



Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

TOWN OF BERTHOUD PLANNING COMMISSION

ONLINE MEETING (SEE BELOW)

807 Mountain Avenue

THURSDAY, March 11, 2021

6:00 P.M.

1. Call to Order
2. Roll Call

Jan Dowker, Chairwoman	Jeff Butler, Vice Chair
Sean Murphy	Matt Rood
Patrick Dillon	Abigail Smith
Danielle Trotta	

All matters listed under Item 3, Consent Agenda, will be enacted with a single vote. If discussion is deemed necessary on an item, that item should be removed from the consent Agenda and considered separately.

3. Approval of Minutes of the December 10, 2020 Planning Commission Meeting
4. Election of Officers: Election of Chairperson, Vice Chair, and Secretary for the 2021 calendar year.
5. Public Hearing: Heron Lakes Commons Preliminary Plat request to create commercial lots at Hwy 287, Berthoud Parkway, and Grand Market BLVD, Jon Hauser agent
6. *POSTPONED* Public Hearing: Heron Lakes 17th Filing Preliminary Plat to create residential lots South of LCR 14 and East of Heron Lakes Parkway, Jim Birdsall agent
7. Coordination of PC Training Sessions
8. Reports
9. Adjourn

The **Planning Commission** Meeting will be held virtually through Zoom, and can be accessed by the following link and can be joined at the following link:

<https://us02web.zoom.us/j/81170715730>

Planning Commission Minutes December 10, 2020.

1. Call to Order- The Planning Commission convened a regular meeting on December 10, 2020. Chairman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call- Members present: Jan Dowker Chairman, Jeff Butler Vice Chair, Sean Murphy, Matt Rood, and Abigail Smith
Members absent: Patrick Dillon and Danielle Trotta.
Staff present: Curt Freese and Adam Olinger.

3. Consent Agenda- Minutes from the August 13th and November 12th Planning Commission Meetings. Planner Freese recommended that the Planning Commission vote to approve the minutes even if they did not attend the meetings as Motion to approve the consent agenda was made by Commissioner Butler. Seconded by Commissioner Rood. **Commissioners Dowker, Butler, Murphy, and Rood voted yes. Commissioner Smith abstained. With all in favor, THE MOTION CARRIED.**

4. Public Hearing: Red Horizons Minor Subdivision – Alex Hoime, Agent

Planner Olinger introduced the project as a minor subdivision request to subdivide the property at 712 W County Rd 10E into two separate R-1 lots, sized at 0.39 acres and 0.54 acres respectively.

Alex Hoime explained that there were structures existing on the property that have since been removed.

Public comment was opened at 6:11 p.m.

Public comment was closed at 6:12 p.m.

Commissioner Butler why the homes were slated to have access off of 10E instead of Breckenridge Dr, and Mr. Hoime explained that there was a buffer parcel owned by the Berthoud Ranchettes HOA that would have to be bough, subdivided, and annexed into Town, which the applicant did not wish to spend the time and money on for such a small project.

Commissioner Dowker asked what would trigger the installation of the sidewalks along County Road 10E. Planner Freese stated that they would be required at C/O.

Commissioner Butler asked for the reasoning of the annexations. Mr. Birdsall stated that part of Annexation #2 would be developed as a part of the subdivision, and that the owners of the rest of Annexation #2 and the owners for Annexation #1 asked to be annexed into the Town along with their former farm, which is the main property in this proposal.

MOTION made by Commissioner Butler to recommend approval for the Red Horizons Minor Subdivision, conditioned on the following:

- **Installation of sidewalks along County Road 10E;**
- **The preservation of as many existing trees on the property as reasonably possible**

Seconded by Commissioner Rood

With all in favor, THE MOTION CARRIED

5. Reports -

Planner Olinger announced that this will be the last meeting in 2020.

Planner Freese announced that the Town was partnering with an architecture firm to create stricter code requirements for lot diversity in single family subdivisions.

Commissioner Smith was welcomed by the rest of the commissioners.

6. Adjourn -

Motion to adjourn made by Commissioner Butler

The meeting was adjourned at 6:49 p.m.



STAFF REPORT: HERON LAKES COMMENTS NEIGHBORHOOD MASTER PLAN

DATE: March 11, 2021

GENERAL INFORMATION

Applicant:	John Hauser, applicant for Parkway West LLC	Size: 9.07 acres (13.95 total)
Site Location:	This property is located at the Southwest corner of Berthoud Parkway and Grand Market Avenue	
Applicant's Request:	The Applicant is requesting Preliminary Plat approval for a potential commercial subdivision	
Current Zoning:	C-2 (General Commercial)	

ZONING DISTRICT INFORMATION

	<u>C-2</u>
Max Density	24 Dwelling units per acre
Min. Lot Size	N/A
Min. Lot Width	50'
Front Setback	25'
Side Setback	0' (similar uses); 25'
Rear Setback	25'
Building Height:	50'

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: C-1	Vacant	None
South: HWY 287/Hammond	Electric Substation/Hwy 287/Vacant Commercial	None
East: Prairiestar PUD	Future Prairiestar Town Center (Mixed Use)	None
West: Heron Lakes R-3	Heron Lakes Townhomes	25'

PROPOSAL

The Applicant is requesting Preliminary Plat approval on 9.07 acres (with an additional 4.88 acres slated for future commercial development), for the creation of nine commercial lots at the Southwest corner of Berthoud Parkway and Grand Market Avenue for a commercial subdivision. The project received Neighborhood Master Plan approval with a unanimous vote by the PC on Oct. 22, 2020, and by the Town Board on Jan. 11th. Conditions included berming for any drive-thrus, complimentary architecture with Heron Lakes, and construction of a trail along Berthoud Parkway.

Preliminary Plat:

The preliminary plat is the major step in the platting process, where the Applicant takes the recommendations and overall layout of the Neighborhood Master Plan and proposes lot lines and the infrastructure to serve the proposed development. To that end, the Applicant must submit a traffic study, drainage study, landscape plan, etc. which are reviewed by Staff and all necessary outside agencies. During this Staff and outside referral agency review time, the public is sent the same information and invited to comment. Once all comments are resolved, the project is sent to the Planning Commission for its recommendation, and then the Town Board. After the Preliminary Plat, a Final Plat is created and must be approved by the Planning Commission and the lots can be developed and sold. The Final Plat is supposed to reflect what is approved in the Preliminary Plat.

Zoning:

The property is currently zoned General Commercial (C-2). The rezoning was approved in 2016, as part of the overall Heron Lakes rezoning; however, this request is not part of the Heron Lakes Development as the two projects have different developers and owners. The General Commercial (C-2) District is a primarily auto-related commercial district that allows all commercial uses (from gas stations, to fast food drive-thrus, to offices) with the exception of outdoor storage. General Commercial (C-2) previously allowed multi-family, but a 2019 code change made apartments a conditional use within the C-2 district.

Transportation:

The Applicant is proposing three access points into the property. Two full access points on Grand Market, and one right in/right out entrance to the East. The first full access point will require removing the existing median area and is 40' in width to accommodate trucks and delivery vehicles. The second full

access point is further to the West and before the existing gate house and will require removal of the median.

Parks

A commercial only development does not require parks as per Section 30-2-109 B 1, however, the applicant is proposing two pedestrian plaza areas (3,200 and 4,000 sq. ft.), and one site congregating area with picnic benches.

Open Space

Development Code updates approved in 2019, now require 10% open space. The current proposal has 4.62 acres in landscaping, buffer areas or open space, or 51% of the project. As per Section 3-6-106, commercial use only projects are exempt from the 2019 open space element requirements.

Subdivision Identity

A Commercial only project does trigger the Subdivision Identity standards, with this project requiring 4 Subdivision Identity Standards. The Applicant has provided two improved buffer areas along Berthoud Parkway and 287 and the Heron Lakes townhomes, two pedestrian plazas of 3,200 and 4,000 sq. ft, pollinator gardens, and improved entryway signage and landscaping.

Electric Vehicle Stations

The Town Board adopted standards for electric vehicle charging stations in 2019, which for a project of this size would require 3-4 EV charging stations (without the Site Plans being approved, the exact total of parking spaces is unknown, but estimated based on the proposed plans).

Pedestrian Network

The Applicant is proposing a trail connection along the Northeast and Southeast perimeter of the property to connect to the existing sidewalk on Grand Market and Berthoud Parkway. The Southeastern trail would connect to the pedestrian plazas and then move out to the intersection of Berthoud Parkway and Hwy 287. There are internal sidewalks and connections to each commercial site.

Utility Network

The project can connect to water, sewer, stormwater facilities (at the applicant's cost), without any issues related to capacity, etc.

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area a Commercial (red on the Preferred Land Use map).

- ✓ The Neighborhood Master Plan is consistent with the Preferred Land Use Map

NEIGHBORHOOD MASTER PLAN REVIEW CRITERIA

FINDINGS NECESSARY FOR PRELIMINARY PLAT

- 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 layout and use, with the addition of the buffer areas, is a functional system of land use which satisfied all requirements of this code.
 - ✓ Commercial development in this corridor is consistent with the Town's Comp Plan and provides convenient and desired services to this fast-growing area of Berthoud.
 - ✓ The uses proposed fit with the location and nature of his property at the highly travelled corner of 287 and Berthoud Parkway.
- 2. The application incorporates the Town's recommendations and any conditions of approval.**
 - ✓ Staff finds the plat satisfies this condition, a trail, berming, etc has all been added to the plan. For more information and how it satisfies this element, please see the conditions/recommendations of approval at the end of this Staff Report.
- 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.**
 - ✓ The plat is consistent with the commercial uses planned for this area in the Preferred Land Use Map, and trails have been provided to further connectivity found in the Comp and Port Plan.
- 4. The utility and transportation design is adequate, given existing and planned capacities of those systems.**
 - ✓ Staff is in support of the project's layout.
 - ✓ Traffic and utility studies were reviewed and found acceptable.
- 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.**

-
- ✓ The applicant is proposing upgraded buffers along Berthoud Parkway, Hwy 287 and the Townhouses to mitigate any negative impacts.
 - ✓ Staff would recommend additional buffering along the Townhouse area, and berms and additional landscaping for any drive-thru along Berthoud Parkway or Hwy 287.

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 Town has only ~1% of its property zoned for commercial use, and a similar amount zoned for Multi-family.
- ✓ The Town desires to promote attractive commercial uses along its main gateways and corridors.

PUBLIC NOTICE AND COMMENT

Notice of the Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the application was sent out to all property owners within 500 feet, with an invitation to comment on the request within three weeks of receipt for each round of development review. The public comments are included with this packet.

FINDINGS AND RECOMMENDATIONS

Preliminary Plat

Move to approve Heron Lakes Commons Preliminary Plat, finding it is consistent with Section 30-6-105 C (found in this Staff Report) with the following recommendations

- 1. Any future site plans with drive-thrus shall be sited to reduce their impacts from the road with required berms and landscaping**
- 2. Future architecture is complimentary to the surrounding uses and shall utilize high quality materials and finishes.**

