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:

Zoning:
Existing Zoning PUD
Proposed Zoning PUD

Density:
195 Dwelling Units on 54 Ac.+/-
3.6 D.U./Acre - Gross Density
7.2 D.U./Acre - Net Density

Types of Dwellings:
SFD - Single Family Dwelling Detached
SFA - Single Family Dwelling Attached
MF - Multi Family Dwelling

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 (rear, or no Garage)	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
Accesory Building/Sheds/etc.	**5 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

Open-Space Maintenance:
Donated Public open space areas to be maintained by the Town of Berthoud.
Public Open space not donated to be maintained by Home Owners Association.

Allowable per PUD	Units
Residences	195
Multi-Family Residences	42
Total	**237**

PUD Breakdown	Units	Phase
Existing Platted Residences (Phase 1 and 2)	62	Completed
Proposed Residences per Fourth Filing (Remainder of 2,3,4,5, and 6)	66 Duplex 35 SFD	Updated Phase 3
Future Development (Tracts 1, 2, 3)Residences (Remainder of 2,3,4,5, and 6)	32	Updated Phase 4
Future Development (Tracts 1, 2, 3)Multi-Family Residences (Remainder of 2,3,4,5, and 6)	42	Updated Phase 4
Total	**237**	

LAND USE TABLE:

PARCEL	DESCRIPTION/LAND USE	AREA GROSS	AREA NET	PERCENT	ENCUMBRANCES	INTENDED OWNERSHIP & MAINTENANCE
EX.	EXISTING PLATTED LOTS	621,601	426,252	29.73%	RESIDENTIAL	PROPERTY OWNER
TRACT 1	FUTURE DEVELOPMENT	135,549	120,246	8.39%	RESIDENTIAL	PROPERTY OWNER
TRACT 2	FUTURE DEVELOPMENT	551,147	495,507	34.56%	RESIDENTIAL	PROPERTY OWNER
BLOCK 1	14 LOTS	106,660	80,298	5.60%	RESIDENTIAL	PROPERTY OWNER
BLOCK 2	6 LOTS	27,082	17,001	1.19%	RESIDENTIAL	PROPERTY OWNER
BLOCK 3	12 LOTS	48,529	32,679	2.28%	RESIDENTIAL	PROPERTY OWNER
BLOCK 4	8 LOTS	27,000	22,416	1.56%	RESIDENTIAL	PROPERTY OWNER
BLOCK 5	8 LOTS	27,000	22,416	1.56%	RESIDENTIAL	PROPERTY OWNER
BLOCK 6	8 LOTS	27,000	22,416	1.56%	RESIDENTIAL	PROPERTY OWNER
BLOCK 7	8 LOTS	34,830	22,320	1.56%	RESIDENTIAL	PROPERTY OWNER
BLOCK 8	9 LOTS	82,097	56,606	3.95%	RESIDENTIAL	PROPERTY OWNER
BLOCK 9	8 LOTS	24,000	21,600	1.51%	RESIDENTIAL	PROPERTY OWNER
BLOCK 10	8 LOTS	24,000	21,600	1.51%	RESIDENTIAL	PROPERTY OWNER
BLOCK 11	10 LOTS	64,997	59,459	4.15%	RESIDENTIAL	PROPERTY OWNER
BLOCK 12	2 LOTS	17,597	13,060	0.91%	RESIDENTIAL	PROPERTY OWNER
EX.	EXISTING PIONEER PARK	273,748	273,748			TOWN OF BERTHOUD
TRACT 3	FUTURE DEVELOPMENT	108,287	82,913			TOWN OF BERTHOUD
OUTLOT A	OPEN SPACE	31,559	23,691		UTILITY, DRAINAGE EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT B	OPEN SPACE	27,000	25,000		UTILITY, DRAINAGE EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT C	OPEN SPACE	7,082	2,188		UTILITY, DRAINAGE EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT D	OPEN SPACE	2,693	1,097		UTILITY, DRAINAGE EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT E	OPEN SPACE	6,641	1,070		UTILITY, DRAINAGE EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT F	OPEN SPACE	26,261	22,542		UTILITY, DRAINAGE EASEMENT	HOME OWNERS ASSOCIATION
	TOTAL Square feet	**2,302,360**	**1,433,876**	**100.00%**		
	Acres	**52.85**	**32.92**			
	Density (units per acre)	**4.48**	**7.20**			

