

THE VILLAGE AT ROSE FARM

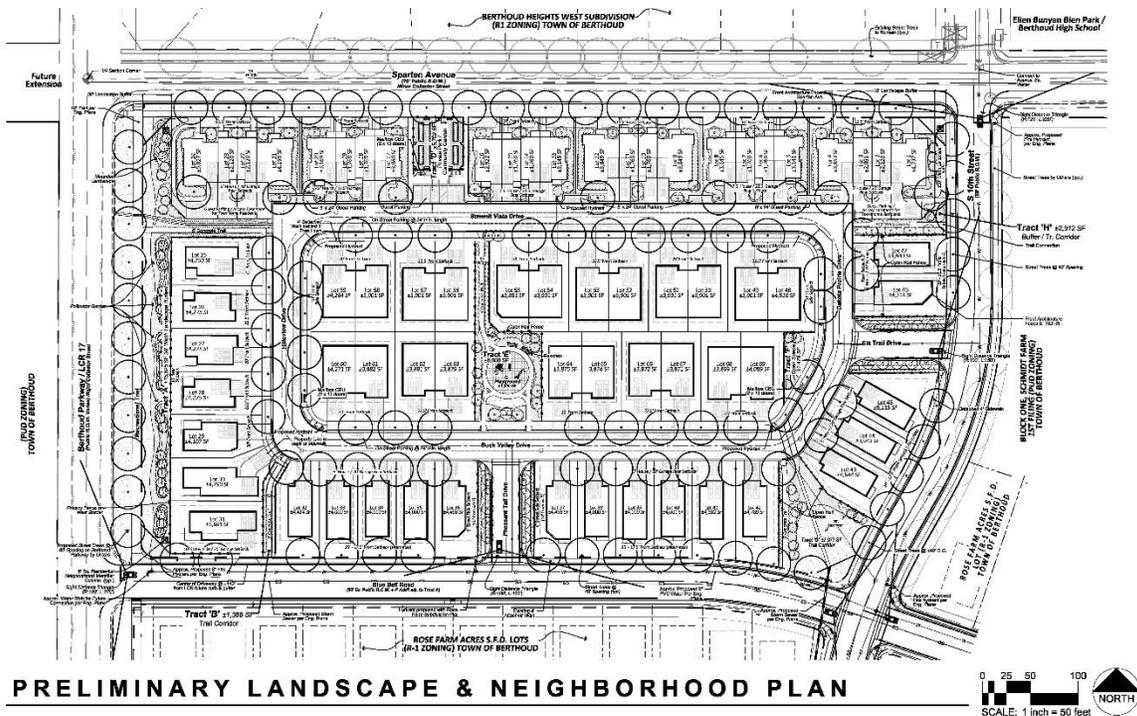
Preliminary Plat

February 6, 2019

PROJECT NARRATIVE

The Village at Rose Farm is a small residential neighborhood proposed on ±8.67 acres in the northern portion of the Rose Farm Acres subdivision (legally described as “Tract A”). The gently sloping property is bounded on the north by Spartan Avenue, on the west by Berthoud Parkway (Larimer County Road 17), on the east by 10th Street, and on the south by Bluebell Road. At the time of this writing, infrastructure construction elsewhere in Rose Farm Acres is underway, including street paving and utility infrastructure immediately adjacent to the property.

The proposed 69 homes in The Village at Rose Farm will include single-family detached homes, duplexes, and townhomes (four-plexes), for which architecture specific to this property is being developed. The Gabriel family, which has a long history of successfully building homes in Northern Colorado and Berthoud, identified this location as an exciting opportunity to create a small, diverse neighborhood to stand out from the larger, conventional developments being planned and built in and near Berthoud. To that end, the Gabriel family closed on the land in late 2017. Concept plans were submitted for the Town’s approval in 2018. These were presented to both the Planning Commission and Town Board of Trustees following Town staff’s initial review. Construction will commence following approvals and permitting, and will most likely be completed in a single phase.



Building orientation and garage placement will be key components to the proposed neighborhood: Structures adjacent to Spartan Avenue, 10th Street, and Blue Bell Road will have garages facing internal private drives, so that front porches, rather than garages, will face the perimeter streets. Because of the planned capacity of Berthoud Parkway and regional trail on the east side of the street, a landscaped buffer is proposed adjacent to the western property boundary. In addition, public rights of way adjacent to the property will include trees and other landscape materials as required.

COMPREHENSIVE PLANNING & ZONING COMPLIANCE

The proposed Concept Plan complies with the Town’s Comprehensive Plan and Zoning Map. All of Rose Farm Acres falls within the “Moderate Density Residential” land use plan designation on the Berthoud Preferred Land Use Plan Map (2014). The Rose Farm Acres final plat was recorded in 2015. The zoning designation of R-3 (Multifamily) was applied to Tract A (referred to herein as “The Village at Rose Farm”). The remainder of Rose Farm Acres is zoned R-1 (Single Family).