Larimer County Web Map



Legend

 Tax Parcels



HERON
LAKES

-MAJOR SUBDIVISIONS-TOWN OF BERTHOUD

Notes

0.3 0 0.3 Miles

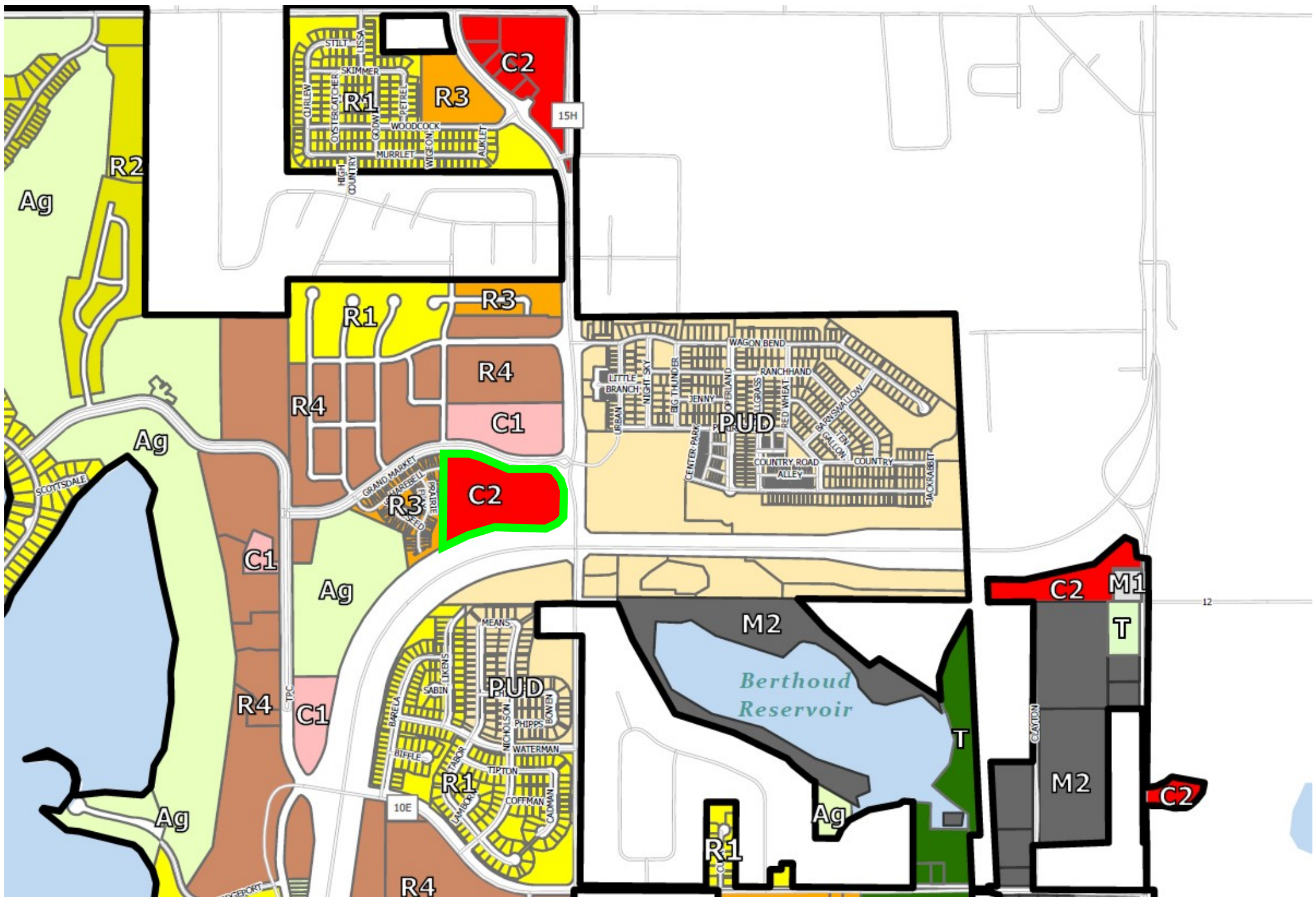
Scale
1: 24,000



Date Prepared: 3/16/2020 4:52:08 PM

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

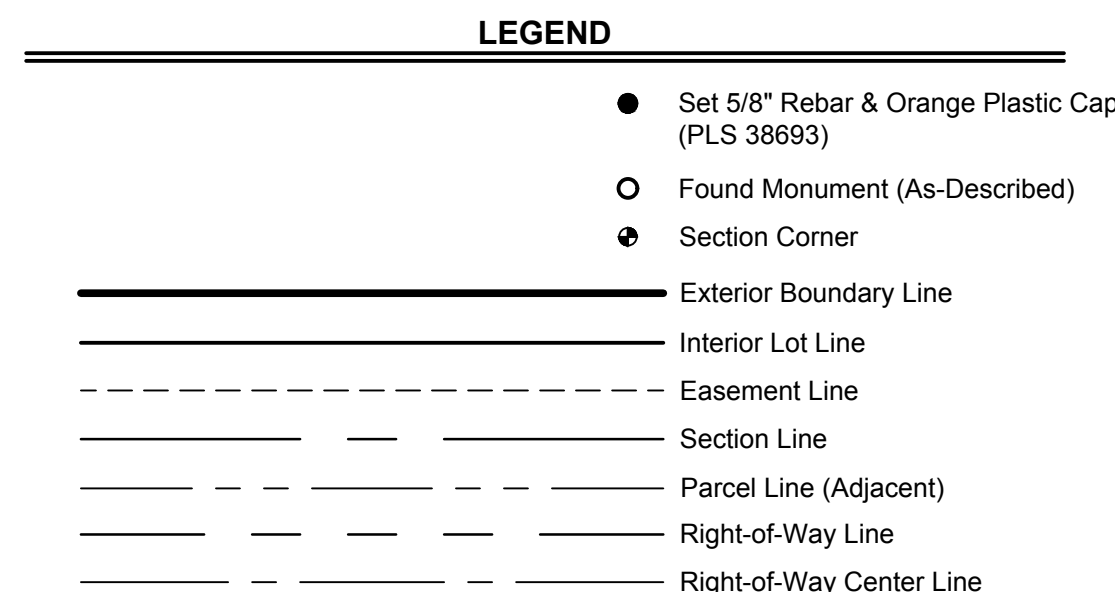
**ZONING
AND
PREFERRED
LAND USE
MAP**





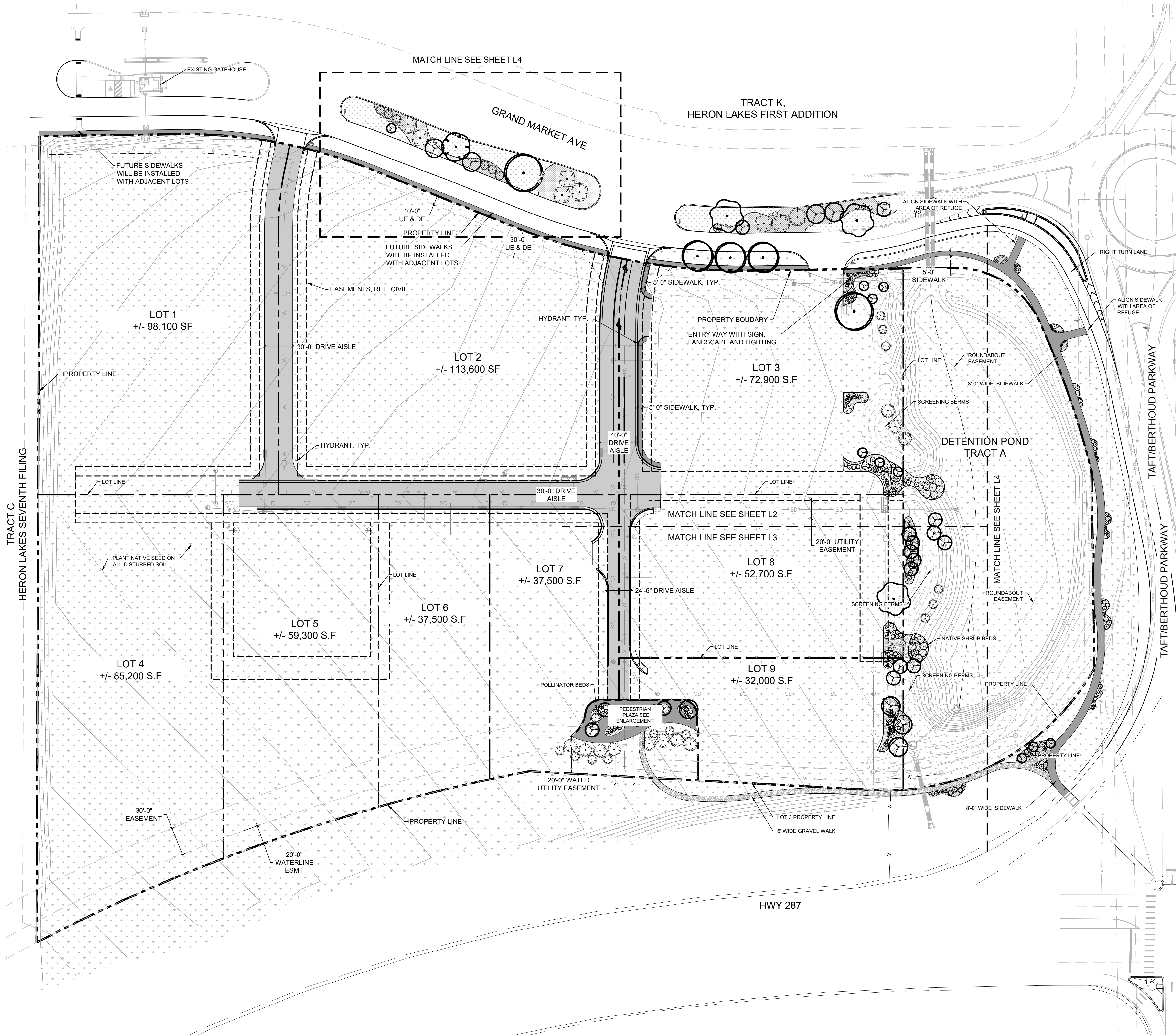
Preliminary Plat Submittal

A REPLAT OF TRACT L, HERON LAKES FIRST ADDITION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST
OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SHEET
1 of 2

Plotted By: Alex Layout: PRELIM LANDSCAPE PLAN - LANDSCAPE PLAN Printed On: 2/15/2021 3:51 PM File Name: 3 PRELIM LANDSCAPE PLAN.dwg



LEGEND

SYMBOL	DESCRIPTION
•	SMALL BOULDER
◉	MEDIUM BOULDER
⊗	LARGE BOULDER
02 LANDSCAPE MATERIAL DESCRIPTION	
	WOOD MULCH SHRUB BED MODERATE HYDROZONE
	ROCK MULCH
	NATIVE SEED 1 LOW HYDROZONE
	POLLINATOR GARDEN BED LOW HYDROZONE
	CRUSHER FINES
	ELECTRIC BOX
	ELECTRIC VAULT
	TELEPHONE PEDESTAL
	EXISTING SIGN
	INLET GRATE
	GAS METER
	FIRE HYDRANT
	STREET LIGHT
	TRANSFORMER
	PROPERTY BOUNDARY
	LOT LINE
	PROPOSED STORM DRAIN UTILITY
	PROPOSED SANITARY SEWER UTILITY
	PROPOSED WATER LINE UTILITY
	EXISTING EASEMENT
	EXISTING FIBER OPTIC UTILITY
	EXISTING GAS UTILITY
	EXISTING STORM DRAIN UTILITY
	EXISTING SANITARY SEWER UTILITY
	EXISTING TELEPHONE UTILITY
	EXISTING UNDERGROUND
	ELECTRIC UTILITY
	EXISTING WATER LINE UTILITY

SUBDIVISION IDENTITY AND PLACE ELEMENTS

- DEVELOPMENT ACREAGE: 9.07 AC
ELEMENTS REQUIRED: 4
ELEMENTS PROVIDED: 4
- 1000 SF AGGREGATE POLLINATOR GARDEN WITH COLLARD EDGE
 - 30' BUFFER YARD ALONG ADJOINING SUBDIVISION TRACT C, HERON LAKES 7TH FILING
 - 30' BUFFER YARD ALONG BERTHOUD PKWY (4 LANE ARTERIAL ROAD)
 - ENTRY WAY WITH SIGN, LANDSCAPE AND LIGHTING

TRACT L, HERON LAKES FIRST ADDITION

PRELIMINARY PLAT

BERTHOUD, CO

OWNER

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
p. 303.825.6200
e. HAUSER@DRAKERES.COM



LANDSCAPE ARCHITECT/ LAND PLANNER

RIPLEY DESIGN INC.
STEPHANIE HANSEN, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

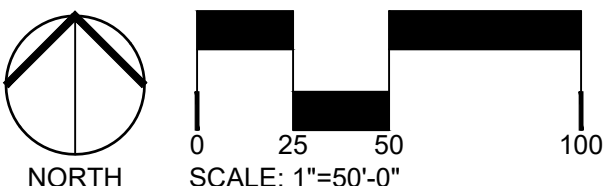


■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

ENGINEER

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200.
LOVELAND, CO 80538
p. 970.635.3727



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	NEIGHBORHOOD MASTER PLAN	04/15/2020
02	PRELIMINARY PLAT	11/04/2020

REVISIONS

No.	DESCRIPTION	DATE
01	TOWN COMMENTS	12/29/2020
02	TOWN BOARD COMMENTS	1/21/2021
03	TOWN COMMENTS	02/16/2021

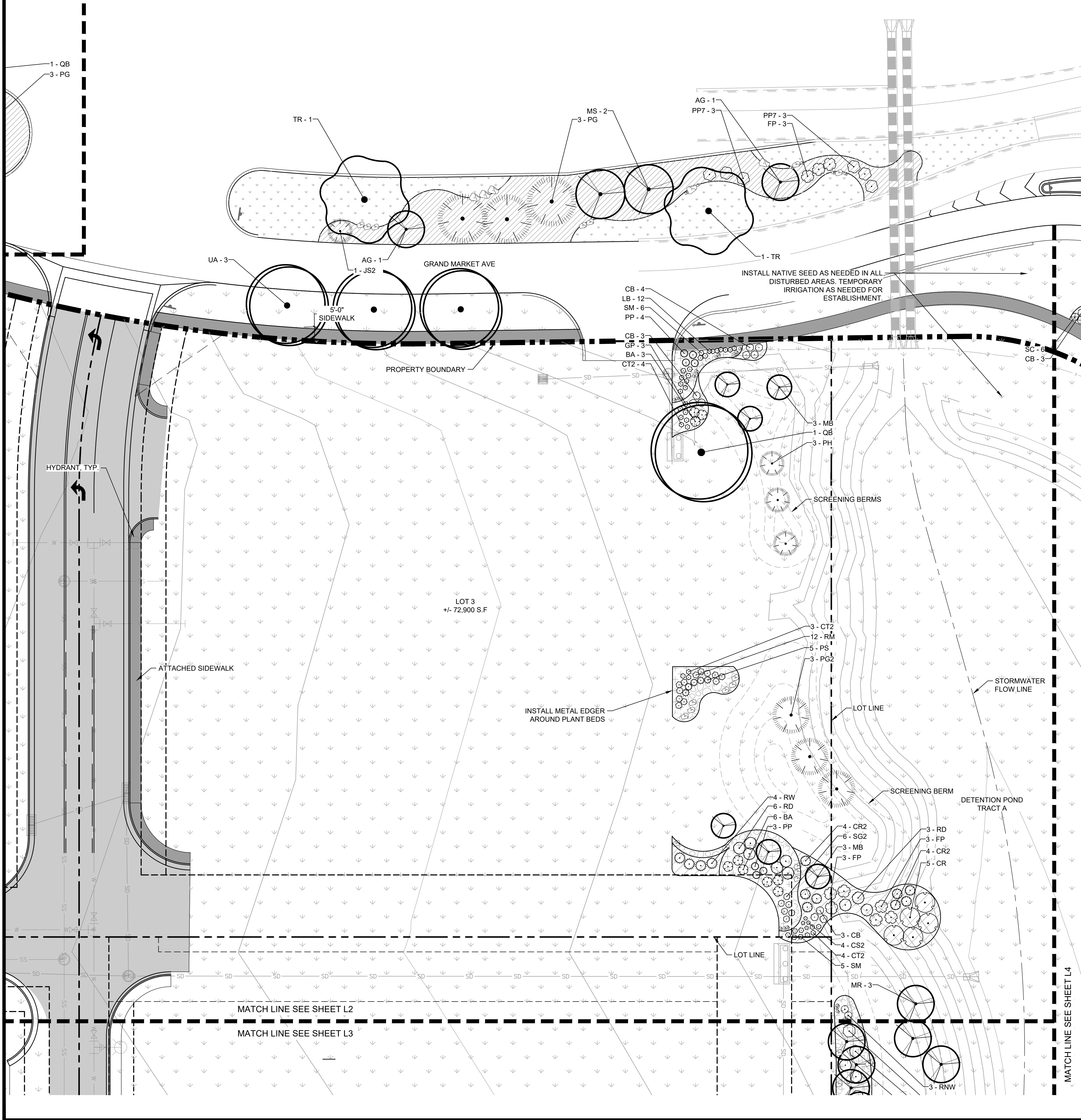
OVERALL LANDSCAPE PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R20-009
DRAWN BY:	AG
REVIEWED BY:	SH
DRAWING NUMBER:	

