	88° 13' 05"	11.55	7.50	S 44°52'39" W	10.44
C27	91° 47' 18"	12.02	7.50	S 45°07'32" E	10.77
C28	93° 51' 37"	12.29	7.50	N 42°03'23" E	10.96
C29	90° 19' 18"	11.82	7.50	N 45°51'09" W	10.64
C30	91° 46' 55"	12.01	7.50	S 45°07'21" E	10.77
C31	89° 23' 08"	11.70	7.50	N 44°17'38" E	10.55
C32	89° 59' 59"	11.78	7.50	S 45°23'56" E	10.61
C33	6° 29' 20"	165.57	1462.00	S 86°21'24" W	165.48
C34	82° 20' 38"	10.78	7.50	N 41°56'25" E	9.87
C35	97° 55' 41"	12.82	7.50	S 48°11'44" E	11.31
C36	12° 44' 48"	342.16	1538.00	N 89°12'50" E	341.46
C37	8° 37' 29"	146.16	971.00	S 88°43'30" E	146.03
C38	86° 19' 19"	11.30	7.50	N 43°48'06" E	10.26
C39	4° 24' 26"	190.07	2471.00	N 1°33'47" W	190.02
C40	87° 14' 48"	11.42	7.50	N 47°23'24" W	10.35
C41	88° 13' 05"	11.55	7.50	S 44°52'39" W	10.44
C42	14° 57' 40"	42.43	162.50	N 83°31'58" W	42.31
C43	13° 46' 22"	39.06	162.50	N 82°56'20" W	38.97
C44	50° 33' 48"	64.86	73.50	N 10°43'11" W	62.78
C45	19° 59' 45"	25.65	73.50	S 45°59'57" E	25.52
C46	44° 59' 55"	32.99	42.00	N 22°06'10" E	32.14
C47	49° 21' 35"	63.32	73.50	S 80°40'43" E	61.38
C48	6° 43' 03"	19.05	162.50	N 77°59'56" E	19.04
C49	8° 14' 37"	23.38	162.50	N 85°28'45" E	23.36
C50	2° 38' 03"	69.88	1520.00	N 88°17'02" E	69.88
C51	3° 29' 12"	92.50	1520.00	N 85°13'24" E	92.48
C52	3° 24' 16"	86.87	1462.00	N 84°48'52" E	86.86
C53	3° 05' 04"	78.70	1462.00	N 88°03'32" E	78.69
C54	3° 42' 46"	95.91	1480.00	S 84°18'05" W	95.89
C55	3° 59' 09"	102.96	1480.00	S 88°09'02" W	102.94
C56	3° 59' 09"	102.96	1480.00	N 87°51'49" W	102.94
C57	1° 27' 28"	37.66	1480.00	N 85°08'30" W	37.65

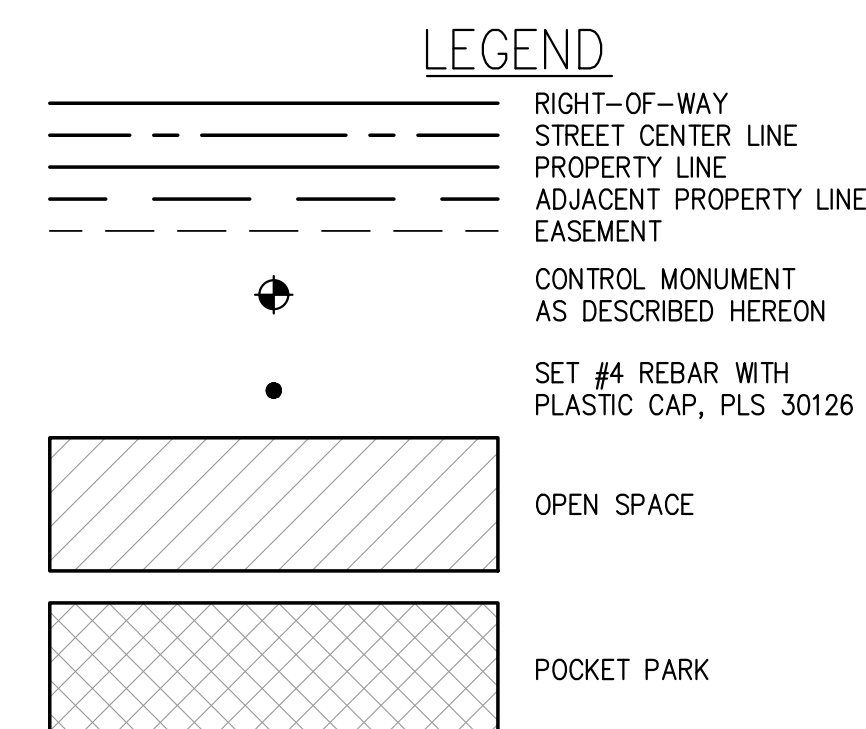
CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C58	3° 37' 31"	65.11	1029.00	N 86°13'31" W	65.10
C59	1° 44' 27"	31.27	1029.00	N 88°54'31" W	31.26
C60	20° 40' 04"	26.51	73.50	N 86°41'41" W	26.37
C61	36° 44' 30"	47.13	73.50	S 64°36'02" W	46.33
C62	23° 33' 06"	30.21	73.50	S 34°27'14" W	30.00
C63	37° 41' 28"	48.35	73.50	S 3°49'56" W	47.48
C64	37° 41' 28"	48.35	73.50	S 3°49'56" W	47.48
C65	13° 56' 54"	39.56	162.50	S 7°41'21" E	39.46
C66	1° 45' 31"	77.63	2529.00	S 1°35'40" E	77.63
C67	2° 16' 06"	100.12	2529.00	S 3°36'29" E	100.12
C68	0° 25' 27"	18.72	2529.00	S 4°57'16" E	18.72
C69	1° 50' 04"	79.11	2471.00	S 4°14'57" E	79.11
C70	2° 12' 06"	94.95	2471.00	S 2°13'52" E	94.94
C71	2° 10' 48"	94.02	2471.00	S 1°02'25" E	94.02
C72	2° 07' 03"	91.32	2471.00	S 2°06'30" W	91.31
C73	2° 05' 42"	92.47	2529.00	N 1°44'21" W	92.47
C74	2° 05' 13"	92.11	2529.00	N 3°49'49" W	92.11
C75	2° 12' 14"	95.05	2471.00	N 2°39'53" W	95.04
C76	0° 41' 02"	15.52	1300.00	S 87°38'06" W	15.52
C77	2° 12' 04"	95.02	2471.00	N 0°27'40" W	95.02
C78	0° 39' 07"	14.79	1300.00	S 88°18'11" W	14.79
C79	5° 18' 29"	89.95	971.00	N 89°36'59" E	89.92
C80	3° 19' 00"	56.21	971.00	S 86°04'16" E	56.20
C81	1° 34' 04"	42.08	1538.00	S 85°11'48" E	42.08
C82	3° 48' 40"	102.31	1538.00	S 87°53'10" E	102.29
C83	3° 51' 15"	103.46	1538.00	N 88°16'53" E	103.44
C84	3° 30' 50"	94.32	1538.00	N 84°35'51" E	94.31
C85	0° 44' 50"	18.25	1400.00	S 87°30'46" W	18.25
C86	0° 44' 51"	18.26	1400.00	S 88°15'37" W	18.26
C87	0° 57' 30"	23.42	1400.00	S 89°06'47" W	23.42
C88	0° 57' 30"	23.42	1400.00	N 89°55'43" W	23.42
C89	1° 12' 23"	29.48	1400.00	N 88°57'17" W	29.48
C90	1° 12' 24"	29.48	1400.00	S 89°50'20" W	29.48
C91	15° 31' 34"	393.57	1452.39	N 88°57'15" E	392.37
C92	6° 12' 12"	121.26	1120.00	S 86°10'48" E	121.20
C93	4° 12' 37"	82.30	1120.00	S 87°10'36" E	82.28
C94	1° 59' 36"	38.96	1120.00	S 84°04'30" E	38.96
C95	2° 31' 32"	64.02	1452.39	S 84°32'44" E	64.01
C96	4° 03' 43"	102.96	1452.39	S 87°50'21" E	102.94
C97	4° 03' 42"	102.96	1452.39	N 88°05'56" E	102.94
C98	4° 05' 49"	103.85	1452.39	S 84°01'11" W	103.83
C99	0° 46' 48"	19.78	1452.39	N 81°34'52" E	19.78
C100	2° 58' 15"	129.63	2500.00	S 1°38'06" W	129.61
C101	5° 18' 57"	231.95	2500.00	S 2°30'30" E	231.86
C102	0° 36' 08"	26.27	2500.00	S 4°51'55" E	26.27
C103	5° 12' 17"	227.10	2500.00	S 1°57'43" E	227.02
C104	86° 19' 19"	54.99	36.50	S 43°48'06" W	49.94
C105	8° 37' 29"	150.53	1000.00	N 88°43'30" W	150.39
C106	14° 01' 29"	369.37	1509.00	S 88°34'30" W	368.45
C107	14° 01' 29"	369.37	1509.00	S 88°34'30" W	368.45
C108	7° 43' 02"	200.83	1491.00	S 85°44'33" W	200.68
C109	90° 00' 00"	57.33	36.50	N 45°23'56" W	51.62
C110	89° 23' 08"	56.94	36.50	N 44°17'38" E	51.34
C111	4° 10' 54"	184.58	2529.00	S 2°46'58" W	184.54
C112	75° 12' 04"	96.47	73.50	N 66°20'33" E	89.70
C113	16° 44' 13"	21.47	73.50	S 20°22'24" W	21.40
C114	27° 21' 37"	35.10	73.50	N 1°40'31" W	34.77

FINAL PLAT (OVERALL)

A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

DRAWING: CS
DATE: 07/16/19
CHECKED BY: SV
DATE: 02/21/21
REVISION #:
DATE:
JOB NO.: 0013580

A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



EASEMENT NOTES:

ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:
10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS
5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR OF
LOT LINES

FINAL PLAT (NORTHWEST)

TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

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JOB NO: CO13580

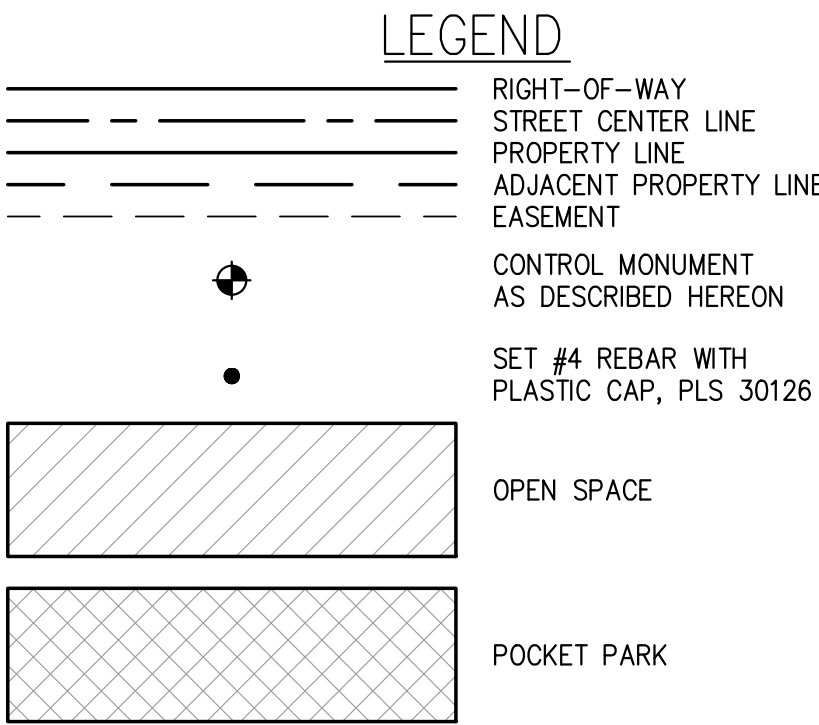
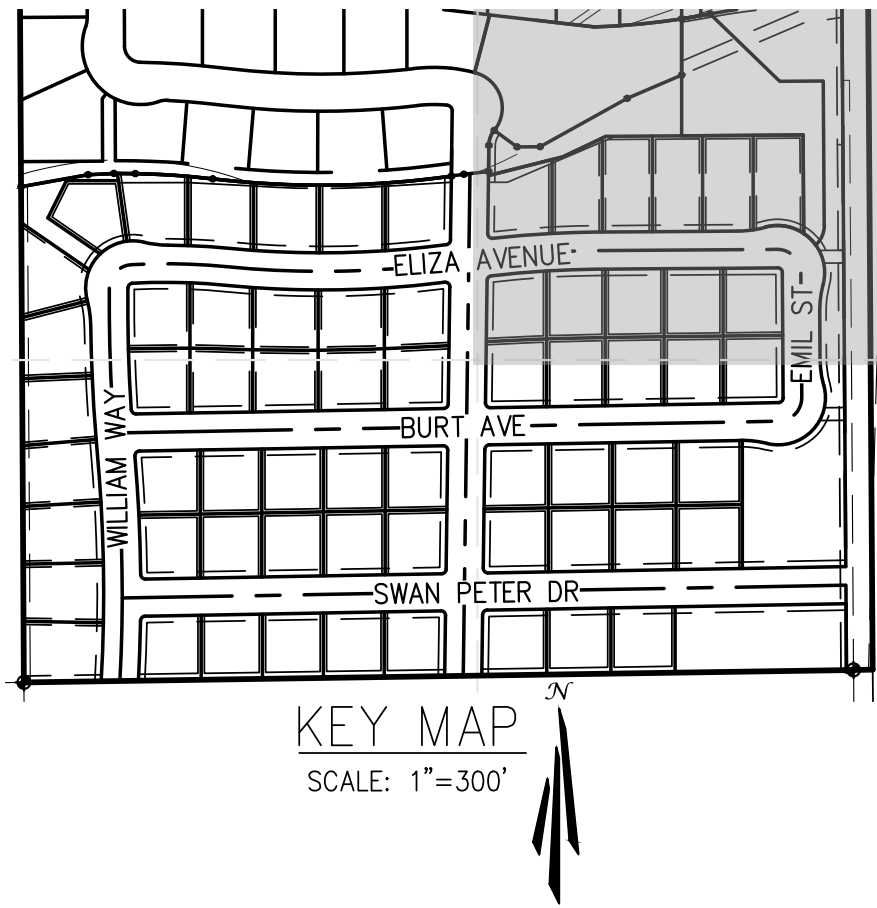
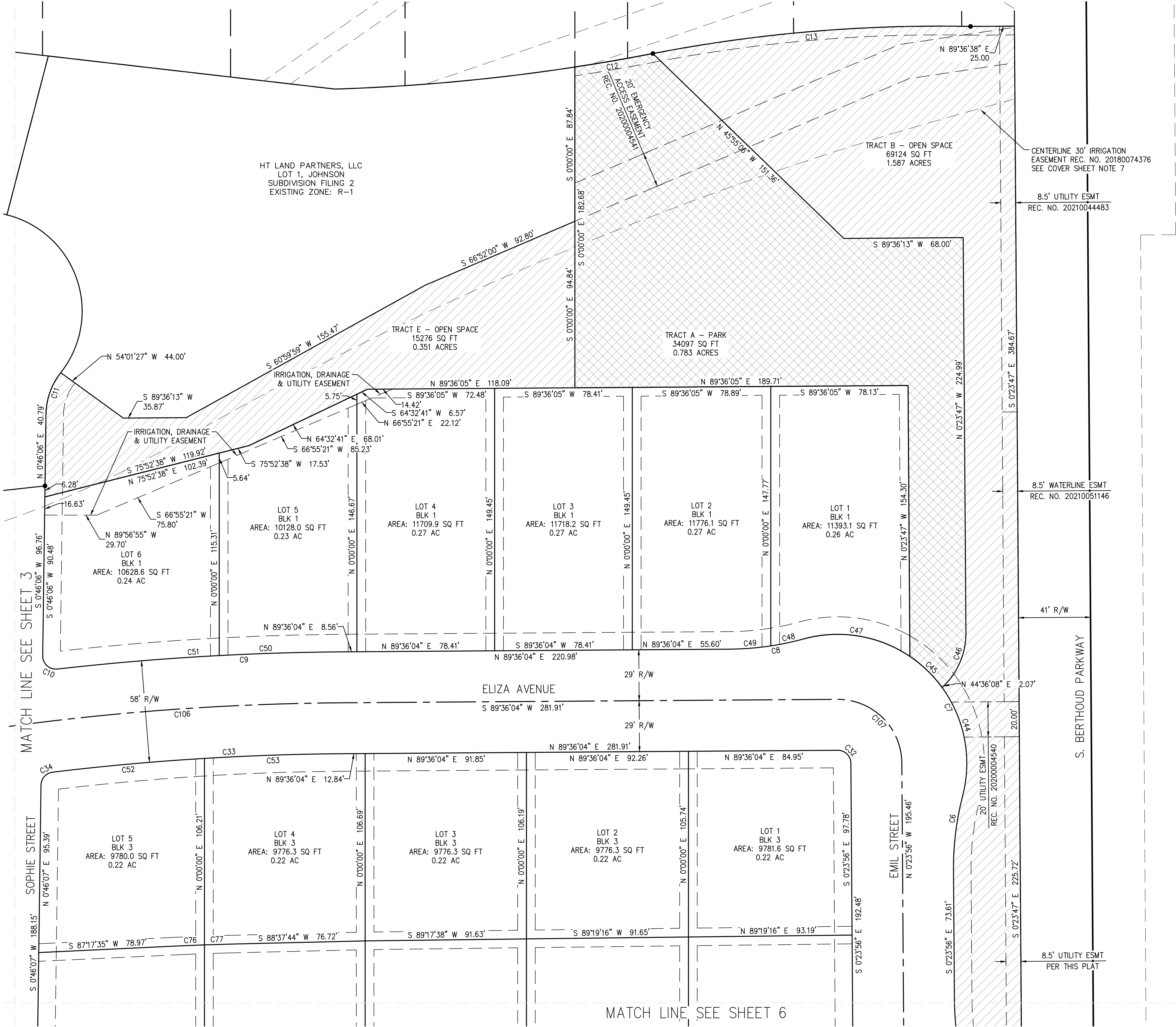
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HARVEST RIDGE SOUTH

A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



EASEMENT NOTES:

ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:

- 10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS
- 5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR OF LOT LINES

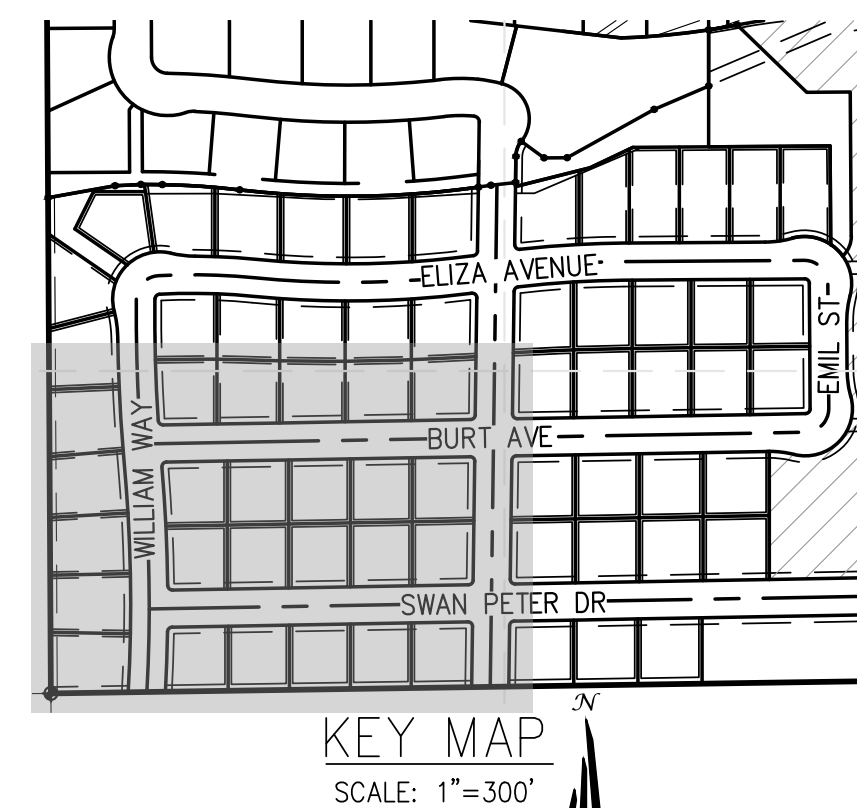
A BLANKET EASEMENT COVERS TRACT A, B, C, D AND E FOR DRAINAGE, UTILITIES AND IRRIGATION

FINAL PLAT (NORTHEAST)

A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

DRAWING DATE: 07/18/19
CHECKED BY: [Signature]
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A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

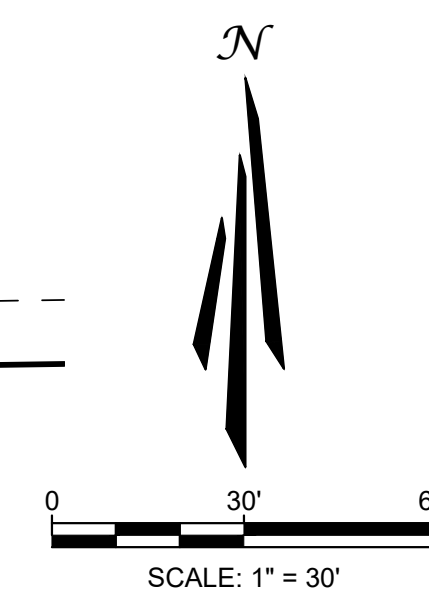


LEGEND

- RIGHT-OF-WAY
STREET CENTER LINE
PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT
CONTROL MONUMENT
AS DESCRIBED HEREON
- SET #4 REBAR WITH
PLASTIC CAP, PLS 30126
- OPEN SPACE
- POCKET PARK

EASEMENT NOTES:

ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED
10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS
5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR OF
LOT LINES



DRAWINGCSG		FINAL PLAT (SOUTHWEST)		DATE: 07/16/19	
CHECKED: SV				DATE: 6/24/21	
REVISION #:				DATE:	
JOB NO: CO13560				DATE:	

A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.



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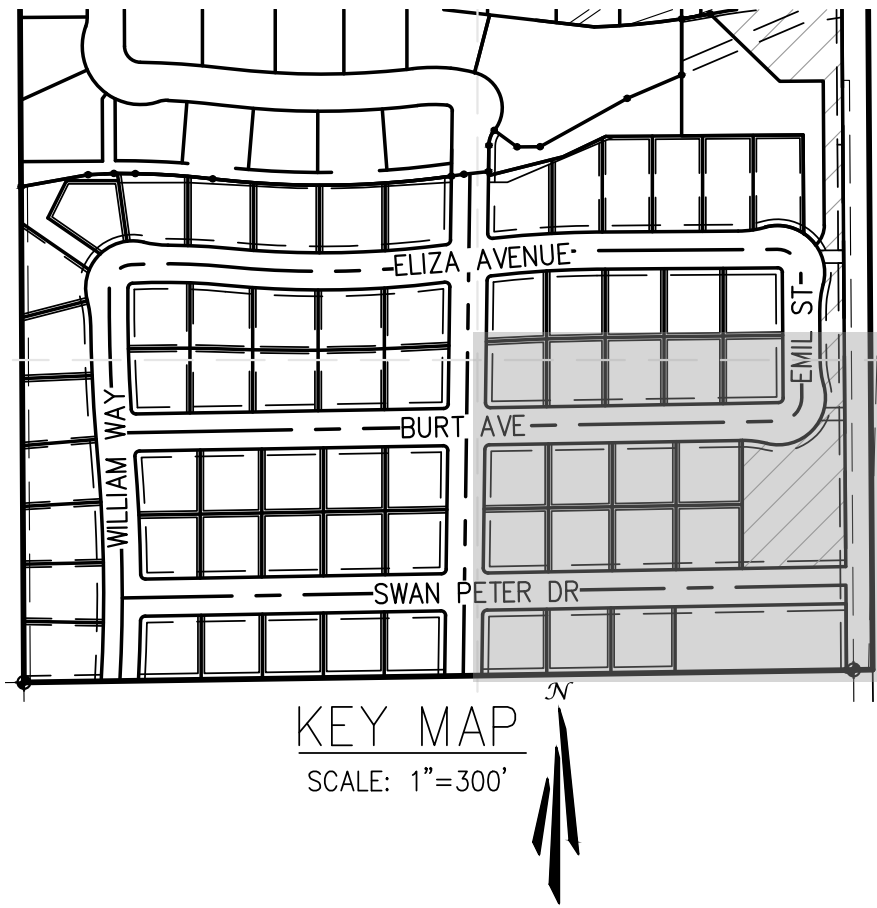
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 Salt Lake City
 Steamboat
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 Vail
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 Yuma

HARVEST RIDGE SOUTH

A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

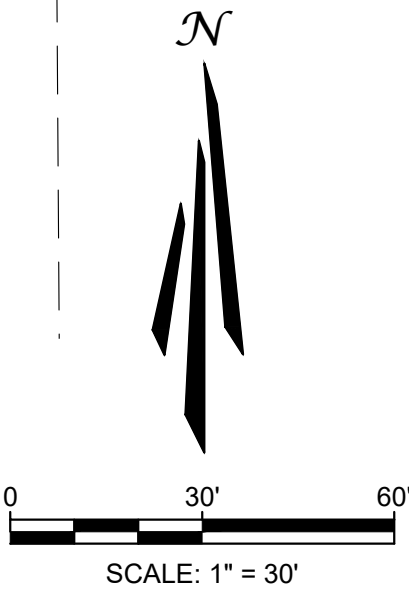


- LEGEND**
- RIGHT-OF-WAY
 - STREET CENTER LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - CONTROL MONUMENT AS DESCRIBED HEREON
 - SET #4 REBAR WITH PLASTIC CAP, PLS 30126
 - OPEN SPACE
 - POCKET PARK

EASEMENT NOTES:

ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:
10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS
5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR OF LOT LINES

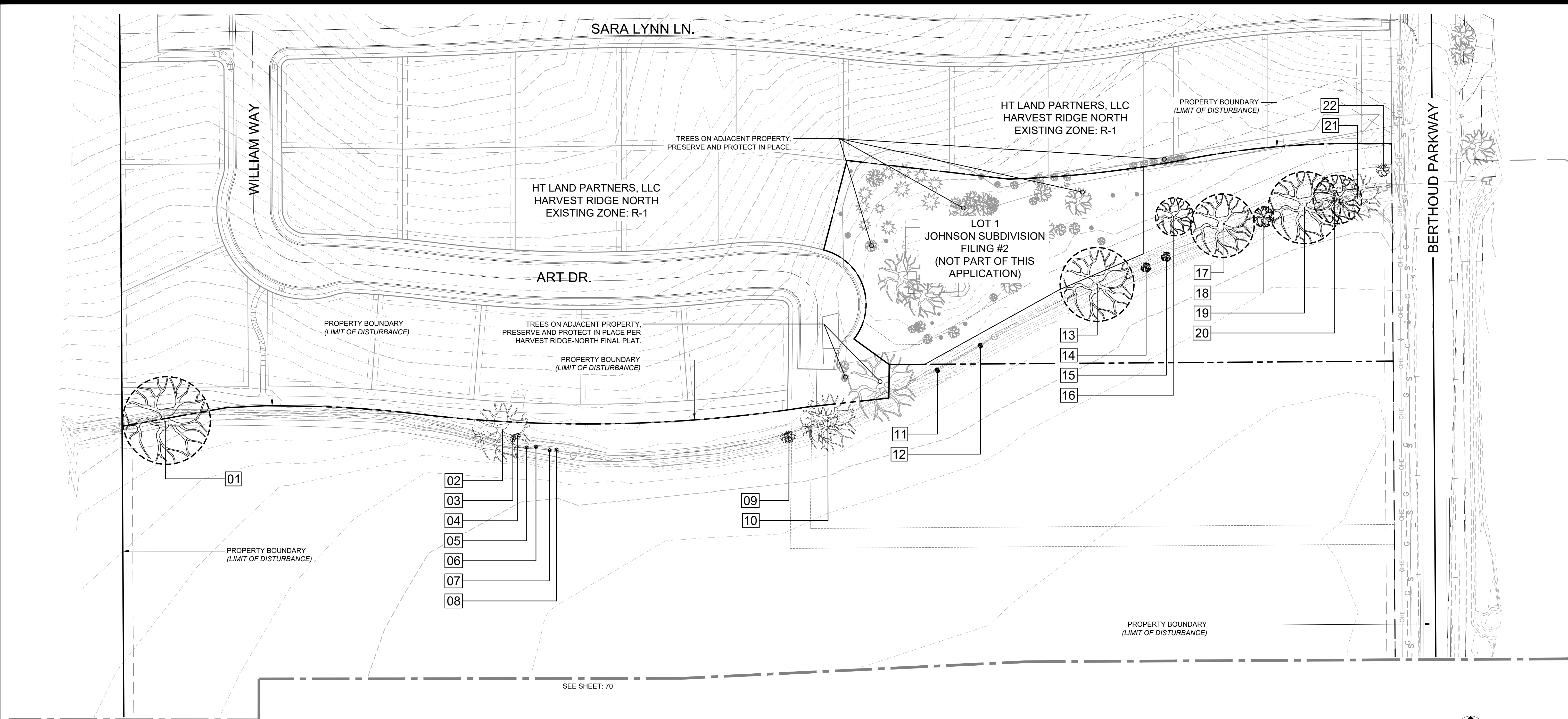
A BLANKET EASEMENT COVERS TRACT A, B, C, D AND E FOR DRAINAGE, UTILITIES AND IRRIGATION



FINAL PLAT (SOUTHEAST)

A SUBDIVISION OF LOT 3, JOHNSON SUBDIVISION, LOT 2, JOHNSON SUBDIVISION FILING 2, AND TRACT E, HARVEST RIDGE NORTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

DRAWN/CSG
DATE: 07/18/19
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DATE: 02/21/21
REVISION #:
DATE:
JOB NO. CO13580



1 TREE MITIGATION PLAN

MITIGATION LEGEND

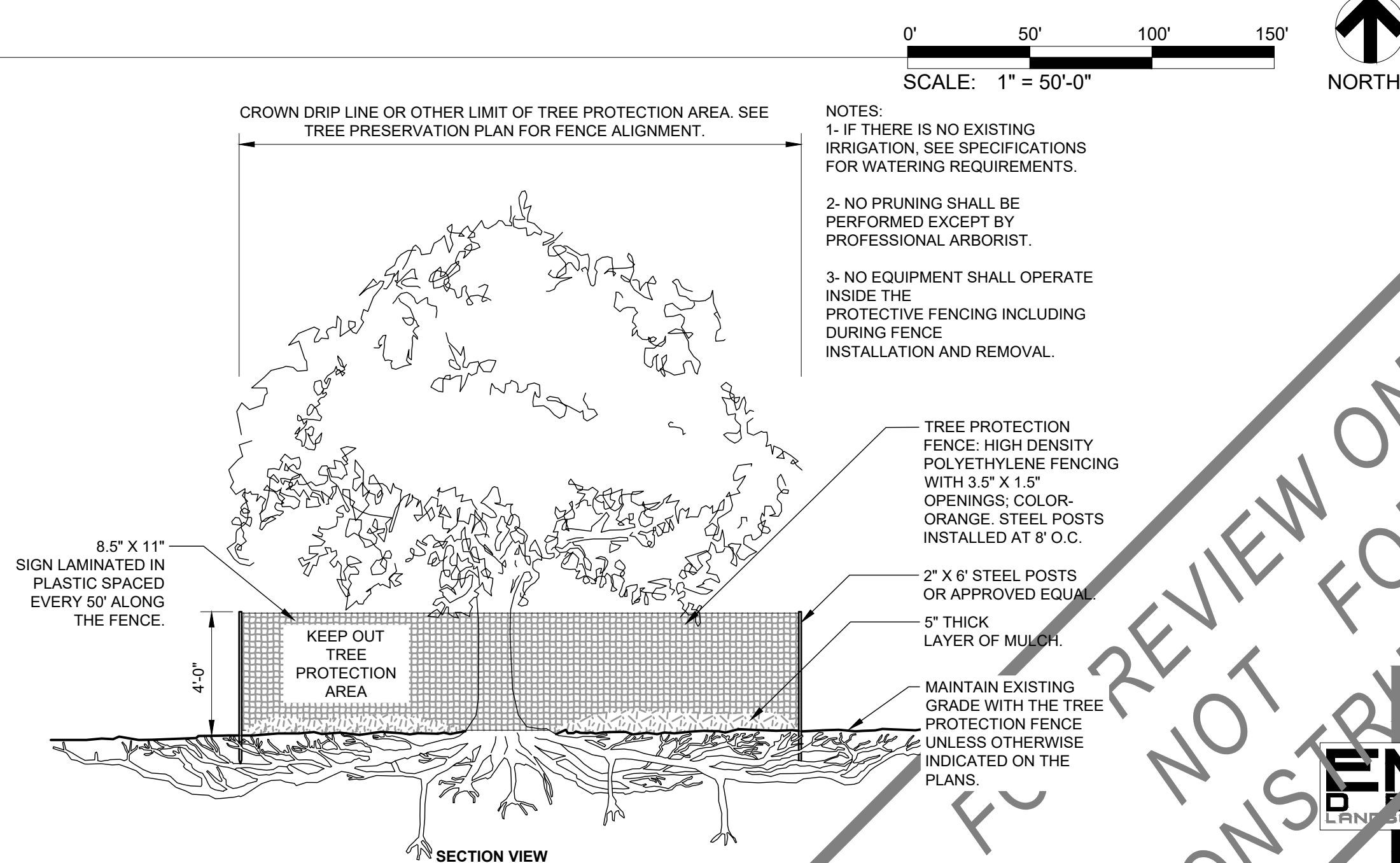
SYMBOL	DESCRIPTION
	EXISTING TREE (PRESERVE IN PLACE)
	EXISTING TREE TO BE REMOVED
	EXISTING TREE - ADJACENT PARCEL (ADJACENT PARCEL / INADEQUATE SIZE)
	PROPERTY BOUNDARY
	RIGHT OF WAY
	CONTOUR - MAJOR
	CONTOUR - MINOR

TREE MITIGATION TABLE:

TREE #	DESCRIPTION	SIZE	REMOVE REMOVE (Y/N)	ISSUES / COMMENTS	MITIGATION PROVIDED
01	DEC. TREE (POPULUS)	>18" DBH	N		-
02	DEC. TREE (POPULUS)	>18" DBH	Y	SEE NOTE 1	-
03	DEC. TREE	6" CAL	Y	VOLUNTEER	-
04	DEC. TREE	6" CAL	Y	VOLUNTEER	-
05	DEC. TREE	<4" CAL	Y	SMALL SIZE, <4" CAL	-
06	DEC. TREE	<4" CAL	Y	SMALL SIZE, <4" CAL	-
07	DEC. TREE (CELTIS)	2" CAL	Y	SMALL SIZE, <4" CAL	-
08	DEC. TREE	<4" CAL	Y	SMALL SIZE, <4" CAL	-
09	DEC. TREE (GLEDIT.)	MS-18" (DBH 8", 10")	Y	THORNS (NON INERMIS)	-
10	DEC. TREE (POPULUS)	>18" DBH	Y	SEE NOTE 1	-
11	DEC. TREE (GLEDIT.)	8" CAL	N		-
12	DEC. TREE (GLEDIT.)	8" CAL	N		-
13	DEC. TREE (POPULUS)	>18" DBH	N	SEE NOTE 2	-
14	DEC. TREE (GLEDIT.)	8" DBH	N	SEE NOTE 2	-
15	DEC. TREE (GLEDIT.)	8" DBH	N	SEE NOTE 2	-
16	DEC. TREE (GLEDIT.)	MS-26" (DBH 14", 12")	N	SEE NOTE 2	-
17	DEC. TREE (POPULUS)	>18" DBH	N	SEE NOTE 2	-
18	DEC. TREE (GLEDIT.)	MS-15" (DBH 8", 7")	N	SEE NOTE 2	-
19	DEC. TREE (POPULUS)	>18" DBH	N	SEE NOTE 2	-
20	DEC. TREE (POPULUS)	>18" DBH	N	SEE NOTE 2	-
21	DEC. TREE (POPULUS)	>18" DBH	Y	SEE NOTE 1	-
22	DEC. TREE (GLEDIT.)	10" DBH	Y	THORNS (NON INERMIS)	-
TOTAL			11		0 TREES

NOTES:

- COTTONWOOD CURRENTLY LOCATED ALONG IRRIGATION CHANNEL, ONCE DEVELOPMENT OCCURS, IRRIGATION CHANNEL WILL BE PIPED ACCROSS SITE, REMOVING TREES WATER SAURCE POSSIBLY CAUSE DECREASED HEALTH, STRESS OR GENERAL HAZARD TO FUTURE HOMEOWNER.
- TREES PRESERVED FOR CURRENT APPLICATION, POSSIBLY REMOVED DUE TO FUTURE DEVELOPMENT PLANS.