The gross density in The Village at Rose Farm as proposed is considerably less than what would be allowed in the R-3 multifamily district: per code, up to 173 units would be possible on the 8.67-acre property, using the maximum allowable gross density of 20 units per acre. When Rose Farm Acres was approved, the maximum number of units allowed in Tract A was not identified; however, engineering studies prepared at the time used 81 units (all townhomes) as a placeholder, or roughly 9.3 units per acre. Slightly less than 8 units per acre are proposed on the property in this preliminary plat application.

NEIGHBORHOOD CONTEXT

When given the existing and proposed neighborhoods in the vicinity, proximity to the high school and park to the northeast, as well as the avoidance of garages along the perimeter streets, the density, product mix, and building massing proposed in The Village at Rose Farm will appear appropriate to the area. The table below summarizes properties immediately adjacent to The Village at Rose Farm.

Direction	North	East	South	West
Name of Property or Subdivision	Berthoud Heights West Subdivision	Schmidt Farm 1 st , Block 1	Rose Farm Acres, Blocks 1 – 3	Ludlow Farms PUD, Lot 7
Comp. Plan Designation	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential	Employment
Zoning	R-1	AG	R-1	PUD
Current Land Use	Single Family Detached Residential (approx. 3 DU/Ac), lot sizes range from about 8,000 SF to >10,000 SF)	Agricultural & one home on a ±3-ac. lot.	Residential Subdivision, under construction (approx. 2.7 DU/Ac); lot sizes range from about 5,000 SF to >10,000 SF.	Agricultural
Proposed Land Use	Unchanged from the above.	To the best of our knowledge, no new development is proposed. In the most likely redevelopment scenario, the property would be rezoned to a use consistent with the MDR designation.	Per the Rose Farm Acres plat, 123 single family homes are planned south of The Village at Rose Farm, to be constructed by Richmond American Homes.	Per the Ludlow Farms ODP, the preferred land uses on Lot 7 are a mix of office and educational campuses (0.20 FAR) and residential uses consistent with the MDR Comp. Plan designation (2 – 6 DU/ac). A menu of several dozen non-residential uses are allowed on the property as well.

PERIMETER STREETS

Berthoud Parkway

Berthoud Parkway (Larimer County Road 17) is a major collector in Berthoud’s Transportation Master Plan.¹ Prior to the recordation of the Rose Farm Acres plat, 50’ of right of way had been dedicated east of

¹ LCR 17 is identified as a 2-lane arterial in Berthoud’s Transportation Plan north of Mountain Avenue.

the section line adjacent to the property. The Rose Farm Acres plat dedicated an additional 7.5' east of the section line. With the Ludlow Farms PUD, 57.5' has been provided west of the section line, for a total right of way width of 115'. No additional right of way along Berthoud Parkway is proposed to be dedicated with The Village at Rose Farm. On-street parking is not allowed on Berthoud Parkway.

A 10' width concrete trail was approved with the Rose Farm Acres plat along the eastern right of way line of Berthoud Parkway. Plans for that trail are included in the preliminary construction plans as part of this application.

Spartan Avenue

East of LCR 17, Spartan Avenue is a minor collector in Berthoud's Transportation Master Plan.² Street sections for the interim and full buildout were approved with Rose Farm Acres. Prior to the Rose Farm Acres plat, 40' of right of way had been dedicated south of the section line, in addition to the 30' north of the section line, for a total of 70'. No additional right of way is proposed to be dedicated along Spartan Avenue. On street parking will not be permitted on Spartan Avenue adjacent to the property.

A 5' width attached concrete sidewalk was approved with Rose Farm Acres along Spartan Avenue. The walk had been planned to be attached to preserve a hedgerow of Russian Olive and Juniper trees on The Village at Rose Farm. At the Town's direction, these trees were removed to allow for the construction of a detached sidewalk instead, and to allow front-facing architecture to be presented to Spartan Avenue. At the Town's request, a detached 6' concrete walk is proposed now on the south side of Spartan Avenue, separated from the street by an 8' width tree lawn.

10th Street

South of Spartan Avenue, 10th Street is designated as a local street, within a 58' public right of way, dedicated with the Rose Farm Acres plat.³ Detached sidewalks and tree lawns are planned on both sides of the street. The curb and gutter on the west side of 10th Street are construction at the time of this writing. The detached walk on the west side of 10th Street will be installed concurrently with other improvements in The Village at Rose Farm. On-street parking will be allowed on both sides of 10th Street.

Bluebell Road

Bluebell Road is a local street, which was platted with 50' of right of way with the Rose Farm Acres plat. A driveway to serve one home at the northeast corner of Blue Bell Road and Berthoud Parkway is proposed, at about 125' east of the Berthoud Parkway right of way. Blue Bell Road was built with attached sidewalks on both sides of the street in 2018.

VEHICULAR ACCESS & TRANSPORTATION SYSTEM IMPACTS

Access is proposed via full-turn movement intersections: one from Bluebell Road, and one from 10th Street. Direct vehicular access is proposed from neither Berthoud Parkway, nor Spartan Avenue. Adjacent streets are public right of way, to be owned and maintained by the Town of Berthoud.