Plotted By: Alex Layout: PRELIM LANDSCAPE PLAN - LANDSCAPE PLAN ENLARGEMENT Printed On: 2/15/2021 3:51 PM File Name: 3 PRELIM LANDSCAPE PLAN.dwg



LEGEND

SYMBOL	DESCRIPTION		
•	SMALL BOULDER	⊠	ELECTRIC BOX
•	MEDIUM BOULDER	⊠	ELECTRIC VAULT
•	LARGE BOULDER	⊠	TELEPHONE PEDESTAL
		⊠	EXISTING SIGN
		⊠	INLET GRATE
		⊠	GAS METER
		⊠	FIRE HYDRANT
		⊠	STREET LIGHT
		⊠	TRANSFORMER
SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION		PROPERTY BOUNDARY
	WOOD MULCH SHRUB BED	---	LOT LINE
	MODERATE HYDROZONE	---	PROPOSED STORM DRAIN UTILITY
	ROCK MULCH	---	PROPOSED SANITARY SEWER UTILITY
	NATIVE SEED 1 LOW HYDROZONE	---	PROPOSED WATER LINE UTILITY
	POLLINATOR GARDEN BED LOW HYDROZONE	---	EXISTING EASEMENT
	CRUSHER FINES	---	EXISTING FIBER OPTIC UTILITY
		---	EXISTING GAS UTILITY
		---	EXISTING STORM DRAIN UTILITY
		---	EXISTING SANITARY SEWER UTILITY
		---	EXISTING TELEPHONE UTILITY
		---	EXISTING UNDERGROUND ELECTRIC UTILITY
		---	EXISTING WATER LINE UTILITY

PLANT SCHEDULE

CANOPY TREES	COMMON / BOTANICAL NAME
QB	TEXAS RED OAK
TR	QUERCUS BUCKLEYI
T	REDMOND AMERICAN LINDEN
UA	TILIA AMERICANA 'REDMOND'
	TILIA CORDATA 'GREENSPIRE'
	ACCOLADE ELM
	ULMUS X 'ACCOLADE'
EVERGREEN TREES	COMMON / BOTANICAL NAME
JS2	ROCKY MOUNTAIN JUNIPER
PG	JUNIPERUS SCOPULORUM
PG2	WHITE SPRUCE
PH	PICEA GLAUCA
	COLORADO BLUE SPRUCE
	PICEA PUNGENS 'GLAUCA'
	BOSNIAN PINE
	PINUS HELDREICHII
ORNAMENTAL TREES	COMMON / BOTANICAL NAME
AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY
MR	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
MB	ROYAL STAR MAGNOLIA
MS	MAGNOLIA STELLATA 'ROYAL STAR'
SR	RED BARRON CRAB APPLE
	MALUS X 'RED BARRON'
	SPRING SNOW CRABAPPLE
	MALUS X 'SPRING SNOW'
	JAPANESE TREE LILAC
	SYRINGA RETICULATA
SHRUBS	COMMON / BOTANICAL NAME
AF2	BLUE GIANT HYSSOP
AL	AGASTACHE FOENICULUM
BA	LEADPLANT
CI	AMORPHA CANESCENS
CB	BLUE FALSE INDIGO
CR2	BAPTISIA AUSTRALIS
CS2	WINECUP
CT2	CALLIRHOE INVOLUCRATA
CR	BLUE MIST BLUEBEARD
EP	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
EE2	RUBBER RABBITBUSH
EB	CHRYSOTHAMNUS NAUSEOSUS
EG	ROCKY MOUNTAIN BEEPLANT
EX	CLEOME SERRULATA
FP	PLAINS COREOPSIS
GP	COREOPSIS TINCTORIA
LB	RED TWIG DOGWOOD
PP	CORNUS SERICEA
PS	CONEFLOWER
PP7	ECHINACEA PURPUREA
RM	BLUESTEM JOINT FIR
RG	EPHEDRA EQUISETINA
RW	WALLFLOWER
RNW	ERYSIMUM X 'BOWLES' MAUVE'
RD	GLOW ORANGE WALLFLOWER
SM	ERYSIMUM X 'ORANGE' TM
SG2	WINTER ORCHID WALLFLOWER
SA	ERYSIMUM X 'WINTER ORCHID'
ORNAMENTAL GRASSES	COMMON / BOTANICAL NAME
BC	APACHE PLUME
BG	FALLUGIA PARADOXA
PV	BOUTELOUA CURTIPENDULA
SC	BLUE GRAMA GRASS
	BOUTELOUA GRACILIS
	SWITCH GRASS
	PANICUM VIRGATUM
	SAND DROPS
	SPOROBOLUS CRYPTANANDRUS

TRACT L, HERON LAKES FIRST ADDITION

PRELIMINARY PLAT

BERTHOUD, CO

OWNER

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
p. 303.825.6200
e. HAUSER@DRAKERES.COM



LANDSCAPE ARCHITECT/ LAND PLANNER

RIPLEY DESIGN INC.
STEPHANIE HANSEN, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

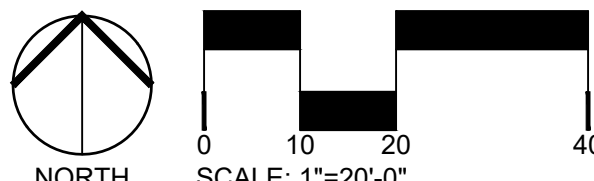


■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

ENGINEER

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200.
LOVELAND, CO 80538
p. 970.635.3727



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	NEIGHBORHOOD MASTER PLAN	04/15/2020
02	PRELIMINARY PLAT	11/04/2020

REVISIONS

No.	DESCRIPTION	DATE
01	TOWN COMMENTS	12/29/2020
02	TOWN BOARD COMMENTS	1/21/2021
03	TOWN COMMENTS	02/16/2021

LANDSCAPE PLAN

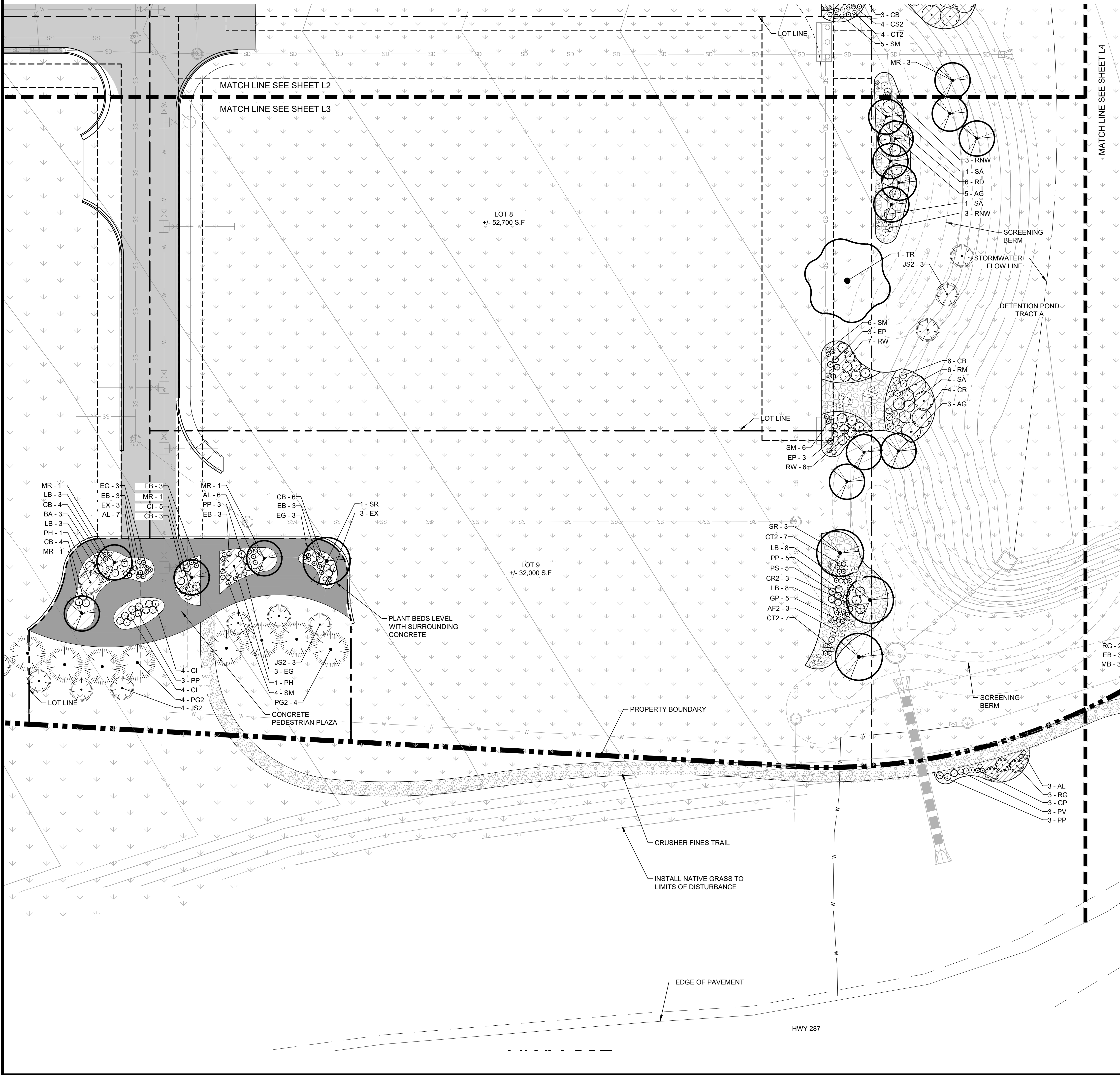
SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R20-009
DRAWN BY:	AG
REVIEWED BY:	SH

DRAWING NUMBER:

Plotted By: Alex Layout: PRELIM LANDSCAPE PLAN - LANDSCAPE PLAN ENLARGEMENT (2) Printed On: 2/15/2021 3:51 PM File Name: 3 PRELIM LANDSCAPE PLAN.dwg



LEGEND

SYMBOL	DESCRIPTION		
•	SMALL BOULDER	⊠	ELECTRIC BOX
•	MEDIUM BOULDER	⊠	ELECTRIC VAULT
•	LARGE BOULDER	⊠	TELEPHONE PEDESTAL
		⊠	EXISTING SIGN
		⊠	INLET GRATE
		⊠	GAS METER
		⊠	FIRE HYDRANT
		⊠	STREET LIGHT
		⊠	TRANSFORMER
SYMBOL	DESCRIPTION		
⊠	WOOD MULCH SHRUB BED	---	PROPERTY BOUNDARY
⊠	MODERATE HYDROZONE	---	LOT LINE
⊠	ROCK MULCH	---	PROPOSED STORM DRAIN UTILITY
⊠	NATIVE SEED 1	---	PROPOSED SANITARY SEWER UTILITY
⊠	LOW HYDROZONE	---	PROPOSED WATER LINE UTILITY
⊠	POLLINATOR GARDEN BED	---	EXISTING EASEMENT
⊠	LOW HYDROZONE	---	EXISTING FIBER OPTIC UTILITY
⊠	CRUSHER FINES	---	EXISTING GAS UTILITY
		---	EXISTING STORM DRAIN UTILITY
		---	EXISTING SANITARY SEWER UTILITY
		---	EXISTING TELEPHONE UTILITY
		---	EXISTING UNDERGROUND ELECTRIC UTILITY
		---	EXISTING WATER LINE UTILITY