2 TREE PROTECTION

1/4" = 1'-0"

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NO.	DESCRIPTION	REVISIONS	BY	DATE
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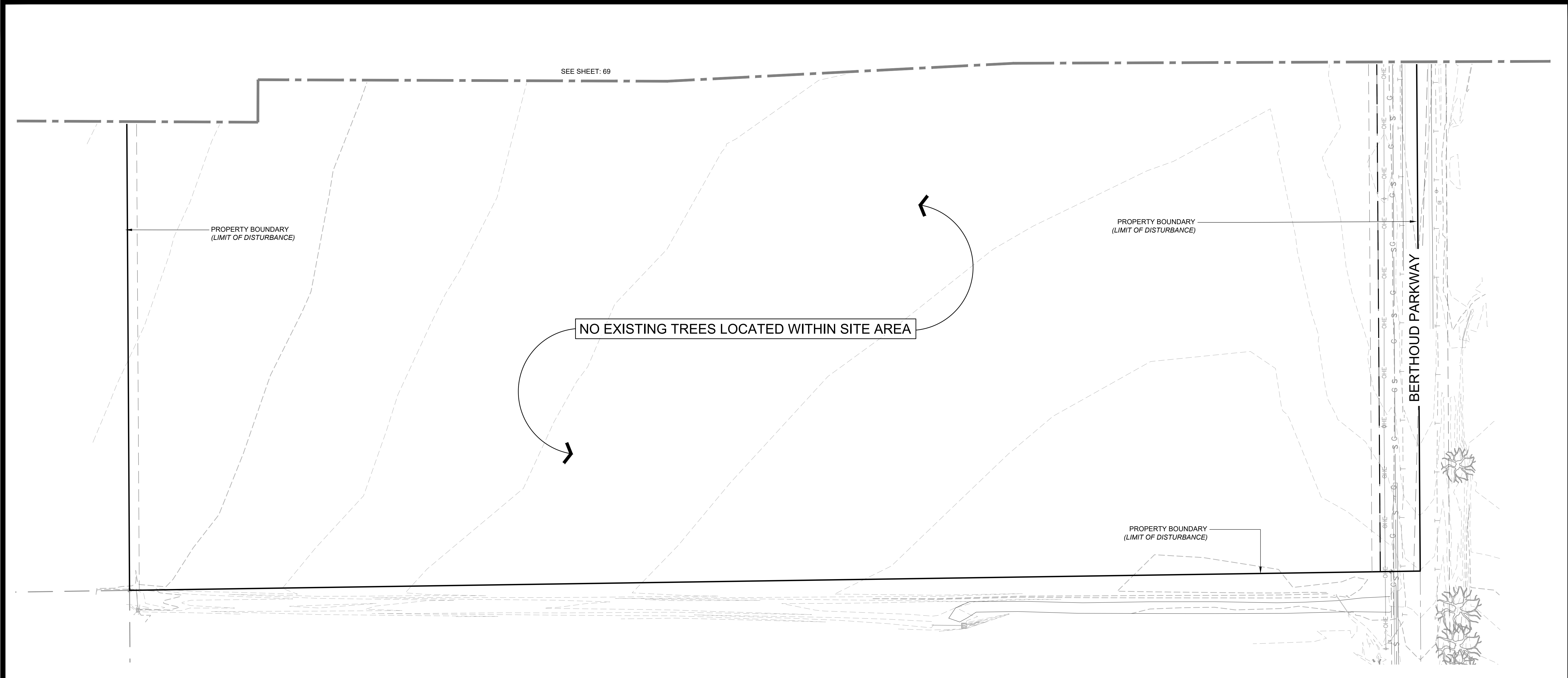
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TREE MITIGATION PLAN
HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

DRAWN: PCM	CHECKED: MDW
DATE: 2/16/21	DATE: 7/23/2021
REVISION # 2	JOB NO. C015590

1425 BRENTWOOD ST., SUITE 917
LAKEWOOD, CO 80214
P: 303-882-1237

69 OF 87



SEE SHEET: 69

PROPERTY BOUNDARY
(LIMIT OF DISTURBANCE)

PROPERTY BOUNDARY
(LIMIT OF DISTURBANCE)

NO EXISTING TREES LOCATED WITHIN SITE AREA

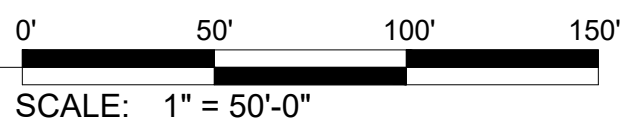
BERTHOUD PARKWAY

PROPERTY BOUNDARY
(LIMIT OF DISTURBANCE)

1 TREE MITIGATION PLAN

MITIGATION LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE (PRESERVE IN PLACE)
	EXISTING TREE TO BE REMOVED
	EXISTING TREE - ADJACENT PARCEL (ADJACENT PARCEL / INADEQUATE SIZE)
	PROPERTY BOUNDARY
	RIGHT OF WAY
	CONTOUR - MAJOR
	CONTOUR - MINOR



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TREE MITIGATION PLAN

HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

DRAWN: PCM
DATE: 2/16/21
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JOB NO: C016590

70 OF 87

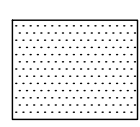
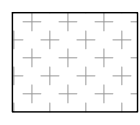
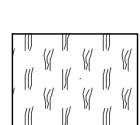
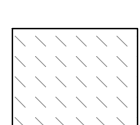
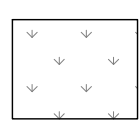
07/23/2021 TOWN APPROVAL SET

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PLANT SCHEDULE

DECIDUOUS TREES					
QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT.
ACSS	ACER MIYABEI 'STATE STREET'	STATE STREET MAPLE	B&B	2" CAL	5' TRK. HT.
CASP	CATALPA SPECIOSA	WESTERN CATALPA	B&B	2" CAL	5' TRK. HT.
CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B	2" CAL	5' TRK. HT.
GLSH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	2" CAL	5' TRK. HT.
GYES	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B&B	2" CAL	5' TRK. HT.
QUMA	QUERCUS MACROCARPA	BURR OAK	B&B	2" CAL	5' TRK. HT.
QUMU	QUERCUS MUEHLBERGII	CHINKAPIN OAK	B&B	2" CAL	5' TRK. HT.
TIGR	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	B&B	2" CAL	5' TRK. HT.
ULMO	ULMUS X 'MORTON'	ACCOLADE ELM	B&B	2" CAL	5' TRK. HT.
EVERGREEN TREES					
QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT.
PIPU	PICEA PUNGENS	COLORADO SPRUCE	B&B	6"	60' X 25'
PIED	PINUS EDULIS	PINON PINE	B&B	6"	20' X 15'
PINI	PINUS NIGRA	AUSTRIAN PINE	B&B	6"	50' X 20'
PIPO	PINUS PONDEROSA	PONDEROSA PINE	B&B	6"	60' X 30'
ORNAMENTAL TREES					
QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT.
CRAM	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B&B	1.5" CAL	25' X 25'
MARA	MALUS X 'RADIANT'	RADIANT CRAB APPLE	B&B	1.5" CAL	20' X 18"
MASS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B&B	1.5" CAL	20' X 20'
PYCA	PYRUS CALLERYANA 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR	B&B	1.5" CAL	30' X 25'
TOTAL:	315				
DECIDUOUS SHRUBS					
QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
BEAT	BERBERIS THUNBERGII 'ATROPURPUREA'	RED BARBERRY	#5	4" X 4"	-
CABM	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	#5	3" X 3"	-
COSE	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	#5	45/55	-
PEAT	PEROVSKIA TRIPLICIFOLIA	RUSSIAN SAGE	#5	4" X 4"	-
PRPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5	1.5' X 6'	-
RORE	ROSA MEIDLAND 'RED'	RED MEIDLAND ROSE	#5	3' X 5'	-
EVERGREEN SHRUBS					
QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
COAP	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	#5	3' X 6"	-
JUBU	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5	1' X 6"	-
ORNAMENTAL GRASSES					
QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
CAKE	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHY REED GRASS	#1	24" X 18"	-
MIML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#1	48" X 36"	-
PERENNIALS					
QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
ECMA	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	#1	36" X 24"	-
HESD	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1	18" X 18"	-
SAMN	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	#1	24" X 18"	-

SOD / SEEDING SCHEDULE

SOD/SEED	QTY	COMMON NAME	REMARKS/MIX NOTES
	20,454 SF	TEXAS HYBRID BLUEGRASS SOD (IRRIGATED)	USE FOUR CSU APPROVED BLUEGRASS VARIETIES, OF WHICH TWO ARE DROUGHT / HEAT TOLERANT
	60,974 SF	NATIVE SEED MIX SEED (IRRIGATED)	REPRESENTATIVE FOR SEED MIX: PAWNEE BUTTES SEED, INC. (PH: 800-782-5947). SEED MIX TYPE: 87% PBSI NATIVE SANDYLAND MIX, 10% PBSI NATIVE PRAIRIE WILDFLOWER MIX, 1% FRINGED SAGE (ARTEMISIA FRIGIDA), 1% PRAIRIE SAGE (ARTEMISIA LUDOVICIANA), 1% RUBBER RABBIT BRUSH (ERICAMERIA NAUSEOSA) DRILL SEED AT 11-15 PLS lbs. / ACRE
	32,371 SF	SHORTGRASS PRAIRE MIX SEED (NON-IRRIGATED)	REPRESENTATIVE FOR SEED MIX: APPLEWOOD SEED COMPANY (PH:303-431-7333). SEED MIX TYPE: SHORTGRASS SEED MIXTURE, INCLUDE NATIVE REGIONAL FLOWER MIX, APPLY PLS lbs. / ACRE PER MANUF. RECOMMENDATIONS
	6,090 SF	TEMPORARY NATIVE SEED MIX SEED (NON-IRRIGATED)	REPRESENTATIVE FOR SEED MIX: PAWNEE BUTTES SEED, INC. (PH: 800-782-5947). SEED MIX: 50/50 BLEND OF ARRIABA WESTERN WHEATGRASS AND FAIRWAY CRESTED WHEATGRASS, 30 PLS lbs. / ACRE
	11,332 SF	DETENTION POND SEED MIX SEED (NON-IRRIGATED)	REPRESENTATIVE FOR SEED MIX: APPLEWOOD SEED COMPANY (PH:303-431-7333). SEED MIX TYPE: DETENTION BASIN MIX, DRILL SEED AT 35 PLS lbs. / ACRE

REQUIRED LANDSCAPE CALCULATIONS:

DESCRIPTION	REQUIREMENT	BERTHOUD LDC SECTION	LENGTH / AREA	REQUIRED	PROVIDED
COMMON OPEN SPACE	1 TREE / 2,500 SF	30.2-112.C.1	119,434 SF (2.74 ACRES)	48 TREES	48 TREES 188 SHRUBS 246 ORN. GRASSES/PERENNIALS
POCKET PARK TRACT	1 TREE / 2,500 SF	30.2-112.C.1	34,112 SF (0.78 ACRES)	14 TREES	16 TREES 43 SHRUBS 6 ORN. GRASSES
R.O.W. LANDSCAPE (TREE LINED STREETS)					
LCR 17	1 TREE / 40 LF OF FRONTAGE	30.2-112.C.2.a,b	983 LF	25 TREES	26 TREES (SEE NOTE #1)
INTERNAL STREETS	1 TREE / 40 LF OF FRONTAGE	30.2-112.C.2.a,b	8,818 LF	221 TREES	225 TREES
R.O.W. LANDSCAPE (COLLECTOR STREET SHRUBS)					
LCR 17	AS APPROPRIATE		NA	NA	19 SHRUBS (SEE NOTE #2) 16 ORN. GRASS/PERNS (SEE NOTE #2)
TREE MITIGATION					
REMOVAL	SEE MITIGATION PLAN		11	0 - TREES	0 - TREES
TOTALS				308 - TREES	315 - TREES 250 - SHRUBS 268 - ORN. GRASS/PERENNIALS

NOTE:

- DUE TO UTILITY AND DRAINAGE CONFLICTS, REQUIRED STREET TREES FOR LCR 17 HAVE BEEN RELOCATED TO THE ADJACENT LANDSCAPE BUFFER.
- ADDITIONAL SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS HAVE BEEN ADDED TO COMMON OPEN SPACE TRACTS ADJACENT TO LCR 17 DUE TO UTILITY AND ROADWAY IMPROVEMENT CONFLICTS

PARK DEVELOPMENT REQ. ELEMENTS:

POCKET PARKS INCLUDE ALL COMPONENTS FROM LIST A, TWO (2) COMPONENTS FROM LIST B, AND ONE (1) COMPONENT OF LIST C, AND TWO (2) COMFORT AND CONVENIENCE FEATURES FROM LIST E.

COMPONENTS INCLUDED ARE:

- ELECTRICITY (LIST A)
- IRRIGATION (LIST A)
- SECURITY LIGHTING (LIST A)
- TRASH RECEPTACLES (MIN. 1/ACRE - LIST A)
- RECYCLING RECEPTACLES (MIN. 1/ACRE - LIST A)
- WATER SERVICE (LIST A)
- BIKE RACKS (LIST A)
- LANDSCAPING (LIST A)
- TWO (2) INDIVIDUAL SHELTERS WITH ONE (1) PICNIC TABLE EA (LIST B)
- 10,000 SF MIN. NATURAL AREA (LIST B)
- TRAIL HEAD WITH MIN. SEVEN (7) SPACES (LIST C)
- BBQ GRILLS (LIST E)
- BENCHES (LIST E)

FUNCTIONAL OPEN SPACE ELEMENTS:

PER CODE, DEVELOPMENTS CONSISTING OF 5-50 ACRES IN TOTAL SIZE SHALL BE REQUIRED TO SATISFY TWO (2) ELEMENTS.

ELEMENTS INCLUDED ARE:

- USEABLE DETENTION AREAS (a)
- TRAILHEAD (g)

SUBDIVISION IDENTITY ELEMENTS:

SUBDIVISION IDENTITY AND PLACE STANDARDS FOR 26 ACRES REQUIRES THAT FIVE (5) ELEMENTS BE USED FROM THE LIST IN SECTION 30-2-131.C.3.

ELEMENTS INCLUDED ARE:

- TRAILS
- POCKET PARK
- ARTWORK
- BUFFER AREAS
- PROTECTING AND RETAIN EXISTING TREES

GENERAL NOTES:

- SEE CIVIL ENGINEERING PLANS FOR PROPOSED GRADING, DRAINAGE AND UTILITY INFORMATION. COORDINATE ALL PROPOSED LANDSCAPE IMPROVEMENTS WITH ALL OTHER DISCIPLINES INFORMATION.
- THE PROPOSED AREA OF WORK SHALL BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
- VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK. COORDINATE AND/OR CALL FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION OR LANDSCAPE INSTALLATION.
- PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA. IF EXISTING OR COMPLETED SITE ELEMENTS ARE DAMAGED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE DAMAGED SITE ELEMENTS TO THE APPROVAL OF THE OWNER AND TOWN OF BERTHOUD STAFF.
- EXCAVATIONS SHALL BE SUPERVISED AT ALL TIMES, OR CONTRACTOR SHALL BE RESPONSIBLE TO INSTALLATION AND MAINTENANCE OF BARRICADES, SIGNAGE OR OTHER PROTECTIVE MEASURES IF EXCAVATIONS ARE LEFT OPEN AFTER CONSTRUCTION WORK HOURS OR NOT MONITORED.
- NOTIFY OWNER AND TOWN OF BERTHOUD STAFF OF ANY SITE CONDITION THAT VARIES FROM THE PROPOSED PLANS.
- THE CONTRACTOR SHALL FOLLOW ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS.

TREE PROTECTION NOTES:

- BEFORE CONSTRUCTION ACTIVITIES BEGIN, TREE PROTECTION BARRIERS SHALL BE INSTALLED AROUND ALL EXISTING TREES NOTED TO REMAIN. BARRIERS SHALL BE CONSTRUCTED OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN ONE (1) FOOT FOR EVERY CALIPER INCH OF TREE, OR AT THE DRIP LINE, WHICHEVER IS GREATER. STAKES SHALL BE SPACED AS REQUIRED TO MAINTAIN THE FENCING IN A SECURE FASHION, NO GREATER THAN TEN (10) FEET.
- NO CUT OR FILL, STORAGE, MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS, OR FILL IS ALLOWED WITHIN THE FENCED TREE PROTECTION ZONE. IF CUT OR FILL OPERATIONS OF OVER FOUR INCHES (4") ARE NEEDED TO MAINTAIN PROPER GRADES OR DRAINAGE, WORK MUST BE APPROVED BY A QUALIFIED ARBORIST PRIOR TO STARTING WORK. CONTRACTOR SHALL NOT ATTACH OR FASTEN ANY TREE PROTECTION ELEMENTS TO THE EXISTING TREE TO REMAIN.
- ANY PRUNING OF THE EXISTING TREES TO REMAIN REQUIRED DURING THE CONSTRUCTION CAUSED BY CONSTRUCTION ACTIVITIES OR WEATHER SHALL BE COMPLETED BY THE CONTRACTOR ACCORDING TO THE MOST CURRENT STANDARDS AND GUIDELINES DEVELOPED BY THE ISA.
- INSTALLATION OF UTILITIES, IRRIGATION LINES, OR ANY UNDERGROUND ELEMENT SHALL BE ACCOMPLISHED BY DIRECTIONAL BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES OR AS REQUIRED AND DESCRIBED BY THE TOWN OF BERTHOUD FORESTRY DEPARTMENT.
- EXISTING TREES TO REMAIN SEPARATED FROM CONSTRUCTION ACTIVITIES, ROAD RIGHTS-OF WAY AND UTILITY EASEMENTS MAY BE PROTECTED BY MEANS OTHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED ABOVE. PROTECTION MEANS AND METHODS MUST BE REVIEWED AND APPROVED AS AN ACCEPTABLE METHOD TO THE TOWN OF BERTHOUD FORESTRY DEPARTMENT PRIOR TO IMPLEMENTATION.

SOIL SPECIFICATIONS:

- TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
- ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES, PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE NOT ACCEPTABLE UNLESS PREVIOUSLY APPROVED BY THE OWNER. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
- SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILED EIGHT (8) INCHES INTO THE SOIL.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

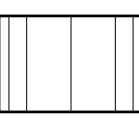
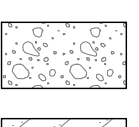
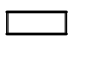
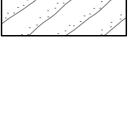
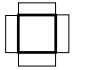
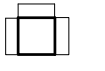
MULCH NOTES:

- WOOD MULCH: 4" DEPTH, NON-DYED SHREDDED CEDAR MULCH OR APPROVED EQUAL OVER LANDSCAPE FABRIC. ALL PLANT MATERIAL IN ROCK MULCH SHALL RECEIVE WOOD MULCH RINGS AROUND TO THE EXTENT OF THE PROPOSED CONTAINER SIZE.
- ROCK MULCH: 3" DEPTH WASHED GRAVEL, 1.5"-3" MINIMUM DIAMETER OR APPROVED EQUAL OVER LANDSCAPE FABRIC. GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR EQUAL. FABRIC SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.

IRRIGATION NOTES:

- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES.
- MEET ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
- VERIFY ALL SITE INFORMATION PRIOR TO CONSTRUCTION. NOTIFY OWNER/OWNERS REPRESENTATIVE OF ANY DISCREPANCIES FROM PREPARED IRRIGATION PLANS.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY INSTALLATION OF IRRIGATION SYSTEM.
- COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE PLANS. AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND LANDSCAPE MATERIAL, EDGING, ETC.
- TAP LOCATION SHALL BE INSTALLED AS PER CIVIL DOCUMENTS.
- COORDINATE INSTALLATION OF SLEEVING WITH SITE CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING.

SITE AMENITY SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL	SYMBOL	DESCRIPTION
	SHELTER 10'X15' MONOSLOPE SHELTER WITH 2 POSTS RE: DETAILS	2	2/85		ROCK MULCH RE: MULCH NOTES
	BENCH 6" BACKED RE: DETAILS	3	1/84		CRUSHER FINES TRAIL 6" DEPTH, GREY 3/8" MINUS CRUSHER FINES OR APPROVED EQUAL RE: 3/85
	PICNIC TABLE - STANDARD RE: DETAILS	1	2/84		
	PICNIC TABLE - ACCESSIBLE RE: DETAILS	1	3/84		
	TRASH RECEPTACLE RE: DETAILS	1	4/84		
	TRASH/RECYCLING RECEPTACLE RE: DETAILS	1	5/84		
	BIKE RACK RE: DETAILS	3	6/84		
	BBQ GRILL RE: DETAILS	1	1/85		

SOD / SEEDING NOTES:

- ALL SOD SHALL BE CSU APPROVED AND STUDIED VARIETIES OF TEXAS HYBRID BLUE GRASS AS OUTLINED IN THE SOD/SEEDING SCHEDULE.
- ALL SEED MIXES SHALL BE PROVIDED AND APPLIED AS INDICATED IN THE SOD/SEEDING SCHEDULE AND NOTES.
- SEEDING OF AREAS WITH AN IRRIGATION SYSTEM CAN OCCUR ANY TIME DURING THE GROWING SEASON. SEEDING OF AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM SHALL OCCUR BETWEEN NOVEMBER 1ST AND MAY 1ST, BUT AT NO TIME WHEN SOIL IS FROZEN.
- THE SEEDBED SHALL BE MOSTLY FREE OF WEEDS.
- PREPARING THE SEEDBED SHOULD BE TIMED WITH APPROPRIATE PLANTING DATES TO CONSERVE SOIL MOISTURE AND PREVENT WIND AND WATER EROSION.
- STRAW MULCH SHALL BE ADDED TO THE SEEDBED AREAS IMMEDIATELY FOLLOWING THE RAKING OPERATION.
- SEED SHALL BE UNIFORMLY SOWN OVER APPROVED, SOIL PREPARED AND GRADED GROUND BY MEANS OF THE SPECIFIED SEEDING EQUIPMENT. DRILL 50% OF THE SEED IN ONE DIRECTION, AND THE OTHER 50% AT RIGHT ANGLES TO THE FIRST DRILLING. THE DIRECTION OF THE FINAL DRILLING SHALL ALWAYS BE AT RIGHT ANGLES TO SLOPED GRADE, OR PARALLEL TO THE CONTOURS OF THE SLOPE. THE DRILL SHALL BE SET TO MAINTAIN A UNIFORM PLANTING PATTERN AND SEED PLANTING DEPTH OF 1/4 - 3/4 INCHES.
- IF SEED AREAS ARE TOO NARROW FOR DRILL SEEDING, LESS THAN 6 FEET WIDE, OR TOO STEEP, HYDROSEEDING OR BROADCAST SEEDING AT A RATE DOUBLE TO THE DRILLING RATE IS ACCEPTABLE. IF HYDROSEEDING, APPLY SEED PLUS 10% OF THE MULCH IN THE FIRST PASS AND REMAINING 90% OF THE MULCH IN THE SECOND PASS, WITH TACKIFIER.
- PROTECT ALL SEED AREAS THAT HAVE NOT BEEN HYDROMULCHED WITH STRAW MULCH. AFTER SEEDING HAS BEEN COMPLETED, APPLY ALL MULCH AT A RATE OF 4,000 LBS. PER ACRE. APPLY UNIFORMLY AND CRIMP BY MECHANICAL EQUIPMENT OR WITH TACKIFIER. ALL SEEDBED AREAS SHALL BE MULCHED AND CRIMPED IMMEDIATELY AFTER SEEDING. ANY SEEDBED AREAS NOT IMMEDIATELY MULCHED AND CRIMPED, WHICH BECOME DAMAGED BY RAIN, WIND OR OTHER DISTURBANCES, SHALL BE REGRADED AND RESEEDED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- IF NATIVE SEED IS IRRIGATED, IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDBED 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.
- 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.
- MOWING: IRRIGATED AREAS SHOULD BE MOWED EVERY THREE WEEKS DURING THE GROWING SEASON. PREVIOUSLY APPROVED NON-IRRIGATED AREAS SHOULD BE MOWED EVERY 45 DAYS. DO NOT ALLOW THE WEEDS TO GROW PAST MID-CALF, OR ABOUT 12" HIGH. MOW TO 4" HIGH. USE A ROTARY MOWER OR BUSH HOG, NOT A SICKLE MOWER.
- CHEMICAL TREATMENT: AFTER INITIAL ACCEPTANCE OF SEEDBED AREA, OR DURING THE THIRD GROWING SEASON, APPLY A CHEMICAL WEED CONTROL MEASURE. REPEAT CHEMICAL WEED ERADICATION MEASURES AS RECOMMENDED BY A PROFESSIONAL APPLICATOR.
- FOR ALL NATIVE SEED AREAS, THE DEVELOPER SHALL BE RESPONSIBLE FOR ESTABLISHMENT PRIOR TO TURNING OVER MAINTENANCE TO THE HOA. ESTABLISHMENT CRITERIA SHALL BE:
 - IRRIGATED SEED:
 - INITIAL ACCEPTANCE CAN OCCUR WHEN THE SEED MIX IS ESTABLISHED AS UNIFORM PLANT GROWTH WITH A MINIMUM OF 80% GRASS COVERAGE OF THE MIX OF SPECIES PLANTED.
 - NO BARE SPOTS EXCEED TWO (2) SQUARE FEET IN SIZE.
 - EROSION IS NOT EVIDENT (I.E. NO RILLS AND GULLIES) AND NOXIOUS WEEDS ARE NOT PRESENT.
 - NON-IRRIGATED SEED:
 - INITIAL ACCEPTANCE CAN OCCUR WHEN THE SEED MIX IS ESTABLISHED AS UNIFORM PLANT GROWTH WITH A MINIMUM OF 50% GRASS COVERAGE OF THE MIX OF SPECIES PLANTED.
 - NO BARE SPOTS EXCEED FOUR (4) SQUARE FEET IN SIZE.
 - EROSION IS NOT EVIDENT (I.E. NO RILLS AND GULLIES) AND NOXIOUS WEEDS ARE NOT PRESENT.

PLANTING NOTES:

- LANDSCAPE CONTRACTOR MUST CONTACT TOWN OF BERTHOUD PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
- LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON SUBMITTAL DRAWINGS. COORDINATE LOCATIONS WITH ALL OTHER DISCIPLINES PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY CONDITIONS THAT MAY CONFLICT WITH PROPOSED/EXISTING UTILITIES OR PRECLUDE THE PROPOSED LOCATION.
- THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- PLANT MATERIAL SHOWN WITHIN R.O.W. AREAS ADJACENT TO PRIVATE LOTS SHALL BE INSTALLED BY FUTURE HOMEOWNER/HOMEOWNERS AT TIME OF HOME CONSTRUCTION OR WITHIN A REASONABLE TIMEFRAME AFTER CERTIFICATE OF OCCUPANCY IS ISSUED. TREES SHALL BE INSTALLED AS SPECIES SHOWN TO MAINTAIN OVERALL TREE-LINED STREET TREE DIVERSITY.
- PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - ALL LANDSCAPE MATERIAL SHALL BE IN COMPLIANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, EXCEPT THAT THE MINIMUM ROOT BALL DIAMETER OF BALLED AND BURLAP TREES SHALL BE ACCORDING TO THE RULES AND REGULATIONS OF THE COLORADO NURSERY ACT, PROMULGATED BE THE COLORADO DEPARTMENT OF AGRICULTURE.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- REPAIR AND/OR REPLACE ALL AREAS OF EXISTING MATERIAL TO REMAIN DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING AREAS ADJACENT TO OR OUTSIDE THE WORK AREA. AREAS SHALL BE GRADED AND SURFACE CONDITIONS REPAIRED TO THAT CONDITION PRIOR TO START OF WORK.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN TWENTY (20) FEET 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. TEN (10) FEET FROM ANY DRIVEWAY AND A 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.
- CONTRACTOR SHALL COORDINATE PLANT LOCATIONS WITH EXISTING AND PROPOSED UTILITY LINES.
- UNTIL TIME OF FINAL ACCEPTANCE, ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY CONTRACTOR, INCLUDING MOWING, WATERING AND FERTILIZING.
- LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE BY OWNER.
- 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.
- 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 OF BERTHOUD.
- ALL CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN SHALL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLAN. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED AND SHALL HAVE ALL WIRE TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAMINANT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.



