FICKEL FARMS OVERALL DEVELOPMENT PLAN

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

ZONING INFORMATION:

- Existing Zoning: PUD
- Proposed Zoning: PUD

FICKEL FARMS OVERALL DEVELOPMENT PLAN

Proposed Development:

- 195 Dwelling Units on 54 Ac. +/-
- 3.6 D.U./Acre - Gross Density
- 7.2 D.U./Acre - Net Density
- 25 foot from Highway 56 and 20 foot from adjacent properties
- Maximum Lot Width: 80 foot
- Front Porch/Deck: 12 foot for front property
- Rear Porch/Deck: 12 foot
- Porch/Deck: 12 foot
- Covered Porch: 12 foot
- Easements: Ten (10) foot wide utility easements to be dedicated along front lot lines. Additional easements as required to meet the needs of utility service entities are to be indicated on the final plat.
- Setbacks:
  - Tract 2 - 25 foot from Highway 56 and 20 foot from adjacent properties
  - Maximum Building Height: 40 foot
  - Minimum Lot Width: 30 foot
  - Front Yard Front Loaded (with Garage): 20 foot, 12' feet for front porch setback
  - Front Yard Rear Loaded: 10 foot
  - Rear Yard with Front loaded Garage: 10 foot
  - Rear yard with rear loaded garage: 5 foot
  - Side: 5 foot
  - Corner Side: 10 foot
  - Parking: A minimum of two (2) off-street parking spaces to be provided per dwelling unit

Addressing:

- Lot Addresses to be determined by the Town of Berthoud Building Department
- Property Maintenance:
  - Acreage to be maintained by the Town of Berthoud

VICTIM MAP:

SCALE 1" = 199'
Fickel Farm - Neighborhood Masterplan

LAND USE PLAN
Fickel Farm - Neighborhood Masterplan

PARK PLAN
Fickel Farm - Neighborhood Masterplan
TRAIL PLAN