Transportation impacts related to the overall Rose Farm Acres subdivision were assessed in 2014,⁴ based on preliminary plans that used 130 SFD units south of Tract A, and 81 SFA units in Tract A, for a total of 211 units. The final plat of Rose Farm Acres created a total of 123 SFD homes south and east of Bluebell Road and 10th Street. Access points along Spartan Avenue and Berthoud Parkway did not change. This Preliminary Plat proposes 69 dwelling units (as noted above, 23 SFD homes, 22 duplexes, and 24

² Spartan Avenue is planned to be a major collector west of LCR 17.

³ 10th Street is a minor collector north of Spartan Avenue.

⁴ Traffic Impact Study, 2014, Rose Farm Acres, Eugene Coppola, P.E., P.T.O.E.

townhomes) in what had been Tract A, for a total of 192 dwelling units. In total, 19 fewer homes are proposed in Rose Farm Acres than were studied in 2014.

Generally, transportation impacts to the overall street network in the area are expected to be consistent with the forecasted levels of service made in 2014. Background traffic counts were updated in early fall of 2018. The points of access to The Village at Rose Farm from Bluebell Road and 10th Street are expected to function adequately. Similarly, the full turning movement intersections at Bluebell / LCR 17 and 10th / Spartan, which were approved with the Rose Farm Acres subdivision, are expected to function adequately following construction of The Village at Rose Farm. Ultimately, the number of trips generated by Rose Farm Acres / The Village at Rose Farm will be slightly lower than the 2014 assessment, with acceptable levels of service.

INTERNAL STREETS, SIDEWALKS & PARKING

Streets internal to the neighborhood are to be private, to be maintained by The Village at Rose Farm HOA. These will function as alleys, although detached sidewalks are proposed on at least one side of each street, such that the front porch of every home in the neighborhood will be adjacent to a detached sidewalk. Parking cut-outs are provided as well for guest parking adjacent to townhomes. Except for Lot 31, garages will be accessed from the internal drives, not adjacent public streets. For reasons of safety, fire access, and flexibility, these internal streets will include mountable curbs, with a total of 30 feet between flowlines (a 28-foot asphalt width). Parking cut-outs are in addition to the above. Please refer to plan and section drawings within this application for additional detail.

Parking for residents of The Village at Rose Farm will be accommodated in garages, driveways, and private streets. In hearings for the concept plans, parking was identified as a concern, in part because of the location of the property near the high school and Ellen Bunyan Bein Park. In Berthoud, parking demand is defined as two spaces per dwelling unit for single-family detached and attached homes, regardless of the size of the home or the number of bedrooms. Therefore, based on 69 units proposed, the developer must provide 138 off-street spaces. A total of 267 spaces are provided, including parking along private drives, or nearly double the Town's requirement.

Product Type	SFD – Front Load	SFD – Alley Load	SFA – Duplex	SFA – Townhome
No. of Units	7 DU	16 DU	22 DU	24 DU
Parking Req'd per Unit	2 spaces / unit			
Parking Demand	14 spaces	32 spaces	44 spaces	48 spaces
Total Parking Demand	138 spaces (required)			
Garage Parking Capacity	2 spaces / unit	2 spaces / unit	2 spaces / unit	1 space / unit
Driveway Parking Capacity	2 spaces / unit	2 spaces / unit	2 spaces / unit	1 spaces / unit
Resident Parking Capacity per Unit	4 spaces / unit	4 spaces / unit	4 spaces / unit	2 spaces / unit
Resident Parking Capacity per Product	28 spaces	64 spaces	88 spaces	48 spaces
Total Resident Parking & Rate per Unit	228 spaces (3.30 spaces / unit)			
Guest Parking per Product	5 spaces	0 spaces ⁵	21 spaces	13 spaces
Total Guest Parking & Rate per Unit	39 spaces (0.57 spaces / unit)			
Total Off-Street Parking Provided per Product	33 spaces	64 spaces	109 spaces	61 spaces
Total Off-Street Parking Provided	267 spaces (3.87 spaces / unit)			

⁵ On-street parking is proposed adjacent to the property on portions of 10th Street and Bluebell Road; however, on-street parking along public streets is not reserved, and is therefore not a part of the calculations above. Approximately 15 vehicles may park safely on the north side of Bluebell Road, and another 4 vehicles may do so on the west side of 10th Street (south of the entry drive).

Parking will not be permitted on Berthoud Parkway and Spartan Avenue adjacent to the property. Presently, neither street has “no parking” signs adjacent to The Village at Rose Farm; however, Spartan Avenue in particular functions as an overflow parking lot for events at the park and high school. As the streets within The Village at Rose Farm are to be privately owned and maintained, signs will indicate that all parking is reserved for residents and guests of residents, to be enforced by the HOA.⁶

OPEN SPACE & TRAILS

Based on the gross property area of 8.67 acres, at least 0.61 acres (26,448 SF, or 7% of the property) is required for open space. A total of 1.00 acres (±43,566 SF) is proposed, or about 11.5% of The Village at Rose Farm. These are composed as follows:

Tract	Area	Purpose
A	±8,231 SF	The primary function of the tract is to convey stormwater above ground and sanitary sewer below ground. Landscape will be included as appropriate. A north-south walk connects the private drive to Bluebell Road.
B	±1,302 SF	This tract connects the internal street to Bluebell Road. Landscape will be on both sides of the trail.
C	±15,916 SF	Per Table 3-1 (§30-3-104), a minimum 30' width landscape buffer is required along Berthoud Parkway. Neighborhood identification monuments are proposed at the north and south extents of the tract, adjacent to intersections. A portion of the tract includes an east-west trail connection from internal streets to the regional trail along Berthoud Parkway. Some of the landscaped area will be designed as a pollinator garden.
D	±5,702 SF	In conjunction with guest parking and mailboxes, Tract D will include a community garden and north-south trail connections between the private drive and Spartan Avenue.
E	±8,000 SF	A small pocket park is proposed immediately north of the entry from Bluebell Road, as well as a north-south trail connection between private drives. The tract will include a playground, benches, landscape, and signage to be determined.
F	±1,479 SF	A small landscaped area is proposed immediately west of the entry from 10 th Street to act as a secondary entry feature. The tract may include signage to be determined.
G	±2,936 SF	While no landscape buffer is required between 10 th Street and the adjoining townhomes, an 11.5' landscape buffer is proposed to allow for the installation of a neighborhood identification monument at the southwest corner of 10 th Street and Spartan Ave. Additionally, an east-west walk connects the private drive to 10 th Street.
Total	±43,566 SF	The above areas will be maintained by The Village at Rose Farm HOA. Off-street trails will be paved with concrete.

HOUSING MODEL DIVERSITY

Because the area of The Village at Rose Farm (8.67 acres) is less than the threshold of 20 acres identified in §30-2-116.D.1(b), no minimum number of housing product types is applicable. However, the developer intends to construct multiple types of both single-family detached and attached homes, as listed below.

Housing Product Type	Units Proposed	% of Total	
Single-Family Detached			
Alley-loaded SFD	16 DU	23%	
Front-loaded SFD	7 DU	10%	
SFD Subtotal	23 DU	33%	
Single-Family Attached			No. of SFA Buildings
Alley-loaded Townhomes (4-plexes)	24 DU	35%	6
Front-loaded Duplexes	22 DU	32%	11
SFD Subtotal	46 DU	67%	17
Project Total	69 DU		

⁶ Parking regulations in public right of way will be enforced by the Town.

As more than five single-family attached buildings are proposed, a total of four “distinctly different” single-family attached buildings are planned. These include two townhome footprints adjacent to Spartan Avenue, and at least two duplex building footprints along the interior of the private loop street. Similar footprints, colors, etc., will not be used on adjacent lots, and front setbacks will vary by at least 2.5 feet on adjoining lots. These staggered setbacks are illustrated in the preliminary plat.

The developer intends to comply with the remainder of the standards in Section 30-2-116 as well; however, garages may exceed 65% of the length of the wall face for some of the buildings proposed. As these garages are proposed to be accessed from internal private drives, which are intended to function as alleys, there will be no discernable visual impact to the adjoining public right of way. It should be noted that Lot 31, which will take driveway access from Bluebell Road, will have a side-loaded garage, which will be most likely perpendicular to the public right of way (facing east). Therefore, the garage door(s) on Lot 31 may be visible from westbound traffic on Bluebell Road.

SUBDIVISION IDENTITY & PLACE STANDARDS

Per Table 3.131 in §30-2-131, five “elements” are required (51 – 100 dwelling units or 11 – 50 acres). To comply with the standard, the following items are proposed.

Element Category	Means of Compliance	Points
a. Trails	The 10' width trail paralleling Berthoud Parkway is included in the PORT Plan.	1 point
d. Playground	A circular playground is proposed in Tract E. The area of the playground is more than 1,000 SF, and is proposed to include play equipment appropriate for ages 2 – 5.	1 point
e. Community Gardens	An area of 2,000 SF is designated as a community garden in Tract D. A series of raised planter beds are proposed in fenced area.	1 point
f. Pollinator Gardens	Pollinator gardens are proposed along the buffer adjacent to Berthoud Parkway (Tract C), as well as the open space area at the northwest corner of the intersection of Bluebell Road and 10 th Street (Tract A). Pending final landscape design, the area of the pollinator garden will be greater than 2,000 square feet.	1 point
o. Alley-Loaded Streets	Alley-loaded building products are proposed along Spartan Avenue, 10 th Street, and Bluebell Road. Because only Spartan Avenue is a collector street to be maintained by the Town of Berthoud, only one point may be awarded for this item.	1 point
Total		5 points

As noted in §30-2-131.A, items required elsewhere in the code (such as the 30' buffer adjacent to Berthoud Parkway) will not receive credit. The HOA will be responsible for maintaining the playground, the community garden, and the pollinator garden. The Town of Berthoud will maintain the regional trail and Spartan Avenue.