1428 BRENTWOOD ST., SUITE #17
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LANDSCAPE NOTES

HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

DRAWING: PCM
DATE: 2/16/21
CHECKED: MDW
DATE:
REVISION # : 2
DATE: 7/23/2021
JOB NO: CO16580

71 OF 87

07/23/2021 TOWN APPROVAL SET

NO.	DESCRIPTION	REVISIONS	BY	DATE

ENGINEERING	ENVIRONMENTAL	BUILDING	LAND
Shirley C. Gentry Shirley C. Gentry Shirley C. Gentry	Shirley C. Gentry Shirley C. Gentry Shirley C. Gentry	Shirley C. Gentry Shirley C. Gentry Shirley C. Gentry	Shirley C. Gentry Shirley C. Gentry Shirley C. Gentry



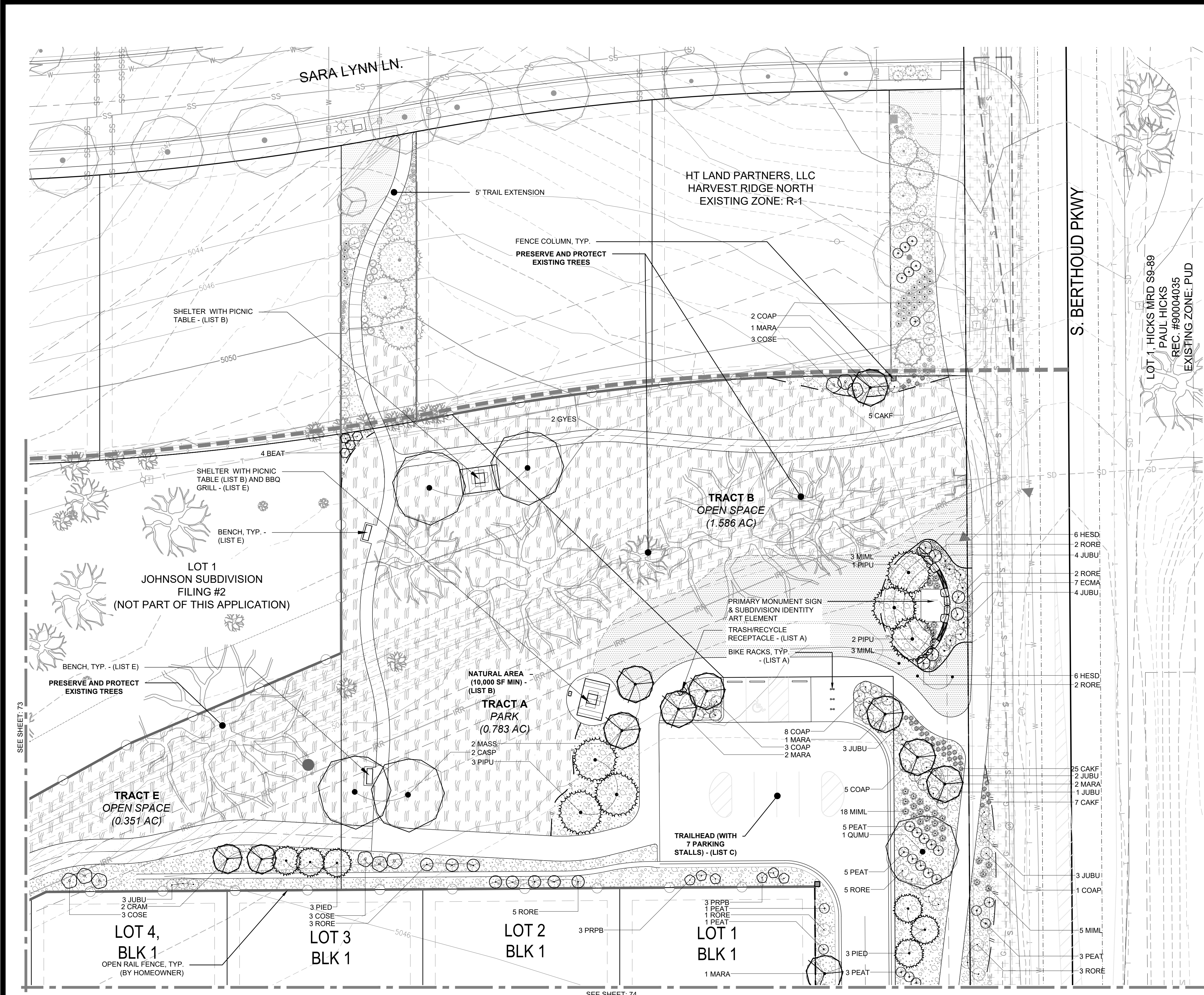
Since 1984

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F: 970.613.1447

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Loveland, CO 80537
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F: 970.613.1447

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F: 970.613.1447

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Loveland, CO 80537
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F: 970.613.1447



1

LANDSCAPE PLAN

811

Know what's below
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NOTE:
PLANT MATERIAL SHOWN WITHIN R.O.W. AREAS ADJACENT TO PRIVATE LOTS
SHALL BE INSTALLED BY FUTURE HOMEOWNER/HOMEOWNERS AT TIME OF
HOME CONSTRUCTION OR WITHIN A REASONABLE TIMEFRAME AFTER
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SPECIES SHOWN TO MAINTAIN OVERALL TREE-LINED STREET TREE DIVERSITY.

SYMBOL

DESCRIPTION

DEC. STREET TREES
(BY HOMEOWNER)

DEC. OPEN SPACE TREES

ORNAMENTAL TREES

SYMBOL

DESCRIPTION

EVERGREEN OPEN SPACE TREES

EXISTING TREES

0' 20' 40' 60'

SCALE: 1" = 20'-0"

NORTH

2

KEY MAP

NOT TO SCALE

LANDSCAPE KEY

SYMBOL	DESCRIPTION
	ROCK MULCH (IRRIGATED / POINT SOURCE/IN-LINE)
	TURFGRASS SOD (IRRIGATED - POP UP/ROTOR)
	PRAIRIE SEED MIX (WITH WILDFLOWERS) IRRIGATED - ROTARY/ROTOR
	NATIVE SEED MIX (IRRIGATED - ROTARY/ROTOR)
	DETENTION POND BOTTOM SEED MIX (NON-IRRIGATED)
	TEMPORARY NATIVE SEED (NON-IRRIGATED)
	CRUSHER FINES TRAIL RE: 3/85
	EXTENT OF DEVELOPMENT LINE
	SIGHT VISION TRIANGLE
	FENCE COLUMN RE: 6/83
	PRIMARY MONUMENT W/SUBDIVISION IDENTITY ART ELEMENT RE: 8/83
	SECONDARY MONUMENT RE: 6/83
	SANITARY SEWER UTILITY
	WATER LINE
	STORM DRAIN
	OVERHEAD ELECTRIC UTILITIES
	GAS UTILITY
	TELEPHONE
	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PERIMETER FENCING RE: 5/83
	OPEN RAIL FENCING RE: 7/83 (BY HOMEOWNER)
	STEEL EDGING
	GROUND COVER BOUNDARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

EM:DUB

LANDSCAPE ARCHITECTURE

1425 BRENTWOOD ST. SUITE 917
LAKEWOOD, CO 80214
P: 303-882-1237

LANDSCAPE PLAN

HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

DRAWN: PCM
DATE: 2/16/21
CHECKED: MDW
DATE: 7/23/2021
REVISION # 2
JOB NO. CO155890

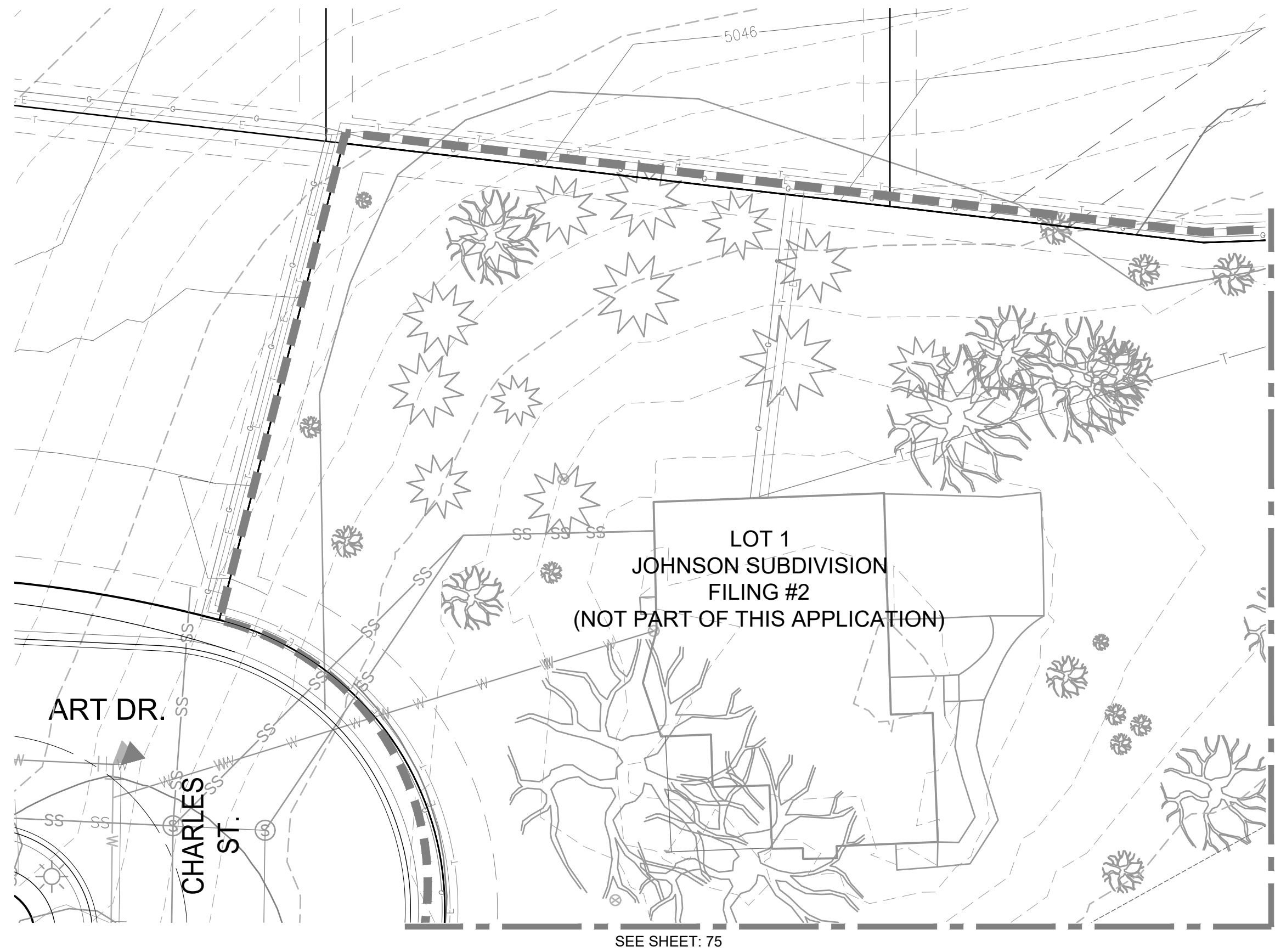
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Loveland, CO 80537
P: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL LAND
Sara Lee Dobson Jennifer Blaise
Since 1984
Tait & Associates

NO. DESCRIPTION BY DATE REVISIONS

72 OF 87

07/23/2021 TOWN APPROVAL SET

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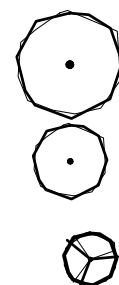


1 LANDSCAPE PLAN

0' 20' 40' 60'
SCALE: 1" = 20'-0"



SYMBOL



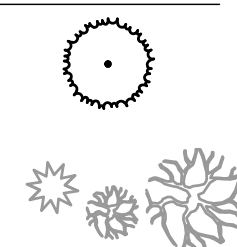
DESCRIPTION

DEC. STREET TREES
(BY HOMEOWNER)

DEC. OPEN SPACE TREES

ORNAMENTAL TREES

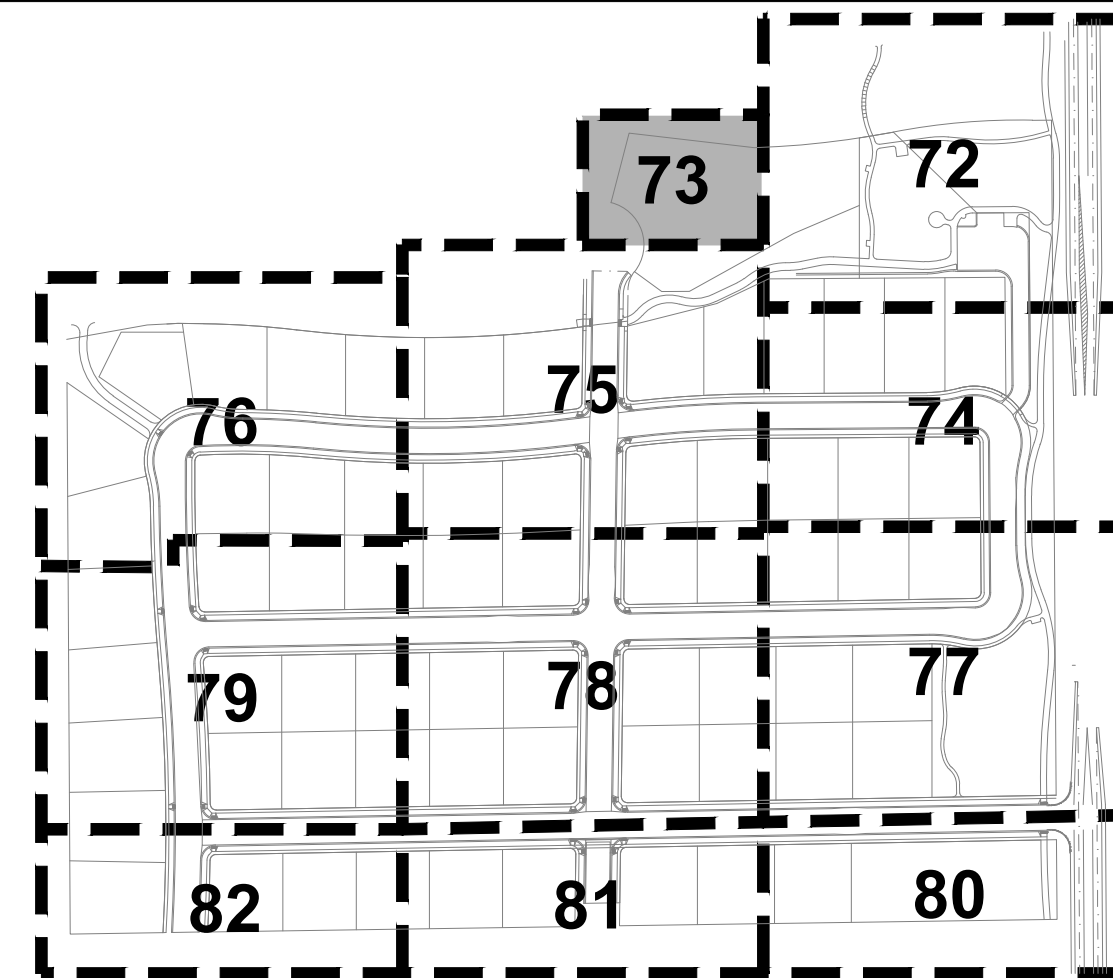
SYMBOL



DESCRIPTION

EVERGREEN OPEN SPACE TREES

EXISTING TREES



2 KEY MAP
NOT TO SCALE

LANDSCAPE KEY

SYMBOL	DESCRIPTION
	ROCK MULCH (IRRIGATED / POINT SOURCE/IN-LINE)
	TURFGRASS SOD (IRRIGATED - POP UP/ROTOR)
	PRAIRIE SEED MIX (WITH WILDFLOWERS) IRRIGATED - ROTARY/ROTOR
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	SIGHT VISION TRIANGLE
	FENCE COLUMN RE: 6/83
	PRIMARY MONUMENT W/SUBDIVISION IDENTITY ART ELEMENT RE: 8/83
	SECONDARY MONUMENT RE: 6/83
	SS SANITARY SEWER UTILITY
	W WATER LINE
	SD STORM DRAIN
	OHE OVERHEAD ELECTRIC UTILITIES
	G GAS UTILITY
	T TELEPHONE
	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PERIMETER FENCING RE: 5/83
	OPEN RAIL FENCING RE: 7/83 (BY HOMEOWNER)
	STEEL EDGING
	GROUND COVER BOUNDARY



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NO.	DESCRIPTION	REVISIONS	BY	DATE
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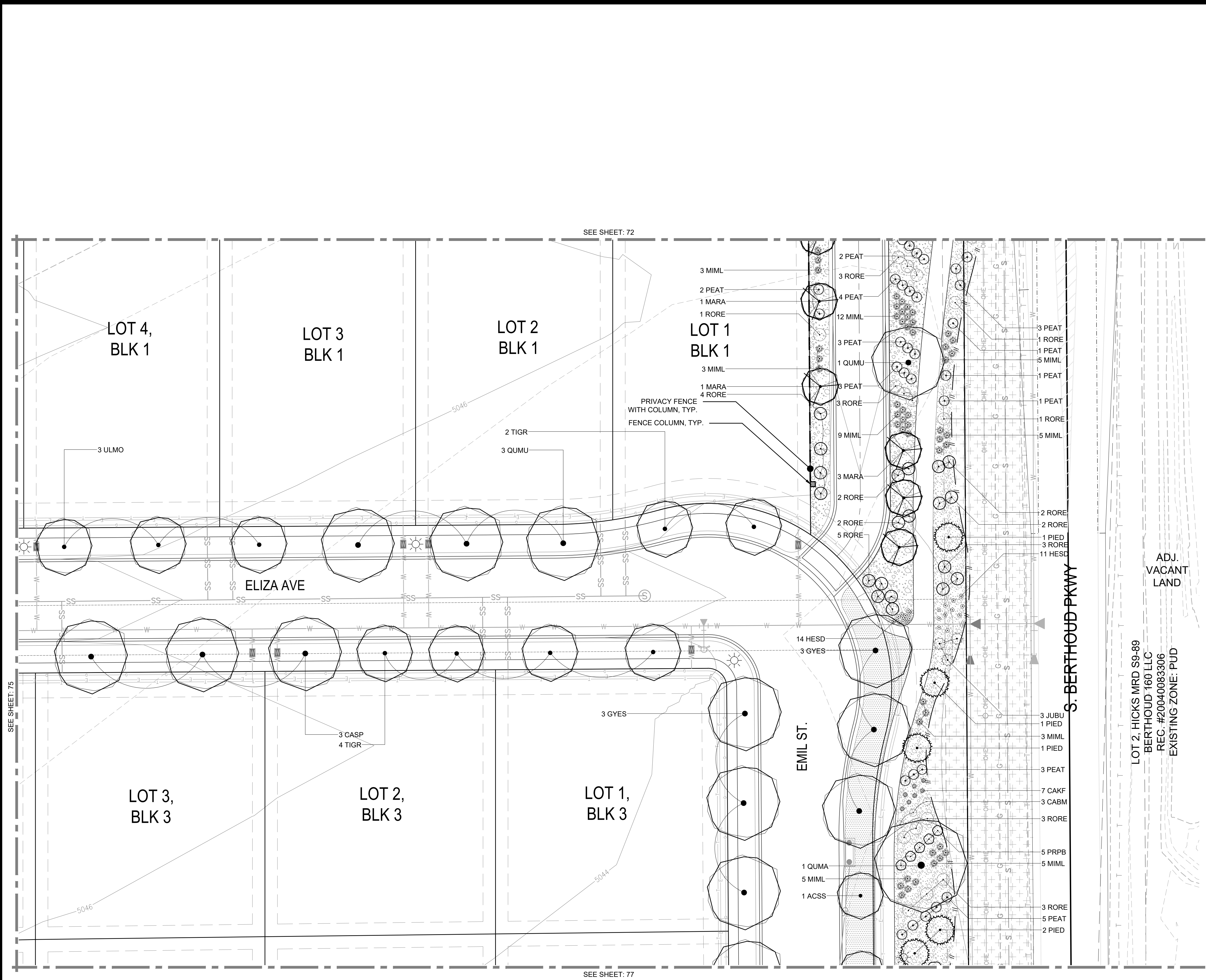
ENGINEERING
San Diego, CA
San Jose, CA
San Francisco, CA

ENVIRONMENTAL
San Diego, CA
San Francisco, CA
San Jose, CA

LAND
San Diego, CA
San Francisco, CA
San Jose, CA

LANDSCAPE PLAN
HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

DRAWN: PCM	DATE: 2/16/21
CHECKED: MDW	DATE: 2/16/21
REVISION # 2	DATE: 7/23/2021
JOB NO. C015590	

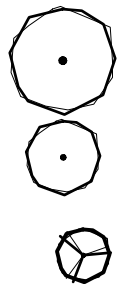


1 LANDSCAPE PLAN



NOTE:
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SYMBOL



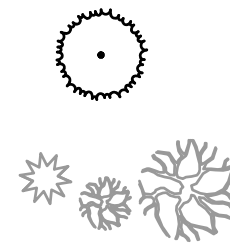
DESCRIPTION

DEC. STREET TREES
(BY HOMEOWNER)

DEC. OPEN SPACE TREES

ORNAMENTAL TREES

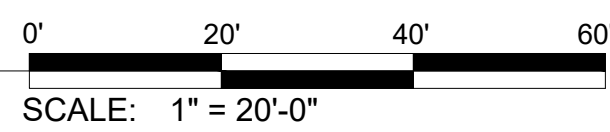
SYMBOL



DESCRIPTION

EVERGREEN OPEN SPACE TREES

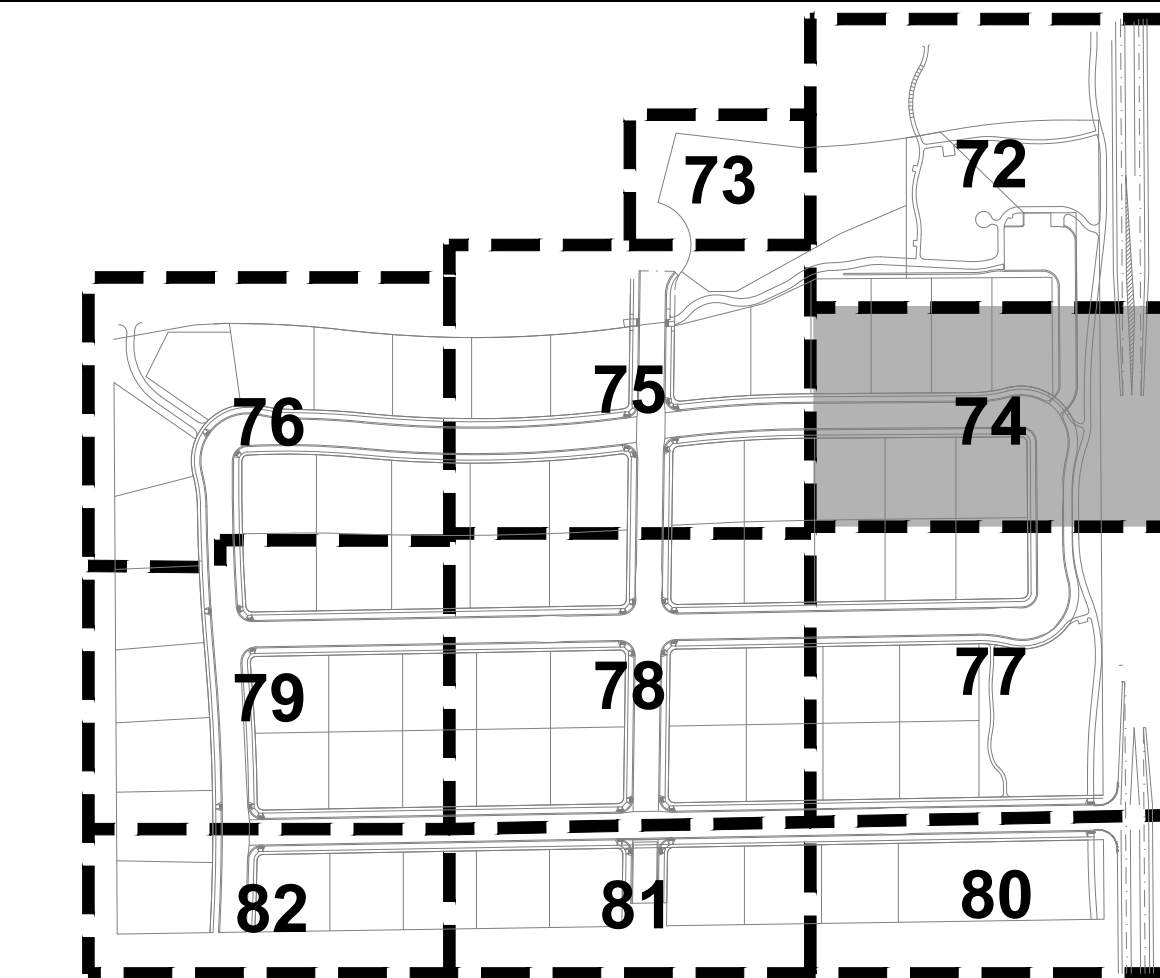
EXISTING TREES



2 KEY MAP
NOT TO SCALE

LANDSCAPE KEY

SYMBOL	DESCRIPTION
	ROCK MULCH (IRRIGATED / POINT SOURCE/IN-LINE)
	TURFGRASS SOD (IRRIGATED - POP UP/ROTOR)
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	EXTENT OF DEVELOPMENT LINE
	SIGHT VISION TRIANGLE
	FENCE COLUMN RE: 6/83
	PRIMARY MONUMENT W/SUBDIVISION IDENTITY ART ELEMENT RE: 8/83
	SECONDARY MONUMENT RE: 6/83
	SS SANITARY SEWER UTILITY
	W WATER LINE
	SD STORM DRAIN
	OHE OVERHEAD ELECTRIC UTILITIES
	G GAS UTILITY
	T TELEPHONE
	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PERIMETER FENCING RE: 5/83
	OPEN RAIL FENCING RE: 6/83 (BY HOMEOWNER)
	STEEL EDGING
	GROUND COVER BOUNDARY



LANDSCAPE PLAN

HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

DRAWN: PCM
DATE: 2/16/21
CHECKED: MDW
DATE:
REVISION # 2
DATE: 7/23/2021
JOB NO. C015580



NO.	DESCRIPTION	REVISIONS	BY	DATE

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CONSTRUCTION
MANAGEMENT
LAND
MANAGEMENT
PLANNING
DESIGN
CONSTRUCTION
MANAGEMENT



_____ T _____ TELEPHONE
 _____ PROPERTY BOUNDARY
 _____ PROPOSED LOT LINE
 _____ PROPOSED UTILITY EASEMENT
 _____ PROPOSED SIDEWALK
 _____ PROPOSED CONTOUR - MAJOR
 _____ PROPOSED CONTOUR - MINOR
 _____ EXISTING CONTOUR - MAJOR
 _____ EXISTING CONTOUR - MINOR
 _____ PERIMETER FENCING RE: 5/63
 _____ OPEN RAIL FENCING RE: 7/83
 (BY HOMEOWNER)
 _____ II _____ STEEL EDGING
 _____ GROUND COVER BOUNDARY

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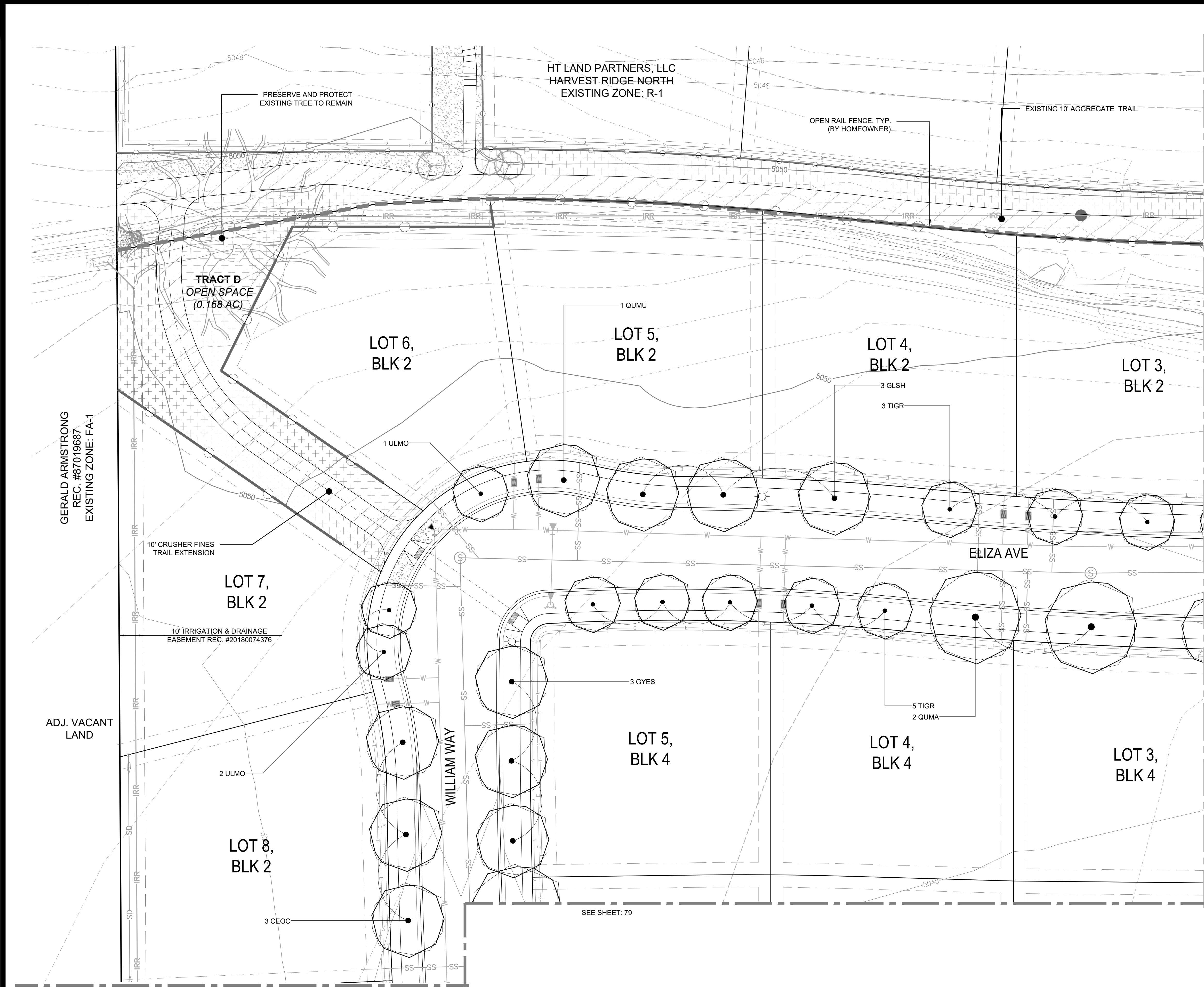
ENGINEERING	ENVIRONMENTAL	BUILDING	LAND
Orange County	Sacramento	Denver	Dallas
San Luis Obispo	Sacramento	Boise	Atlanta

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75 OF 87

/23/2021 TOWN APPROVAL SET



2 KEY MAP
NOT TO SCALE

LANDSCAPE KEY

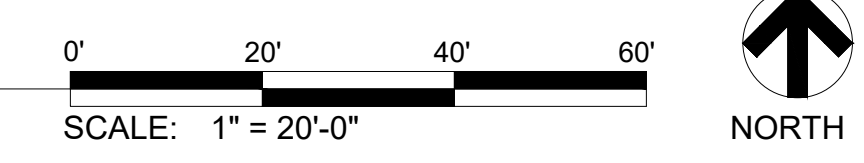
SYMBOL	DESCRIPTION
	ROCK MULCH
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	PROPOSED CONTOUR - MINOR
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	OPEN RAIL FENCING RE: 6/83 (BY HOMEOWNER)
	STEEL EDGING
	GROUND COVER BOUNDARY

1 LANDSCAPE PLAN



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SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DEC. STREET TREES (BY HOMEOWNER)		EVERGREEN OPEN SPACE TREES
	DEC. OPEN SPACE TREES		EXISTING TREES
	ORNAMENTAL TREES		



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San Jose, CA

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San Jose, CA
San Jose, CA

LAND
Design
San Jose, CA
San Jose, CA

LANDSCAPE PLAN
HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

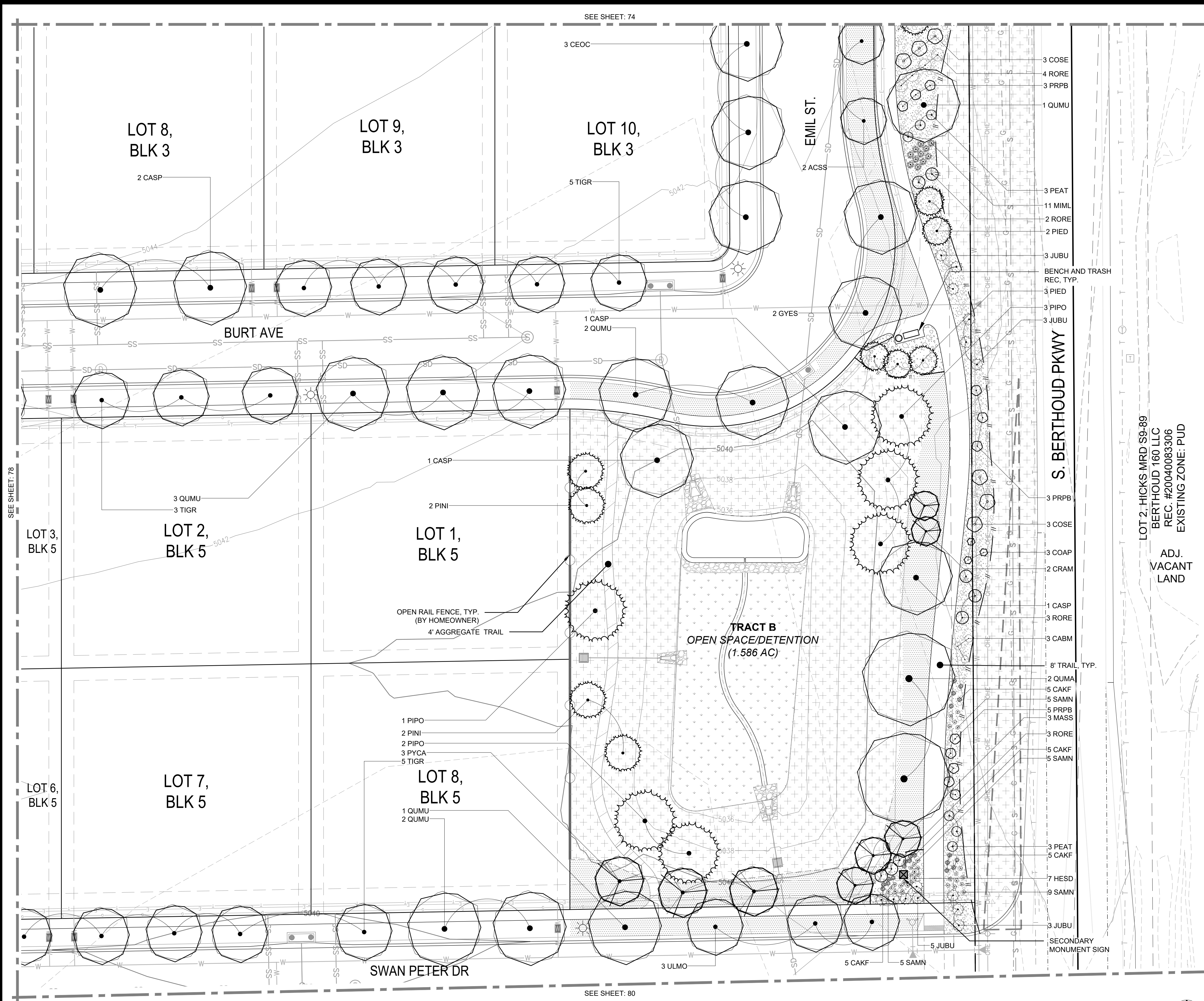
DRAWN: PCM
DATE: 2/16/21
CHECKED: MDW
DATE: 2/16/21
REVISION # 2
DATE: 7/23/2021
JOB NO. C015580

