PROJECT NARRATIVE
The Masters Subdivision
Berthoud, Colorado

The purpose of this narrative is to describe the proposed residential development and associated replatting of 721 N. Berthoud Parkway. The project is located on the west side of Berthoud Parkway mid-way between Mountain Avenue and Bunyan Avenue.

The property is surrounded by commercial and residential property to the south, residential to the west and north, and farm land to the east.

The development would subdivide the unplatted parcel of land at 721 N. Berthoud Parkway which consists of approximately 10.12 acres. Forty-one (41) single family homes will be constructed with associated public streets that will connect into existing public streets, 13th Street and Birdie Drive. Lot 7, Amended Gateway Park First Filing – Phase 2 – Replat C will also be included in the replat to merge a small portion of the 10.12 acres to provide additional parking for the commercial units. The proposed use is consistent with the R2 zoning established for the current lot.

Water and sewer mains have been extended to the site, for future connection, during the construction of 13th Street and Birdie Drive. It is the intent of this project to utilize the water and sewer mains that have been provided and extend them throughout the subdivision and ultimately providing stubs near the northern property line for future development. The site will require forty-one (41) ¾” taps for domestic use and taps for irrigation.

The surface runoff will be conveyed through grass swales and/or via curb and gutter to inlets where the runoff will be discharged into a water quality pond located on the northeast portion of the site. The runoff will be treated for water quality and released into a proposed drainage ditch adjacent to Berthoud Parkway. It is the intent of this development to only treat for water quality and not detain onsite. There are relatively large offsite flows currently routed through or around the proposed site and if this development were to detain onsite it would only increase these large flows and cause additional strain on the existing infrastructure downstream. It is for this reason that this development proposes to treat for water quality prior to releasing the flows generated onsite through the existing infrastructure prior to the offsite flows reaching the site. A Drainage Report has been prepared showing the site does not adversely affect the adjacent properties nor the existing storm infrastructure.

Proposed public improvements will be required with this project and includes four (4) streets and extensions to the water and sewer mains. Both mains will be stubbed near the north property line for future development.

We anticipate the necessary reviews to take place during fall of 2018, and final permit submittal in spring of 2019 with construction to begin immediately thereafter.
THE MASTERS SUBDIVISION

Being a Replat of Lot 7, Amended Gateway Park First Filing - Phase 2 - Replat C, Situate in the Southeast Quarter of the Southeast Quarter of Section 15, and a Parcel of Land being the South Half of the South Half of the Northeast Quarter of the Southeast Quarter of Section 15, Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado

VICINITY MAP

PRELIMINARY

LINE TABLE

CURVE TABLE

CURVE TABLE

CURVE TABLE