UTILITY DESIGN

Preliminary plans for water, sewer, and storm water are proposed with this application. Water lines are to loop through the property below the private streets, connecting to lines in both 10th Street and Blue Bell Road. Sanitary sewer is also to be below private streets, connecting to the line proposed in Blue Bell Road at the southeastern corner of the property via Tract G.⁷ Construction plans previously prepared by others indicate that stormwater from Tract A will be conveyed from an inlet near the southeastern corner of the property. The property currently slopes gently from northwest to southeast, and will be graded to maintain existing drainage patterns to the extent possible. Tract A is outside of any known flood plains.

Will-serve letters have been received from Xcel Energy, Comcast, Century Link, and the Poudre Valley REA. Water and sanitary sewer service are anticipated to be provided by the Town. The owner anticipates

⁷ The Concept Plan proposed a sanitary sewer connection below what is now Pheasant Trail Drive to the line in Bluebell Road. The Tract A connection is a more efficient solution, albeit with the loss of one SFD home.

paying cash-in-lieu for necessary water, as allowed in §30.10-105 of the Berthoud Municipal Code, based upon the actual number of units of each type platted and irrigated landscape requirements.

REVIEW CRITERIA

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code.

The Village at Rose Farm (Tract A of Rose Farm Acres), was approved for multifamily development consistent with Berthoud's R-3 zoning district. The gross density proposed is lower than the 20 units / acre allowed under the R-3 district regulations. The transition of residential housing types from townhomes, to duplexes, to alley-loaded single-family detached create a standalone neighborhood with a functional system of private streets, open space, as well as off-street connections to adjoining sidewalks and trails. Garages are oriented internally to reduce the visual prominence of garage doors from outside of the neighborhood.

2. The application is consistent with the approved concept plan and incorporates the Town's recommendations and any conditions of approval.

The layout is nearly identical to the concept plan presented to the Town in 2018. The landscape buffer strip adjacent to Berthoud Parkway is wider, which slightly reduced the developable area of the property. A total of 70 units were proposed in the Concept Plan; this figure is now at 69 units.

3. The land use mix within the project conforms to Berthoud's Zoning District Map and Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan and PORT Plan.

Zoning:

The Village at Rose Farms is zoned R-3 and conforms to the standards therein.

Preferred Land Use Map:

The Town's Preferred Land Use Map identifies the area as "Moderate Density Residential," in the range of 2 – 6 units per acre. Multiple zoning designations are allowed within a comprehensive plan land use area. Without the higher density allowed in Tract A through the R-3 designation, Rose Farm Acres would have fallen below this density goal for the neighborhood as a whole.

Comprehensive Plan Goals & Policies

Land Use Policy 1. Support a diversity of residential densities, housing types, and price levels within individual neighborhoods.

The Village at Rose Farm is small; however, three distinct housing products are proposed: single-family detached homes, duplexes, and townhomes. The intent is to supplement, and not compete with, the larger and more conventionally designed single-family detached homes planned for the remainder of Rose Farm Acres.

Transportation Policy 2. Limit the use of cul-de-sac streets to locations where topography or other conditions preclude a grid street system.

No cul-de-sacs are proposed in The Village at Rose Farm. For the purposes of connectivity, a single loop street is proposed internal to the development, with a pair of connections to adjoining public rights of way.

Transportation Policy 4. Develop the transportation and circulation system as an image-setting feature.

The internal private street system is intended to function as an alley for the homes facing Spartan Avenue, Blue Bell Road, and 10th Street. For the homes backing up to Berthoud Parkway, as well as the duplexes internal to The Village at Rose Farm, sidewalks are planned along the private streets.

Transportation Policy 6. Create and improve pedestrian and bicycle routes within and between neighborhoods that provide clear, comfortable access to commercial sites, schools, parks, and transit stops.

The approved construction plans for Rose Farm Acres called for attached sidewalks adjacent to Spartan Avenue. Detached sidewalks and tree lawns are now proposed. At least one HOA owned and maintained off-street sidewalk connection is proposed to adjoining streets and trails. The north-south regional trail along the east side of Berthoud Parkway will be constructed concurrently with The Village at Rose Farm.

PORT Policy 5. Pocket parks should be provided and maintained by Homeowner Associations, Metropolitan Districts, or others to complement, but not replace, larger neighborhood parks.

The pocket park opposite the access from Blue Bell Road will be an important neighborhood amenity. Substantial park and recreation areas are associated with the high school and Ellen Bunyan Bein Park nearby. These facilities are appropriate for older children and adults. The pocket park in The Village at Rose Farm, to be maintained by the HOA, will be designed for children aged 2 – 5 years.

4. The utility and transportation design is adequate, given existing and planned capacities of those systems.

The overall Rose Farm Acres utility system anticipated the development of what is now The Village at Rose Farm. The proposed neighborhood design ties into that system, as described in plans prepared by Landmark Engineering. Similarly, the transportation network surrounding The Village at Rose Farm was evaluated when Rose Farm Acres was being considered through a Transportation Impact Study. The original study, as well as the update prepared by Eugene Coppola, P.E., are included in these Preliminary Plat application materials.