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76 OF 87

07/23/2021 TOWN APPROVAL SET

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1

LANDSCAPE PLAN

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SYMBOL

DESCRIPTION

DEC. STREET TREES (BY HOMEOWNER)

DEC. OPEN SPACE TREES

ORNAMENTAL TREES

SYMBOL

DESCRIPTION

EVERGREEN OPEN SPACE TREES

EXISTING TREES

0' 20' 40' 60'

SCALE: 1" = 20'-0"

NORTH

2

KEY MAP

NOT TO SCALE

LANDSCAPE KEY

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	PERIMETER FENCING RE: 5/83
	OPEN RAIL FENCING RE: 6/83 (BY HOMEOWNER)
	STEEL EDGING
	GROUND COVER BOUNDARY

LOT 2, HICKS MRD S9-89

BERTHOUD 160 LLC

REC. #20040083306

EXISTING ZONE: PUD

ADJ. VACANT LAND

LANDSCAPE PLAN

HARVEST RIDGE SOUTH SUBDIVISION

HT LAND PARTNERS, LLC

LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2

AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

DRAWN: PCM

DATE: 2/16/21

CHECKED: MDW

DATE: 2/16/21

REVISION # 2

DATE: 7/23/2021

JOB NO: C015580

811

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EM DUB

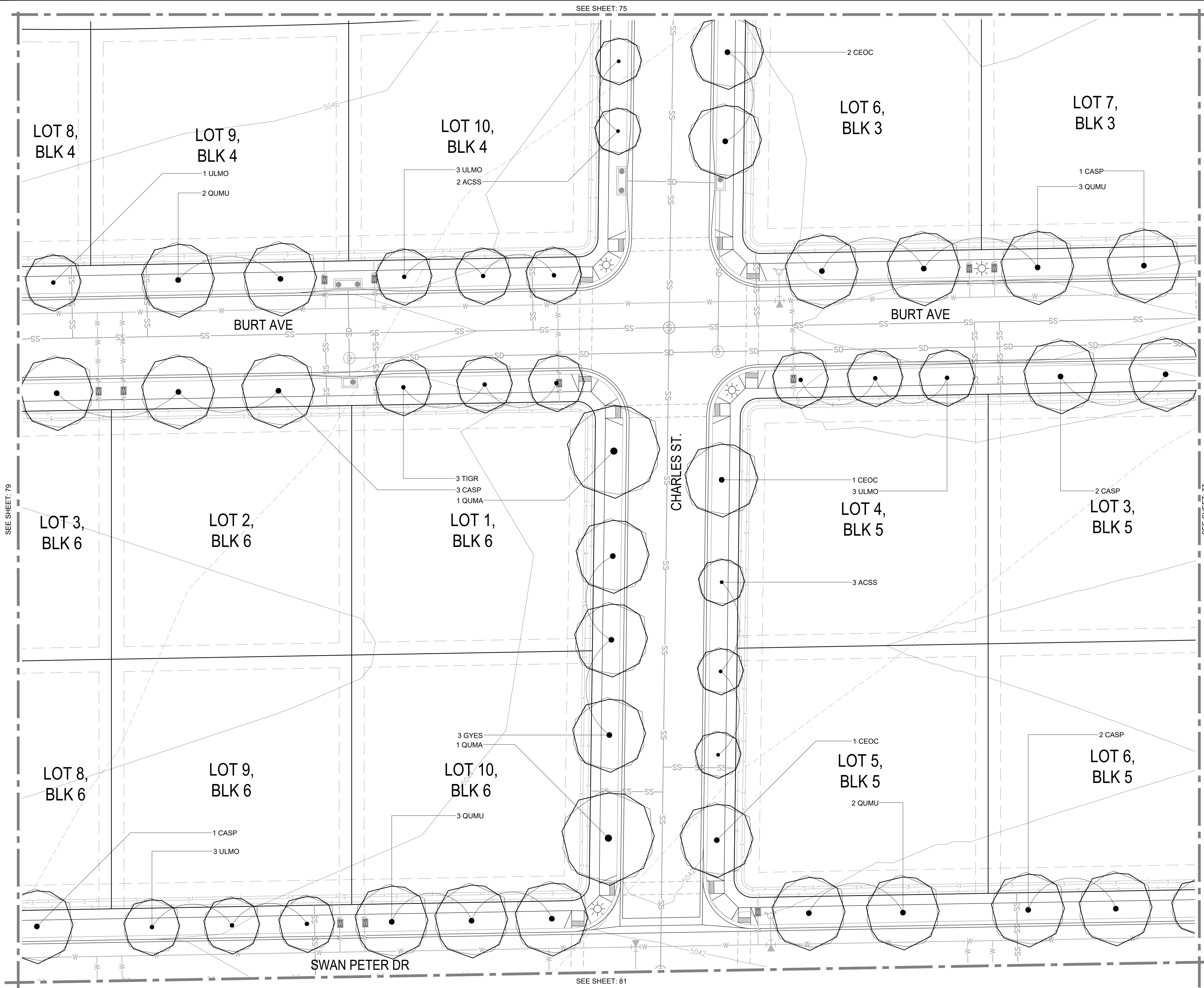
LANDSCAPE ARCHITECTURE

1425 BRENTWOOD ST. SUITE 917

LAKEWOOD, CO 80214

P: 303-882-1237

77 OF 87

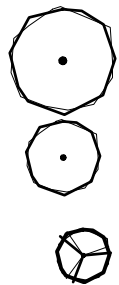


1 LANDSCAPE PLAN



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SYMBOL



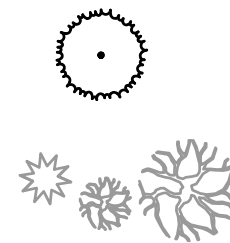
DESCRIPTION

DEC. STREET TREES
(BY HOMEOWNER)

DEC. OPEN SPACE TREES

ORNAMENTAL TREES

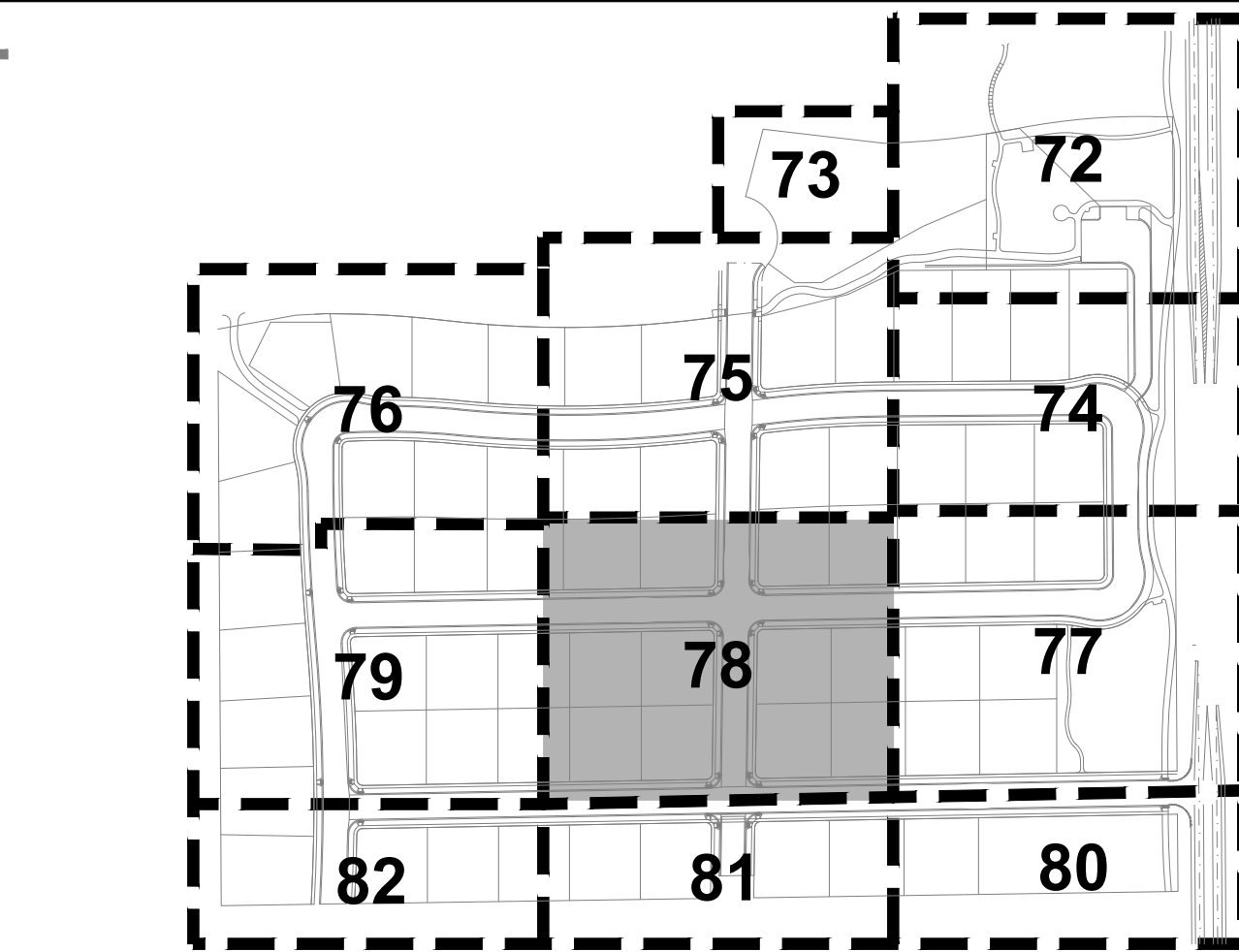
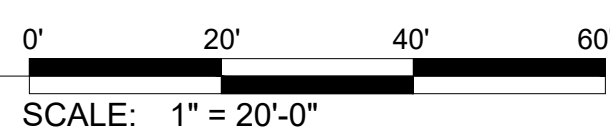
SYMBOL



DESCRIPTION

EVERGREEN OPEN SPACE TREES

EXISTING TREES



2 KEY MAP
NOT TO SCALE

LANDSCAPE KEY

SYMBOL	DESCRIPTION
	ROCK MULCH (IRRIGATED / POINT SOURCE/IN-LINE)
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	TEMPORARY NATIVE SEED (NON-IRRIGATED)
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	EXTENT OF DEVELOPMENT LINE
	SIGHT VISION TRIANGLE
	FENCE COLUMN RE: 6/83
	PRIMARY MONUMENT W/SUBDIVISION IDENTITY ART ELEMENT RE: 8/83
	SECONDARY MONUMENT RE: 6/83
	SANITARY SEWER UTILITY
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	PROPOSED LOT LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PERIMETER FENCING RE: 5/83 (BY HOMEOWNER)
	OPEN RAIL FENCING RE: 6/83 (BY HOMEOWNER)
	STEEL EDGING
	GROUNDCOVER BOUNDARY

NO.	DESCRIPTION	REVISIONS	BY	DATE

6163 East County Road 16
Loveland, CO 80537
P: 970.613.1447
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www.tait.com

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San Diego
Denver
Phoenix
Portland
Seattle
Tampa
Washington, DC

ENVIRONMENTAL
San Diego
Denver
Phoenix
Portland
Seattle
Tampa
Washington, DC

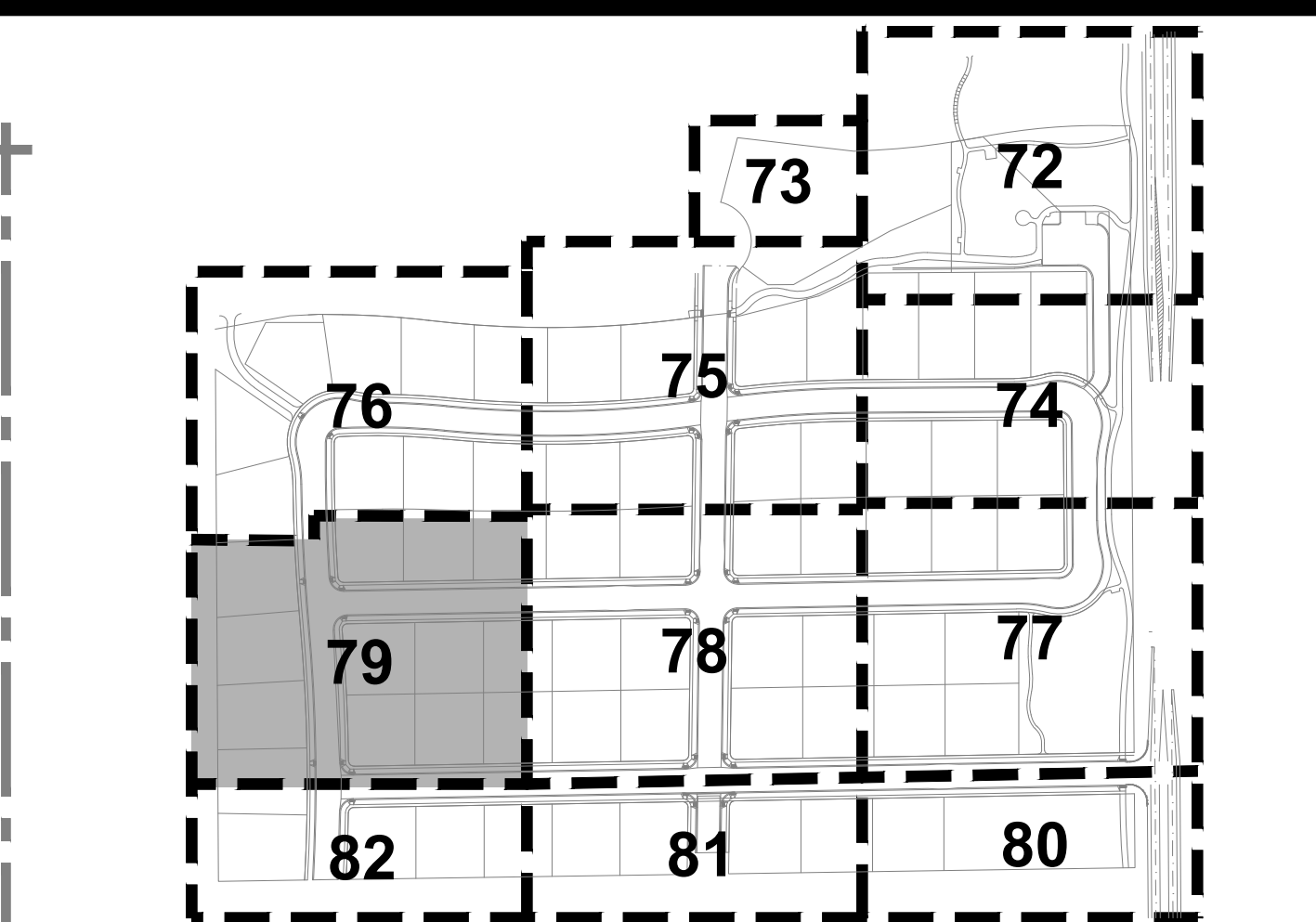
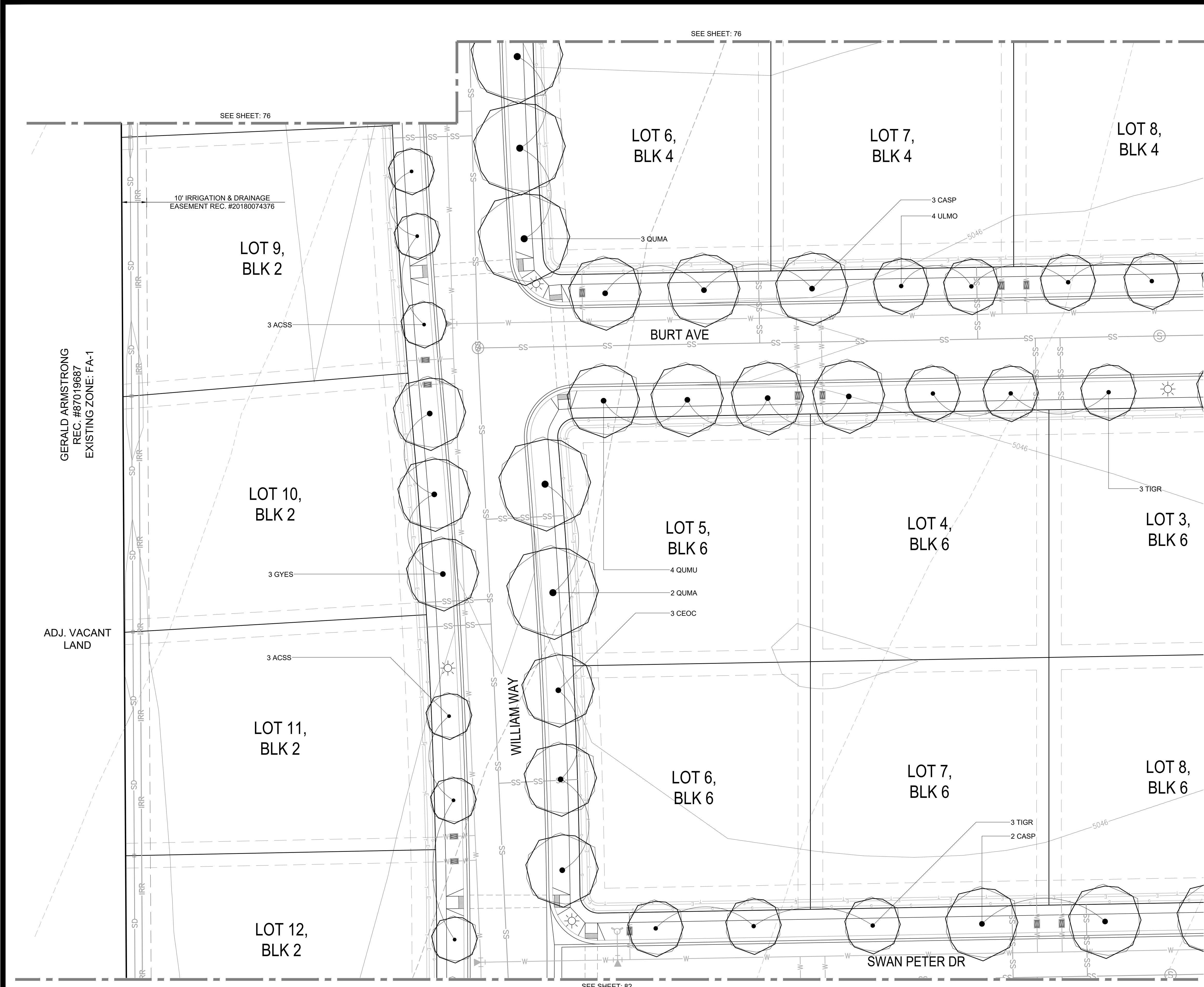
LAND
Atlanta

LANDSCAPE PLAN
HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

DRAWN: PCM	DATE: 2/16/21
CHECKED: MDW	DATE: 2/16/21
REVISION # 2	DATE: 7/23/2021
JOB NO. C015580	APPROVAL SET

DEM:DUB
LANDSCAPE ARCHITECTURE

1425 BRENTWOOD ST., SUITE 917
LAKEWOOD, CO 80214
P: 303-882-1237



2 KEY MAP
NOT TO SCALE

SYMBOL	DESCRIPTION
	ROCK MULCH (IRRIGATED / POINT SOURCE/IN-LINE)
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	DETENTION POND BOTTOM SEED MIX (NON-IRRIGATED)
	TEMPORARY NATIVE SEED (NON-IRRIGATED)
	CRUSHER FINES TRAIL RE: 3/85
	EXTENT OF DEVELOPMENT LINE
	SIGHT VISION TRIANGLE
	FENCE COLUMN RE: 6/83
	PRIMARY MONUMENT W/SUBDIVISION IDENTITY ART ELEMENT RE: 8/83
	SECONDARY MONUMENT RE: 6/83
	SS SANITARY SEWER UTILITY
	W WATER LINE
	SD STORM DRAIN
	OHE OVERHEAD ELECTRIC UTILITIES
	G GAS UTILITY
	T TELEPHONE
	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PERIMETER FENCING RE: 5/83 (BY HOMEOWNER)
	OPEN RAIL FENCING RE: 6/83 (BY HOMEOWNER)
	STEEL EDGING
	GROUND COVER BOUNDARY

1 LANDSCAPE PLAN



NOTE:
PLANT MATERIAL SHOWN WITHIN R.O.W. AREAS ADJACENT TO PRIVATE LOTS
SHALL BE INSTALLED BY FUTURE HOMEOWNER/HOMEOWNERS AT TIME OF
HOME CONSTRUCTION OR WITHIN A REASONABLE TIMEFRAME AFTER
CERTIFICATE OF OCCUPANCY IS ISSUED. TREES SHALL BE INSTALLED AS
SPECIES SHOWN TO MAINTAIN OVERALL TREE-LINED STREET TREE DIVERSITY.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DEC. STREET TREES (BY HOMEOWNER)		EVERGREEN OPEN SPACE TREES
	DEC. OPEN SPACE TREES		EXISTING TREES
	ORNAMENTAL TREES		

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LANDSCAPE PLAN
HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

DRAWN: PCM
DATE: 2/16/21
CHECKED: MDW
DATE: 7/23/2021
REVISION # 2
DATE: 7/23/2021
JOB NO. CO15580

07/23/2021 TOWN APPROVAL SET

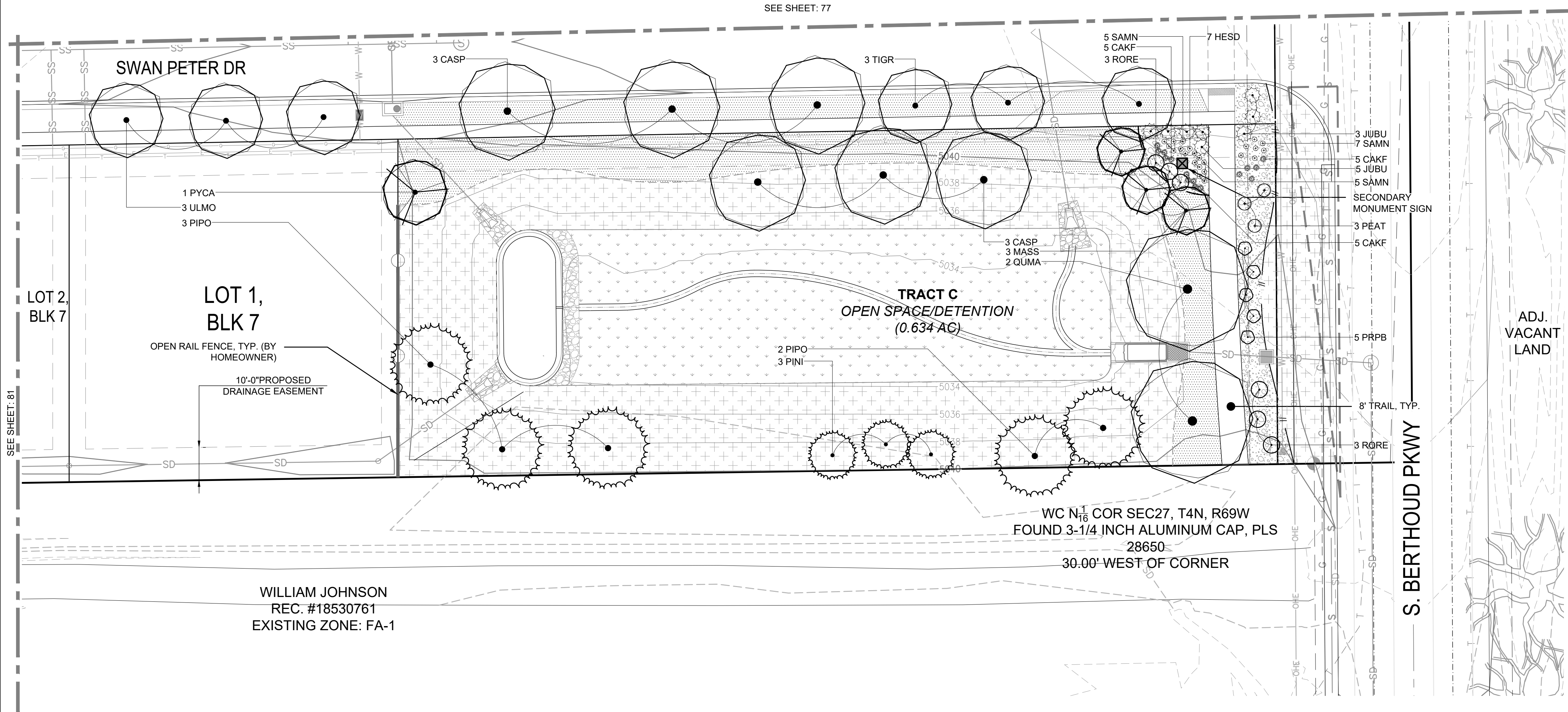
1425 BRENTWOOD ST.
SUITE 917
LAKEWOOD, CO 80214
P: 303-882-1237

DEM·DUB
LANDSCAPE ARCHITECTURE

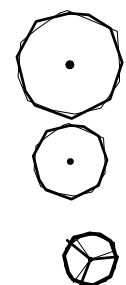
79 OF 87

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1 LANDSCAPE PLAN



SYMBOL



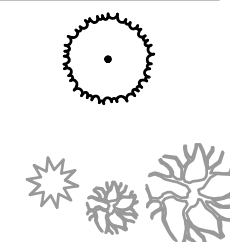
DESCRIPTION

DEC. STREET TREES
(BY HOMEOWNER)

DEC. OPEN SPACE TREES

ORNAMENTAL TREES

SYMBOL

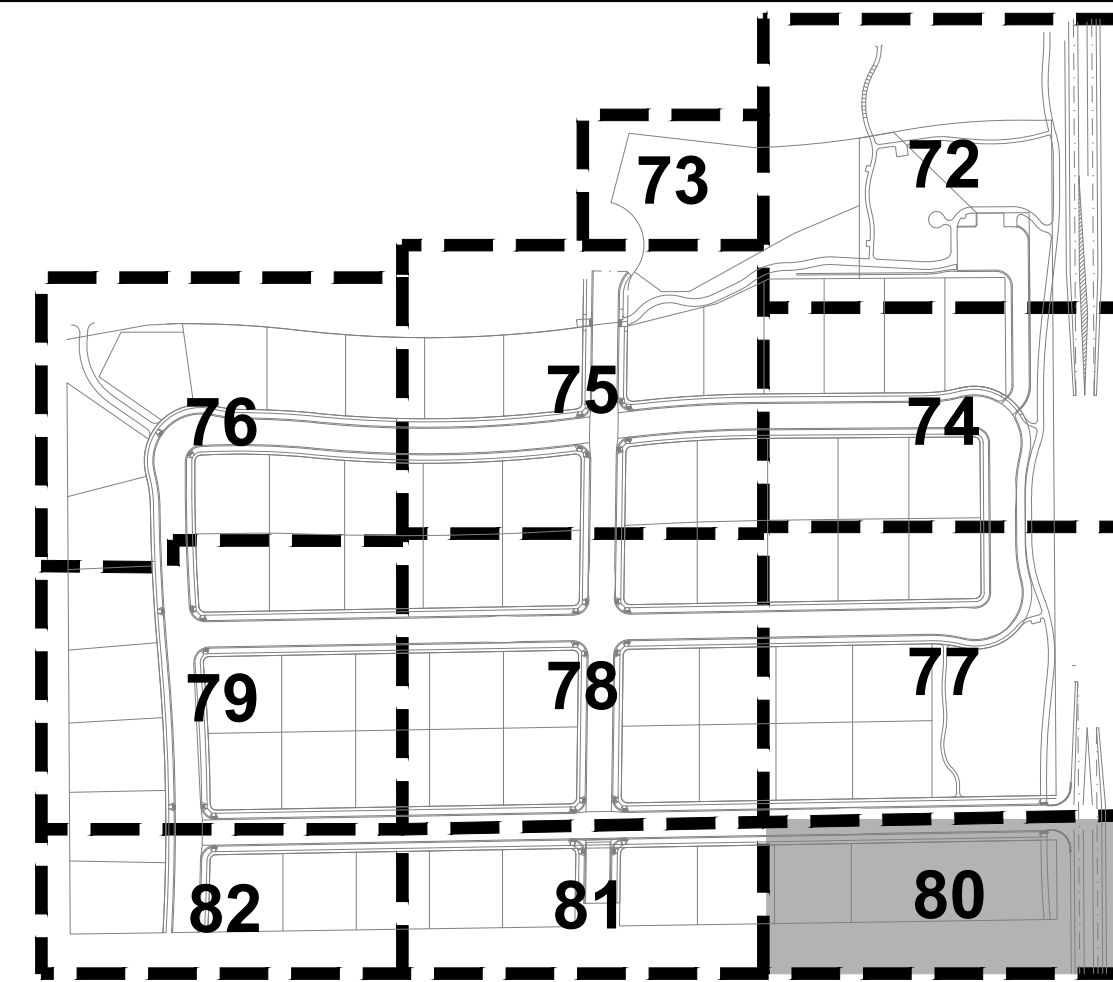


DESCRIPTION

EVERGREEN OPEN SPACE TREES

EXISTING TREES

2 KEY MAP
NOT TO SCALE



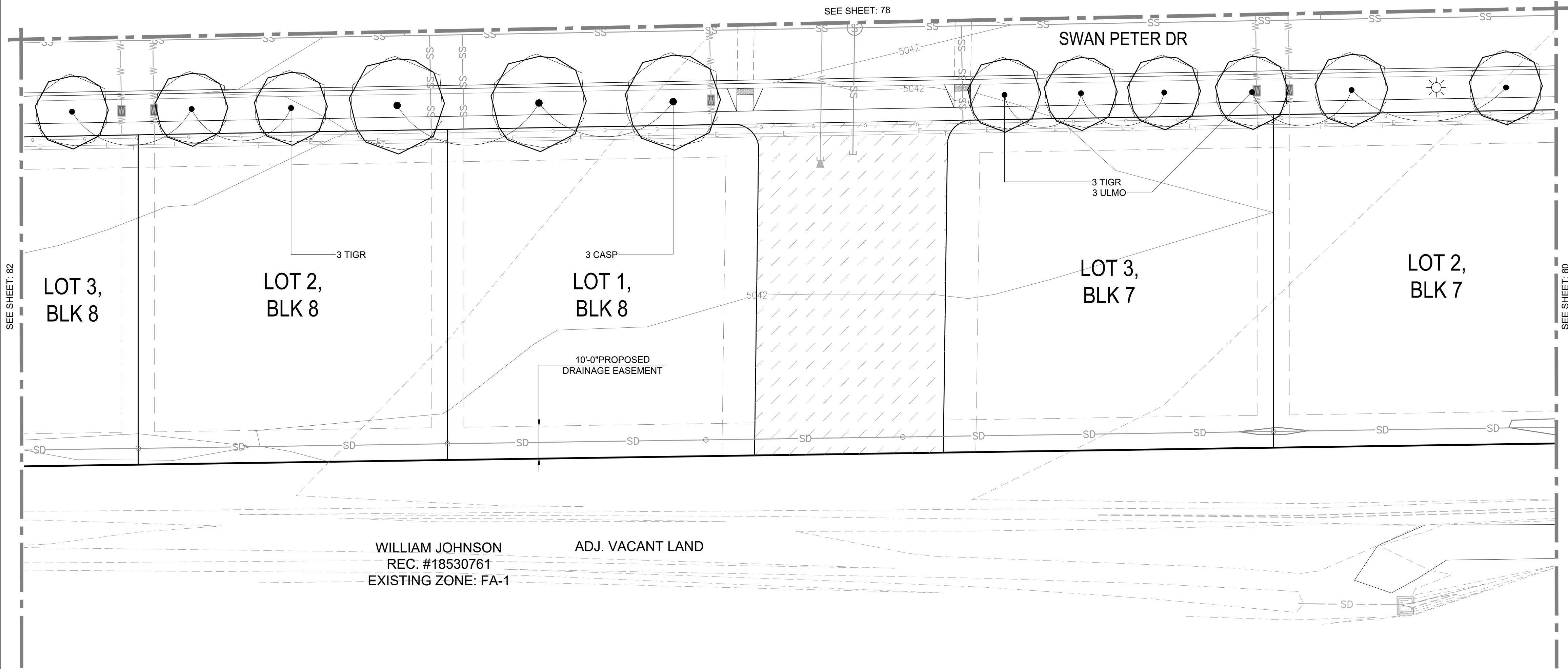
LANDSCAPE KEY

SYMBOL	DESCRIPTION
	ROCK MULCH (IRRIGATED / POINT SOURCE/IN-LINE)
	TURFGRASS SOD (IRRIGATED - POP UP/ROTOR)
	PRAIRIE SEED MIX (WITH WILDFLOWERS) IRRIGATED - ROTARY/ROTOR
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	PROPOSED SIDEWALK
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	PERIMETER FENCING RE: 5/83
	OPEN RAIL FENCING RE: 6/83 (BY HOMEOWNER)
	STEEL EDGING
	GROUND COVER BOUNDARY

LANDSCAPE PLAN

HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

DRAWN: PCM
DATE: 2/16/21
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REVISION # 2
DATE: 7/23/2021
JOB NO. C016580

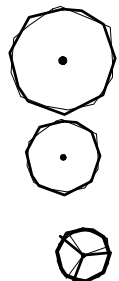


1 LANDSCAPE PLAN



NOTE:
PLANT MATERIAL SHOWN WITHIN R.O.W. AREAS ADJACENT TO PRIVATE LOTS SHALL BE INSTALLED BY FUTURE HOMEOWNER/HOMEOWNERS AT TIME OF HOME CONSTRUCTION OR WITHIN A REASONABLE TIMEFRAME AFTER CERTIFICATE OF OCCUPANCY IS ISSUED. TREES SHALL BE INSTALLED AS SPECIES SHOWN TO MAINTAIN OVERALL TREE-LINED STREET TREE DIVERSITY.