PLANT SCHEDULE

CANOPY TREES	COMMON / BOTANICAL NAME
QB	TEXAS RED OAK
TR	QUERCUS BUCKLEYI
T	REDMOND AMERICAN LINDEN
UA	TILIA AMERICANA 'REDMOND'
	TILIA AMERICANA 'GREENSPIRE'
	TILIA CORDATA 'GREENSPIRE'
	ACCOLADE ELM
	ULMUS X 'ACCOLADE'
EVERGREEN TREES	COMMON / BOTANICAL NAME
JS2	ROCKY MOUNTAIN JUNIPER
PG	JUNIPERUS SCOPULORUM
PG2	WHITE SPRUCE
PH	PICEA GLAUCA
	COLORADO BLUE SPRUCE
	PICEA PUNGENS 'GLAUCA'
	BOSNIAN PINE
	PINUS HELDREICHII
ORNAMENTAL TREES	COMMON / BOTANICAL NAME
AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
MR	ROYAL STAR MAGNOLIA
MB	MAGNOLIA STELLATA 'ROYAL STAR'
MS	RED BARRON CRAB APPLE
SR	MALUS X 'RED BARRON'
	SPRING SNOW CRABAPPLE
	MALUS X 'SPRING SNOW'
	JAPANESE TREE LILAC
	SYRINGA RETICULATA
SHRUBS	COMMON / BOTANICAL NAME
AF2	BLUE GIANT HYSSOP
AL	AGASTACHE FOENICULUM
BA	LEADPLANT
CI	AMORPHA CANESCENS
CB	BLUE FALSE INDIGO
CR2	BAPTISIA AUSTRALIS
CS2	WINECUP
CT2	CALLIRHOE INVOLUCRATA
CR	BLUE MIST BLUEBEARD
EP	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
EE2	RUBBER RABBITBUSH
EB	CHRYSOETHAMNUS NAUSEOSUS
EG	ROCKY MOUNTAIN BEEPLANT
EX	CLEOME SERRULATA
FP	PLAINS COREOPSIS
GP	COREOPSIS TINCTORIA
LB	RED TWIG DOGWOOD
PP	CORNUS SERICEA
PS	CONEFLOWER
PP7	ERINACEA PURPUREA
RM	BLUESTEM JOINT FIR
RG	EPHEDRA EQUISETINA
RW	WALLFLOWER
RNW	ERYSIMUM X 'BOWLES' MAUVE'
RD	GLOW ORANGE WALLFLOWER
SM	ERYSIMUM X 'ORANGE' TM
SG2	WINTER ORCHID WALLFLOWER
SA	ERYSIMUM X 'WINTER ORCHID'
ORNAMENTAL GRASSES	COMMON / BOTANICAL NAME
BC	APACHE PLUME
BG	FALLUGIA PARADOXA
PV	BOUTELOUA CURTIPENDULA
SC	BLUE GRAMA GRASS
	BOUTELOUA GRACILIS
	SWITCH GRASS
	PANICUM VIRGATUM
	SAND DROPSEED
	SPOROBOLUS CRYPTANANDRUS

TRACT L, HERON
LAKES FIRST ADDITION

PRELIMINARY PLAT

BERTHOUD, CO

OWNER

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
p. 303.825.6200
e. HAUSER@DRAKERES.COM



LANDSCAPE ARCHITECT/ LAND PLANNER

RIPLEY DESIGN INC.
STEPHANIE HANSEN, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

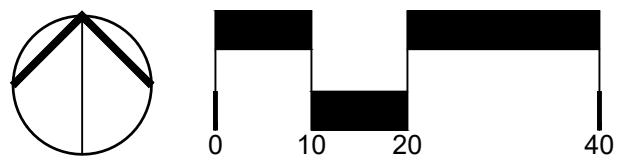


■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

ENGINEER

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200.
LOVELAND, CO 80538
p. 970.635.3727



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	NEIGHBORHOOD MASTER PLAN	04/15/2020
02	PRELIMINARY PLAT	11/04/2020

REVISIONS

No.	DESCRIPTION	DATE
01	TOWN COMMENTS	12/29/2020
02	TOWN BOARD COMMENTS	1/21/2021
03	TOWN COMMENTS	02/16/2021

LANDSCAPE PLAN

SEAL:

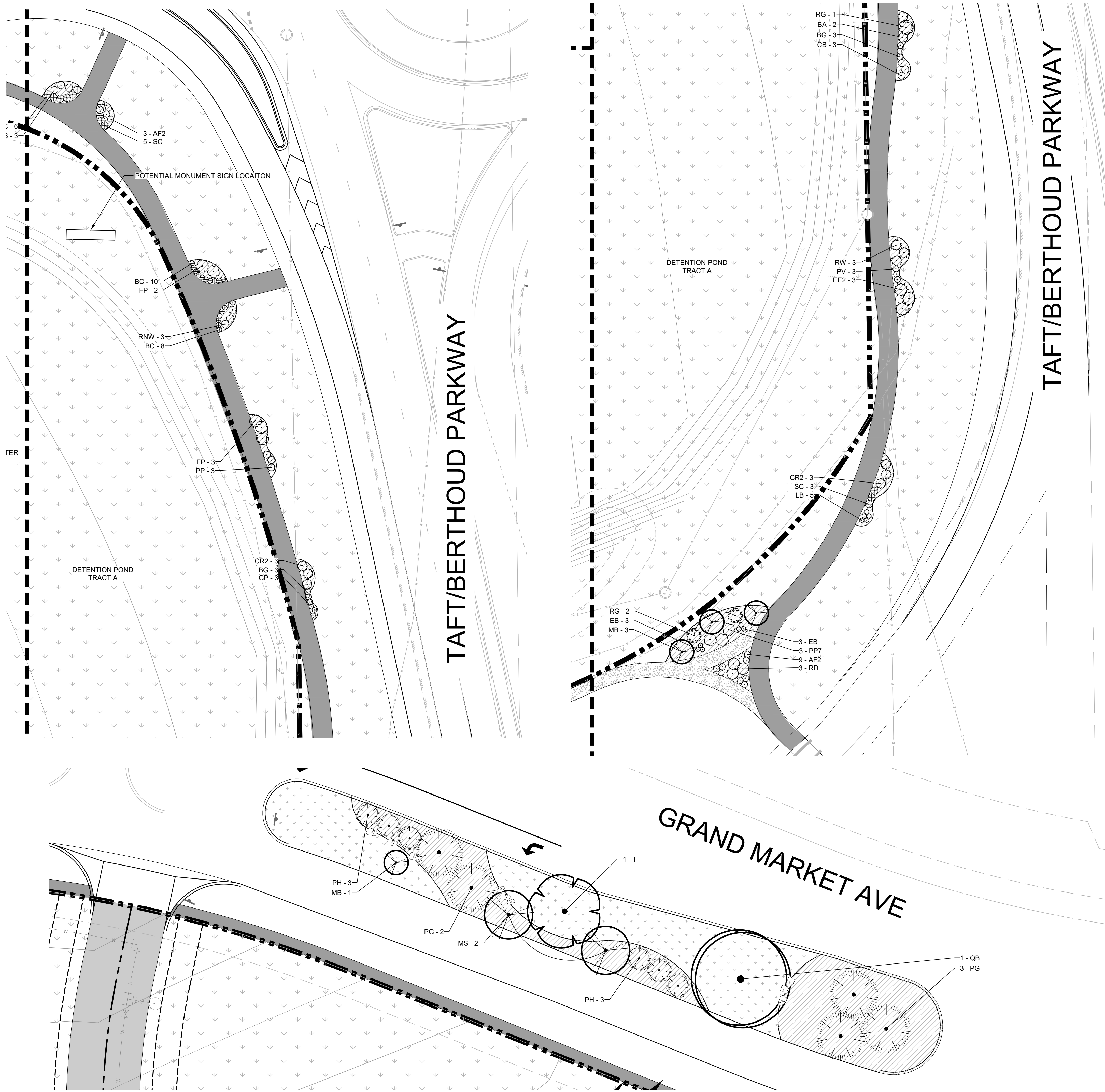
ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R20-009
DRAWN BY:	AG
REVIEWED BY:	SH

DRAWING NUMBER:

L3

Plotted By: Alex Layout: PRELIM LANDSCAPE PLAN - LANDSCAPE PLAN ENLARGEMENT (3) Printed On: 2/15/2021 3:52 PM File Name: 3 PRELIM LANDSCAPE PLAN.dwg



LEGEND		
SYMBOL	DESCRIPTION	
•	SMALL BOULDER	88
•	MEDIUM BOULDER	89
•	LARGE BOULDER	90
	02 LANDSCAPE MATERIAL DESCRIPTION	
	WOOD MULCH SHRUB BED MODERATE HYDROZONE	
	ROCK MULCH	
	NATIVE SEED 1 LOW HYDROZONE	
	POLLINATOR GARDEN BED LOW HYDROZONE	
	CRUSHER FINES	
	PROPERTY BOUNDARY	
	LOT LINE	
	PROPOSED STORM DRAIN UTILITY	
	PROPOSED SANITARY SEWER UTILITY	
	PROPOSED WATER LINE UTILITY	
	EXISTING EASEMENT	
	EXISTING FIBER OPTIC UTILITY	
	EXISTING GAS UTILITY	
	EXISTING STORM DRAIN UTILITY	
	EXISTING SANITARY SEWER UTILITY	
	EXISTING TELEPHONE UTILITY	
	EXISTING UNDERGROUND ELECTRIC UTILITY	
	EXISTING WATER LINE UTILITY	
	ELECTRIC BOX	
	ELECTRIC VAULT	
	TELEPHONE PEDESTAL	
	EXISTING SIGN	
	INLET GRATE	
	GAS METER	
	FIRE HYDRANT	
	STREET LIGHT	
	TRANSFORMER	

PLANT SCHEDULE	
CANOPY TREES	COMMON / BOTANICAL NAME
QB	TEXAS RED OAK
TR	QUERCUS BUCKLEYI
T	REDMOND AMERICAN LINDEN
UA	TILIA AMERICANA 'REDMOND'
	TILIA CORDATA 'GREENSPIRE'
	ACCOLADE ELM
	ULMUS X 'ACCOLADE'
EVERGREEN TREES	COMMON / BOTANICAL NAME
JS2	ROCKY MOUNTAIN JUNIPER
PG	JUNIPERUS SCOPULORUM
PG2	WHITE SPRUCE
PH	PICEA GLAUCA
	COLORADO BLUE SPRUCE
	PICEA PUNGENS 'GLAUCA'
	BOSNIAN PINE
	PINUS HELDREICHII
ORNAMENTAL TREES	COMMON / BOTANICAL NAME
AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY
MR	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
MB	ROYAL STAR MAGNOLIA
MS	MAGNOLIA STELLATA 'ROYAL STAR'
SR	RED BARRON CRAB APPLE
	MALUS X 'RED BARRON'
	SPRING SNOW CRABAPPLE
	MALUS X 'SPRING SNOW'
	JAPANESE TREE LILAC
	SYRINGA RETICULATA
SHRUBS	COMMON / BOTANICAL NAME
AF2	BLUE GIANT HYSSOP
AL	AGASTACHE FOENICULUM
BA	LEADPLANT
CI	AMORPHA CANESCENS
CB	BLUE FALSE INDIGO
CR2	BAPTISIA AUSTRALIS
CS2	WINECUP
CT2	CALLIRHOE INVOLUCRATA
CR	BLUE MIST BLUEBEARD
EP	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
EE2	RUBER RABBITBRUSH
EB	CHRYSOETHAMNUS NAUSEOSUS
EG	ROCKY MOUNTAIN BEEPLANT
EX	CLEOME SERRULATA
FP	PLAINS COREOPSIS
GP	COREOPSIS TINCTORIA
LB	RED TWIG DOGWOOD
PP	CORNUS SERICEA
PS	CONEFLOWER
PP7	ECHINACEA PURPUREA
RM	BLUESTEM JOINT FIR
RG	EPHEDRA EQUISETINA
RW	WALLFLOWER
RNW	ERYSIMUM X 'BOWLES' MAUVE'
RD	GLOW ORANGE WALLFLOWER
SM	ERYSIMUM X 'ORANGE' TM
SG2	WINTER ORCHID WALLFLOWER
SA	ERYSIMUM X 'WINTER ORCHID'
ORNAMENTAL GRASSES	COMMON / BOTANICAL NAME
BC	APACHE PLUME
BG	FALLUGIA PARADOXA
PV	INDIAN BLANKET FLOWER
SC	GAILLARDIA PULCHELLA
	BLUE FLAX
	LINUM LEWISII 'BLUE FLAX'
	FIRECRACKER PENSTEMON
	PENSTEMON EATONII
	ROCKY MOUNTAIN PENSTEMON
	PENSTEMON STRICTUS
	SAND CHERRY
	PRUNUS BESSEYI 'PAWNEE BUTTES'
	PRAIRE CONEFLOWER
	RATIBIDA COLUMNIFERA 'MEXICAN HAT'
	GRO-LOW FRAGRANT SUMAC
	RHUS AROMATICA 'GRO-LOW'
	MOUNTAIN ROSE
	ROSA WOODSII
	NEARLY WILD SHRUB ROSE
	ROSA X 'NEARLY WILD'
	ROCKY MOUNTAIN THIMBLEBERRY
	RUBUS DELICIOSUS
	MESA AZURE SAGE
	SALVIA X 'MESA AZURE'
	GOLDENROD
	SOLIDAGO CANADENSIS
	COMMON WHITE SNOWBERRY
	SYMPHORICARPOS ALBUS

TRACT L, HERON
LAKES FIRST ADDITION

PRELIMINARY PLAT

BERTHOUD, CO

OWNER

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
p. 303.825.6200
e. HAUSER@DRAKERES.COM



LANDSCAPE ARCHITECT/ LAND PLANNER

RIPLEY DESIGN INC.
STEPHANIE HANSEN, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

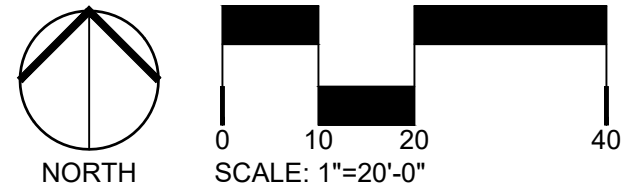


■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

ENGINEER

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200.
LOVELAND, CO 80538
p. 970.635.3727