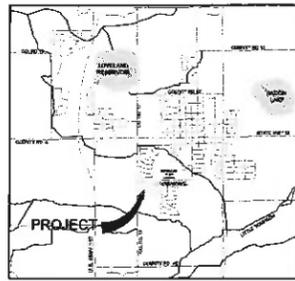
5. Negative impacts on adjacent land uses including, but not limited to: solar access, heat, dust, glare, traffic and noise have been identified and satisfactorily mitigated.

Solar access on adjacent properties will be unaffected by one- and two-story homes in The Village at Rose Farm. Other buildings in the area do not appear to exceed two stories. Traffic as a result of this plat is not anticipated to be a significant concern. Other potential impacts, such as heat, dust, glare, and noise, are more commonly associated with industrial land uses, and are not applicable in this instance.

6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Berthoud.

The demand for relatively small residential homes has increased in Berthoud and Larimer County as a whole over the last several years. The applicant purchased Tract A because of its location close to Berthoud's core, and the fact that smaller homes are encouraged by the R-3 zoning.

PRELIMINARY PLAT
THE VILLAGE AT ROSE FARM
 A REPLAT OF TRACT A ROSE FARM ACRES, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23,
 TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
 SCALE 1"=5,000'

BLOCK 1
 BERTHOUD HEIGHTS-WEST SUB.
 ZONING: P.U.D.
 OWNER(S): VARIES BY LOT

REC No. 23051046
 OWNER: TOWN
 OF BERTHOUD
 ZONING:

PROPERTY DESCRIPTION

Tract A, Rose Farm Acres, Town of Berthoud, County of Larimer, State of Colorado, according to the record plat thereof recorded December 21, 2015 under Reception No. 20150087956, being more particularly described as follows:

Considering the West line of the Southwest 1/4 of Section 23, Township 4 North, Range 69 West of the 6th P.M. as bearing South 00°13'45" West, per aforementioned record plat, and with all bearings contained herein lying relative thereto:

Commencing from the West Quarter Corner of Section 23, Township 4 North, Range 69 West of the 6th P.M.; thence South 51°13'19" East 43.93 feet to a point on the South right-of-way line of Spartan Avenue; thence along said South right-of-way line, South 89°57'05" East 7.59 feet to the True Point of Beginning; thence continuing along said South right-of-way line, South 89°57'05" East 837.32 feet to a point on the Westerly right-of-way of South 10th Street, as depicted on aforementioned plat; thence along said Westerly right-of-way, South 00°18'28" West 185.88 feet to the beginning of a curve, concave Northwesterly, having a radius of 371.00 feet, a central angle of 29°55'22", the long chord of which bears South 14°39'13" West 191.56 feet; thence along the arc of said curve, 193.75 feet; thence departing said curve, South 29°46'54" West 54.45 feet to the beginning of a curve, concave Southwesterly, having a radius of 529.00 feet, a central angle of 00°47'00", the long chord of which bears South 26°13'24" West 62.59 feet; thence along the arc of said curve 62.63 feet to the point of reverse curve, concave Northwesterly, having a radius of 15.00 feet, a central angle of 84°36'52", the long chord of which bears South 65°08'20" West 20.19 feet; thence along to arc of said curve 22.15 feet to a point of reverse curve, concave Southerly, having a radius of 525.00 feet, a central angle of 17°26'45", the long chord of which bears North 81°16'37" West 159.24 feet; thence along the arc of said curve 159.24 feet; thence North 90°00'00" West 346.23 feet to the beginning of a curve, concave Northwesterly, having a radius of 15.00 feet, a central angle of 89°13'45", the long chord of which bears North 44°53'08" West 21.28 feet; thence along the arc of said curve 23.62 feet; thence North 00°13'45" East 444.69 feet, more or less, to the Point of Beginning.

Containing 377,828 square feet (8.67 acres), more or less, and being subject to all rights-of-way, easements, reservations, and restrictions of record or as they now exist.

GENERAL PLAT NOTES

- NOTICE: According to Colorado law, you must commence any legal action based on any defect in this survey within THREE years after you first discover such defect. In no event may any action based on any defect in this survey be commenced more than TEN years from the date of certification shown herein.
- BASIS OF BEARINGS: Considering the West line of the Southwest 1/4 of Section 23, Township 4 North, Range 69 West of the 6th P.M. as bearing South 00°13'45" West, per the record plat of Rose Farm Acres recorded December 21, 2015 under Reception No. 20150087956, and with all bearings contained herein lying relative thereto.
- LINEAR UNITS used in the preparation of this plat are based on the U.S. Survey Foot.
- Refer to Civil plans for street cross-sections.
- All construction on this site is to be performed in one phase.
- Maintenance of open spaces, trail corridors, etc. shall be the responsibility of the Homeowner's Association.

SITE TABLES

- Property Address: N/A
- Property Identification: Larimer County Parcel No. 9423335001
- Zoning: Existing: R-3 Residential / Proposed: R-3 Residential
- Developable Area: 377,828 square feet / 8.67 acres
- Land Use: Existing: (Vacant) / Proposed: Single-Family Attached and Detached
- Access Point(s): 1) South 10th Street & 2) Blue Bell Road
- Proposed Services:
 - Water: Town of Berthoud
 - Power: Town of Berthoud
 - Sewer: Town of Berthoud
 - Fire Protection: Town of Berthoud

SITE INVENTORY

- No geological hazards are located within the area of this survey.
- No environmental overlays are located within this site.
- The site is not located in any 100-year floodplain.
- No special places of Larimer County or other publicly owned lands exist within this site.
- No viable commercial mineral deposits are known to exist within the site.
- Historical drainage patterns are generally in a Southwesterly direction across the site. For additional information, refer to Civil drawings prepared by Landmark Engineering, LTD.