SYMBOL



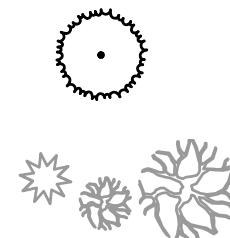
DESCRIPTION

DEC. STREET TREES
(BY HOMEOWNER)

DEC. OPEN SPACE TREES

ORNAMENTAL TREES

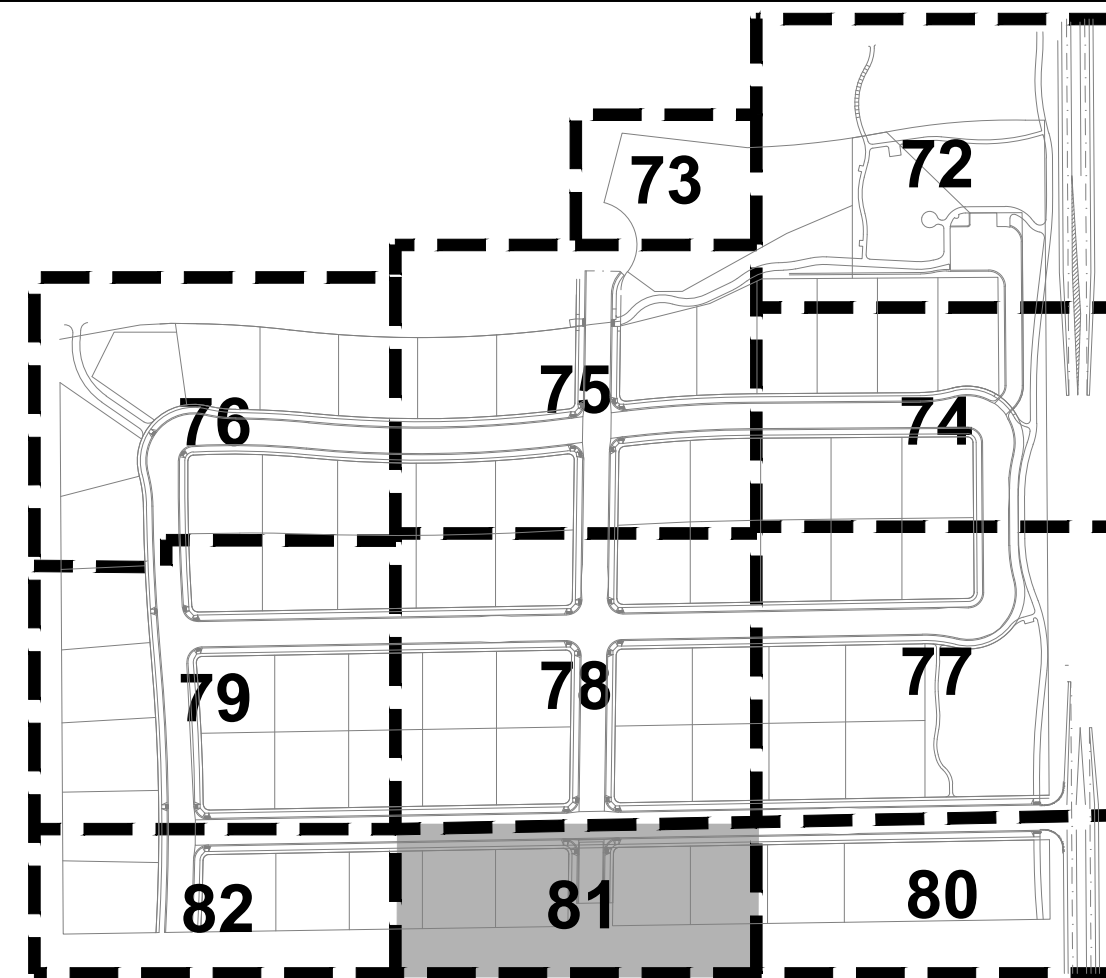
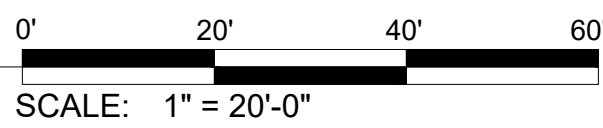
SYMBOL



DESCRIPTION

EVERGREEN OPEN SPACE TREES

EXISTING TREES



2 KEY MAP
NOT TO SCALE

LANDSCAPE KEY

SYMBOL	DESCRIPTION
	ROCK MULCH (IRRIGATED / POINT SOURCE/IN-LINE)
	TURFGRASS SOD (IRRIGATED - POP UP/ROTOR)
	PRAIRIE SEED MIX (WITH WILDFLOWERS) IRRIGATED - ROTARY/ROTOR
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	OPEN RAIL FENCING RE: 6/83 (BY HOMEOWNER)
	STEEL EDGING
	GROUND COVER BOUNDARY

NO.	DESCRIPTION	REVISIONS	BY	DATE

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LANDSCAPE PLAN
HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

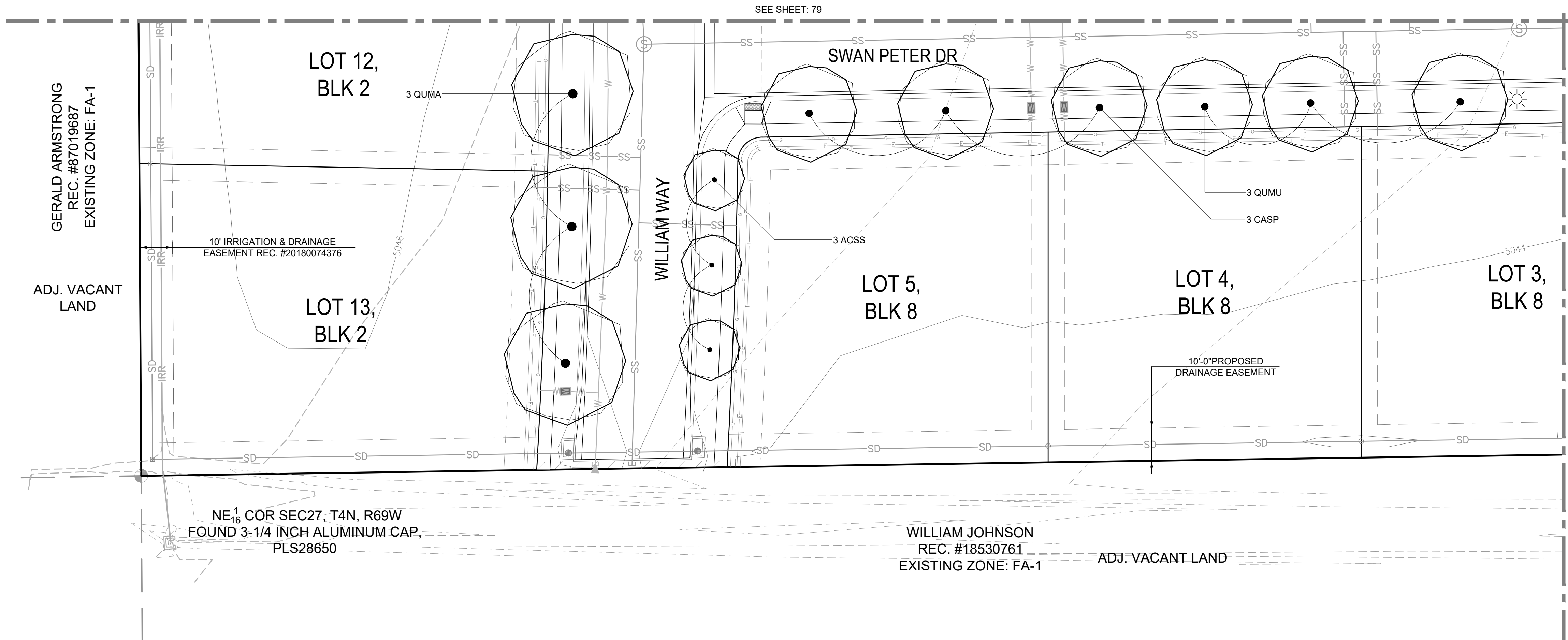
DRAWN: PCM	CHECKED: MDW
DATE: 2/16/21	DATE: 7/23/2021
REVISION # 2	JOB NO. C015580

81 OF 87

07/23/2021 TOWN APPROVAL SET

EM:DUB
LANDSCAPE ARCHITECTURE

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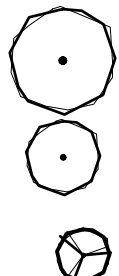


1 LANDSCAPE PLAN



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SYMBOL



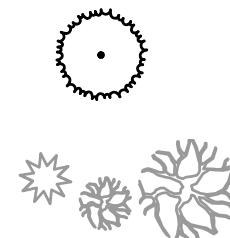
DESCRIPTION

DEC. STREET TREES
(BY HOMEOWNER)

DEC. OPEN SPACE TREES

ORNAMENTAL TREES

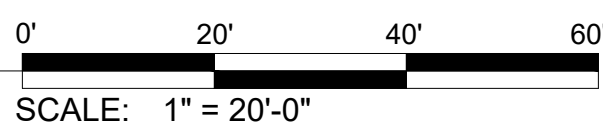
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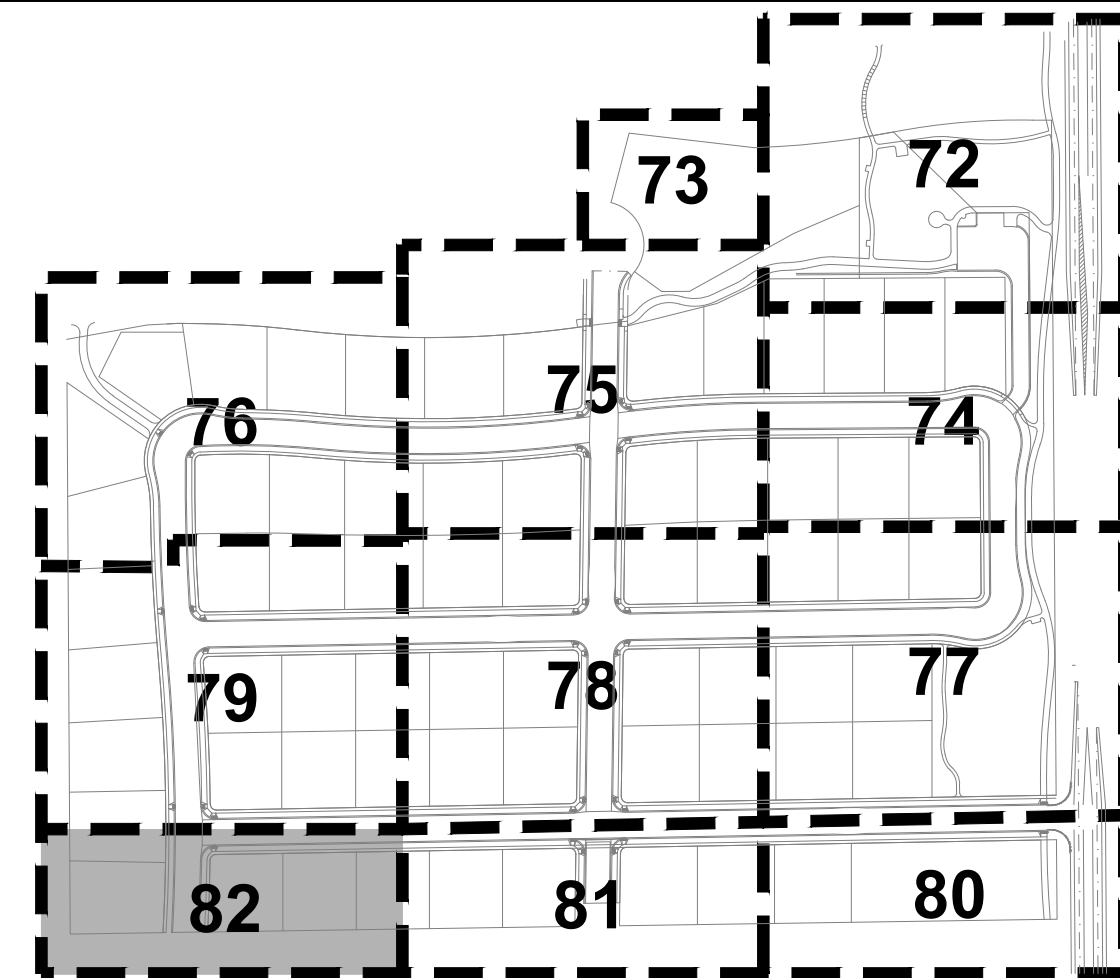
DESCRIPTION

EVERGREEN OPEN SPACE TREES

EXISTING TREES



2 KEY MAP
NOT TO SCALE



LANDSCAPE KEY

SYMBOL	DESCRIPTION
	ROCK MULCH (IRRIGATED / POINT SOURCE/IN-LINE)
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	PERIMETER FENCING RE: 5/83
	OPEN RAIL FENCING RE: 7/83 (BY HOMEOWNER)
	STEEL EDGING
	GROUND COVER BOUNDARY



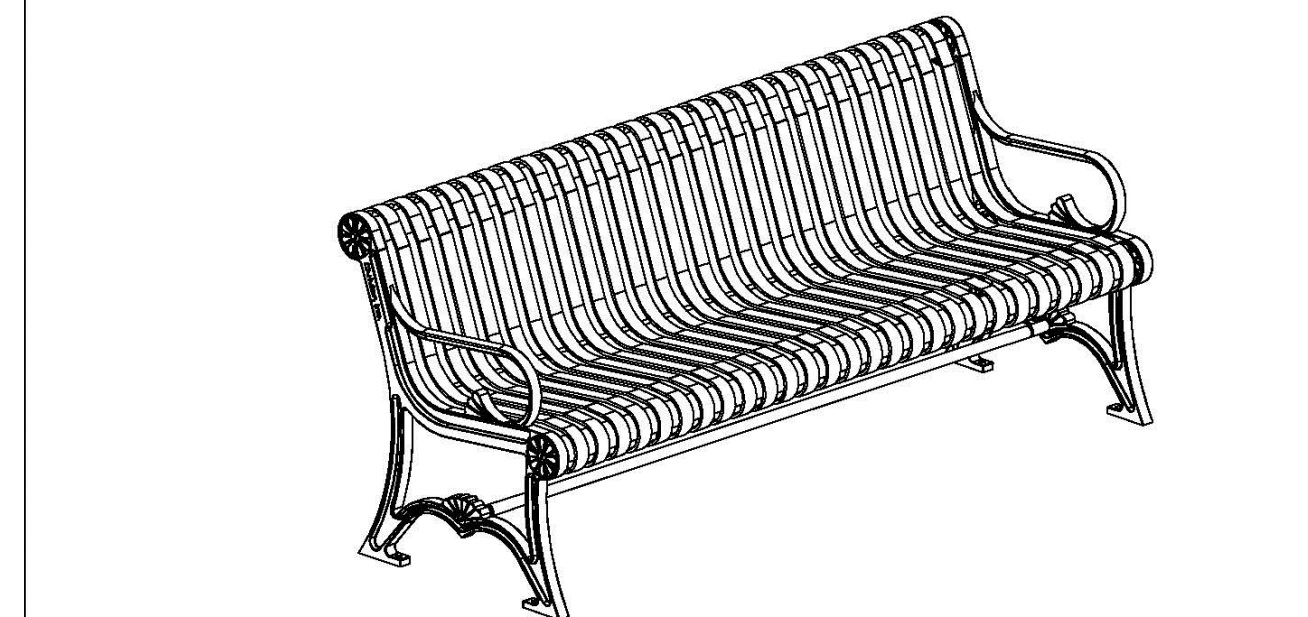
LANDSCAPE PLAN

HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

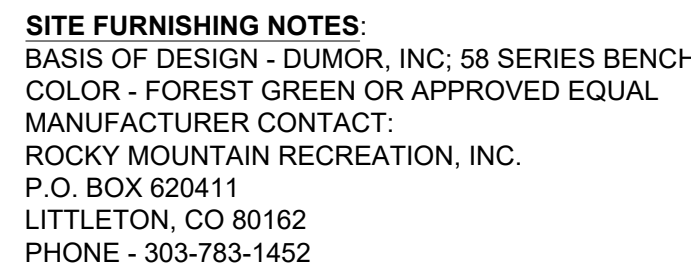
DRAWN: PCM
DATE: 2/16/21
CHECKED: MDW
DATE:
REVISION # 2
DATE: 7/23/2021
JOB NO. C015580

NO.	DESCRIPTION	REVISIONS	BY	DATE

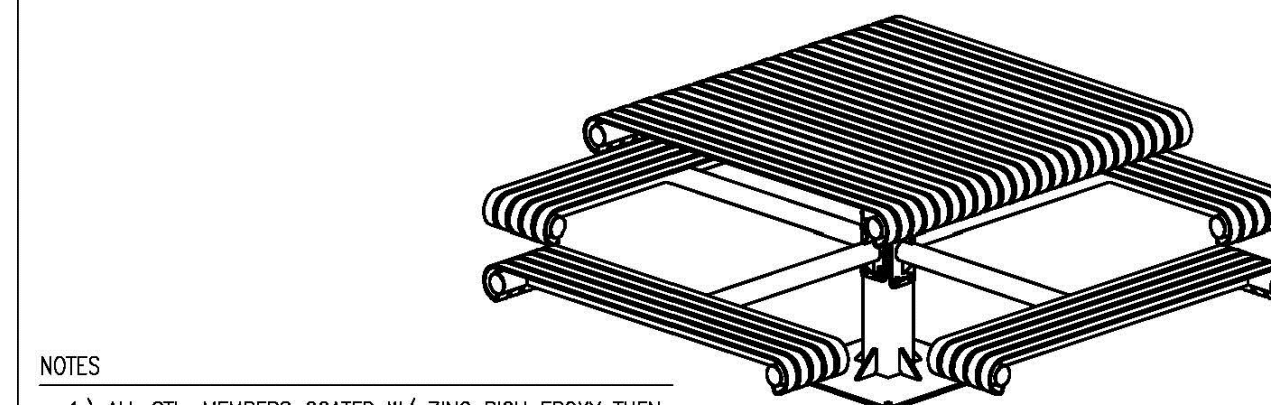
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Remediation
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Police
Atlanta, GA

☐ CUSTOM LETTERING (37 SPACES)

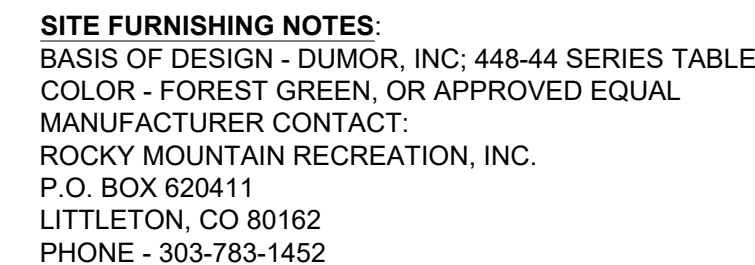
- ☐ 6' BENCH
- ☐ 8' BENCH



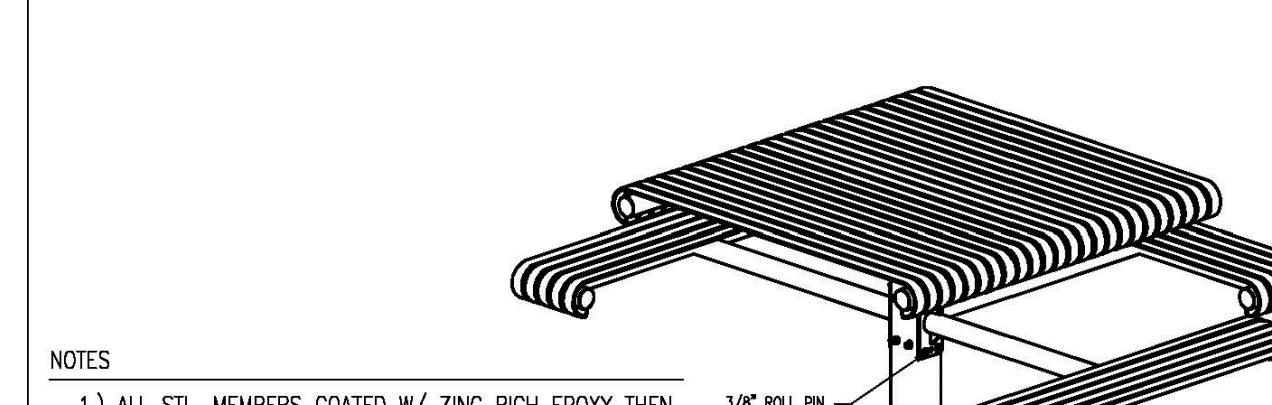
1 BENCH - 6



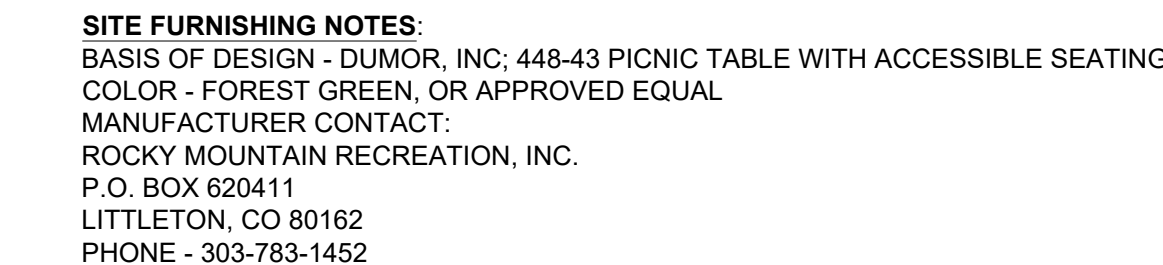
* UPCHARGE APPLIES TO SUPPORT OPTION,
CONSULT YOUR LOCAL REPRESENTATIVE.



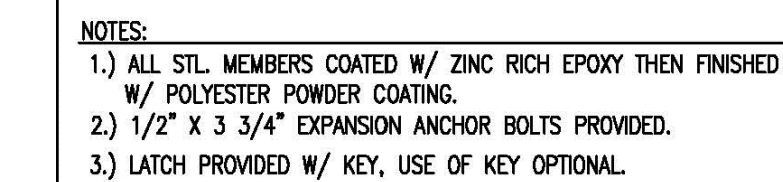
2 PICNIC TABLE - STANDARD



* UPCHARGE APPLIES TO SUPPORT OPTION, CONSULT YOUR LOCAL REPRESENTATIVE.

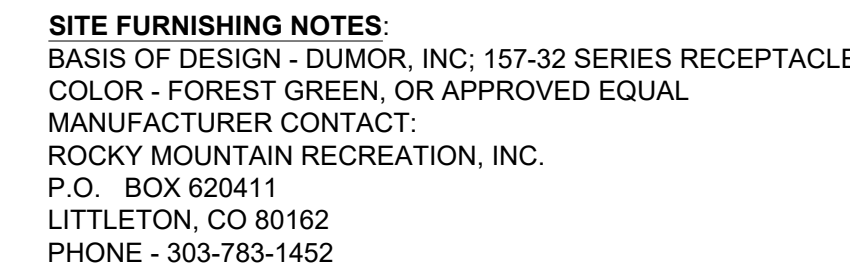


2 PICNIC TABLE - ACCESSIBLE

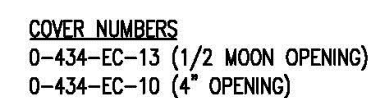


NOTES:

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
- 3.) LATCH PROVIDED W/ KEY, USE OF KEY OPTIONAL.



4 TRASH RECEPTACLE



- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED (QTY 3).
- 3.) RECYCLING UNIT HINGE FOR REMOVAL OF LINERS.



UNIT
COLOR - FOREST GREEN, OR APPROVED EQUAL
MANUFACTURER CONTACT:
ROCKY MOUNTAIN RECREATION, INC.
P.O. BOX 620411
LITTLETON, CO 80162
PHONE - 303-783-1452

5 TRASH/RECYCLING RECEPTACLE



FINISH OPTIONS

☐ GALV. FINISH

☐ COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

NOTE:
1.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED
FOR OPTIONS S-2 & S-4.



BASIS OF DESIGN - DUMOR, INC; 83 SERIES BIKE RACK
COLOR - FOREST GREEN, OR APPROVED EQUAL
MANUFACTURER CONTACT:
ROCKY MOUNTAIN RECREATION, INC.
P.O. BOX 620411
LITTLETON, CO 80162
PHONE - 303-783-1452

6 BIKE RACK



Know what's **below**
Call before you dig.



SITE FURNISHING NOTES:
BASIS OF DESIGN - LITTLE TIKES #200X SINGLE PEDESTAL,ROTATING GRILL.
COLOR - RAL 6012 BLACK GREEN, OR APPROVED EQUAL

MANUFACTURER CONTACT:
RECREATION PLUS LTD.
15209 W. ELLSWORTH DRIVE
GOLDEN, CO 80401
PHONE - 303-278-1455

PROVIDE PRODUCT AS NOTED OR APPROVED EQUAL. OWNER TO APPROVE ALL
SUBSTITUTIONS PRIOR TO INSTALLATION.

CONTRACTOR SHALL COORDINATE WITH MANUFACTURER OR MANUFACTURER'S
REPRESENTATIVE FOR INSTALLATION SPECIFICATIONS AND DETAILS.



SITE FURNISHING NOTES:
BASIS OF DESIGN - ICON MONOSLOPE SHELTER.
2-POST SUPPORTS, APPLY VENEER TO MATCH PROPOSED FENCE COLUMN, RE:
DETAILS.
COLOR -
- BLACK SATIN POSTS AND SUPPORTS
- COPPER PENNY ROOF
- OR OWNER APPROVED EQUAL

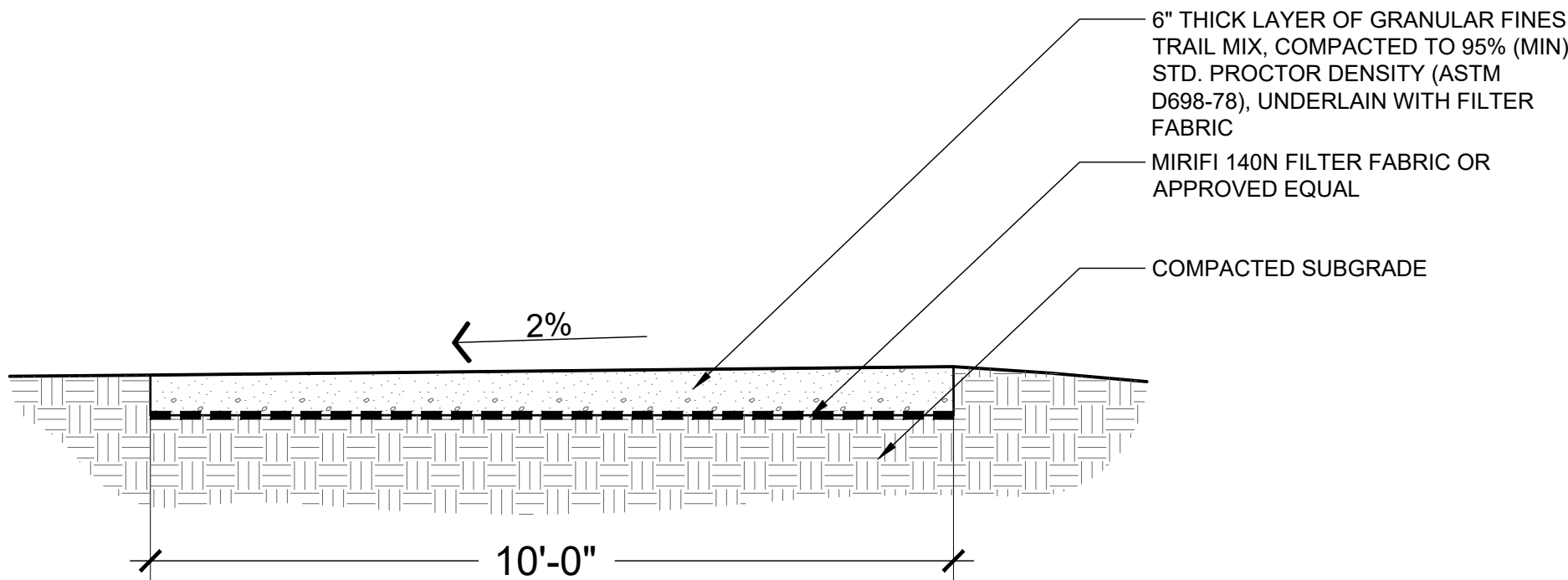
MANUFACTURER CONTACT:
RECREATION PLUS LTD.
15209 W. ELLSWORTH DRIVE
GOLDEN, CO 80401
PHONE - 303-278-1455

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CONTRACTOR SHALL COORDINATE WITH MANUFACTURER OR
MANUFACTURER'S REPRESENTATIVE FOR INSTALLATION SPECIFICATIONS AND
DETAILS.

1 BBQ

2 SHELTER



3 CRUSHER FINES TRAIL

1/2" = 1'-0"

P-RE-HAR-20



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Call before you dig.



DRAWN: PCM
DATE: 2/16/21
CHECKED: MDW
DATE:
REVISION # : 2
DATE: 7/23/2021
JOB NO: C016590

85 OF 87

LANDSCAPE DETAILS

HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
AND TRACT E OF HARVEST RIDGE NORTH, BERTHOUD, CO

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07/23/2021 TOWN APPROVAL SET

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Know what's below
Call before you dig.

1

HYDROZONE PLAN

WATER USE EXHIBIT LEGEND

SYMBOL	DESCRIPTION	WATER REQ.
	TURFGRASS SOD HIGH WATER USE POP-UP SPRAY, ROTAR IRRIGATION AREA = 20,455 SF (0.47 ACRES)	1.93 ACRE FT
	NATIVE SEED LOW WATER USE ROTOR, POP-UP ROTARY IRRIGATION AREA = 95,837 SF (2.20 ACRES)	2.47 ACRE FT
	PLANTING BED LOW WATER USE POINT SOURCE OR INLINE DRIP EMITTERS AREA = 23,761 SF (0.55 ACRES)	0.87 ACRE FT
	DET. POND SEED / FUTURE R.O.W. NON-IRRIGATED AREA = 11,332 SF (0.26 ACRES)	0.0 ACRE FT

SEE SHEET: 86

WILLIAM WAY

BURT AVE

BURT AVE

EMIL ST.

CHARLES ST.

SWAN PETER DR

SWAN PETER DR

BERTHOUD PARKWAY

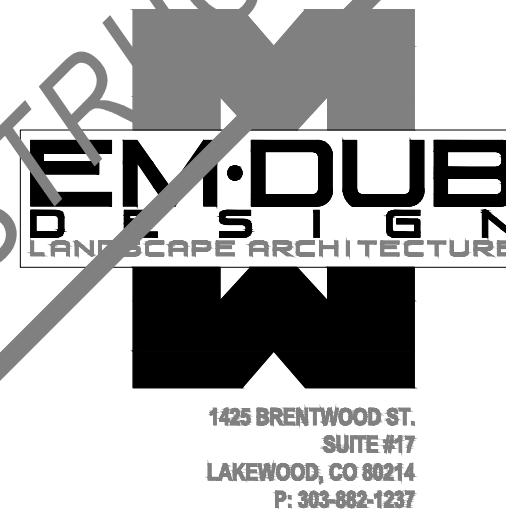
TRACT B
OPEN SPACE / DETENTION
(1.586 AC)

TRACT C
OPEN SPACE / DETENTION
(0.634 AC)

0' 50' 100' 150'
SCALE: 1" = 50'-0"



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1425 BRENTWOOD ST.
SUITE 917
LAKEWOOD, CO 80214
P: 303-882-1237

HYDROZONE PLAN

HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 3 OF JOHNSON SUBDIVISION, LOT 2 OF JOHNSON SUBDIVISION FILING 2
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REVISION # 2
JOB NO. C016590

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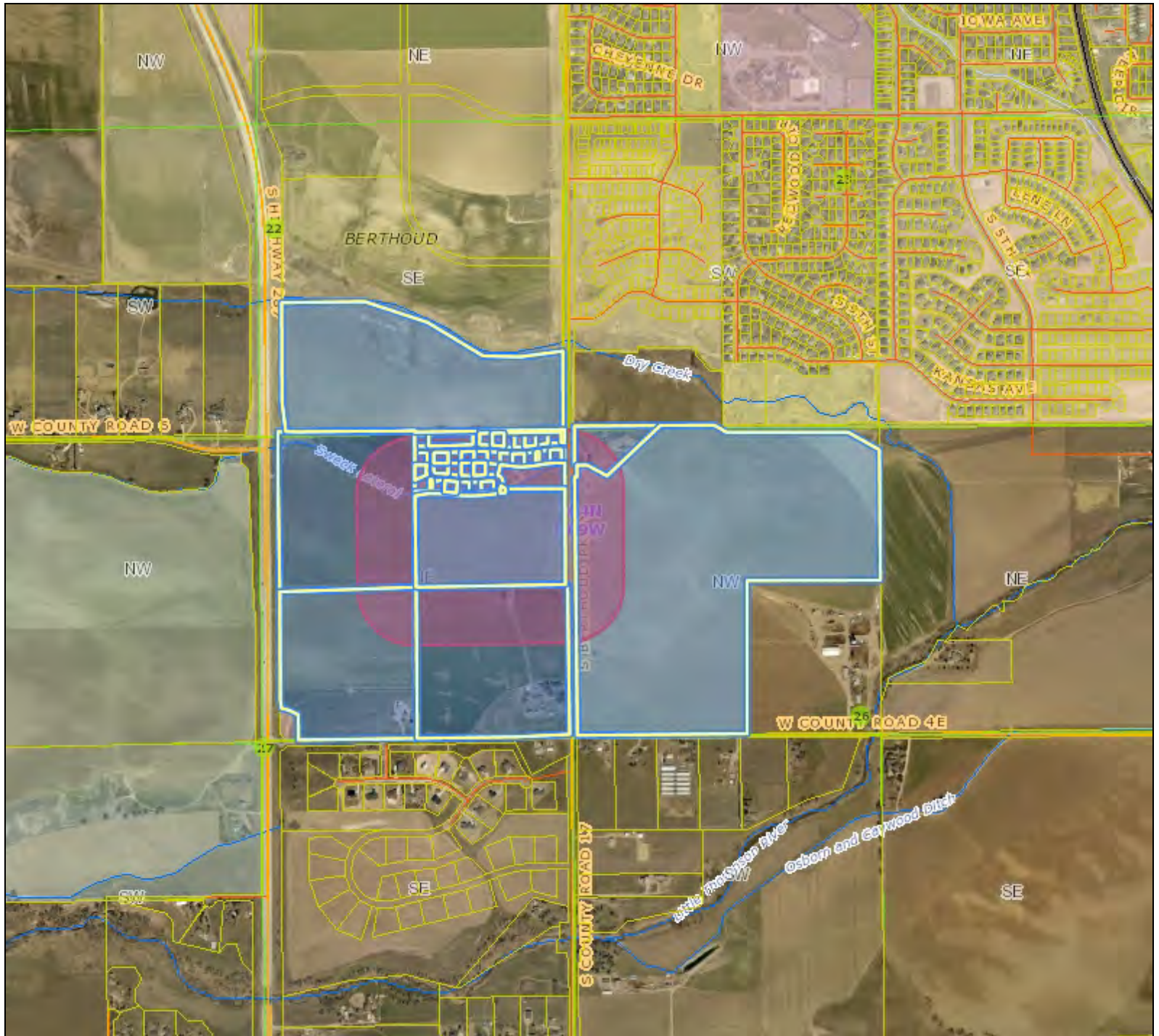
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www.tat.com

07/23/2021 TOWN APPROVAL SET

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**PUBLIC NOTICE
MAP (MAILED
NOTICES)**

Larimer County Web Map



Legend

-  Tax Parcels
-  PLSS Township and Range
-  PLSS Sections
-  PLSS Quarter Sections
-  Railroads
-  Rivers and Streams
-  County Boundary
-  Rocky Mountain National Park
-  Incorporated Areas
-  City or Town

Notes

0.2 0 0.2 Miles

Date Prepared: 5/6/2021 3:27:34 PM

Scale
1: 14,273



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

PUBLIC COMMENT

110 Sixteenth Street, Suite 505
Denver, Colorado 80202-5200
May 14, 2021

Town of Berthoud
Community Development Department
Post Office Box 1229
Berthoud, Colorado 80513

Greetings

This letter is my response to the notice dated May 11, 2021 and sent me by your department regarding a development review of the proposed Harvest Ridge South located adjacent to property owned by me.