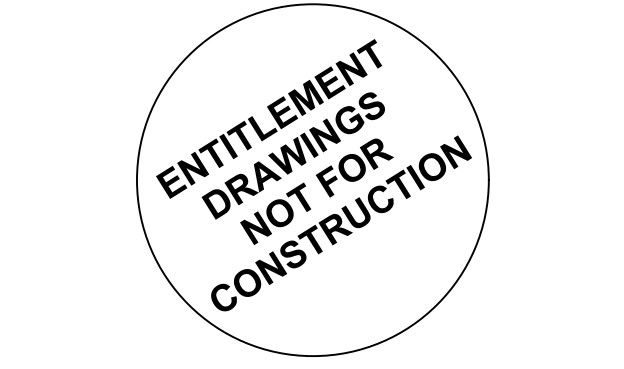
ORIGINAL SIZE 24X36

ISSUED	
No.	DESCRIPTION
01	NEIGHBORHOOD MASTER PLAN
02	PRELIMINARY PLAT

REVISIONS	
No.	DESCRIPTION
01	TOWN COMMENTS
02	TOWN BOARD COMMENTS
03	TOWN COMMENTS

LANDSCAPE PLAN

SEAL:



PROJECT No.:	R20-009
DRAWN BY:	AG
REVIEWED BY:	SH

DRAWING NUMBER:

**PREVIOUSLY
ADOPTED
NEIGHBORHOOD
MASTER PLAN**

BERTHOUD COMMONS

TRACT L, HERON LAKES FIRST ADDITION

NEIGHBORHOOD MASTER PLAN

TRACT L, HERON
LAKES FIRST ADDITION

NEIGHBORGOOD
MASTER PLAN

BERTHOUD, CO

APPLICANT

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
p. 303.825.6200
e. HAUSER@DRAKERES.COM



LANDSCAPE ARCHITECT/ LAND PLANNER

RIPLEY DESIGN INC.
STEPHANIE HANSEN, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

RIPLEY
DESIGN INC.

■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave, Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

ENGINEER

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200.
LOVELAND, CO 80538
p. 970.635.3727

NORTH
ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	NEIGHBORHOOD MASTER PLAN	04/15/2020
REVISIONS		
No.	DESCRIPTION	DATE
01	TOWN COMMENTS	8/28/2020
02	LOT 3 PROP LINE ADJUSTMENT	9/4/2020
03	TOWN COMMENTS	9/28/2020

COVER

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R20-009
DRAWN BY:	AG
REVIEWED BY:	SH
DRAWING NUMBER:	

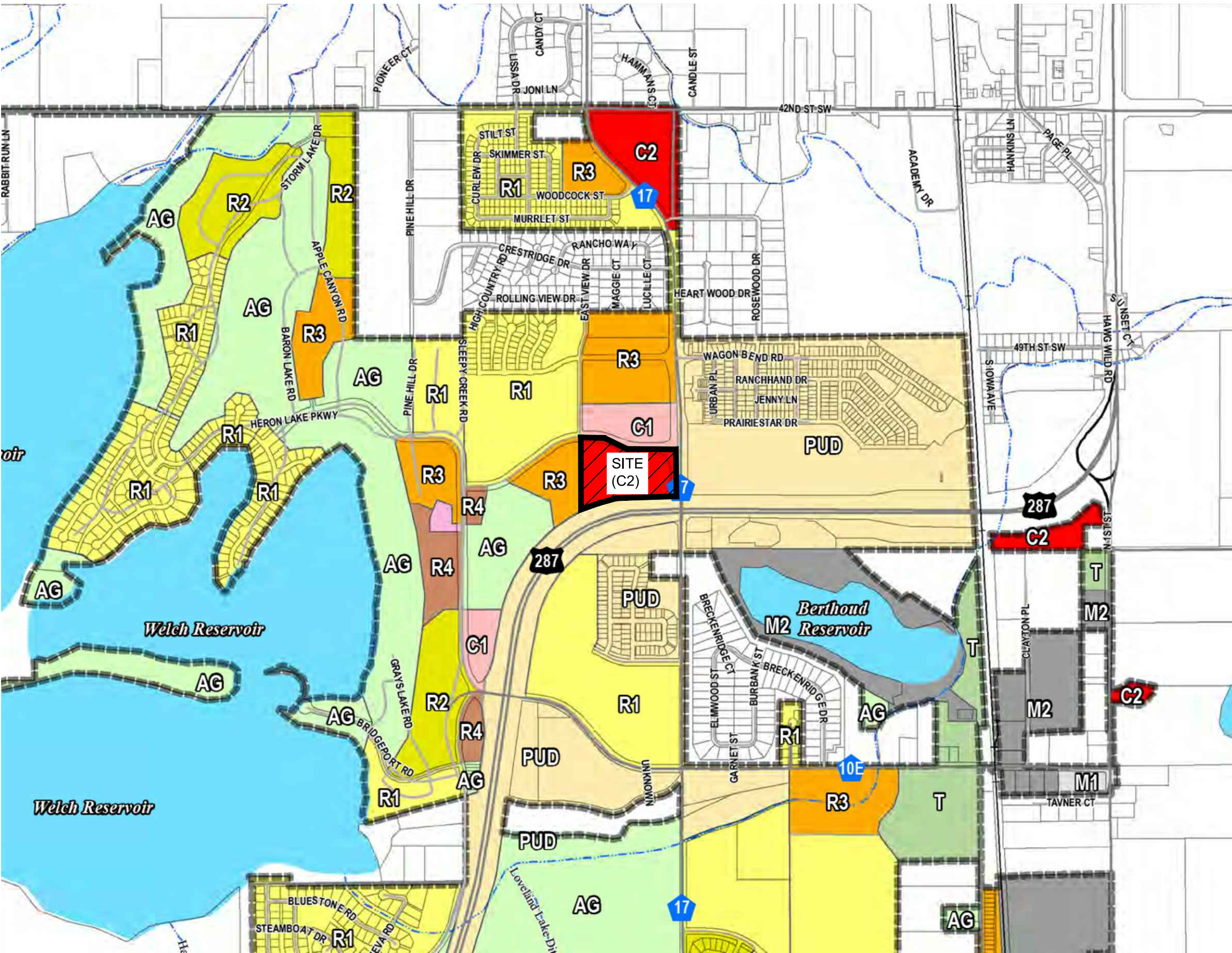
SHEET INDEX

Sheet Number	Sheet Title
1	COVER
2	SITE PLAN
3	PEDESTRIAN PLAN
4	LANDSCAPE PLAN
5	PLAZA ENLARGEMENT
6	GRADING AND DRAINAGE PLAN
7	UTILITY PLAN
8-10	DESIGN GUIDELINES

SITE PLAN NOTES

- MINOR ADJUSTMENTS MAY BE MADE TO ROADS, BUILDINGS AND PARKING AREAS DURING FUTURE SUBMITTALS.
- BUILDING SIZES ARE CONCEPTUAL AND WILL CHANGE BASED ON ULTIMATE TENENT.
- OPEN SPACE ABOVE AND BEYOND WHAT IS REQUIRED WILL COUNT TOWARDS THE SECOND PHASE OF THE PROJECT.

VICINITY MAP

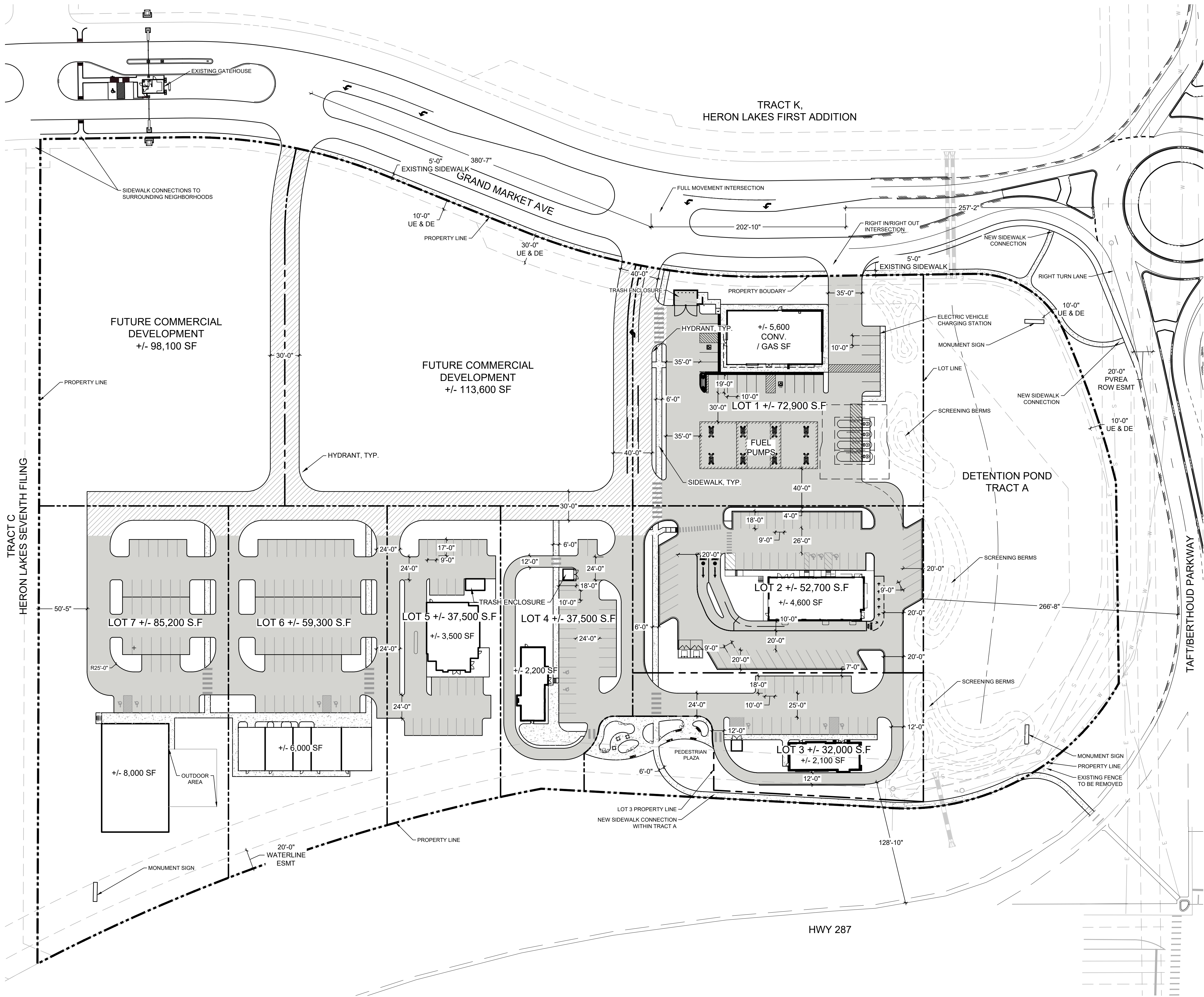


AG = AGRICULTURAL DISTRICT
R1 = SINGLE FAMILY DISTRICT
R2 = LIMITED MULTI-FAMILY DISTRICT
R3 = MULTI-FAMILY DISTRICT
R4 = MIXED USE DISTRICT
C1 = NEIGHBORHOOD COMMERCIAL
C2 = GENERAL COMMERCIAL DISTRICT
M1 = LIGHT INDUSTRIAL DISTRICT
M2 = INDUSTRIAL DISTRICT
PUD = PLANNED UNIT DEVELOPMENT DISTRICT
T = TRANSITION DISTRICT



LAND USE CHART

EXISTING ZONING		
C2 GENERAL COMMERCIAL DISTRICT (15.99 AC)		
PARCEL SIZE (GROSS & NET) WITH FUTURE DEVELOPMENT		
696,921 SF (15.99 AC)		
PARCEL SIZE (GROSS & NET) PHASE 1		
395,040 SF (9.07 AC)		
AREA COVERAGE (AVERAGE)		
	AREA SF (AC)	%
BUILDING COVERAGE	30473	7.71%
DRIVES AND PARKING	152,369	38.57%
OPEN SPACE AND LANDSCAPE	201,782	51.08%
HARDSCAPE	10,416	2.64%
TOTAL GROSS COVERAGE	395,040 SF (9.07 AC)	100.00%



LEGEND	
	ELECTRIC BOX
	ELECTRIC VAULT
	TELEPHONE PEDESTAL
	EXISTING SIGN
	INLET GRATE
	GAS METER
	FIRE HYDRANT
	STREET LIGHT
	TRANSFORMER
	PROPERTY BOUNDARY
	LOT LINE
	PROPOSED STORM DRAIN UTILITY
	PROPOSED SANITARY SEWER UTILITY
	PROPOSED WATER LINE UTILITY
	EXISTING EASEMENT
	EXISTING FIBER OPTIC UTILITY
	EXISTING GAS UTILITY
	EXISTING STORM DRAIN UTILITY
	EXISTING SANITARY SEWER UTILITY
	EXISTING TELEPHONE UTILITY
	EXISTING UNDERGROUND ELECTRIC UTILITY
	EXISTING WATER LINE UTILITY
	EXISTING FENCE

REFERENCE NOTES SCHEDULE		
SYMBOL	01 HARDSCAPE DESCRIPTION	QTY
	CONCRETE	27,077 SF
SYMBOL	20 SITE DEVELOPMENT DESCRIPTION	QTY
	DRIVES AND PARKING	173,578 SF
	SHARED DRIVE	36,549 SF

