

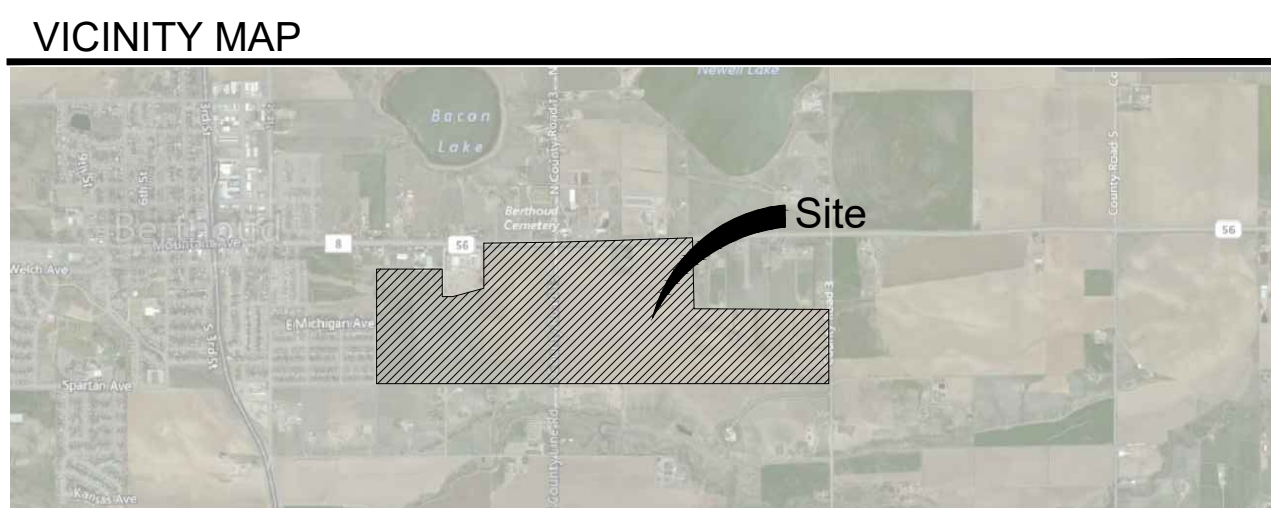
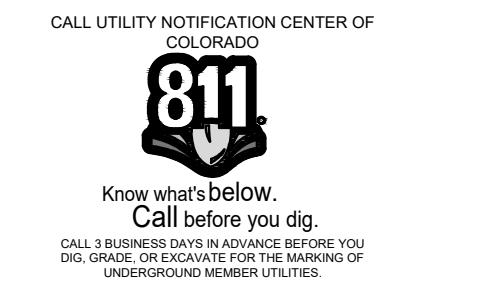


PROJECT TITLE
THE FARMSTEAD

Berthoud, Colorado

PREPARED FOR
PAINTED SKY, LLC.

506 Shoshoni Street
 Cheyenne, WY 82009



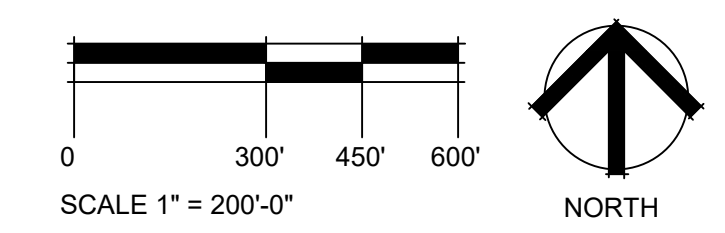
- NOTES**
1. ACREAGE FOR INDIVIDUAL ZONE DISTRICTS INCLUDES ROW.
 2. STREET CLASSIFICATIONS ARE CONCEPTUAL AND WILL BE CONFIRMED AT PRELIMINARY PLAT.
 3. MICHIGAN AVENUE WILL CONNECT TO NEBRASKA AVENUE AS PART OF A FUTURE PHASE.
 4. DENSITY CAN SHIFT BETWEEN DEVELOPMENT BUBBLES SO LONG AS THE MAXIMUM DU/AC PER DEVELOPMENT BUBBLE IS NOT EXCEED.
 5. A 12 ACRE PARCEL SHALL BE PROVIDED FOR AN ELEMENTARY SCHOOL.
 6. ADDITIONAL ACCESS TO COUNTY LINE ROAD 1 AND HWY 56, FOR THE MIXED USE AREAS, SHALL BE COORDINATED WITH CDOT & THE TOWN OF BERTHOUD AT THE TIME OF PLATTING.
 7. A MINIMUM OF 5 ACRES OF COMMERCIAL SHALL BE REQUIRED WHICH CAN BE LOCATED IN ANY OF THE SPECIFIED PARCELS.

LAND USE STATISTICS

TOTAL ACREAGE =	~280 ACRES
PHASE 1 ROW ACREAGE =	~29.9 ACRES
R1 ACREAGE =	~63 ACRES
R1 PROPOSED DENSITY =	UP TO 6 DU/AC
R2 ACREAGE =	~82 ACRES
R2 PROPOSED DENSITY =	UP TO 8 DU/AC
R3 ACREAGE =	~25 ACRES
R3 PROPOSED DENSITY =	UP TO 12 DU/AC
R4 ACREAGE =	~50 ACRES
R4 PROPOSED DENSITY =	UP TO 24 DU/AC
M1 ACREAGE =	~10 ACRES
BEBO R1 ACREAGE =	~10 ACRES
OPEN SPACE ACREAGE =	~26.5 ACRES
% OF SITE AS OPEN SPACE =	9.4%

PHASE 1 LAND USE SUMMARY

68' X 110'.....	121	R1 - SINGLE FAMILY
76'-80" X 110'.....	.84 *	R2 - LIMITED MULTI-FAMILY
BEBO LOTS.....	36	R3 - MULTI-FAMILY
PHASE 1 TOTAL.....	241	R4 - MIXED-USE
* 40 LOTS SHOWN AT CONCEPTUAL FOR DUPLEX PRODUCT TYPE. INDIVIDUAL LOTS TO BE PROVIDED AT PRELIMINARY PLAT.		
FUTURE DEVELOPMENT LAND USE SUMMARY		
R1 RESIDENTIAL.....	267-378	M1 - LIGHT INDUSTRIAL
R2 RESIDENTIAL.....	179-259	R2 DUPLEX LOTS - PHASE 1
R3 RESIDENTIAL.....	148-297	
R4 RESIDENTIAL.....	488-710	
FUTURE TOTAL.....	1,082-1,644	
PROJECT TOTAL.....	1,232-1,691	



REVISIONS

REVISIONS	DATE
Staff Comments	6.14.17
Staff Comments	7.25.17

DATE
 APRIL 21, 2017

SHEET TITLE
 OVERALL CONCEPT PLAN

SHEET INFORMATION

Sheet Number: 1