In past matters regarding the development of this property, it was agreed that the roads would extend into my property due to the limitations of access to my property's western edge--specifically, it is limited by the median in place which prohibits any left turns into the property from the highway.

On the copy of a past proposal that there would be three streets extended into my property, (I have illustrated this on a copy of that proposal. These points of access have been eliminated on the current proposal.)

Therefore, I strongly object to the proposed changes as I believe emergency vehicles--access by police, fire departments, ambulances could be severely limited. I also note there is only one access from the east side of the applicant's proposed development. I have not been contacted by the developer concerning these changes on any other matter.

At the time in the future that my property would be developed, streets from the west side could also be used to connect to those in the subject property.

Please contact me at 303-355-1199 to review and discuss this.

Your consideration is appreciated and I look forward to hearing from you soon.

Yours respectfully,

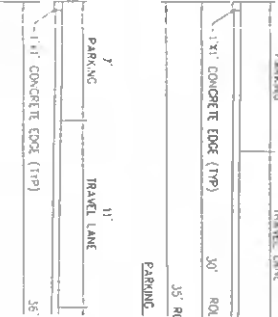

Gerald R. Armstrong

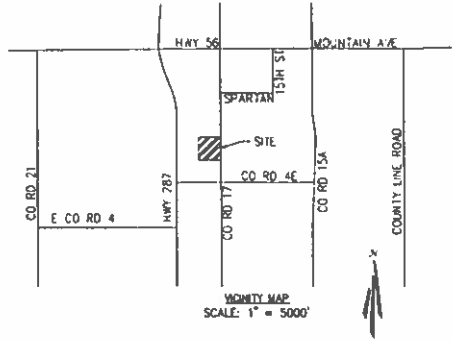
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LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO,

LEGEND:



FLOODPLAIN NOTE:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 08069C1386G DATED FEBRUARY 6, 2013, THE PROJECT SITE LIES IN ZONE X, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

LAND USE TABLE

TOTAL ACREAGE	39.25	ACRES
PROPOSED DENSITY	2.60	DU/ACRE
PROPOSED NUMBER OF DWELLING UNITS	95	DWELLING UNITS

DEVELOPMENT SUMMARY:

LOT SIZE: 1,709,947 SF
39.25 ACRES
EXISTING ZONING: FA-1 (FARMING)
PROPOSED ZONING: R-1 (SINGLE FAMILY DISTRICT)
ADJACENT ZONING:
NORTH: PUD
EAST: PUD
SOUTH: FA-1 (FARMING)
WEST: FA-1 (FARMING)

SETBACKS:

FRONT: 15' MINIMUM, 22' FROM GARAGE
SIDE: 5' MINIMUM FOR BUILDINGS LESS THAN OR EQUAL TO 22' IN HEIGHT
7'6" MINIMUM FOR BUILDINGS GREATER THAN 22' IN HEIGHT
CORNER SIDE: 15' MINIMUM
REAR: 20' MINIMUM

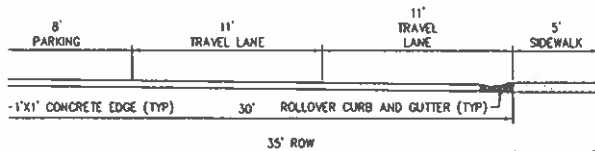
RIGHT-OF-WAY DEDICATION NOTE:

ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO PROVIDE 41' ROW FROM SECTION LINE AT TIME OF PLATTING.

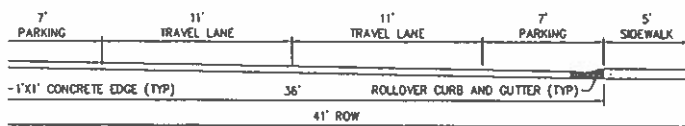
STREET NOTE:

ALL PUBLIC STREET DIMENSIONS, ALIGNMENTS AND DESIGN SHALL CONFORM TO LARIMER COUNTY URBAN AREA STREET STANDARDS.

MODIFIED STREET SECTIONS



PARKING ONE SIDE



PARKING BOTH SIDES

4143 E. Larimer County Road 16
Larimer, CO 80537
P: 970/4131447
www.tait.com

TAIT
Since 1961

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Fort Collins
Longmont
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Steamboat
Timber Lake

CONCEPT PLAN

ARBOR RIDGE
HT LAND PARTNERS, LLC
721 S BERTHOUD PARKWAY
BERTHOUD, CO 80513

DRAWN: NE
DATE: 08/17/2017
CHECKED: AH
DATE: 11/22/2018
REVISION #: 2
DATE: 01/12/2018
JOB NO: COT3580



Garden Spot of Colorado

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

STAFF REPORT, REZONING, NEIGHBORHOOD MASTER PLAN: THE FARMSTEAD

DATE: August 12, 2021

GENERAL INFORMATION					
Applicant:	Will Edwards/Berthoud Homes, Steve Wiens agent		Size: 223.83 acre total Rezoning: 85.324 acres		
Site Location:	This property is located North of Pioneer Park and Mary’s Farm, South of Hwy 56, and to the East and Northeast of the first phase of Farmstead, with a portion to the East of County Line Road.				
Applicant's Request:	The Applicant is requesting a rezoning of 85.324 acres along the formerly approved O’Malley Glen portion, and Neighborhood Master Plan approval on the remainder of the project (Green Acres).				
Current Zoning:	O’ Malley Glen PUD: 485 total lots, with 425 SF and 60 MF; Green Acres PUD: Mixed Use, 20 acres commercial and single family for the remainder				
ZONING DISTRICT INFORMATION					
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>C-1</u>
Max Density	8 DU/acre	16 DU/acre	20 DU/acre	24 DU/acre	24 DU/acre
Min. Lot Size	30’	20’	16’	16’	25’
Min. Lot Width	30’	20’	16’	16’	25’
Front Setback	20’	20’ front loaded, 10’ rear loaded	20’ front loaded, 10’ rear loaded/no garage	20’ front loaded, 10’ rear loaded/no garage	20’ front loaded, 10’ rear loaded/no garage
Side Setback	5’ (10’ corner)	5’ (10’ corner side), 0’ on one side	5’ (10’ corner side), 0’ on one side	5’ (10’ corner side), 0’ on one side	0’/20’ (from adjacent zoning district)
Rear Setback	20’	10’ front loaded, 5’ rear loaded	10’ front loaded, 5’ rear loaded	10’ front loaded, 5’ rear loaded	0’/20’ (from adjacent zoning district)
Building Height:	40’	40’	40’	50’	50’
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS					
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>		<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>		
North: County/FA	Single Family/Rural Lots		N/A		
South: Marys Farm PUD	Alley Loaded Single Family		N/A		
East: First Phase of Farmstead	Rear Loaded Single Family		N/A		
West: Mary’s Farm County	Single Family, Rural Lots		N/A		

1. PROPOSAL

This is a request for a Neighborhood Master Plan and rezoning for the remainder of the Farmstead. This is a major development proposal which in its entirety will comprise over 220 acres along two major arterials, a future public school site, and a central pedestrian oriented commercial/mixed use area. The project encompasses seven open space amenities, ten subdivision identity amenities, and almost 16 acres of parks including a ~7 acre central park with pool, trailhead, and community center. The project has been designed in a New Urbanist fashion, with a walkable modified grid and trails, a mixture of all types of residential uses, alleys, and commercial.

The applicant owns the properties currently known as O'Malley Glen PUD (the area on this plan to the West of County Line Road), and Green Acres PUD (to the East of County Line Road) and is proposing to combine these areas (which overall total 220+acres), to create a unified Farmstead development. To that end, the applicant is requesting rezoning of the O'Malley Glen area to the West of County Line Road as a matter of function it will develop first due to its proximity to existing utilities, and then likely rezone the area to the East of County Line Road later as the development becomes more feasible.

The Neighborhood Master Plan requires preliminary utility and traffic studies, open space and park layout, subdivision identity and open space amenities, a pedestrian network and a representation of the zoning uses proposed. Moreover, the new development code requirements from 2018-2020 such as parks, open space and elements, and subdivision identity amenities are required, and have been proposed by the Applicant with this major request.

The Applicant did apply for a Concept Plan for this area in 2017, which did not carry forward, as there were noticing errors, which resulted in text amendments to change to the public notice process in the Town of Berthoud (previously applicants were responsible for verifying lists of citizens to be noticed, now the Town verifies and handles this process). Moreover, the Concept Plan at the time was not a binding document that carried through the development process.

Neighborhood Master Plan Binding for Future:

The Neighborhood Master Plan is the future vision for the property, and how it complies with the Development Code. An approved Neighborhood Master Plan is now binding (all platting and zoning actions require a basic adherence to the Neighborhood Master Plan, or a revision before the PC and TB is required), with a 1,000' public notice radius. Staff analysis of the Neighborhood Master Plan is found in Section 2 of this Staff Report below.

2. 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.

Plan:

The Applicant is proposing a new urbanist style development along a modified grid with the inclusion of all residential uses (front loaded single family, alley loaded paired homes and cottages, townhouses, and apartments, as well as office and commercial uses. The multi-family residential uses are generally located along Mountain Avenue, while the alley loaded product (the brownish color) is mixed throughout. Commercial uses are located along Mountain Avenue and next to the large community park, pool, and walkable commercial area.

Nebraska is the major collector for the development along with Michigan, which connects to the first phase of the Farmstead, Fickel Farm, Mary's Farm, and eventually with the railroad crossing into Spartan Avenue, will become the secondary East/West connection for the Town. As aforementioned, there are numerous private alleys, and alley loaded product located throughout the project, while the remaining roads would remain public and form a modified grid.

Preliminary Traffic Impact Study

A preliminary TIS report was completed and reviewed by Town Staff. The intersection at Hwy56 and County Line Road will warrant a signalized intersection and/or roundabout. All other intersections would operate without need for additional improvements.

"Based on the CDOT Access Code, auxiliary turn lanes (eastbound right-turn and westbound left-turn) are warranted at the intersections of SH 56 / Access A and SH 56 / Access C turn lane at County Line Road and Hwy 56 (or a roundabout)"

CDOT will review all access points along HWY 56 under the Access Control Plan that was adopted for this section of State maintained highway.

The final traffic study will be required at the preliminary plat, and once complete, items such as what portion of the improvements the developer will have to fund, and triggers for these improvements will be finalized.

Open Space and Parks

The Parks and Open Space plan has also been provided depicting the location and size of detention area, open space, and parks. The Town requires 10% open space, and this plan sets aside approximately 24.78 acres of open space, or 11.23% of the development, which satisfies the open space requirement. There are numerous park areas, including a large 6.81 acre central park with pool and community center. Section 30-2-109 requires 1 acre of park per 100 dwelling units, and the applicant is proposing 15.81 acres of park space which would allow a density of 1,581 dwelling units. The intent of each park area and its location is to provide a park within less than a five-minute walk of every dwelling unit of the development.

Open Space Elements

The project requires seven (7) open space elements. The Applicant is proposing the following:

Greenway (Eastern Portion with trail) 2 elements Useable Detention (2 Elements)

Additional Pocket Park

Trailhead (at Com. Park with parking)

Plaza (for Commercial areas)

Subdivision Identity

The applicant has provided ten (10) subdivision identity elements. As the Eastern portion is not being rezoned, the actual number is unknown, but based on the NMP ten elements would be more than enough to satisfy the code. The elements are being proposed listed below:

Alley Loaded Streets

Trails (at least 8' wide)

Useable Detention Area (2 elements)

Commercial Grade Playground

Additional Pocket Park

Pool (2 elements)

Community Center (2 elements)

Pedestrian Network

The project is proposing trails throughout the entire project which all connect to the central park. A major trail will connect to the existing Farmstead and Fickel Farm trail. The plan is intended for all residents to be able to quickly access a trail or park within a five minute or less walk from their home. Please see the pedestrian connectivity map for an overall map of all of the trails and pedestrian connections, with a reminder that the remainder of the pedestrian connections are handled by sidewalks.

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 outdoor and open space water in the Western portion is currently proposed to be served by a non-pot system.

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 new Comprehensive Plan was developed with the draft vision of Farmstead and supports the mixture of uses and density proposed.

- 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 offer all residential options (multi-family to single family) to provide much needed housing options to the Town, as well as walkable commercial development.

✓ The layout is pedestrian friendly and consistent with the first phase of Farmstead, Fickel Farm and Mary's Farm to create a walkable mixed-use development the Town encourages.

x. The Town questions whether the Southeastern industrial section is consistent with the Comprehensive Plan and surrounding uses.

x. The Town recommends a different layout of the single family lots along OMalley Lane near County Line Road, as the corner lots are too close to an arterial street.

- 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.

✓ Staff would recommend exploring a roundabout at County Line Road and Mountain Avenue, as the roundabout would serve to slow down automobile traffic and also act as an attractive gateway into Town limits.

x. The alley loaded product in the Eastern Central portion of the development should provide visitor parking or a parking study, and no access to the alley along County Line Road due to spacing requirements.

x. The alley loaded product in the Western portion of the project abutting L and M, should allow for road stubs and access to the L and M property for future connection.

x. As the project goes to platting, those corner lots along collector streets (Nebraska), should have proper driveway clearance as per LCUASS standards.

- 4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.**

- ✓ The Applicant has provided complimentary development patterns and uses next to the existing Farmstead, Fickel Farm subdivision, and Mary's Farm (alley load).
- ✓ Staff would recommend improved berms, expanded setbacks and landscaping buffers on lots adjoining the Little Thompson Water District property.
- x. Staff would consider some sort of improved buffer, or greenway along the Northeast and Northwest future development areas as they are proposed for platting.

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 with a mixture of uses and commercial, which provide density and more attainable housing options. Such neighborhoods encourage less trips on Town roads, healthier lifestyles, and less infrastructure for the Town to maintain.

3. REZONING

The development is currently approved as the OMalley Glen PUD (485 dwelling units with 60 MF units), which was reapproved in 2011, and the Green Acres PUD, which was approved in 1999. The area along Mountain Avenue is within the Mountain Avenue Corridor Overlay and would be required to satisfy its intensive design standards.

Proposed Rezoning (see color coded Rezoning Map)

PUD to R-3 17.141 acres

PUD to C-1 7.524 acres

PUD to R-4 5.698 acres

PUD to R-2 19.832 acres

PUD to R-2 8.216 acres

PUD to R-1 4.340 acres

PUD to R-1 26.913 acres

Preferred Land Use

The Town's Preferred Land Use Map designates this area as Suburban Business along 56, Urban Residential al supporting alley loaded and mixed-use product, and Suburban Residential on the very South of the project.

- ✓ The Rezoning Amendment is consistent with the Comp Plan except for the Southeastern industrial area planned for storage.

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 a mixture of uses and more walkable subdivisions.
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 mixed use 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
 - ✓ The construction of Mary's Farm, the Farmstead and Fickel Farm, are complimentary to, and promote a denser development pattern.
6. A rezoning to Planned Unit Development Overlay (PUD) district is requested and approved per provisions of this code.
 - ✓ N/A

4. 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. Staff did receive two phone calls in opposition to this request, and comments are found within the packet.

FINDINGS AND RECOMMENDATIONS

Neighborhood Master Plan

Staff recommends approval of the Farmstead Phase 2 Neighborhood Master Plan, with the following recommendations and conditions:

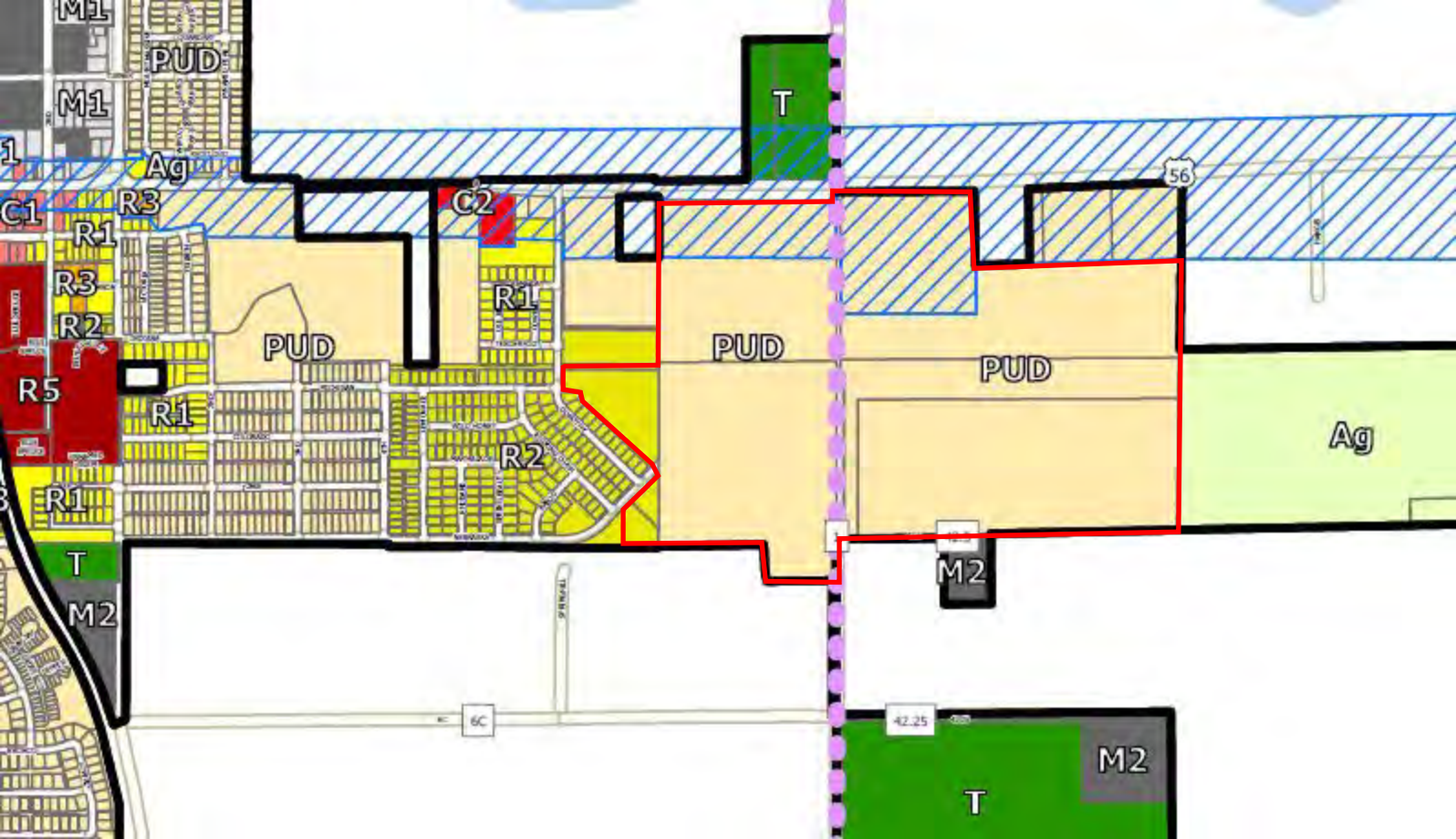
Conditions:

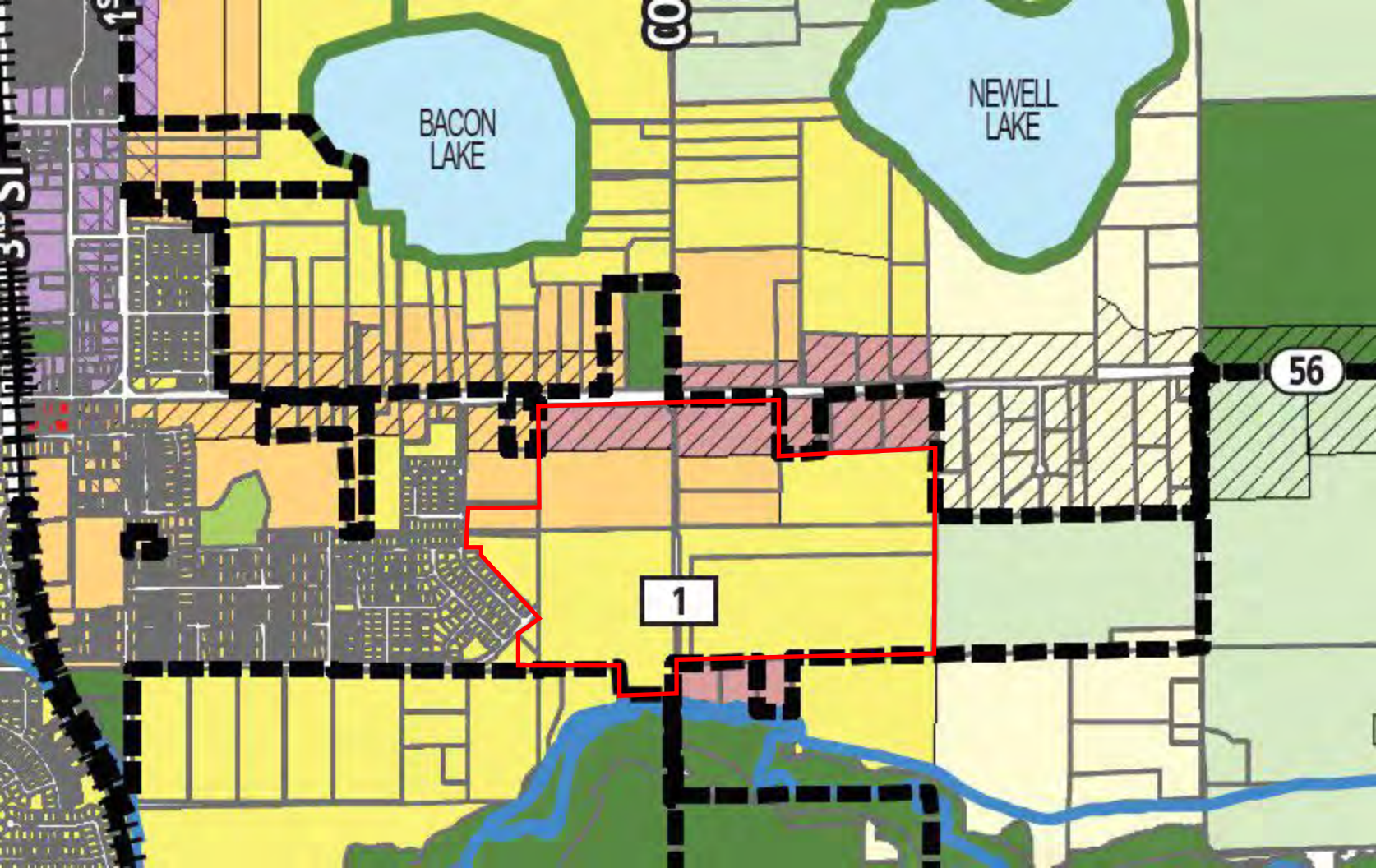
1. Reconsideration of the Southeastern storage/industrial area.
2. All alleys remain private, and any alley loaded lot must obtain its primary access/garage from the alley.
3. An expanded setback, including additional landscaping and/or a berm is providing along the portions of the development adjoining the Little Thompson Water District property.
4. Street connections are provided to the adjoining L and M property.
5. A parking study to consider visitor parking for the attached home area east of County Line Rd and south of Tenderfoot Way is submitted with the preliminary plat submittal.
6. As the project goes to platting, those corner lots along collector streets (Nebraska), should have proper driveway clearance as per LCUASS standards.
7. Consideration of a roundabout on County Line Road and Highway 56, along with a Rodell study be provided at the Preliminary Plat stage.
8. Reconsideration of the lots along O'Malley Lane and County Line Rd due to their proximity to an arterial road.

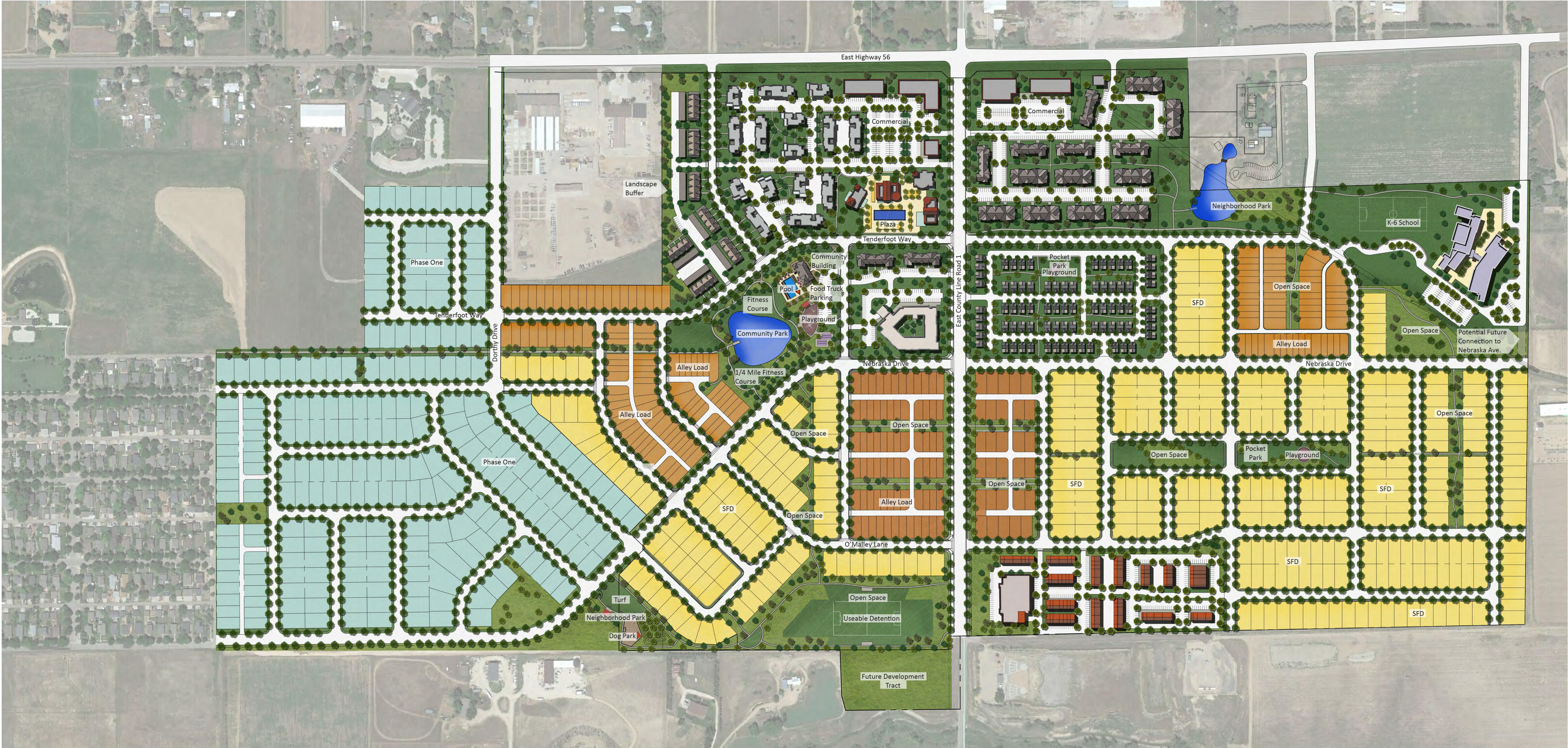
Rezoning

Staff recommends tabling the rezoning request for the Town to develop new zoning district which correspond with the transect and vision of the recently adopted Comprehensive Plan.

**ZONING
AND
PREFERRED
LAND USE
MAP**







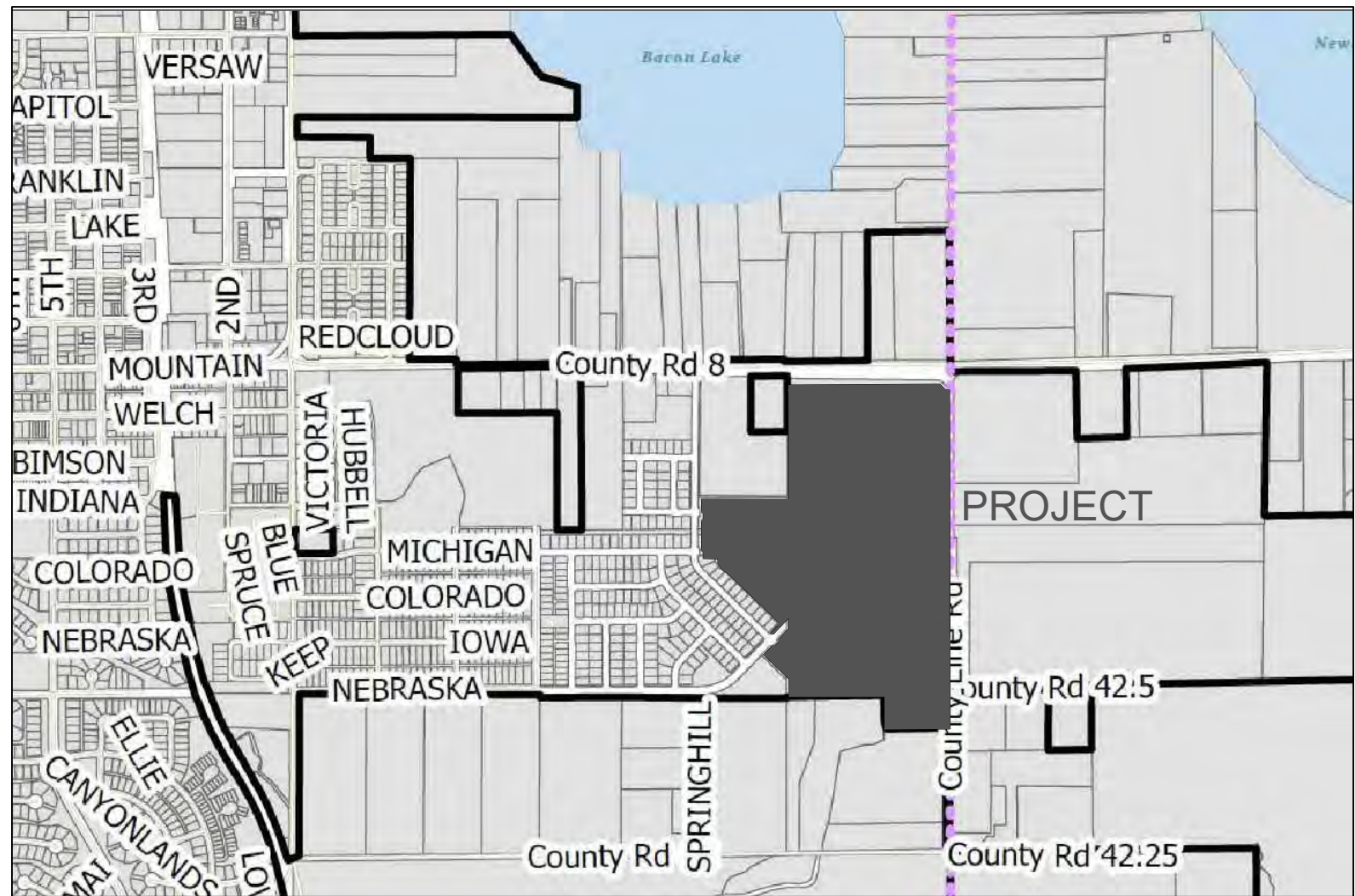
SCALE 1" = 200'-0"



FARMSTEAD DEVELOPMENT: Illustrative Master Plan

ZONING MAP FOR THE FARMSTEAD 2ND FILING

A PORTION OF SECTION 24, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO



VICINITY MAP
SCALE: 1"= 1320'±

Owner:
William J. Edwards
Berthoud Homes IIc
506 Shoshoni ST.
Cheyenne, WY 82009

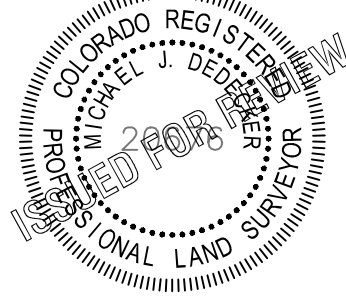
Planners:
Steve Wiens
STACKLOT
5639 South Curtice Street
Littleton, CO. 80120

Engineer:
Justin C. Beckner, PE
CivilWorx, LLC
4025 Automation Way, Ste B2
Ft. Collins, CO.