SURVEYOR'S CERTIFICATE

I, Terry G. Everett, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of THE VILLAGE AT ROSE FARM was made under my supervision and the accompanying preliminary plat accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

Terry G. Everett
 Colorado PLS 17483
 For and on behalf of
 CDS Engineering Corp.



CONTACT LIST

OWNER/APPLICANT:
 G2 DEVELOPMENT, LLC
 845 PYRAMID PEAK COURT
 BERTHOUD, CO 80613
 ATTN: TODD GABRIEL

DESIGNER/LANDSCAPE ARCHITECT/ENGINEER:
 LANDMARK ENGINEERING, LTD.
 3521 W. EISENHOWER BLVD.
 LOVELAND, CO 80537
 ATTN: LEE MARTIN, RLA & JEFF OLHAUSEN, PE

LAND SURVEYOR:
 CDS ENGINEERING CORP.
 185 2ND STREET S.W.
 LOVELAND, COLORADO 80537
 ATTN: TERRY G. EVERETT
 teverett@cds-eng.net

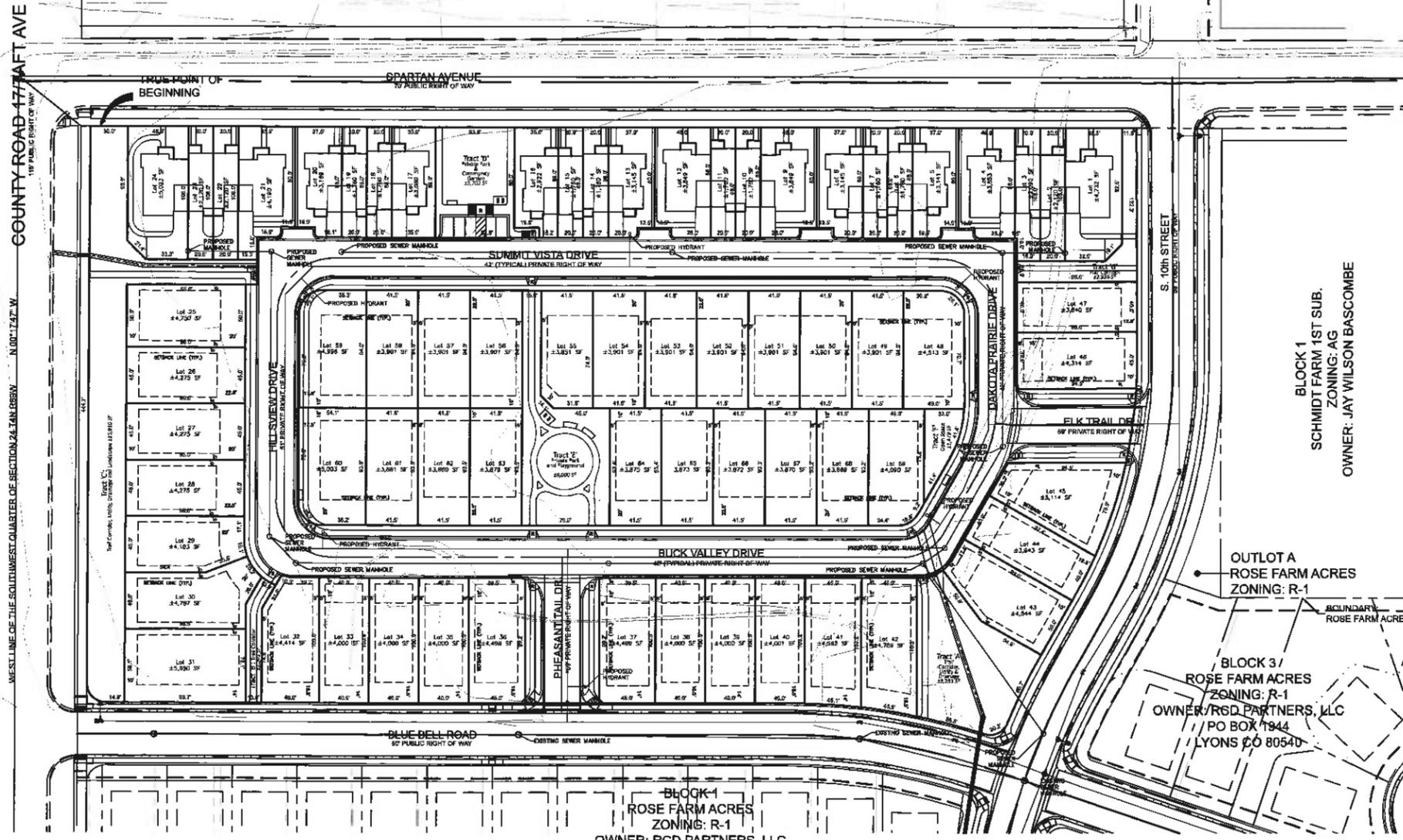
DEVELOPMENT SUMMARY:

Property Area: 377,828 Square Feet (8.67 Acres)
 Proposed Units: 69 DU
 Gross Density: 7.96 DU/Acre
 Lotted Area: 255,561 Square Feet (5.87 Acres) 67.7% of Property Area
 Net Density: 11.8 DU/Acre
 Parks/Open Space: 43,566 Square Feet (1.00 Acres) 11.5% of Property Area
 (Required Open Space @ 7% of Property Area = 26,448 Square Feet)
 Private Street Outlot Area: 78,400 Square Feet (1.80 Acres) 20.8% of Property Area

PRODUCT SUMMARY:

Type:	No. Units	% Total	Lotted Area	% Area	Average	Net Density
SFD - Front Load	7 DU	10.1%	32,155 SF	8.5%	4,594 SF	9.5 DU/Acre
SFD - Alley Load	16 DU	23.2%	68,517 SF	18.1%	4,282 SF	10.2 DU/Acre
SFA - Duplex	22 DU	31.9%	88,561 SF	23.4%	4,026 SF	10.8 DU/Acre
SFA - Townhome	24 DU	34.8%	65,628 SF	17.6%	2,776 SF	15.7 DU/Acre
TOTAL:	69 DU		255,661	67.7%	3,708 SF	11.8 DU/Acre

Tract	Area (SF)	Purpose and Use
A	8,231	Landscape, Drainage and Pedestrian Access
B	1,302	"
C	15,916	"
D	5,702	Landscape, Playground and Pedestrian Access
E	8,900	Landscape, Drainage, Utility & Pedestrian Access
F	1,479	"
G	2,916	Landscape, Drainage and Pedestrian Access



LOT 7, LUDLOW FARMS
 ZONING: P.U.D.
 OWNER: REID S. LUDLOW
 SMILIN 11 LLC
 1909 SUNDANCE DR
 LONGMONT, CO 80501

COUNTY ROAD 177 AFT AVE
 WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, T4N, R69W N 00°17'47" W

BLOCK 1
 SCHMIDT FARM 1ST SUB.
 ZONING: AG
 OWNER: JAY WILSON BASCOMBE

OUTLOT A
 ROSE FARM ACRES
 ZONING: R-1

BLOCK 3
 ROSE FARM ACRES
 ZONING: R-1
 OWNER: RSD PARTNERS, LLC
 PO BOX 1944
 LYONS CO 80540

BLOCK 1
 ROSE FARM ACRES
 ZONING: R-1
 OWNER: RCD PARTNERS, LLC
 PO BOX 1944
 LYONS CO 80540

VILLAGE AT ROSE FARM USAGE TABLE

Lot No.	Area (SF)	Product Type	Lot No.	Area (SF)	Product Type	Lot No.	Area (SF)	Product Type	Lot No.	Area (SF)	Product Type
1	4,732	SFA- Townhome	21	4,190	SFA-Townhome	41	4,001	SFD-Alley	61	3,881	SEA-Duplex
2	2,120	"	22	2,120	"	42	4,789	"	62	3,880	"
3	2,090	"	23	2,120	"	43	4,544	"	63	3,879	"
4	3,853	"	24	5,023	"	44	3,943	"	64	3,875	"
5	3,141	"	25	4,750	SFD-Front	45	5,114	"	65	3,875	"
6	1,760	"	26	4,275	"	46	4,314	"	66	3,872	"
7	1,760	"	27	4,275	"	47	3,840	"	67	3,870	"
8	3,145	"	28	4,275	"	48	4,513	SFA-Duplex	68	3,869	"
9	3,849	"	29	4,103	"	49	3,901	"	69	4,090	"
10	1,760	"	30	4,787	"	50	3,901	"			
11	1,760	"	31	5,690	"	51	3,901	"			
12	3,849	"	32	4,414	SFD-Alley	52	3,901	"			
13	3,145	"	33	4,000	"	53	3,901	"			
14	1,760	"	34	4,000	"	54	3,901	"			
15	1,760	"	35	4,000	"	55	3,851	"			
16	2,922	"	36	4,498	"	56	3,901	"			
17	3,080	"	37	4,498	"	57	3,901	"			
18	1,760	"	38	4,000	"	58	3,901	"			
19	1,760	"	39	4,000	"	59	4,996	"			
20	3,169	"	40	4,000	"	60	5,003	"			

Engineering Corporation
 CDS
 185 2ND STREET S.W., LOVELAND, COLORADO 80537 TEL: (970) 697-8010
 TERRY G. EVERETT, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 17483
 DATE: 01/15/2019 SCALE: 1"=50' REVIEWED BY: T. Everett
 PROJECT: 8051 DRAWN BY: T. Everett
THE VILLAGE AT ROSE FARM
 Sheet PRELIMINARY PLAT
 1 Of 1 Sheets