VICINTY MAP:

SCALE 1" = 1000'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	14.00'	21.99'	19.80'	N44°55'23"E	90°00'00"
C2	15.00'	23.56'	21.21'	S45°04'37"E	90°00'00"
C3	15.00'	23.56'	21.21'	S44°55'23"W	90°00'00"
C4	14.00'	21.99'	19.80'	N45°04'37"W	90°00'00"
C5	15.00'	23.56'	21.21'	S45°04'37"E	90°00'00"
C6	15.00'	23.56'	21.21'	N44°55'23"E	90°00'00"
C7	15.00'	23.56'	21.21'	N45°04'37"W	90°00'00"
C8	21.00'	32.99'	29.70'	S44°55'23"W	90°00'00"
C9	14.00'	21.99'	19.80'	N44°55'23"E	90°00'00"
C10	14.00'	21.99'	19.80'	S45°04'37"E	90°00'00"
C11	14.00'	21.99'	19.80'	S44°55'23"W	90°00'00"
C12	14.00'	21.99'	19.80'	N45°04'37"W	90°00'00"
C13	15.00'	23.56'	21.21'	N44°55'23"E	90°00'00"
C14	15.00'	23.56'	21.21'	S45°04'37"E	90°00'00"
C15	15.00'	23.56'	21.21'	S45°04'37"E	90°00'00"
C16	15.00'	23.56'	21.21'	N44°55'21"E	90°00'03"
C17	15.00'	23.56'	21.21'	S45°04'37"E	90°00'00"
C18	34.00'	53.41'	48.08'	S45°04'37"E	90°00'00"
C19	14.00'	21.99'	19.80'	S45°04'37"E	90°00'00"
C20	14.00'	21.99'	19.80'	S44°55'23"W	90°00'00"
C21	15.00'	23.56'	21.21'	N45°04'37"W	90°00'00"
C22	15.00'	23.56'	21.21'	S44°55'23"W	90°00'00"
C23	14.00'	21.99'	19.80'	S45°04'37"E	90°00'00"
C24	15.00'	23.56'	21.21'	N44°55'23"E	90°00'00"
C25	14.00'	21.99'	19.80'	N45°04'37"W	90°00'00"
C26	15.00'	23.56'	21.21'	N44°55'23"E	90°00'00"
C27	15.00'	23.56'	21.21'	S45°04'37"E	90°00'00"
C28	14.00'	21.99'	19.80'	S44°55'23"W	90°00'00"
C28	15.00'	23.56'	21.21'	N45°04'39"W	89°59'57"
C30	79.00'	3.06'	3.06'	N01°11'15"W	2°13'09"
C31	21.00'	1.65'	1.64'	N02°37'14"W	4°29'18"
C32	21.00'	1.78'	1.78'	N84°29'19"E	4°50'41"
C33	15.00'	23.56'	21.21'	S48°05'21"E	90°00'00"
C34	21.00'	0.54'	0.54'	S00°48'55"E	1°28'30"
C35	15.00'	23.56'	21.21'	N41°54'39"E	90°00'00"
C36	79.00'	5.00'	5.00'	N02°11'26"W	3°37'42"
C37	190.00'	42.79'	42.69'	N08°55'01"E	12°54'08"
C38	190.00'	20.01'	20.00'	N00°33'04"W	6°02'03"
C39	190.00'	61.13'	60.86'	N12°47'05"W	18°25'58"
C40	135.00'	37.25'	37.13'	N81°36'39"E	15°48'38"
C41	135.00'	96.07'	94.06'	N53°19'06"E	40°46'28"
C42	761.00'	47.05'	47.04'	N01°50'56"W	3°32'33"
C43	761.00'	52.25'	52.24'	N05°35'14"W	3°56'03"
C44	761.00'	37.63'	37.62'	N08°58'15"W	2°49'59"
C45	50.00'	4.23'	4.23'	N84°29'19"E	4°50'41"
C46	50.00'	3.37'	3.37'	S02°18'29"E	3°51'49"
C47	50.00'	1.76'	1.76'	S01°05'08"E	2°00'56"

SHEET INDEX:

SHEET NUMBER	SHEET TITLES
GENERAL INFORMATION	
1 OF 2	COVER SHEET
2 OF 2	DEVELOPMENT PLAN

OVERALL DEVELOPMENT PLAN LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of FICKEL FARM PUD FOURTH FILING located in the Northwest Quarter of Section 24, 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; A parcel of land in the Town of Berthoud, County of Larimer, State of Colorado located in the Northwest Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M. more particularly described as follows:
Considering the North line of the Northwest Quarter of said Section 24 was assumed to bear South 89°38'09" West, between the monuments shown and described hereon and with all bearings contained herein relative thereto;
Beginning at the Northwest corner of said Section 24;
thence along the West line of said Northwest Quarter, South 00°04'40" East, a distance of 400.00 feet, to a point on the westerly prolongation of the North line of the Fickel Farm P.U.D. First Filing to the Town of Berthoud;
thence departing said West line, North 89°55'04" East, along said westerly prolongation and the North line of Said Fickel Farm P.U.D. First Filing a distance of 302.03 feet to the Southwest corner of the Victoria Square Subdivision to the Town of Berthoud,
thence North 00°22'04" West, along the West line of said Victoria Square Subdivision, a distance of 60.00 feet to the TRUE POINT OF BEGINNING
thence North 00°21'53" West, along the East line of said Victoria Square Subdivision and the East Line of Fickel Farm Addition to the Town of Berthoud, a distance of 291.53 feet, to a point on the Southerly right of way line of Colorado State Highway 52;
thence North 89°38'07" East, along said Southerly right of way line, a distance of 1,030.01 feet, to a point on the Westerly line of the Hergenreter M.L.D. S-255-93;
thence South 00°03'24" East, along said Westerly line, a distance of 345.00 feet;
thence North 89°38'07" East, along the Southerly line of said Hergenreter M.L.D. and its Easterly prolongation, a distance of 806.12 feet, to a point on the Westerly boundary of that certain parcel of land as described in a deed recorded in reception number 9409478 of Larimer County Records;
thence South 00°02'07" East, along said Westerly boundary line, a distance of 921.72 feet, to a point on the South line of the North One-half of the Northwest Quarter of said Section 24;
thence South 89°30'39" West, along said South line, a distance of 140.84 feet to the Northeast corner of Berthoud Heights East Subdivision;
thence South 89°30'39" West, along the North line of said Berthoud Heights, a distance of 635.89 feet, to a point on the East boundary line of the Pioneer Park, a subdivision of the Town of Berthoud;
thence along the Boundaries of said Pioneer Park the following ten (10) courses and distances;
1. North 00°02'51" West a distance of 55.72 feet;
2. along the arc of a curve to the right having a central angle of 15°24'56", and a radius of 130.00 feet an arc length of 34.98 feet the chord of said curve bears North 07°39'37" East, a chord length of 34.87 feet;
3 North 15°22'05" East a distance of 108.54 feet;
4.along the arc of a curve to the left having a central angle of 37°22'09", and a radius of 190.00 feet an arc length of 123.92 feet the chord of said curve bears North 03°19'00" West, a chord length of 121.74 feet;
5 North 22°00'04" West a distance of 272.87 feet;
6 South 67°59'56" West a distance of 196.29 feet;
7. along the arc of a curve to the left having a central angle of 35°04'04", and a radius of 190.00 feet an arc length of 116.29 feet the chord of said curve bears South 50°27'54" West, a chord length of 114.48 feet;
8 South 32°55'52" West a distance of 177.54 feet;
9. along the arc of a curve to the right having a central angle of 56°35'06", and a radius of 135.00 feet an arc length of 133.33 feet the chord of said curve bears South 61°13'25" West, a chord length of 127.97 feet;
10. South 89°30'58" West a distance of 88.41 feet to a point on the Easterly boundary of Fickel Farm P.U.D. Third Filing;
Thence along the boundaries of said Third Filing the following six (6) courses and distances;
1. North 00°29'21" West a distance of 1.00 feet;
2. South 89°30'39" West a distance of 37.84 feet;
3. North 00°04'40" West a distance of 537.05 feet;
4. along the arc of a curve to the left having a central angle of 10°18'34", and a radius of 761.00 feet an arc length of 136.93 feet the chord of said curve bears North 05°13'57" West, a chord length of 136.74 feet;
5. North 10°23'14" West a distance of 132.04 feet;
6. thence along the arc of a cotangent curve to the left having a central angle of 06°07'29", and a radius of 332.50 feet an arc length of 35.54 feet the chord of said curve bears South 83°53'21" West, a chord length of 35.53 feet;
7. South 80°49'36" West a distance of 91.82 feet, to the Northeast corner of Fickel Farm P.U.D. First Filing;
thence along the Northern Boundaries of said First Filing the following three (3) courses and distances;
1. along the arc of a cotangent curve to the left having a central angle of 05°17'28", and a radius of 731.63 feet an arc length of 67.56 feet the chord of said curve bears South 79°36'48" West, a chord length of 67.54 feet,
2. along the arc a reverse curve to the right having a central angle of 12°57'16", and a radius of 570.00 feet an arc length of 128.88 feet the chord of said curve bears South 83°26'42" West, a chord length of 128.60 feet;
3. South 89°55'20" West a distance of 20.15 feet to the TRUE POINT OF BEGINNING;
Containing an area of 1,406,894 square feet, 32.298 acres, more or less
have laid out, platted, and subdivided the above described land, under the name and style of FICKEL FARM PUD FOURTH FILING, 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 plats, and grant to the Town of Berthoud such easements and rights-of-way, and all right, title and interest in real property to the above described lands, including all surface interests and all minerals within or underlying said lands, as are created hereby and depicted or, by note , referenced hereon, along with the right to install, maintain, replace 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, water, electric, natural gas and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places shown on the plat.