Surveyor:
Michael J. DeDecker PLS
DeDecker Land Surveying LLC
4301 Fawn Trail
Loveland, Co. 80537

I, Michael J. DeDecker, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of THE FARMSTEAD 2ND FILING was made under my supervision and the accompanying plat accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

MICHAEL J. DEDECKER P.L.S. 20676
For and on behalf of
DeDecker Land Surveying LLC



PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF BEBO MRD S76--87; THENCE NORTH 89°38'36" EAST, ALONG THE SOUTHERLY RIGHT--OF--WAY OF SAID HIGHWAY 56, A DISTANCE 781.00 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE SOUTHERLY RIGHT--OF--WAY OF HIGHWAY 56 NORTH 89°38'36" EAST, A DISTANCE OF 468.27 FEET; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT--OF--WAY OF HIGHWAY 56 SOUTH 44°27'54" EAST, A DISTANCE OF 41.77 FEET, THENCE DEPARTING THE SOUTHERLY RIGHT--OF--WAY OF SAID HIGHWAY 56, SOUTH 00°05'09" EAST, A DISTANCE OF 720.44 FEET, THENCE SOUTH 89°54'49" WEST, A DISTANCE OF 482.22 FEET, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 334.94 FEET, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 129.72 FEET, THENCE NORTH 00°00'00" EAST, A DISTANCE OF 270.04 FEET, THENCE NORTH 90°00'00" WEST, A DISTANCE OF 146.10 FEET, THENCE NORTH 00°00'00" EAST, A DISTANCE OF 143.08 FEET, TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 327,776 SQ.FT, 7.524 ACRES.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF BEBO MRD S76--87; THENCE SOUTH 00°10'08" WEST, ALONG THE EASTERLY RIGHT--OF--WAY OF DOROTHY DRIVE, A DISTANCE OF 317.98 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF DOROTHY DRIVE SOUTH 89°49'52" EAST, A DISTANCE OF 443.84 FEET; THENCE SOUTH 00°05'41" EAST, A DISTANCE OF 154.95 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT AN ARC LENGTH OF 303.28 FEET, HAVING A DELTA OF 45°58'10", AND A RADIUS OF 378.00 FEET, THE CHORD OF WHICH BEARS SOUTH 23°04'46" EAST, A DISTANCE OF 295.21 FEET, THENCE SOUTH 46°03'50" EAST, A DISTANCE OF 276.34 FEET; THENCE SOUTH 43°56'10" WEST, A DISTANCE OF 139.00 FEET; THENCE NORTH 46°03'50" WEST, A DISTANCE OF 609.90 FEET; THENCE NORTH 54°40'01" WEST, A DISTANCE OF 66.85 FEET; THENCE NORTH 35°16'11" WEST, A DISTANCE OF 53.39 FEET; THENCE NORTH 00°10'08" EAST, A DISTANCE OF 45.83 FEET; THENCE NORTH 89°49'52" WEST, A DISTANCE OF 138.44 FEET TO THE EASTERLY RIGHT--OF--WAY OF DOROTHY DRIVE; THENCE ALONG THE EASTERLY RIGHT--OF--WAY OF DOROTHY DRIVE NORTH 00°10'08" EAST, A DISTANCE OF 168.00 FEET, TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 189,064 SQ.FT, 4.340 ACRES.

PARCEL 3:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT J OF THE FARMSTEAD SUBDIVISION, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 46°03'50" EAST, ALONG THE NORTHERLY LINE OF OUTLOT J, A DISTANCE OF 286.11 FEET; THENCE ALONG THE EASTERLY LINE OF OUTLOT J, SOUTH 00°05'41" EAST, A DISTANCE OF 146.44 FEET; THENCE NORTH 89°59'43" EAST, A DISTANCE OF 791.84 FEET; THENCE SOUTH 02°00'29" EAST, A DISTANCE OF 205.19 FEET; THENCE SOUTH 15°04'50" EAST, A DISTANCE OF 67.28 FEET; THENCE NORTH 89°22'43" EAST, A DISTANCE OF 416.89 FEET; THENCE NORTH 00°04'25" WEST, A DISTANCE OF 265.05 FEET; THENCE NORTH 00°05'04" WEST, A DISTANCE OF 469.44 FEET; THENCE SOUTH 89°54'49" WEST, A DISTANCE OF 463.64 FEET; THENCE NORTH 00°05'11" WEST, A DISTANCE OF 772.00 FEET; THENCE SOUTH 89°54'34" WEST, A DISTANCE OF 44.07 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT AN ARC LENGTH OF 212.72 FEET, HAVING A DELTA OF 46°14'35", AND A RADIUS OF 263.56 FEET, THE CHORD OF WHICH BEARS SOUTH 66°47'17" WEST, A DISTANCE OF 206.99 FEET; THENCE SOUTH 43°56'10" WEST, A DISTANCE OF 1130.69 FEET, TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 1,172,338 SQ.FT, 26.913 ACRES.

PARCEL 4:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF BEBO MRD S76--87; ALSO THE POINT OF BEGINNING, THENCE NORTH 89°49'52" WEST, ALONG THE SOUTH LINE OF LOT 2 OF BEBO MRD S76--87, A DISTANCE OF 756.40 FEET, TO A POINT ON THE EASTERLY RIGHT--OF--WAY OF DOROTHY DRIVE; THENCE DEPARTING SOUTHERLY LINE, SOUTH 00°10'08" WEST, ALONG SAID EAST LINE OF DOROTHY DRIVE, A DISTANCE OF 317.98 FEET; THENCE DEPARTING THE EASTERLY LINE OF DOROTHY DRIVE SOUTH 89°49'52" EAST, A DISTANCE OF 443.84 FEET; THENCE SOUTH 00°05'41" EAST, A DISTANCE OF 154.95 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT AN ARC LENGTH OF 303.28 FEET, HAVING A DELTA OF 45°58'10", AND A RADIUS OF 378.00 FEET, THE CHORD OF WHICH BEARS SOUTH 23°04'46" EAST, A DISTANCE OF 295.21 FEET, THENCE SOUTH 46°03'50" EAST, A DISTANCE OF 276.34 FEET; THENCE NORTH 43°56'10" EAST, A DISTANCE OF 713.69 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT AN ARC LENGTH OF 333.50 FEET, HAVING A DELTA OF 45°58'40", AND A RADIUS OF 333.50 FEET, THE CHORD OF WHICH BEARS NORTH 66°55'29" EAST, A DISTANCE OF 260.50 FEET, THENCE NORTH 89°54'49" EAST, A DISTANCE OF 42.80 FEET; THENCE NORTH 00°05'11" WEST, A DISTANCE OF 522.50 FEET; THENCE SOUTH 89°54'49" WEST, A DISTANCE OF 139.51 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT AN ARC LENGTH OF 160.25 FEET, HAVING A DELTA OF 36°43'33", AND A RADIUS OF 250.00 FEET, THE CHORD OF WHICH BEARS SOUTH 71°33'02" WEST, A DISTANCE OF 157.52 FEET, THENCE SOUTH 53°11'16" WEST, A DISTANCE OF 421.28 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT AN ARC LENGTH OF 129.09 FEET, HAVING A DELTA OF 36°58'52", AND A RADIUS OF 200.00 FEET, THE CHORD OF WHICH BEARS SOUTH 71°40'42" WEST, A DISTANCE OF 126.86 FEET, THENCE NORTH 89°49'52" WEST, A DISTANCE OF 38.49 FEET, THENCE NORTH 12°34'22" EAST, A DISTANCE OF 29.69 FEET, THENCE NORTH 00°10'08" EAST, A DISTANCE OF 110.00 FEET, THENCE NORTH 89°49'52" WEST, A DISTANCE OF 36.02 FEET, TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 863,883 SQ.FT, 19.832 ACRES.

PARCEL 5:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT J OF THE FARMSTEAD SUBDIVISION, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 46°03'50" EAST, ALONG THE NORTHERLY LINE OF OUTLOT J, A DISTANCE OF 286.11 FEET; THENCE ALONG THE EASTERLY LINE OF OUTLOT J SOUTH 00°05'41" EAST, A DISTANCE OF 146.44 FEET; THENCE NORTH 89°59'43" EAST, A DISTANCE OF 791.84 FEET; THENCE SOUTH 02°00'29" EAST, A DISTANCE OF 205.19 FEET; THENCE SOUTH 15°04'50" EAST, A DISTANCE OF 67.28 FEET; THENCE NORTH 89°22'43" EAST, A DISTANCE OF 416.89 FEET; THENCE NORTH 00°04'25" WEST, A DISTANCE OF 265.05 FEET; THENCE NORTH 00°05'04" WEST, A DISTANCE OF 469.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°54'49" WEST, A DISTANCE OF 463.64 FEET; THENCE NORTH 00°05'11" WEST, A DISTANCE OF 772.00 FEET; THENCE NORTH 89°54'49" EAST, A DISTANCE OF 463.65 FEET; THENCE SOUTH 00°05'09" EAST, A DISTANCE OF 772.00 FEET, TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 357,931 SQ.FT, 8.216 ACRES

PARCEL 6:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF BEBO MRD S76--87; ALSO THE POINT OF BEGINNING, THENCE NORTH 89°38'36" EAST, ALONG THE SOUTHERLY RIGHT--OF--WAY OF SAID HIGHWAY 56, A DISTANCE 781.00 FEET, THENCE DEPARTING THE SOUTHERLY RIGHT--OF--WAY OF SAID HIGHWAY 56, SOUTH 00°00'00" EAST, A DISTANCE OF 143.08 FEET, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 146.10 FEET, THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 270.04 FEET, THENCE NORTH 90°00'00" WEST, A DISTANCE OF 129.72 FEET, THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 334.94 FEET, THENCE SOUTH 89°54'49" WEST, A DISTANCE OF 120.95 FEET, THENCE ALONG A CURVE TURNING TO THE LEFT AN ARC LENGTH OF 160.25 FEET, HAVING A DELTA OF 36°43'33", AND A RADIUS OF 250.00 FEET, THE CHORD OF WHICH BEARS SOUTH 71°33'02" WEST, A DISTANCE OF 157.52 FEET, THENCE SOUTH 53°11'16" WEST, A DISTANCE OF 421.28 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT AN ARC LENGTH OF 129.09 FEET, HAVING A DELTA OF 36°58'52", AND A RADIUS OF 200.00 FEET, THE CHORD OF WHICH BEARS SOUTH 71°40'42" WEST, A DISTANCE OF 126.86 FEET, THENCE NORTH 89°49'52" WEST, A DISTANCE OF 38.49 FEET, THENCE NORTH 12°34'22" EAST, A DISTANCE OF 29.69 FEET, THENCE NORTH 00°10'08" EAST, A DISTANCE OF 110.00 FEET, THENCE NORTH 89°49'52" WEST, A DISTANCE OF 36.02 FEET, THENCE NORTH 00°05'41" WEST, A DISTANCE OF 946.33 FEET, TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 746,694 SQ.FT, 17.141 ACRES.

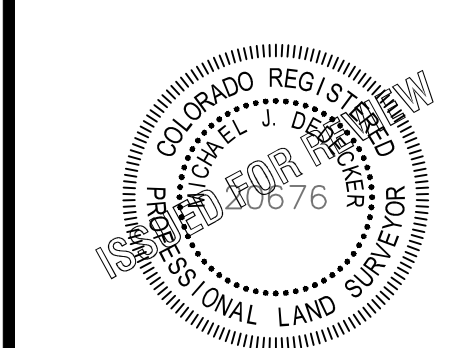
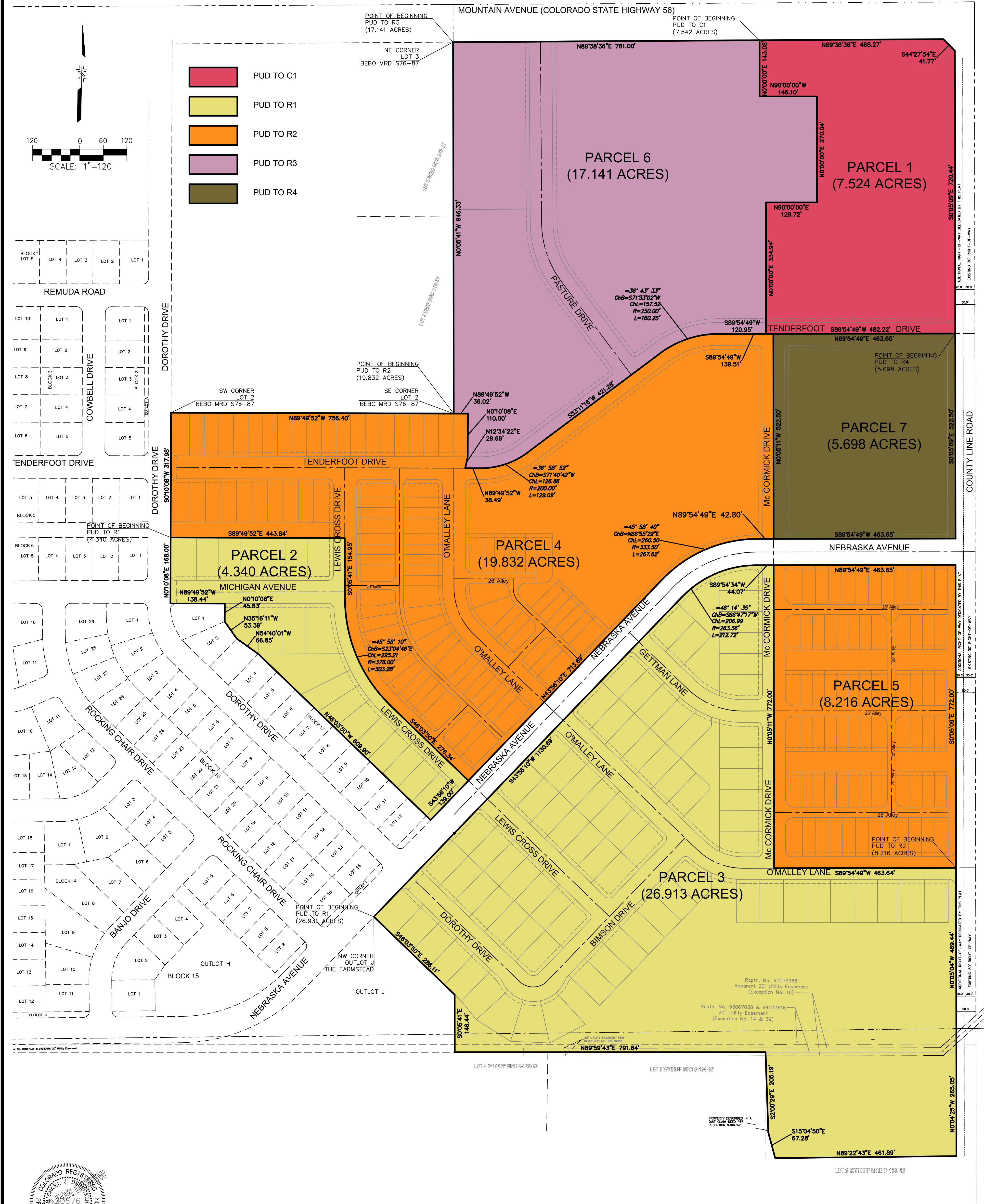
PARCEL 7:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF BEBO MRD S76--87;
THENCE NORTH 89°38'36" EAST, ALONG THE SOUTHERLY RIGHT--OF--WAY OF SAID HIGHWAY 56, A DISTANCE 781.00 FEET, THENCE CONTINUING ALONG THE SOUTHERLY RIGHT--OF--WAY OF HIGHWAY 56 NORTH 89°38'36" EAST, A DISTANCE OF 468.27 FEET; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT--OF--WAY OF HIGHWAY 56 SOUTH 44°27'54" EAST, A DISTANCE OF 41.77 FEET, THENCE DEPARTING THE SOUTHERLY RIGHT--OF--WAY OF SAID HIGHWAY 56, SOUTH 00°05'09" EAST, A DISTANCE OF 720.44 FEET, TO THE POINT OF BEGINNING, THENCE SOUTH 00°05'09" EAST, A DISTANCE OF 522.50 FEET, THENCE SOUTH 89°54'49" WEST, A DISTANCE OF 463.65 FEET, THENCE NORTH 00°05'11" WEST, A DISTANCE OF 522.50 FEET, THENCE NORTH 89°54'49" EAST, A DISTANCE OF 463.65 FEET, TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 248,227 SQ.FT, 5.698 ACRES.

CLIENT AND PROJECT:	BERTHOUD HOMES LLC		
	THE FARMSTEAD 2ND FILING PART OF THE NW 1/4 SECTION 24, T.4N., R.69W. TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO		
DESIGNED:			
DRAWN: MJD			
CHECKED:			
APPROVED:			
DATE:	MARCH 3, 2021		
SCALE:	1"=60'		
PROJECT NO.	2021-420		
SHEET	1 of 6		
RECORD OF ISSUE	DATE	BY	CK
INITIAL ISSUE	03-03-2021	MJD	
DEDECKER LAND SURVEYING 4301 FAWN TRAIL LOVELAND, COLORADO 80537 C (970) 217-2331 H (970) 663-2013			

ZONING MAP FOR THE FARMSTEAD 2ND FILING

A PORTION OF SECTION 24, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO



SHEET 1 of 2	PROJECT NO. 2021-420	SCALE 1" = 120'	DATE: MARCH 25, 2021	APPROVED:	CHECKED:	DRAWN: MJD	DESIGNED:	CLIENT AND PROJECT:									
								DESCRIPTION: PART OF THE NW 1/4 SECTION 24, T.4N., R.69W. TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO  DEDECKER LAND SURVEYING 4301 FAWN TRAIL LOVELAND, COLORADO 80537 C (970) 217-2331 H (970) 663-2013									
DATE		RECORD OF ISSUE		BY	CK.												
03-25-2021		INITIAL ISSUE		MJD													



PLANNING AREA	PROPOSED ZONING	AREA SF.	AREA AC.	ALLOWED DENSITY	R4	R3	R2	R1	C1	C2	AG	OPEN SPACE	PARK
PA-1	R3	747,222	17.15	20	-	274	-	-	-	-	-	-	-
PA-2	C1	327,801	7.53	-	-	-	-	-	7.53	-	-	-	-
PA-3	R2	201,243	4.62	16	-	-	33	-	-	-	-	-	-
PA-4	PARK	351,828	8.08	-	-	-	-	-	-	-	-	-	8.08
PA-5	R4	242,252	5.56	24	107	-	-	-	-	-	-	-	-
PA-6	OPEN	28,854	0.66	-	-	-	-	-	-	-	-	0.66	-
PA-7	R1	189,790	4.36	8	-	-	-	20	-	-	-	-	-
PA-8	R2	281,085	6.45	16	-	-	53	-	-	-	-	-	-
PA-9	OPEN	45,255	1.04	-	-	-	-	-	-	-	-	1.04	-
PA-10	R2	95,408	2.19	16	-	-	16	-	-	-	-	-	-
PA-11	R1	181,722	4.17	8	-	-	-	21	-	-	-	-	-
PA-12	R2	90,434	2.08	16	-	-	16	-	-	-	-	-	-
PA-13	OPEN	63,809	1.46	-	-	-	-	-	-	-	-	1.46	-
PA-14	R2	108,272	2.49	16	-	-	16	-	-	-	-	-	-
PA-15	R1	499,580	11.47	8	-	-	-	58	-	-	-	-	-
PA-16	PARK	65,680	1.51	-	-	-	-	-	-	-	-	-	1.51
PA-17	OPEN	296,528	6.81	-	-	-	-	-	-	-	-	6.81	-
PA-18	AG	130,140	2.99	-	-	-	-	-	-	-	2.99	-	-
PA-19	C1	131,613	3.02	-	-	-	-	-	3.02	-	-	-	-
PA-20	OPEN	21,049	0.48	-	-	-	-	-	-	-	-	0.48	-
PA-21	R4	525,975	12.07	24	232	-	-	-	-	-	-	-	-
PA-22	PARK	174,534	4.01	-	-	-	-	-	-	-	-	-	4.01
PA-23	AG	546,354	12.54	-	-	-	-	-	-	-	12.54	-	-
PA-24	R3	445,691	10.23	20	-	174	-	-	-	-	-	-	-
PA-25	PARK	14,640	0.34	-	-	-	-	-	-	-	-	-	0.34
PA-26	R1	145,246	3.33	8	-	-	-	22	-	-	-	-	-
PA-27	R2	249,277	5.72	16	-	-	69	-	-	-	-	-	-
PA-28	OPEN	27,808	0.64	-	-	-	-	-	-	-	-	0.64	-
PA-29	R1	38,920	0.89	8	-	-	-	6	-	-	-	-	-
PA-30	OPEN	80,391	1.85	-	-	-	-	-	-	-	-	1.85	-
PA-31	R2	67,108	1.54	16	-	-	18	-	-	-	-	-	-
PA-32	R1	583,743	13.40	8	-	-	-	87	-	-	-	-	-
PA-33	OPEN	58,365	1.34	-	-	-	-	-	-	-	-	1.34	-
PA-34	R2	67,107	1.54	16	-	-	18	-	-	-	-	-	-
PA-35	OPEN	87,268	2.01	-	-	-	-	-	-	-	-	2.01	-
PA-36	PARK	82,068	1.88	-	-	-	-	-	-	-	-	-	1.88
PA-37	OPEN	40,758	0.94	-	-	-	-	-	-	-	-	0.94	-
PA-38	R2	75,952	1.74	16	-	-	-	21	-	-	-	-	-
PA-39	R1	1,336,890	30.69	8	-	-	-	199	-	-	-	-	-
PA-40	C2	466,822	10.72	-	-	-	-	-	-	10.72	-	-	-
					339	448	261	413	10.55	10.72	15.53	20.22	15.81

Farmstead - Neighborhood Masterplan

Landuse Map





Open Space Areas

Open Space ID.	Area sf.	Area ac.
o1	74,722 sf.	1.72 ac.
o2	32,780 sf.	0.75 ac.
o3	17,433 sf.	0.40 ac.
o4	9,017 sf.	0.21 ac.
o5	24,225 sf.	0.56 ac.
o6	17,205 sf.	0.39 ac.
o7	13,650 sf.	0.31 ac.
o8	22,469 sf.	0.51 ac.
o9	13,650 sf.	0.31 ac.
o10	30,695 sf.	0.70 ac.
o11	294,968 sf.	6.77 ac.
o12	13,161 sf.	0.30 ac.
o13	52,594 sf.	1.21 ac.
o14	106,406 sf.	2.44 ac.
o15	44,569 sf.	1.02 ac.
o16	27,800 sf.	0.64 ac.
o17	79,370 sf.	1.82 ac.
o18	37,600 sf.	0.86 ac.
o19	4,400 sf.	0.10 ac.
o20	53,709 sf.	1.23 ac.
o21	4,402 sf.	0.10 ac.
o22	49,742 sf.	1.14 ac.
o23	37,050 sf.	0.85 ac.
o24	19,170 sf.	0.44 ac.
1,080,517 sf.		24.78 ac.
Open Space Provided = 11.23%		

Elements

Open Space Elements	Provided Elements
Plaza Element	One Element
Trailhead Parking	One Element
Useable Detention	Two Element
Additional Pocket Park	One Element
Greenway Element	Two Element
Seven Elements	

Legend:

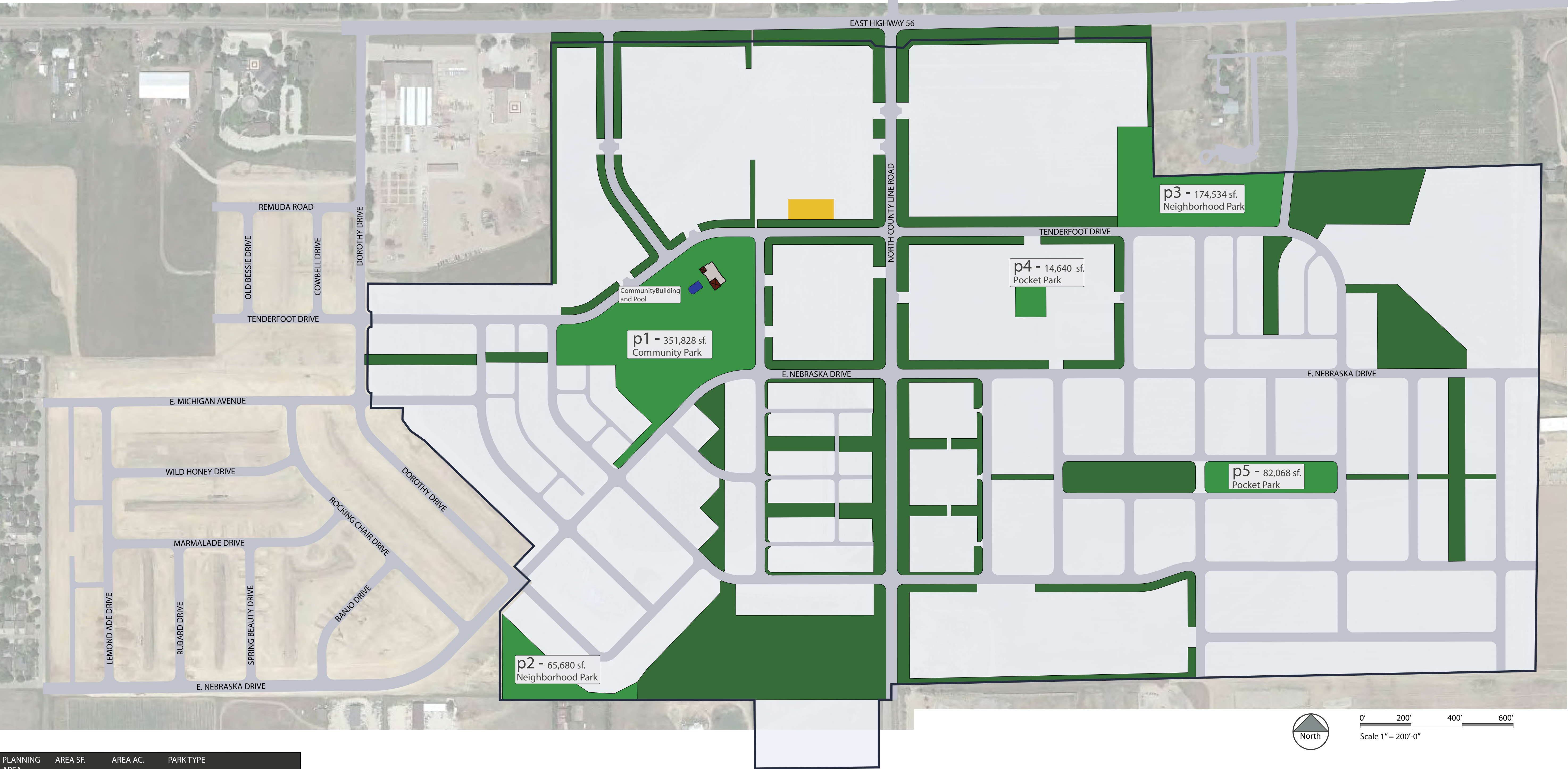
Open Space

Park

Plaza



Farmstead - Neighborhood Masterplan
Open Space Plan



PLANNING AREA	AREA SF.	AREA AC.	PARK TYPE
PA-1	351,828	8.08	Community Park
PA-2	65,680	1.51	Neighborhood Park
PA-3	174,534	4.01	Neighborhood Park
PA-4	14,640	0.34	Pocket Park
PA-5	82,068	1.88	Pocket Park
	687,518	15.82	

PA-1 Elements - Community Park
Electricity
Irrigation
Security
Trash (1 per acre)
Water Service
Bike Racks
Landscaping
Park Benches (1 per pocket park or 1 per acre)
Trailhead with a minimum of 7 parking spaces
Sports Field
Fitness Course
Bocceball
Horseshoe pits
Outdoor Pool
Community Building
BBQ grills (min. 1 per every 2 tables)
Benches (min. 1 per 1/2 acres)
Drinking fountains (min. 1 per every 4 acres)
20 trees planted per acre (counted as 1)

PA-2 Elements - Neighborhood Park
Electricity
Irrigation
Security
Trash (1 per acre)
Water Service
Bike Racks
Landscaping
Park Benches (1 per pocket park or 1 per acre)
Group Picnic Shelter
(2) Individual shelters with one picnic table each
15,000 sf. turf min. play area
10,000 sf. min. natural area
Loop Walk
Off lease dog area
Permanent picnic tables with chess / checkerboards
Public Art
Portable restroom enclosure
BBQ grills (min. 1 per every 2 tables)
Benches (min. 1 per 1/2 acre)
20 trees planted per acre

PA-3 Elements - Neighborhood Park
Electricity
Irrigation
Security
Trash (1 per acre)
Water Service
Bike Racks
Landscaping
Park Benches (1 per pocket park or 1 per acre)
Group picnic shelter
15,000 sf. turf min. play area
10,000 sf. min. natural area
Fishing facility
Portable restroom enclosure
BBQ grills (min. 1 per every 2 tables)
Benches (min. 1 per 1/2 acre)
20 trees planted per acre

PA-4 Elements - Pocket Park
Electricity
Irrigation
Security
Trash (1 per acre)
Water Service
Bike Racks
Landscaping
Park Benches (1 per pocket park or 1 per acre)
Group Picnic Shelter
Commercial Grade Playground
Benches (min. 1 per 1/2 acre)
20 trees planted per acre

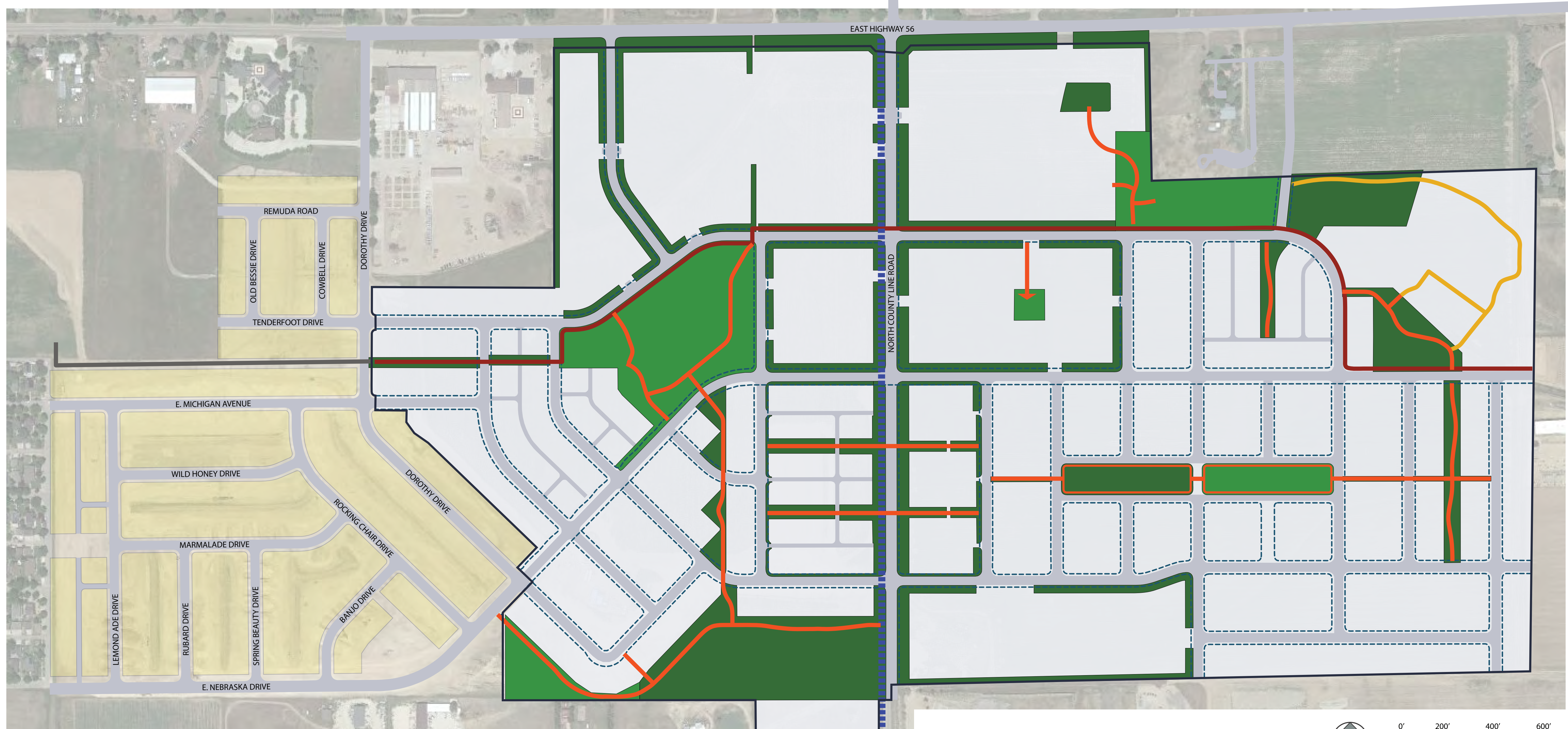
PA-5 Elements - Pocket Park
Electricity
Irrigation
Security
Trash (1 per acre)
Water Service
Bike Racks
Landscaping
Park Benches (1 per pocket park or 1 per acre)
Group Picnic Shelter
Commercial Grade Playground
Benches (min. 1 per 1/2 acre)
20 trees planted per acre

Legend:

- Park
- Open Space



Farmstead - Neighborhood Masterplan
Park Plan



0' 200' 400' 600'
Scale 1" = 200'-0"

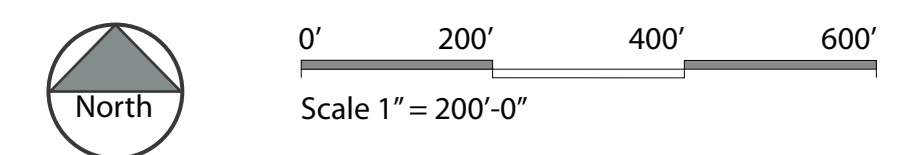
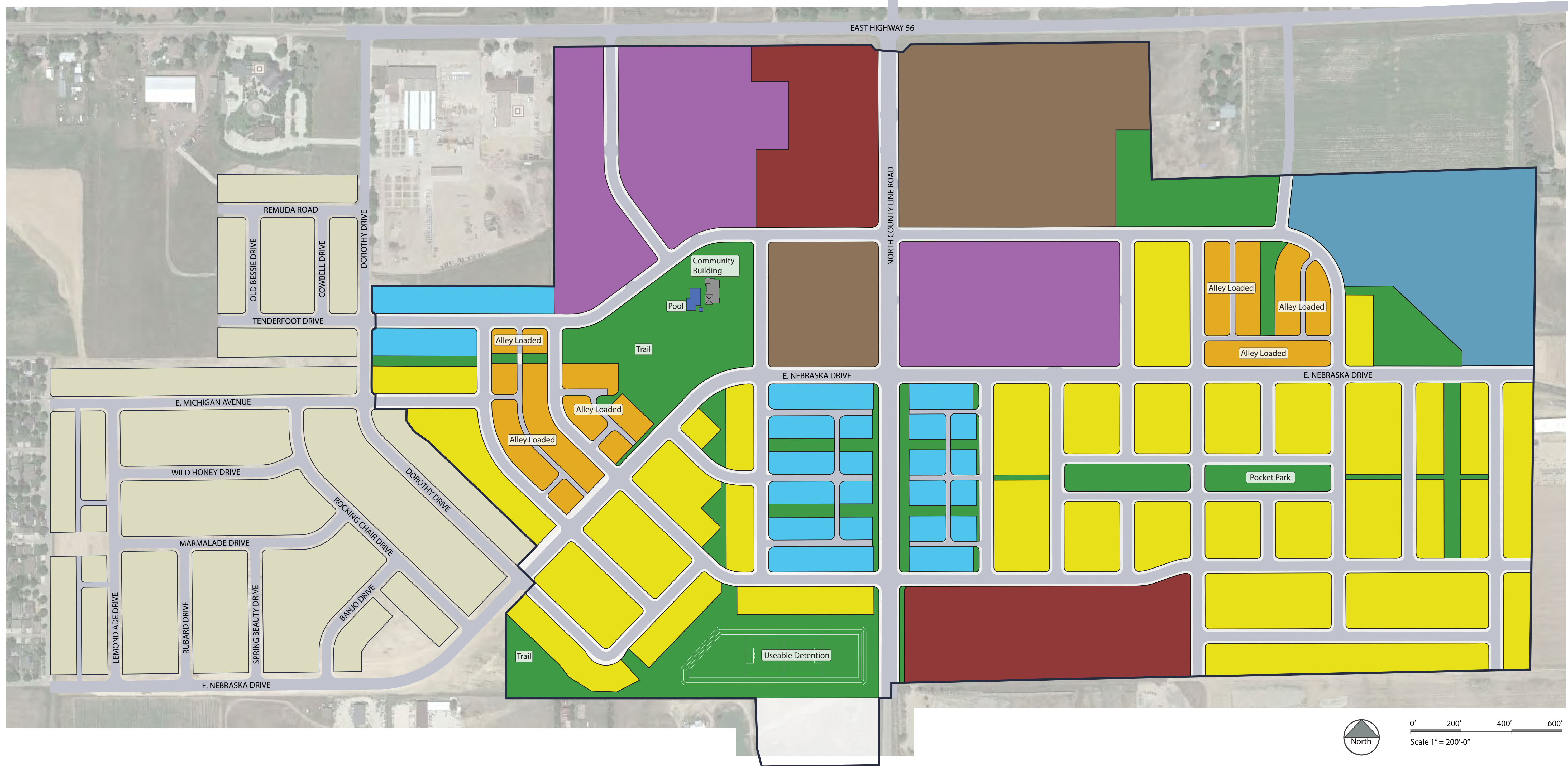
Pedestrian Connection Legend:

- 10' - Wide Concrete Sidewalk
- 8' - Wide Concrete Multi-purpose trail
- 8' - Wide Hard-surfaced trail (Crusher Fines)
- 5' - Wide Detached Concrete Sidewalk Connector
- Little Thompson River Trail (Envisioned By Town of Berthoud)
- Park Trail System to be constructed by school district



Farmstead - Neighborhood Masterplan

Pedestrian Network Map

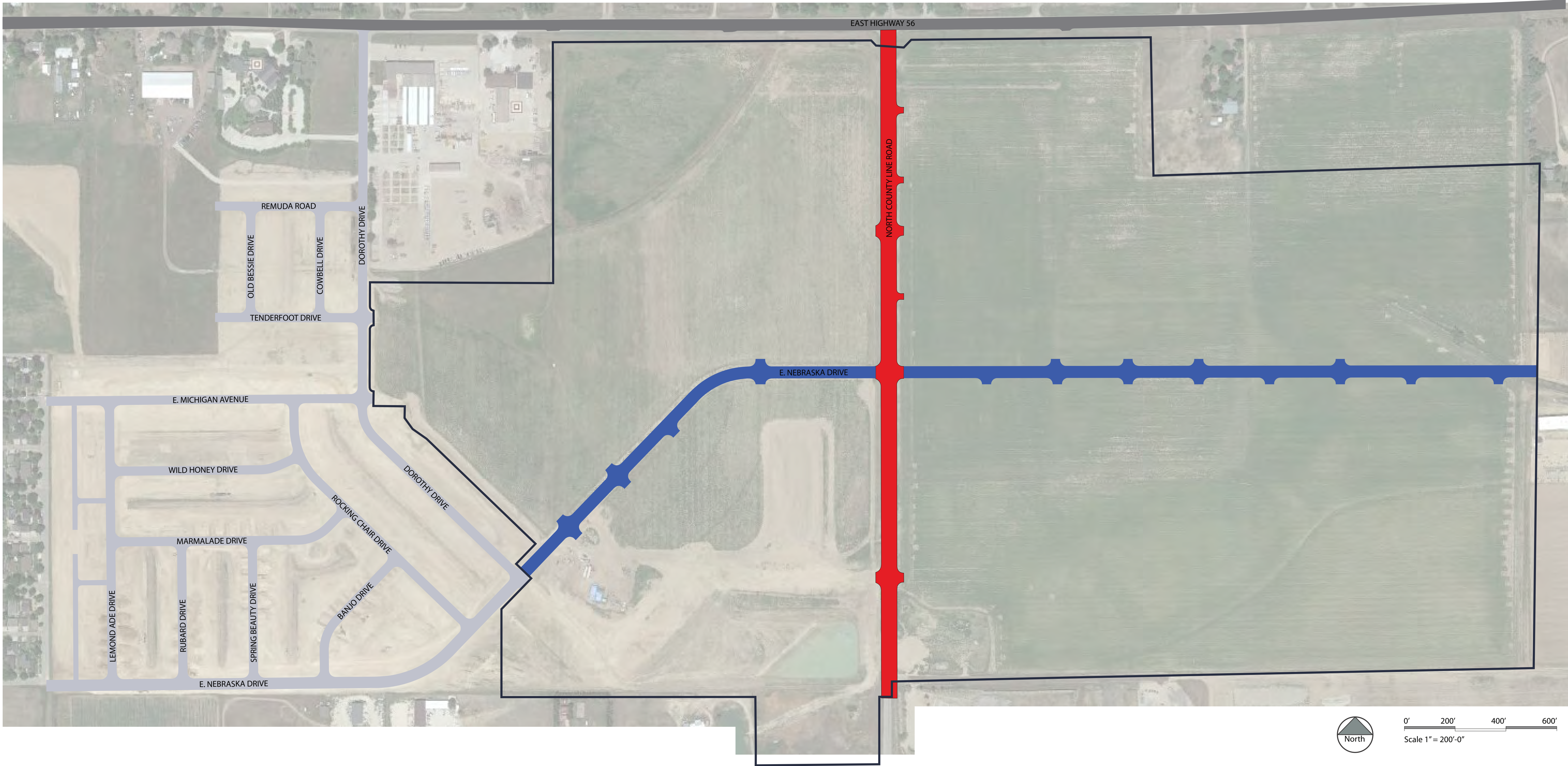


LEGEND:

- PHASE ONE RESIDENTIAL
- SINGLE FAMILY DETACHED FRONT LOAD
- SINGLE FAMILY DETACHED ALLEY LOAD
- SINGLE FAMILY DETACHED - COTTAGE
- R3 - ALLOWED RESIDENTIAL USES
- R4 - ALLOWED RESIDENTIAL USES
- C1 & C2 - ALLOWED USES

SUBDIVISION IDENTITY STANDARDS ELEMENTS

ONE ELEMENT	TRAILS - EIGHT FOOT WIDE CRUSHER FINES TRAIL
ONE ELEMENT	POCKET PARK
ONE ELEMENT	PLAYGROUND
TWO ELEMENT	POOL
TWO ELEMENT	COMMUNITY BUILDING
TWO ELEMENT	USEABLE DETENTION
ONE ELEMENT	ALLEY LOADED STREETS
TEN ELEMENT PROVIDED	



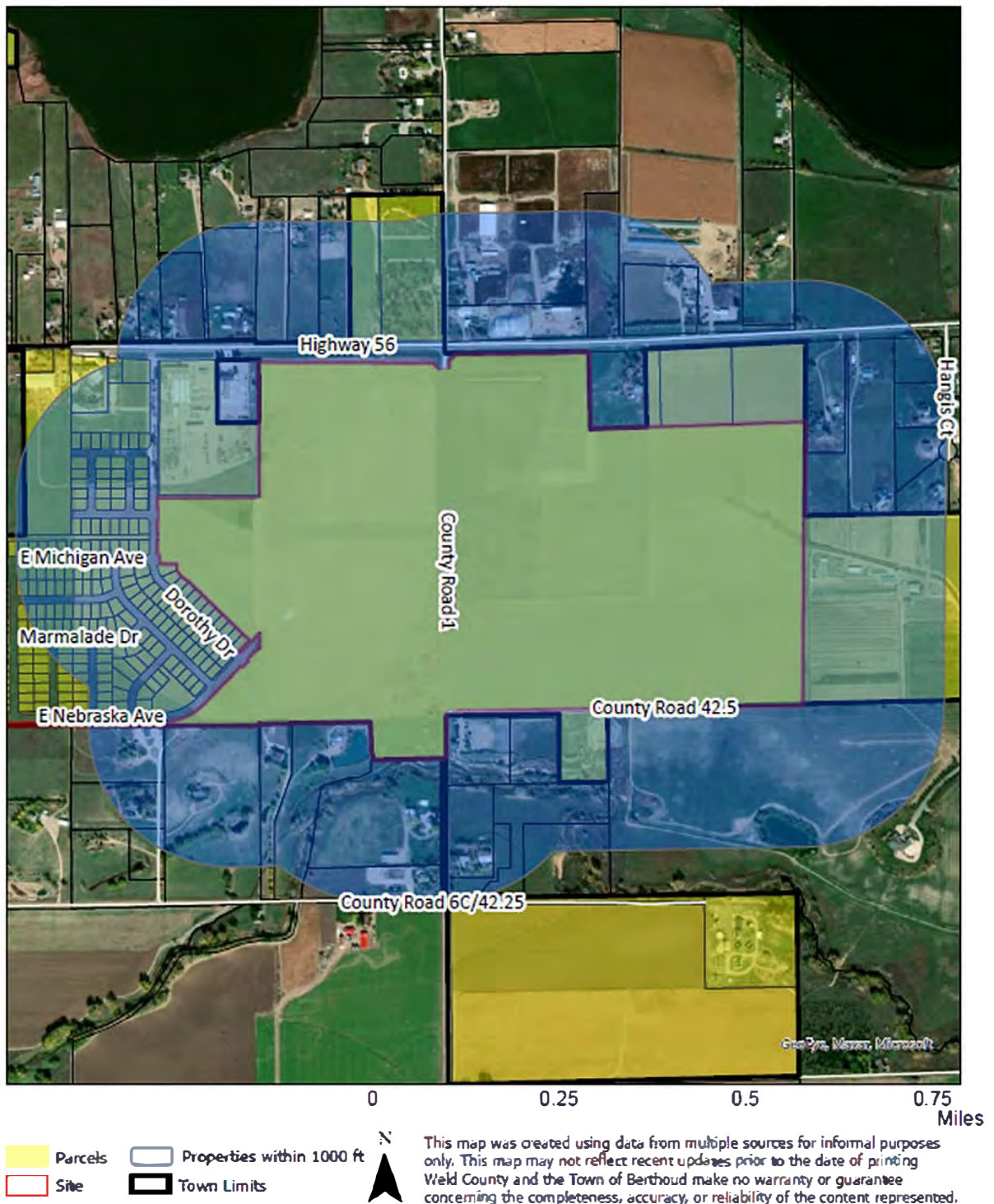
Street System Legend:

-  Local Street
-  Proposed Collector
-  Proposed Arterial



**PUBLIC NOTICE
MAP (MAILED
NOTICES)**

The Farmstead Phase 2 Proximity Map



PUBLIC COMMENT

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Farmstead Phase 2
Date: Tuesday, April 13, 2021 10:31:58 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)



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: Tuesday, April 13, 2021 10:27 AM
To: Curt Freese <CFreese@berthoud.org>
Subject: Farmstead Phase 2

Hello,

I am a current resident in the Farmstead and support building of the second phase. Being in the first filing and home almost a year now, we would really like to see our amenities promised, come to life. This includes the park and community pool. I hear it is part of Phase 2 and would really like to know this is coming sometime in 2022 as previously discussed. As homeowners, we choose to buy in certain communities due to the amenities offered and it would be a huge disappointment to never see them come to life. Thank you for your support and continued build out of this community.

New communities bring a significant economic impact to the Town of Berthoud and will help it continue to thrive.

Thank you,

--

Robin J. Snyder
970-685-8265

From: [Mike Cook](#)
To: [Curt Freese](#)
Cc: [Adam Olinger](#)
Subject: The Farmstead Phase 2
Date: Wednesday, April 28, 2021 7:49:53 AM

Attention:

Berthoud Community Development Department.

I have some comments and concerns about the proposed changes you are considering for the Farmstead Phase 2 project.

I am the Construction Superintendent for Berthoud Habitat for Humanity and a Berthoud Habitat for Humanity board member.

Berthoud Habitat for Humanity is entering into an agreement with the current owner of an annexed but yet to be platted parcel that is adjacent to the Farmstead Phase 2. We have just agreed to work together on this project and will be bringing the conceptual plans to the Town of Berthoud very soon. Berthoud Habitat for Humanity will be responsible for the management of the project, up to and including a final development agreement with the Town of Berthoud. Berthoud Habitat's interest in this project is the potential for Berthoud Habitat for Humanity to gain title to a number of lots in the project with no out of pocket costs.

We are working on a concept plan for consideration by the town on Parcel # 9424009702 (a part of the Bebo MRD) the plan is to plat and develop a portion of the parcel that would include about 8 acres and somewhere from 36-46 lots. We anticipate the project to look and act very much like the very successful Mary's Farm development. We are planning for a gridded street layout with alley loaded garages.

The most notable change to the proposed Farmstead Phase 2 is in the location of the North-South road (Pasture Drive) that originally was contemplated adjacent to the parcel we are working on. In all of the previous proposed plans for the street it was adjacent to the parcel along the entire East boundary , providing access for future development. Our concept of a gridded street (think Mary's Farm) depends on some level of connectivity through the development. I do not believe that it would be in anyone's best interest to box in a potential future development by limiting access to a dead-end or closed loop road. I would like to be able to plan for connectivity to better manage traffic flows and to provide multiple access points for emergency services and fire protection.

If the Farmstead Phase 2 developer and the Town of Berthoud have determined that this new proposed alignment of Pasture Drive is the only location that can serve the community then I would ask that you find a way to provide connectivity through an extension of the ROW for the proposed O'Malley Lane to the parcel we are working on. The previously approved conceptual master plan showed at least an alley connecting to our parcel of interest. Again the goal is to allow for and provide opportunities for appropriate future access from this annexed, but yet to be platted, parcel out to the rest of the world.

Thank you for your consideration and please keep me posted for future meetings both Zoom and in

person on this project. I am available to meet with you to review our concerns. I would also welcome the opportunity to talk with the developer about the projects impact.

Regards,

Michael T. Cook P.E.
Construction Superintendent
Berthoud Habitat For Humanity
(970) 310-9332
mtcookpe@msn.com

Porzak Browning & Bushong LLP

A t t o r n e y s • a t • L a w

2120 13th Street, Boulder, Colorado 80302

Glenn E. Porzak
Steven J. Bushong
Kristin H. Moseley
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Cassidy L. Woodard
Gunnar J. Paulsen

Michael F. Browning
Karen L. Henderson
Of Counsel

303-443-6800 Tel.
303-443-6864 Fax.
www.pbblaw.com

April 28, 2021

Sent via email: cfreese@berthoud.org; aolinger@berthoud.org

Town of Berthoud
Community Development Department
P.O. Box 1229
Berthoud, CO 80513

Re: The Farmstead Phase 2

To Whom It May Concern:

Our firm represents the Newell Lake Recreational Corporation (“NLRC”), which is a corporation organized for the management and ownership of much of the land underlying Newell Lake located east of Berthoud and north of the proposed development called “The Farmstead Phase 2.” The NLRC also protects the recreational use of Newell Lake for its members who live along the shores of Newell Lake.

Newell Lake is a natural lake that serves as a natural collection point for drainage from the surrounding lands. When Newell Lake fills, excess water is released into Bacon Lake to the west where water is either stored under the Bacon Reservoir water right or released once more to the Little Thompson River. Newell Lake is managed by the Newell Lake Drainage District (“Drainage District”), an entity formed by the Weld County Board of County Commissioners pursuant to the Drainage District Statute, C.R.S. §§ 37-20-101. *et seq.* The Drainage District is generally tasked with draining the lands within its boundaries and maintaining the water level of Newell Lake.

NLRC is very concerned with any changes to the natural drainage patterns within the Drainage District. Insufficient water draining into Newell Lake or changes in drainage patterns would directly impact the aesthetic and recreational values associated with Newell Lake. Conversely, excess drainage water that is not removed to Bacon Lake could flood the lands of NLRC members.

To help manage the levels of Newell Lake, there are two separate agreements that govern the Drainage District’s operations, and the NLRC fully supports the Drainage District’s participation in and enforcement of the rights and obligations of both agreements. First, the Drainage District entered into a 1965 agreement with the owners of land underlying Newell Lake (the “Lake

Agreement”) by which the Drainage District agreed to construct a drainage system to maintain the lake level at an elevation of 4,947 feet with a two-foot tolerance down and a four-foot tolerance up. Weld County Clerk and Recorder, Reception No. 1472540 (recorded Sept. 29, 1965). The Drainage District’s adherence to the Lake Agreement and subsequent management of the lake levels within those defined elevations is critically important to the NLRC’s members.

Second, a 1965 agreement also exists between the Drainage District and Bacon Reservoir Company (the “Bacon Reservoir Agreement”). The rights of the Bacon Reservoir Company under the Bacon Reservoir Agreement were later acquired by the Thompson Rivers Storage and Irrigation Company (“TRISC”). It allows water in Newell Lake that exceeds the maximum Lake Agreement elevations to be delivered to Bacon Reservoir where it will either be returned to the Little Thompson River or stored in priority and sold. Newell Lake was decreed as a source for Bacon Lake in Case No. 79CW345. Under the Bacon Reservoir Agreement, a portion of the income from the sale of water from Bacon Lake goes to the Drainage District where the funds can be used to support the Drainage District’s operations and to invest in relevant infrastructure throughout the Drainage District. Because the individual members of the NLRC are also members of the Drainage District, the NLRC is invested in ensuring adherence to the Bacon Reservoir Agreement to support Drainage District operations.

The lands located in the NW1/4 of Section 19, Township 4 North, Range 68 West, which are part of the Neighborhood Master Plan Submittal, are located south and west of Newell Lake and are within the Drainage District. Any changes in the drainage pattern on these lands could impact the levels of Newell Lake. As a result, we urge the Town of Berthoud to adhere to the historical drainage patterns in its review and approval process for The Farmstead Phase 2. Any lands that historically drain to Newell Lake, like those in the NW1/4 of Section 19 within the Drainage District’s jurisdiction, must continue to drain to Newell Lake.

Please do not hesitate to contact me to discuss this matter further or if you have any questions or concerns.

Sincerely,

PORZAK BROWNING & BUSHONG LLP



Steven J. Bushong
Cassidy L. Woodard
Counsel for Newell Lake Recreational Corporation

Cc: Scott Owen, Teri Hackett, Peter Koclanes, Joe Scheib

Newell Lake Drainage District

21469 County Road 3

Berthoud CO 80513

scotto@lpbroadband.net

April 27, 2021

Sent via email: cfreese@berthoud.org; aolinger@berthoud.org

Town of Berthoud

Community Development Department

P.O. Box 1229

Berthoud, CO 80513

Re: The Farmstead Phase 2

To Whom It May Concern:

I am President of the Newell Lake Drainage District (the “District”), which is a district formed under Colorado law for the reclamation by drainage of certain lands. *See* C.R.S. Title 37, Art. 20. The District was formed by the Weld County Board of County Commissioners in 1964 to oversee the drainage of lands in the District into Newell Lake. The District is also responsible for managing the elevation level of Newell Lake, which is within its boundaries.

A portion of The Farmstead Phase 2 is located within the District to the south of Newell Lake. More specifically, the lands located in the NW1/4 of Section 19, Township 4 North, Range 68 West of the Sixth P.M., which are part of the Neighborhood Master Plan Submittal, are located within the District. These lands have historically drained to the north into Newell Lake, which is why they were included with the District’s boundaries at the time of its formation in 1964. The neighboring portion of The Farmstead Phase 2, located to the west in Section 24, Township 4 North, Range 69 West of the Sixth P.M., is not within the District. However, changes in the topography throughout the area in general risks impacting the drainage patterns to Newell Lake.

Newell Lake is a natural lake that collects drainage from the surrounding lands. Water collected in Newell Lake can subsequently be discharged directly into the neighboring Bacon Lake to the west. There are two agreements that dictate the District's management of Newell Lake's elevation.

First, there is a 1965 agreement with the owners of land underlying Newell Lake, by which the District agreed to construct a drainage system to maintain the level of Newell Lake within certain defined elevations. Thus, the District has certain contractual obligations to its members regarding maintenance of the lake levels.

Second, there is another 1965 agreement between the District and the owner of Bacon Reservoir, who is now the Thompson Rivers Storage and Irrigation Company. This agreement allows excess water from Newell Lake (i.e., water that exceeds the maximum agreed upon lake levels) to be delivered to Bacon Reservoir. The District benefits from this agreement both as a way to help maintain the lake levels and as a way to raise revenue through the sale of the excess water as described in the agreement.

Further, Bacon Lake has a decreed water right. In Case No. 79CW345, the decreed source of water for Bacon Lake is "[s]eepage, runoff, agricultural return flow and drainage, storm sewer drainage from the Town of Berthoud, and waters of the Newell Lake Drainage District, said waters arising from unnamed water courses located in the vicinity of Bacon Lake." As a result, Newell Lake and the waters drained throughout the District into Newell Lake are decreed sources of Bacon Lake.

The District requests that during the review stage and public hearing on the Neighborhood Master Plan Submittal for The Farmstead Phase 2, the Town ensure that the historical drainage patterns of the lands be maintained, especially the lands in the NW1/4 of Section 19 located within the District's jurisdiction. If historical drainage patterns are not maintained, the District's members that reside on Newell Lake could be impacted, the District could be financially impacted from the loss of water sales, and Thompson Rivers Storage and Irrigation Company could be impacted through the diminishment of its decreed source for Bacon Lake.

Please do not hesitate to contact me if there is additional information that I can provide or a way that I can otherwise be of further assistance.

Sincerely,

Scott Owen

President, Newell Lake Drainage District

Cc: Dan Stroh-NLDD Board Member; Kirk Bradford-NLDD Board Member

From: [Doug Pennock](#)
To: [Adam Olinger](#)
Subject: Fwd: The Farmstead Phase 2
Date: Sunday, April 25, 2021 4:47:44 PM

Sent from my iPad

Begin forwarded message:

From: Doug Pennock <penturk@msn.com>
Date: April 25, 2021 at 4:44:55 PM MDT
To: cfreese@berthoud.org, aoliger@berthoud.org
Subject: The Farmstead Phase 2

Regarding: The Farmstead Phase 2 Subdivision Planning Design Proposal

Dear Town of Berthoud,

I Douglas Pennock, President of the McIntyre Ditch Company wish to express our concerns regarding the “McIntyre Ditch Company” along with the design on the new Farmstead Subdivision along Hwy 56. Our irrigation ditch system crosses the property under the proposed subdivision under review. There is currently an open ditch and engineered syphon that crosses the property from the West to East that provides irrigation water to several farms to the east of the proposed property. We are requesting that our ditch integrity be retained and be understood that the development plan will not harm our irrigation system. Our ditch company also has an open ditch that runs down along County Road 1 and it services properties to the south through Gate M24. M24 is also an emergency drain for the entire ditch system in case of flooding to the north. This gate provides the ditch company straight access to the Little Thompson River, if needed during a flooding situation. We cannot have buildings or improvements built over our pipeline as this will not allow the ditch company to make repairs as needed. Any changes to the ditch or a need to be moved for development purposes must be engineered to carry at least the historical capacity of the the current system. I don't see a plan for drainage on the property and have concerns about polluted runoff entering our ditch system. I understand this is the beginning stages, but I would like it known that our ditch company would like to be involved in the process.

Thank you,
Douglas Pennock
President McIntyre Ditch Company

Sent from my iPad

Introduction

These comments are in reference to Newell Farm & Amphitheatre which is located at 236 East State Highway 56 and consists of 13 acres along the south side of Highway 56, just east of the County Line Road. The farmstead is currently owned by Sarah Lincoln and Butch Hause.

In previous discussions with the Town of Berthoud and Developers, we have considered donating a portion of our southwest corner to accommodate the proposed lake/park. In return, we would negotiate Right of Way from Highway 56 to Farmstead through Newell Farm as the major Highway 56 access point to the development.

These two considerations go hand-in-hand.

One cannot happen without the other.

With that in mind, the issues below are directly related to our willingness to work with both the Town and the Developer for the good of the Town and the sustainability of Newell Farm & Amphitheatre.

Topic	Sub-Topic	Concern
Park LAND		
	Amenities	Will this be a Town Park versus Neighborhood Park or HOA Park? We desire a Town Park.
	Amenities	We need some control over choice and location of amenities. Our considerations include stage/pavilion, trash receptacles, restrooms, unobstructed views to southern mountains, view corridor to Longs/Meeker, parking lot, street parking for larger shows, pumphouse, playground, bike rack and trails.
	Amenities	Who will build-out the amenities?
	Amenities	Who installs and maintains the lighting? Lighting must be dark sky as Newell Farm now includes an observatory.
	Amenities	Who pays for additional power?
	Amenities	Who supplies irrigation water for trees, sod, etc?
	Amenities	Who pays for new trees, sod, other ground cover AFTER the initial build-out?
	Amenities	Who pays for and maintains fencing, barriers, etc.?
	Amenities	Public parking access and parking lot need to be separate from our private driveway.
	Maintenance	Who maintains the lawns (fertilizer, mowing, sprinkler system)?
	Maintenance	Who maintains the gardens (fertilizer, weeding, watering)?
	Maintenance	Who trims and treats the trees (e.g. for Emerald Ash Borer)?
	Maintenance	Who maintains the access road and parking lot?
	Maintenance	Who pays for trash removal?

	Maintenance	Who maintains the privacy fencing?
	Legal	Legal recourse if commitments are not honored.
	Legal	Who assumes liability for the lake/park?
	Legal	Who pays for vandalism to our PRIVATE property?
Park LAKE		
	Water	We would like the right to use a metered amount of lake water for irrigation of the barrier grounds surrounding the lake. Would need a dedicated pump.
	Water	Will water will come from Pioneer Park's lake? Are there plans for a well?
	Maintenance	SWPPP is needed.
	Maintenance	Mosquito mitigation is needed.
	Maintenance	Management of algae, wildlife, fish, clean water
	Design	Hydrologist involvement is needed.
	Design	Civil engineer involvement is needed.
	Legal	Who assumes liability for the lake/park?
	Legal	Minimum amount of lake water in acre-feet is required.
	Legal	Legal recourse if commitments are not honored.
	Legal	If a spring or water source of any kind (artesian, etc.) is found within our property while digging the lake, we would expect a percentage of the rights to that water.
ROW/ Road		
	Access	Who names the road from Highway 56 to Farmstead?
	Access	Where will the single access point be?
	Access	Who negotiates with CDOT and when?
	Access	Intersection must be full movement, or at least have turn lanes on Highway 56. Restricted right/right is not acceptable.
	Access	Our driveway has to be moved to at least 200 feet south of Highway 56 according to CDOT code.
	Access	How much Right of Way is needed?
	Design	Turn lanes and curb cuts are needed on this road to access Newell Farm.
	Design	Tree-lined street is required.
	Maintenance	Who handles maintenance of road, trees, grass, curbs, curb cuts, sidewalks, drainage, etc.?
	Maintenance	Who handles snow removal off this road including our entrance(s), and the park parking lot?
Privacy		
	Protection	What land areas need to be restricted for our privacy?

	Protection	What should the park hours be?
	Protection	What other park rules need to be created?
	Protection	What part of the park is open access versus access by reservation?
	Protection	Where are gates installed and how are they accessed (for personal and emergency use)?
	Protection	We need "No Trespassing" signs to be able to prosecute if anyone violates our rights.
	Protection	Use painted steel fencing with concrete-filled down-posts so that cars can't drive through it, especially to protect the recording studio from the parking lot.
	Management	Who decides and enforces park rules?
	Management	Where are the rules posted?
	Management	Where are access and privacy barriers installed?
	Management	Who is called in case of an emergency?
Legal		
	Future: Noise agreements	How do we ensure that surrounding houses can't stop a concert due to the noise?
	Future: Retail parking use	What if patrons decide to park in retail and townhome parking lots?
	NOW: 3-D models	We would like to request that Steve Weins to create 3-D sketch-up models using Google Earth over the terrain for west view and south view including end of lake.
	Future: water	We have a water ditch easement along the north edge of Farmstead's commercial property which feeds our private ditch that borders the northern boundary of Newell Farm.
	Future: water	We require drainage for our irrigation water.

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: The Farmstead Phase 2
Date: Tuesday, April 13, 2021 11:16:42 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)



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: Amber Kauffman <akauffman@LTWD.org>
Sent: Tuesday, April 13, 2021 11:12 AM
To: Curt Freese <CFreese@berthoud.org>
Cc: Jacob Hebert <JHebert@ltwd.org>; Ken Lambrecht <klambrecht@LTWD.org>; beaton@ltwd.org
Subject: The Farmstead Phase 2

Curt,

We received the neighborhood notice for the Farmstead Phase 2 master plan, rezoning request, and preliminary plat submittal. Previously the submittals indicated a road adjacent to LTWD offices that allowed for vehicular access to our site through the subdivision and allowed for connection to a sewer system. The current layout does not do those things. With the number of new homes proposed and the school site, we will be along an even busier highway that already experiences high traffic at different times of day making it difficult for employees, customers, and delivery vehicles to make it into and out of the site safely. The current turn lane for Dorthey Drive doesn't provide adequate space for westbound vehicles to turn into our site and the speed and distance from our entrance to Dorthey Drive makes it difficult to make left turns out of our entrance. Without the connection to a road on the east side of our property, the access becomes more difficult and dangerous for our business.

It is up to the Town as to whether our site should connect to the Town's sanitary sewer system and properly abandon our septic system; however, it is standard practice to connect to sewer when available. Our hope would be that the Town would work with the Developer to provide that connection.

Additionally, the current layout places multifamily units directly adjacent to our site, placing concerns for potential afterhours noise for residents and the need for additional screening of our site.

We would like to continue to work together with the Town and the Developer to find a good solution to our concerns. Please keep us in the conversation as this project moves forward.

Sincerely,
Amber Kauffman

Amber Kauffman, PE, District Manager



Little Thompson Water District

835 E. State Highway 56, Berthoud, CO 80513

PH: 970-532-2096 | FX: 970-532-3734 | Direct: 970-344-6318

akauffman@ltwd.org | www.ltwd.org