PROJECT TEAM

OWNER / APPLICANT
BERTHOUD HOMES, LLC
506 SHOSHONI ST.
CHEYENNE, WY 82009
PHONE 307-634-8801
CONTACT: WILL EDWARDS

CIVIL ENGINEER
CIVILWORX, LLC
4025 AUTOMATION WAY, SUITE B2
FORT COLLINS, CO 80525
PHONE: 970-698-6046
CONTACT: JUSTIN BECKNER

SURVEYOR
DEDECKER LAND SURVEYING
4301 FAWN TRAIL
LOVELAND, CO 80537
970-217-2331
CONTACT: MIKE DEDECKER

PLANNER
STACKLOT, L.L.C.
5639 SOUTH CORTICE STREET
LITTLETON, CO 80120
PHONE: 303-808-4523
CONTACT: STEVE WIENS

FLOOD PLAIN NOTE:

THIS PROPOSED DEVELOPMENT PLAN DOES NOT FALL WITHIN ANY FEMA 100 YEAR FLOOD PLAIN PER MAP PANEL NO.08069C1387G, DATED FEBRUARY 6, 2013.

TOWN OF BERTHOUD APPROVAL:

THESE PLANS WERE APPROVED BY THE TOWN OF BERTHOUD AND RECORD SETS WERE CREATED ON THIS THE _____ DAY OF _____, 20____.

SIGNATURE _____ DATE _____

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	RECORD OF ISSUE	BY	CK.

DEDECKER LAND SURVEYING
4301 FAWN TRAIL
LOVELAND, COLORADO 80537
C (970) 217-2331 H (970) 663-2013

CLIENT AND PROJECT: BERTHOUD HOMES LLC
FICKEL FARMS OVERALL DEVELOPMENT PLAN
DESCRIPTION: PART OF THE NW 1/4 SECTION 24, T.4N., R.69W. TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

DESIGNED:
DRAWN: MJD
CHECKED:
APPROVED:
DATE: JULY 30, 2020
SCALE: 1"=100'
PROJECT NO.
SHEET 1 of 2

FICKEL FARMS OVERALL DEVELOPMENT PLAN

DATE	RECORD OF ISSUE	BY	CK.

DEDECKER LAND SURVEYING
4301 FAWN TRAIL
LOVELAND, COLORADO 80537
C (970) 217-2331 H (970) 663-2013

CLIENT AND PROJECT: BERTHOUD HOMES LLC
FICKEL FARMS OVERALL DEVELOPMENT PLAN
DESCRIPTION: PART OF THE NW 1/4 SECTION 24, T.4N., R.69W. TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

DESIGNED:
DRAWN: MJD
CHECKED:
APPROVED:
DATE: JULY 30, 2020
SCALE: 1"=100'
PROJECT NO.
SHEET 2 OF 2