TRACT L, HERON LAKES FIRST ADDITION

NEIGHBORHOOD MASTER PLAN

BERTHOUD, CO

OWNER

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
P. 303.825.6200
E. HAUSER@DRAKERES.COM



LANDSCAPE ARCHITECT/ LAND PLANNER

RIPLEY DESIGN INC.
STEPHANIE HANSEN, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
P. 970.224.5828
F. 970.225.6657

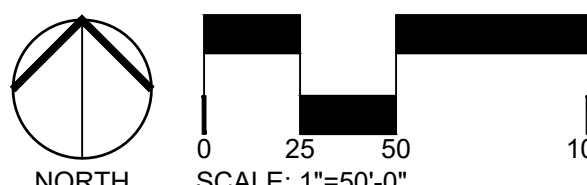


■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

ENGINEER

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200.
LOVELAND, CO 80538
P. 970.635.3727



ORIGINAL SIZE 24X36

ISSUED

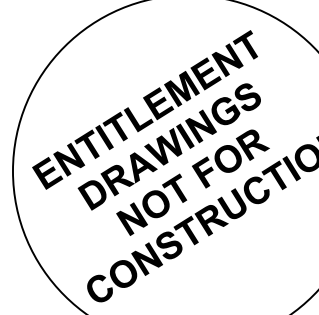
No.	DESCRIPTION	DATE
1	NEIGHBORHOOD MASTER PLAN	04/15/2020

REVISIONS

No.	DESCRIPTION	DATE
01	TOWN COMMENTS	8/28/2020
02	LOT 3 PROP LINE ADJUSTMENT	9/4/2020
03	TOWN COMMENTS	9/28/2020

SITE PLAN

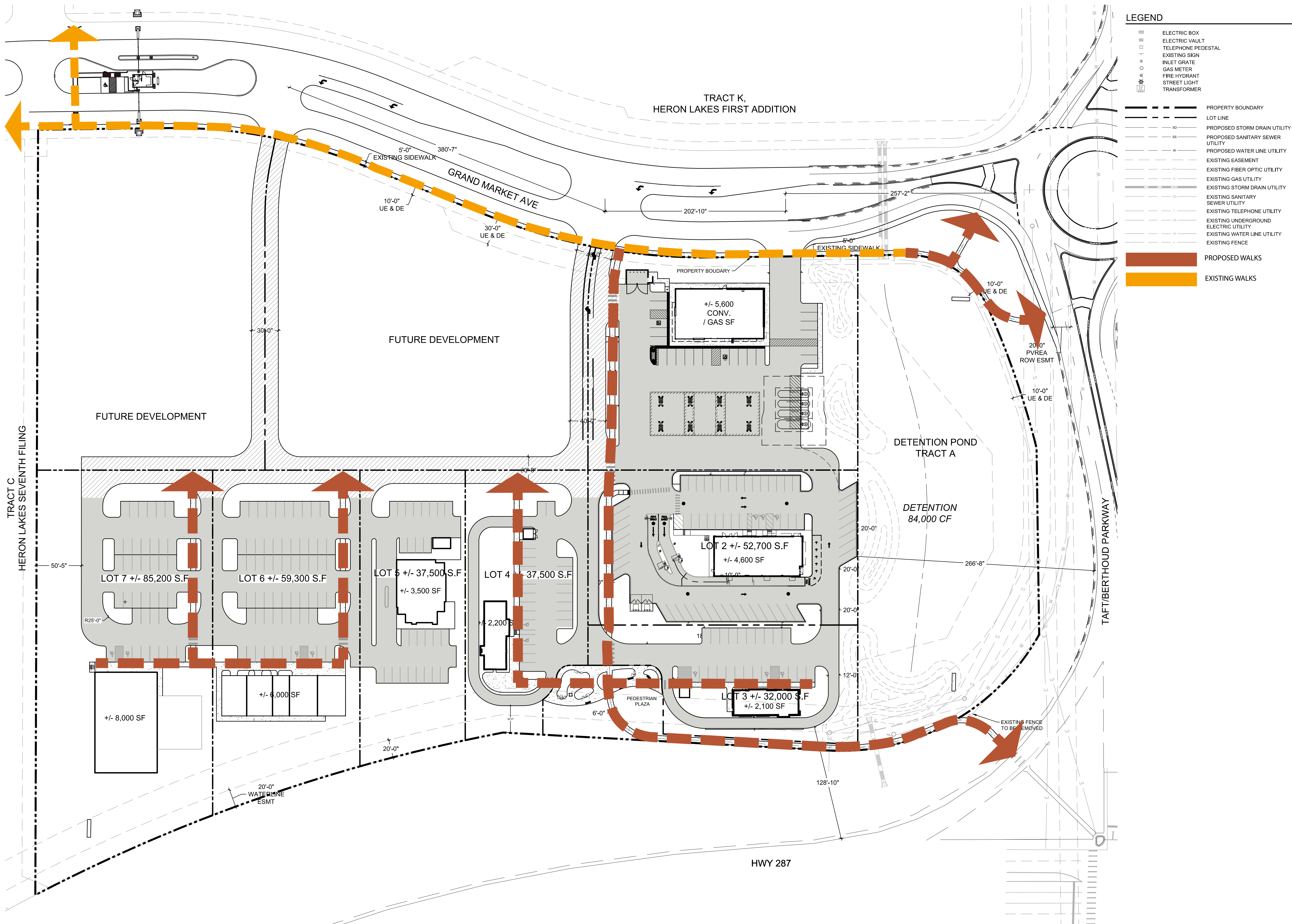
SEAL:



PROJECT No.:	R20-009
DRAWN BY:	AG
REVIEWED BY:	SH

DRAWING NUMBER:

Plotted By: Stephanie Hansen Layout: PEDESTRIAN PLAN Printed On: 9/29/2020 7:09 PM File Name: PEDESTRIAN PLAN.dwg



TRACT L, HERON LAKES FIRST ADDITION

NEIGHBORGOOD MASTER PLAN

BERTHOUD, CO

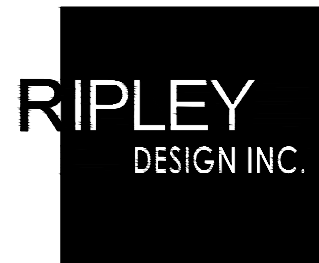
OWNER

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
p. 303.825.6200
e. HAUSER@DRAKERES.COM



LANDSCAPE ARCHITECT/ LAND PLANNER

RIPLEY DESIGN INC.
STEPHANIE HANSEN, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

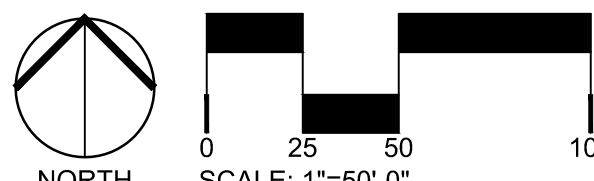


■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave, Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

ENGINEER

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200.
LOVELAND, CO 80538
p. 970.635.3727



ORIGINAL SIZE 24X36

ISSUED

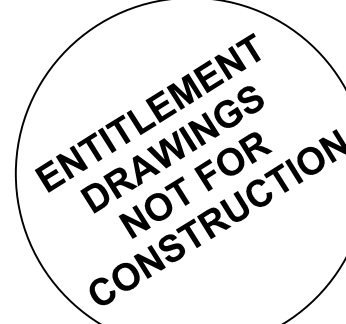
No.	DESCRIPTION	DATE
1	NEIGHBORHOOD MASTER PLAN	04/15/2020

REVISIONS

No.	DESCRIPTION	DATE
01	TOWN COMMENTS	8/28/2020
02	LOT 3 PROP LINE ADJUSTMENT	9/4/2020
03	TOWN COMMENTS	9/28/2020

PEDESTRIAN PLAN

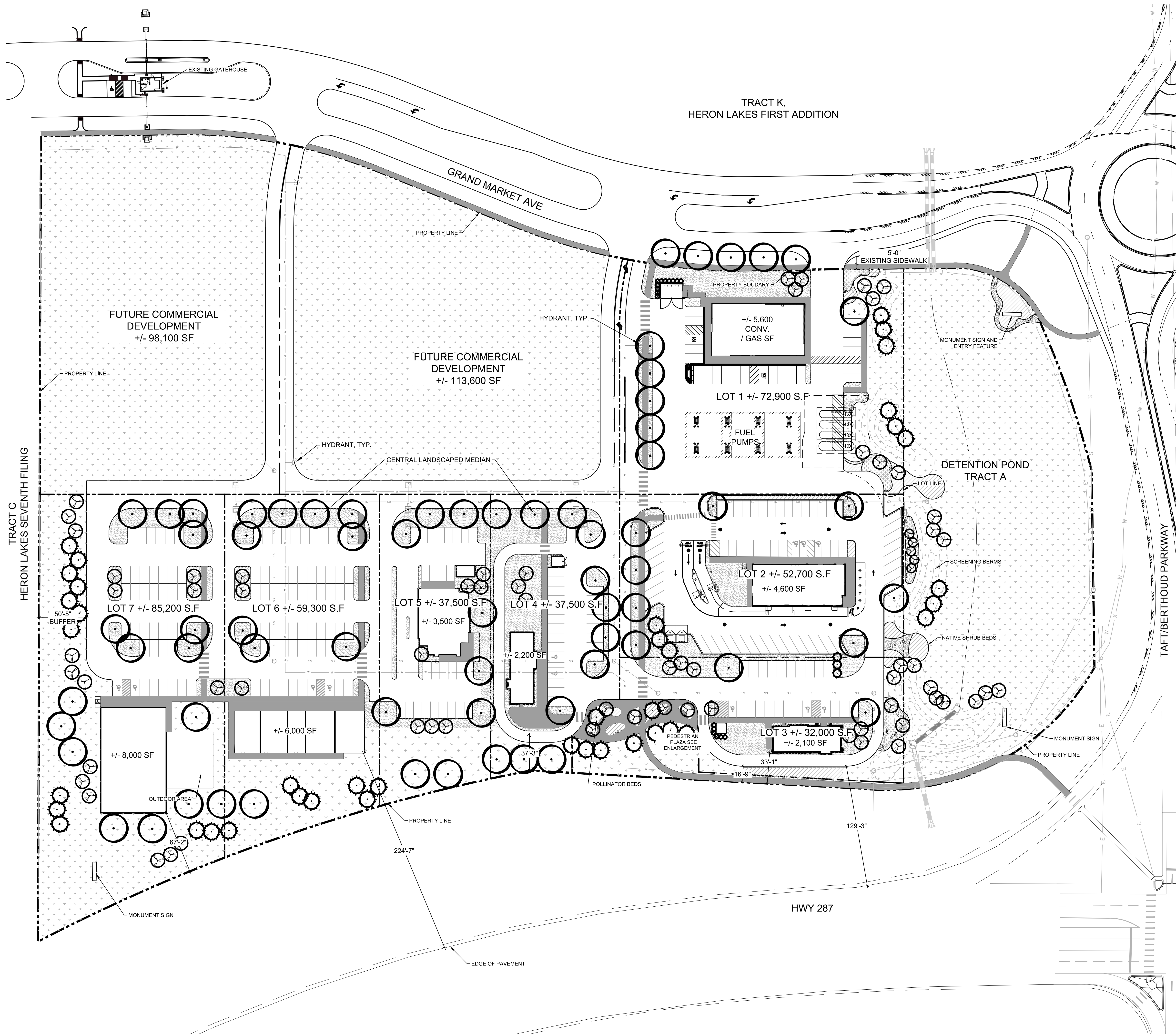
SEAL:



PROJECT No.:	R20-009
DRAWN BY:	AG
REVIEWED BY:	SH

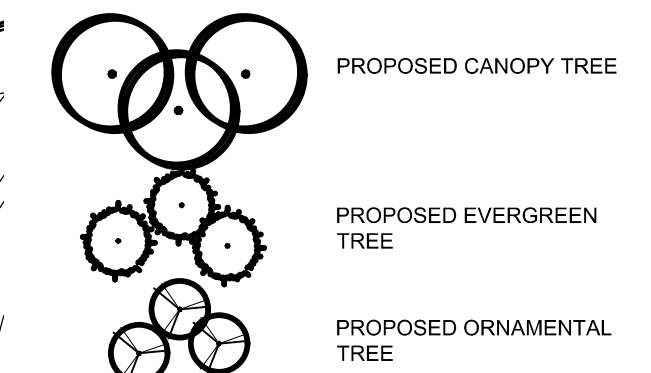
DRAWING NUMBER:

Plotted By: Stephanie Hansen Layout: LANDSCAPE PLAN Printed On: 9/29/2020 7:39 PM File Name: 3 LANDSCAPE PLAN.dwg



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
•	SMALL BOULDER	
○	MEDIUM BOULDER	
⊙	LARGE BOULDER	
SYMBOL	01 HARDSCAPE DESCRIPTION	QTY
■	PEDESTRIAN CONNECTION	15,692 SF
SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION	QTY
■	WOOD MULCH SHRUB BED	4,407 SF
■	IRRIGATED TURF	35,733 SF
■	ROCK MULCH	2,641 SF
■	NATIVE SEED 1	369,006 SF
■	POLLINATOR GARDEN BED	2,218 SF



PROPOSED POLLINATOR PLANT LIST:

TREES:

- SERVICEBERRY - AMELANCHIER ALNIFOLIA
- FLOWERING FRUIT TREES INCLUDING:
- APPLES, CHERRIES, PEACHES AND PLUMS

SHRUBS:

- LEAD PLANT - AMORPHA CANESCENS
- RABBITBRUSH - CHRYSOTHAMNUS NAUSEOSUS
- CHOKECHERRY - PRUNUS VIRGINIANA
- BOULDER RASPBERRY - RUBUS DELICIOSUS
- NEARLY WILD ROSE - ROSA X 'NEARLY WILD'
- BLUE MIST SPIREA - CARYOPTERIS X GLANDONENSIS
- BLUE MIST

PERENNIALS:

- WINECUPS - CALLIRHOE INVOLUCRATA
- WALLFLOWER - ERYSIUM SPP.
- BLUE FLAX - LINUM LEWISII
- BLUE MIST PENSTEMON - PENSTEMON EATORII
- FIRECRACKER PENSTEMON - PENSTEMON VIRENS
- CHECK LOCAL NURSERY FOR OTHER NATIVE AND CULTIVAR OPTIONS
- YARROW - ACHILLEA MILLEFOLIUM
- BLANKET FLOWER - GAILLARDIA ARISTATA
- SALVIA (MANY NATIVE AND CULTIVAR OPTIONS, CHECK WITH LOCAL NURSERY)
- BLUE GIANT HYSSOP - AGASTACHE FOENICULUM
- ROCKY MOUNTAIN BEE PLANT - CLEOME SERRULATA
- PLAINS COREOPSIS - COREOPSIS TINCTORIA
- GOLDENROD - SOLIDAGO SPP.

WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	20733.00	18	643,194.00
MIDPRAIRIE	4609.00	10	46,090.00
LOW	37479.00	7	262,353.00
TOTAL	64821.00	35	951,637.00

ANNUAL WATER USE NOT TO EXCEED 15 GALLONS, AVERAGE OVER THE SITE

SUBDIVISION IDENTITY AND PLACE ELEMENTS

- DEVELOPMENT ACREAGE: 9.07 AC
- ELEMENTS REQUIRED: 9
- ELEMENTS PROVIDED: 4
- 1000 SF AGGREGATE POLLINATOR GARDEN WITH COLLARED EDGE
 - 30' BUFFER YARD ALONG ADJOINING SUBDIVISION TRACT C, HERON LAKES 7TH FILING
 - 30' BUFFER YARD ALONG BERTHOUD PKWY (4 LANE ARTERIAL ROAD)
 - ENTRY WAY WITH SIGN, LANDSCAPE AND LIGHTING

TRACT L, HERON LAKES FIRST ADDITION

NEIGHBORGOOD MASTER PLAN

BERTHOUD, CO

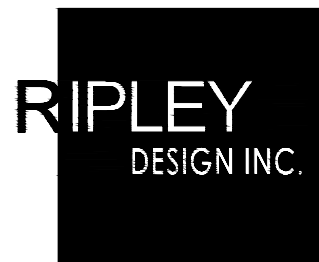
OWNER

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
p. 303.825.6200
e. HAUSER@DRAKERES.COM



LANDSCAPE ARCHITECT/ LAND PLANNER

RIPLEY DESIGN INC.
STEPHANIE HANSEN, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

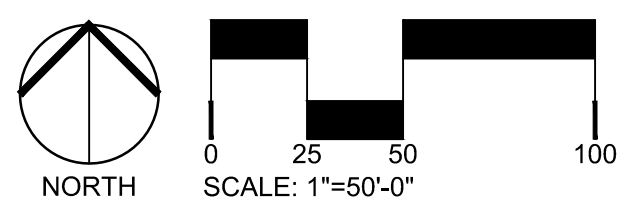


■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave, Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

ENGINEER

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200,
LOVELAND, CO 80538
p. 970.635.3727



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	NEIGHBORHOOD MASTER PLAN	04/15/2020

REVISIONS

No.	DESCRIPTION	DATE
01	TOWN COMMENTS	8/28/2020
02	LOT 3 PROP LINE ADJUSTMENT	9/4/2020
03	TOWN COMMENTS	9/28/2020

LANDSCAPE PLAN

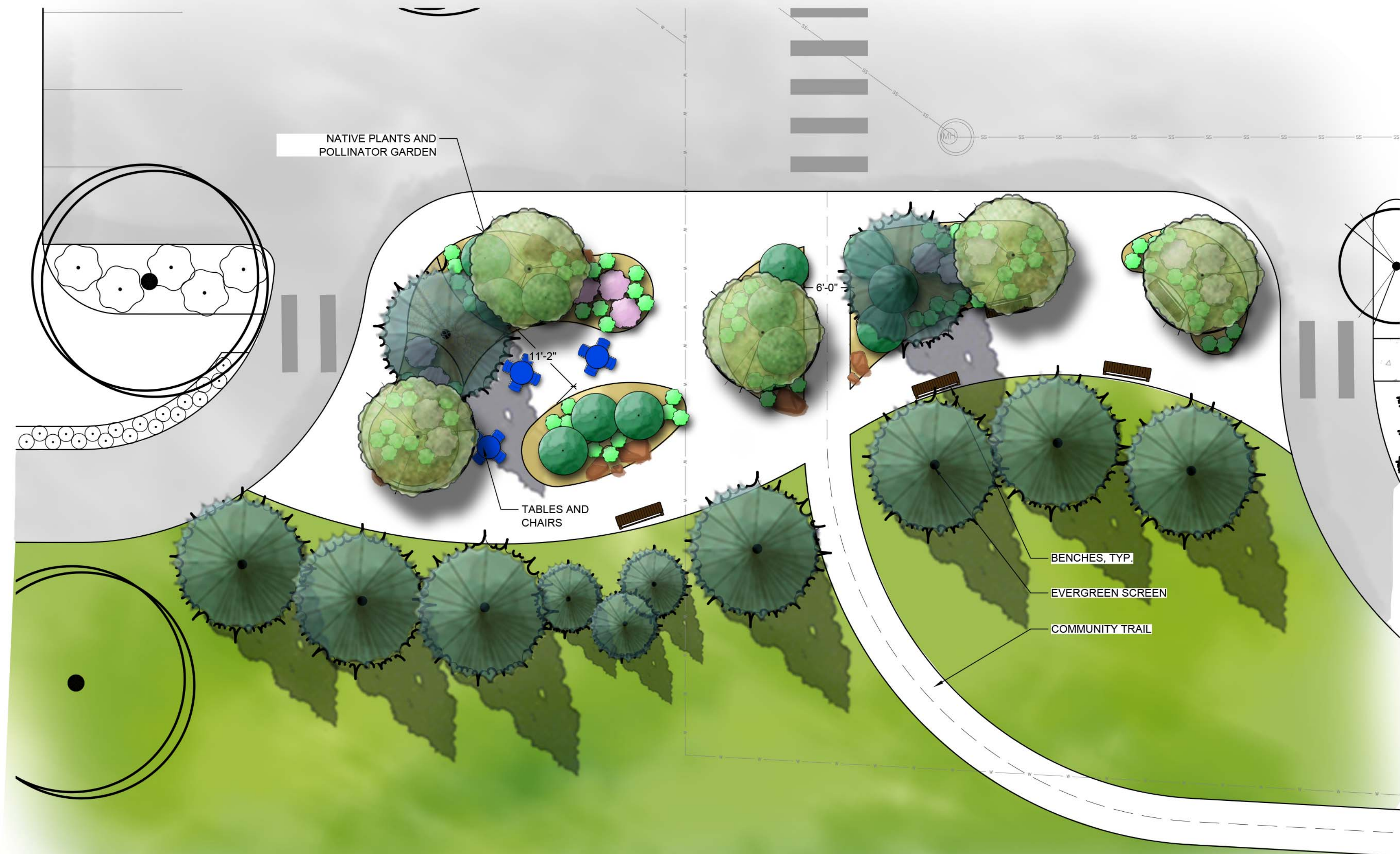
SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R20-009
DRAWN BY:	AG
REVIEWED BY:	SH

DRAWING NUMBER:

Plotted By: Stephanie Hansen Layout: PLAZA ENLARGEMENT Printed On: 9/30/2020 11:33 AM File Name: LANDSCAPE ENLARGEMENT.dwg



TRACT L, HERON
LAKES FIRST ADDITION

NEIGHBORGOOD
MASTER PLAN

BERTHOUD, CO

OWNER

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
p. 303.825.6200
e. HAUSER@DRAKERES.COM



LANDSCAPE ARCHITECT/ LAND PLANNER

RIPLEY DESIGN INC.
STEPHANIE HANSEN, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

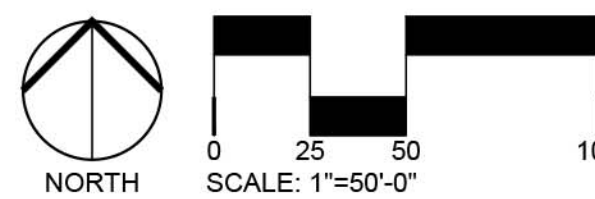


■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

ENGINEER

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200.
LOVELAND, CO 80538
p. 970.635.3727



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	NEIGHBORHOOD MASTER PLAN	04/15/2020
REVISIONS		
No.	DESCRIPTION	DATE
01	TOWN COMMENTS	8/28/2020
02	LOT 3 PROP LINE ADJUSTMENT	9/4/2020
03	TOWN COMMENTS	9/28/2020

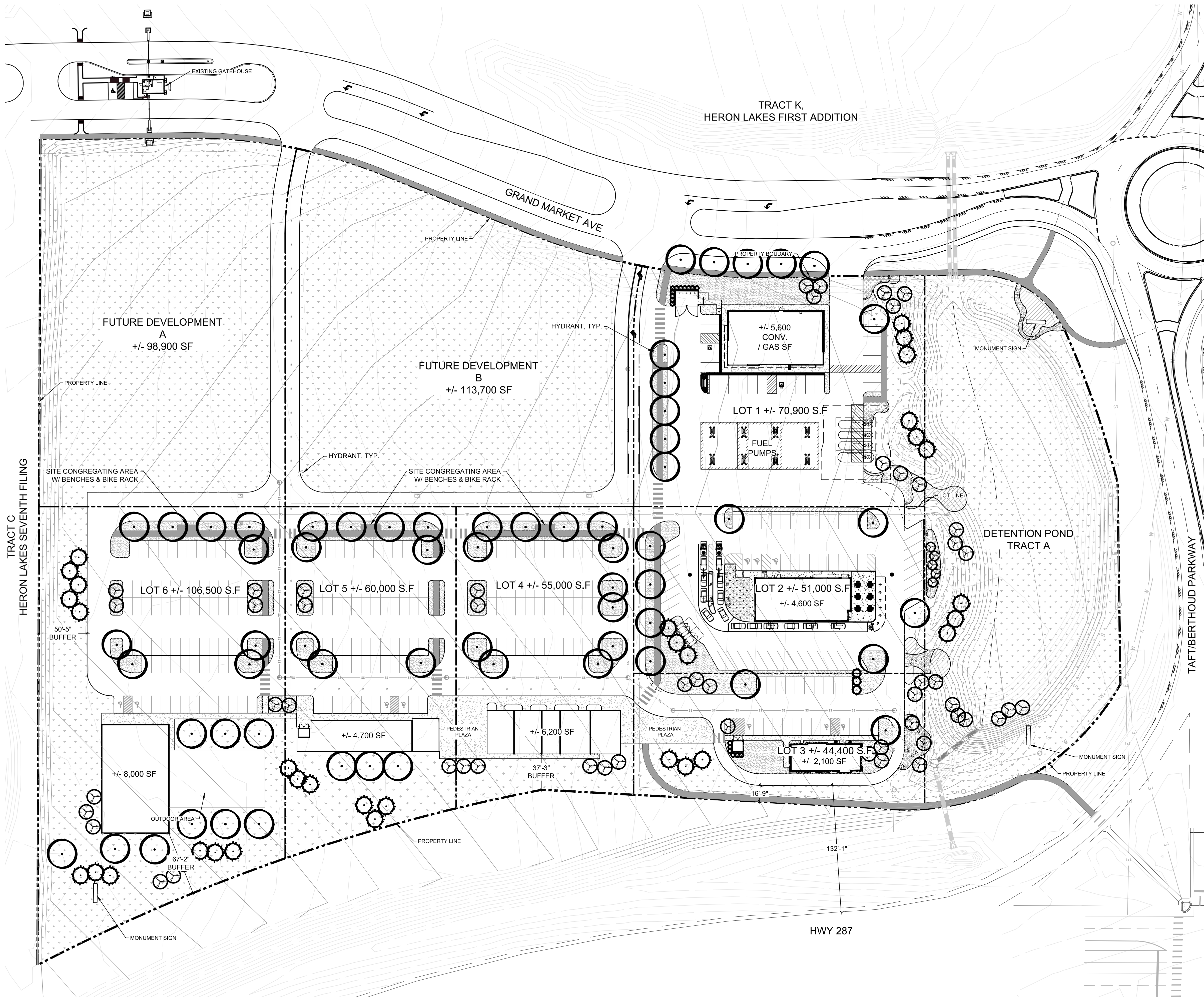
PLAZA ENLARGEMENT

SEAL:



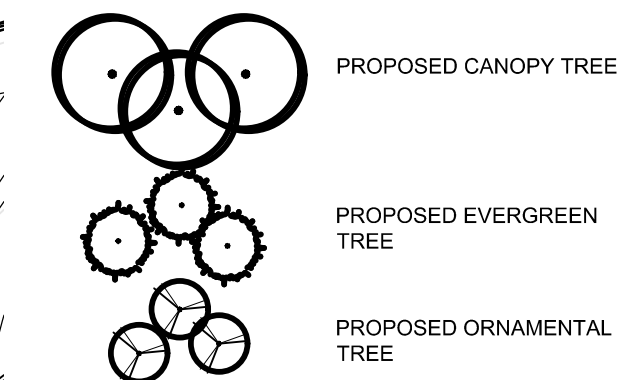
PROJECT No.: R20-009
DRAWN BY: AG
REVIEWED BY: SH
DRAWING NUMBER:





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
•	SMALL BOULDER	
◉	MEDIUM BOULDER	
⊙	LARGE BOULDER	
SYMBOL	01 HARDSCAPE DESCRIPTION	QTY
■	PEDESTRIAN CONNECTION	14,077 SF
SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION	QTY
▨	WOOD MULCH SHRUB BED	4,407 SF
▩	IRRIGATED TURF	35,733 SF
▧	ROCK MULCH	2,641 SF
▦	NATIVE SEED 1	374,343 SF
▤	POLLINATOR GARDEN BED	2,218 SF



- PROPOSED POLLINATOR PLANT LIST:
- TREES:
-SERVICEBERRY - AMELANCHIER ALNIFOLIA
-FLOWERING FRUIT TREES INCLUDING:
APPLES, CHERRIES, PEACHES AND PLUMS
- SHRUBS:
-LEAD PLANT - AMORPHA CANESCENS
-RABBITBRUSH - CHRYSOTHAMNUS NAUSEOSUS
-CHOCOCERRY - PRUNUS VIRGINIANA
-BOULDER RASPBERRY - RUBUS DELICIOSUS
-NEARLY WILD ROSE - ROSA X 'NEARLY WILD'
-BLUE MIST SPIREA - CARYOPTERIS X GLANDONENSIS BLUE MIST
- PERENNIALS:
-WINECUPS - CALLIRHOE INVOLUCRATA
-WALLFLOWER - ERYSIIMUM SPP.
-BLUE FLAX - LINUM LEWISII
-BLUE MIST PENSTEMON - PENSTEMON EATORII
-FIREFRACKER PENSTEMON - PENSTEMON VIRENS
-CHECK LOCAL NURSERY FOR OTHER NATIVE AND CULTIVAR OPTIONS
-YARROW - ACHILLEA MILLEFOLIUM
-BLANKET FLOWER - GAILLARDIA ARISTATA
-SALVIAS (MANY NATIVE AND CULTIVAR OPTIONS, CHECK WITH LOCAL NURSERY)
-BLUE GIANT HYSSOP - AGASTACHE FOENICULUM
-ROCKY MOUNTAIN BEE PLANT - CLEOME SERRULATA
-PLAINS COREOPSIS - COREOPSIS TINCTORIA
-GOLDENROD - SOLIDAGO SPP.

WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	20733.00	18	643,194.00
MIDPRAIRIE	4600.00	10	69,000.00
LOW	374725.00	3	1,124,160.00
TOTAL	411,758	4.368	1,836,354

ANNUAL WATER USE NOT TO EXCEED 15 GALLONS, AVERAGE OVER THE SITE

SUBDIVISION IDENTITY AND PLACE ELEMENTS

- DEVELOPMENT ACREAGE: 9.07 AC
ELEMENTS REQUIRED: 4
ELEMENTS PROVIDED: 4
- 2000 SF AGGREGATE POLLINATOR GARDEN WITH COLLARED EDGE
 - 30' BUFFER YARD ALONG ADJOINING SUBDIVISION TRACT C, HERON LAKES 7TH FILING
 - 30' BUFFER YARD ALONG HWY 287
 - 30' BUFFER YARD ALONG BERTHOUD PKWY (4 LANE ARTERIAL ROAD)

TRACT L, HERON LAKES FIRST ADDITION

NEIGHBORGOOD MASTER PLAN

BERTHOUD, CO

OWNER

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
p. 303.825.6200
e. HAUSER@DRAKERES.COM



LANDSCAPE ARCHITECT/ LAND PLANNER

RIPLEY DESIGN INC.
STEPHANIE HANSEN, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

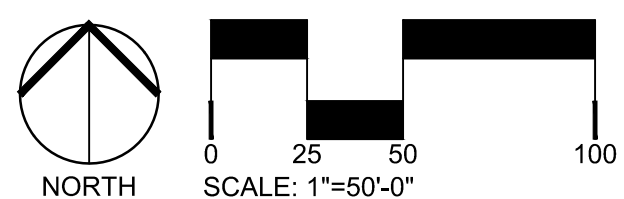


■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave, Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

ENGINEER

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200,
LOVELAND, CO 80538
p. 970.635.3727



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	NEIGHBORHOOD MASTER PLAN	04/15/2020

REVISIONS

No.	DESCRIPTION	DATE
01	TOWN COMMENTS	8/28/2020

LANDSCAPE PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R20-009
DRAWN BY:	AG
REVIEWED BY:	SH

DRAWING NUMBER:

GENERAL DEVELOPMENT PLAN NARRATIVE:

1. PURPOSE AND INTENT OF DESIGN GUIDELINES:

THE PURPOSE OF THE DESIGN GUIDELINES FOR HERON LAKE COMMONS IS TO ENSURE THAT ALL OCCUPANTS OF THE DEVELOPMENT COMPLY WITH A HIGH STANDARD OF ARCHITECTURAL DESIGN USING HIGH QUALITY MATERIALS. THE INTENT IS TO CREATE A SUSTAINABLE PROJECT THAT ENCOURAGES WATER CONSERVATION, ENERGY EFFICIENT LIGHTING "DARK SKY COMPLIANT", NATIVE LANDSCAPING, INCLUDING "POLLINATOR GARDENS" IN A PEDESTRIAN FRIENDLY ENVIRONMENT.

2. DEVELOPMENT LAND USE:

THIS DEVELOPMENT PROVIDES FOR A VARIETY OF COMMERCIAL USES AS ALLOWED IN THE C2 DESIGNATION OF THE TOWN OF BERTHOUD COMPREHENSIVE PLAN. THE DEVELOPMENT WILL PROVIDE EMPLOYMENT AND SERVICES FOR MANY IN THE COMMUNITY.

THE C2 DISTRICT IS INTENDED TO BE A DEVELOPMENT OF A WIDE RANGE OF SERVICE BUSINESSES, RETAIL USES, OFFICES, MEDICAL, AUTOMOTIVE AND PERSONAL BUSINESS ESTABLISHMENTS. THIS DEVELOPMENT WILL BE BOTH OF SMALLER COMMERCIAL AND RETAIL USES AS WELL AS LARGER BIG BOX USES.

3. SITE TRAFFIC CIRCULATION:

HERON LAKE COMMONS WILL HAVE MULTIPLE POINTS OF ENTRY INTO THE SITE. ALL ACCESS WILL BE ON THE NORTH SIDE OF THE SITE CONSISTING OF TWO FULL ACCESS POINTS AND ONE RIGHT IN RIGHT OUT ACCESS POINT OFF OF GRAND MARKET AVENUE.

A. SITE PEDESTRIAN TRAFFIC CIRCULATION:

AN OVERALL SYSTEM OF PEDESTRIAN CIRCULATION WILL UTILIZE MULTIPLE PATHWAYS THROUGHOUT THE DEVELOPMENT TO ALLOW FOR CONTINUITY WITHIN THE DEVELOPMENT.

THE DEVELOPMENT WILL PROVIDE MULTIPLE PEDESTRIAN CONGREGATING AREAS. THEY WILL SERVE AS AN AREA FOR PEOPLE TO GATHER WITH OUTDOOR SEATING, BIKE RACKS AND TREES TO PROVIDE SHADE.

PEDESTRIAN CIRCULATION THROUGHOUT THE PROPERTY IS ESSENTIAL TO PROVIDE CONTINUITY BETWEEN BUSINESSES, EACH LOT OWNER WILL CONSTRUCT AND MAINTAIN SIDEWALKS FOR THE BENEFIT OF THE DEVELOPMENT.

B. DETENTION AND WATER QUALITY

A STORM WATER SYSTEM FOR ALL LOTS WILL BE PROVIDED TO THE DETENTION POND. POLLINATOR GARDENS ALONG WITH CONSERVATION SPECIES WILL BE PROVIDED WITH TREES AND SHRUBS. THE DEVELOPMENT SHALL USE RAIN GARDENS AND DRY WELLS TO IMPROVE WATER QUALITY AND REDUCE RUNOFF.

5. BUILDING DESIGN INTENT:

THE BUILDING DESIGN ENCOURAGES COMMON BUILDING ELEMENTS TO BRING THE DEVELOPMENT TOGETHER. EXTERIOR BUILDING MATERIALS SHALL BE HIGH QUALITY PROVIDING DIFFERENT FOCAL POINTS OF INTEREST.

A. BUILDING MATERIALS:

- 1. AWNINGS AND TRELLISES ARE ENCOURAGED ON ALL BUILDING FACADES.
- 2. PILASTERS AND VERTICAL ELEMENTS AROUND THE PERIMETER OF THE BUILDING WILL BREAK UP FLAT SURFACES. PILASTERS CAN PROVIDE OPPORTUNITIES FOR COLOR CHANGE AND DEPTH IN THE FACADE.
- 3. THE BUILDING MATERIALS WILL USE LOW-REFLECTIVE COLORS AND NEUTRAL EARTH TONES.
- 4. BRIGHTER ACCENT COLORS MAY BE USED IN ACCORDANCE WITH CORPORATE IMAGE BRANDING.
- 5. EACH BUILDING SHALL INCORPORATE BRICK, STONE AND OR EXPOSED TIMBER ELEMENTS IN TO THE BUILDING.

B. BUILDING SCALE:

FOR LARGER BUILDINGS, HEIGHTS WILL VARY ALONG THE FACADE TO BREAK UP THE MASS. ENTRANCES AND WINDOW DISPLAYS FACING PUBLIC RIGHT OF WAYS MAY BE ARTICULATED.

C. ROOF ELEMENTS:

- 1. WHERE LOW PITCH ROOFS ARE USED, THE HEIGHT OF THE PARAPET SHALL SCREEN ALL ROOF TOP EQUIPMENT.
- 2. ALL HIGH PITCHED ROOF AREAS SHALL BE SURFACED WITH ATTRACTIVE AND DURABLE MATERIALS SUCH AS CONCRETE, CLAY, OR SLATE TILES, OR SEAMED ARCHITECTURAL METALS.

D. GLAZING:

- 1. HIGHLY REFLECTIVE OR GLARE PRODUCING GLASS WITH HIGH REFLECTANCE FACTORS ARE DISCOURAGED.
- 2. RECOMMENDED GLAZING, FRAMING AND TRIM COLORS: DARK BRONZE ALUM. GLASS: 1" INSULATED GLASS UNITS. SPANDREL GLAZING COLOR: BLACK

6. EXTERIOR FINISHES:

- 1. BRICK MASONRY UNITS: BRICK COLORS TO BE EARTH TONE.
- 2. PRECAST CONCRETE: NATURAL/EARTH TONE COLORS WHICH COMPLIMENT STONE OR BRICK
- 3. STUCCO/EIFS: ALL TEXTURES ACCEPTED, COLORS TO FOLLOW PAINT COLORS ON PAGE 3.
- 4. SIDING: METAL SIDING WITH BATTENS OR HARDIE-BOARD. COLORS TO FOLLOW PAINT COLORS ON PAGE 3

A. DRIVE-THROUGH:

DRIVE THRUS ARE ESSENTIAL FOR MANY RESTAURANTS AND RETAIL OPERATIONS. THE FOLLOWING STANDARDS MUST BE MET:

- 1. THE DESIGN OF THE DRIVE THRU SHALL MINIMIZE PEDESTRIAN AND TRAFFIC CONFLICTS WITHIN ITS PARCEL. DIRECTIONAL SIGNS MAY BE USED TO ENSURE FREE FLOW.
- 2. VEHICLE HEADLIGHT SCREENING TO BE PROVIDED AT DRIVE THRU AREAS WHERE APPROPRIATE.

B. BUILDING & SITE LIGHTING:

SITE AND PEDESTRIAN LIGHTING SHALL BE DESIGNED TO PROVIDE MINIMUM LIGHTING NECESSARY TO ENSURE ADEQUATE VISION AND SAFETY IN THE DEVELOPMENT. LIGHT FIXTURES SHALL NOT CAUSE A GLARE OR DIRECT ILLUMINATION ON TO ADJACENT PROPERTIES. ALL LIGHT FIXTURES WILL BE REQUIRED TO BE FULL CUT OFF, "DARK SKY COMPLIANT". LED LIGHT FIXTURES AND ENERGY EFFICIENT FIXTURES ARE ENCOURAGED.

- 1. PARKING LOT LIGHTS FIXTURES/POLES:
 - i) TO ASSURE THAT THE OVERALL DEVELOPMENT LIGHT FIXTURES MATCH THROUGHOUT THE ENTIRE SITE, SEE PAGE 4 FOR LIGHT FIXTURE RECOMMENDATION.
- 2. BUILDING LIGHTING:
 - ii) LIGHTING SHALL BE COMPATIBLE WITH THE ESTABLISHED ARCHITECTURAL STYLE OF THE DEVELOPMENT. ALL BUILDINGS MUST PROVIDE A SIMILAR LIGHT STRATEGY. HOWEVER, DIFFERENT FIXTURES AND COLORS MAY BE USED TO HELP ACCENT EACH BUILDING. SEE PAGE 4 FOR LIGHT FIXTURE RECOMMENDATION.

C. SERVICE AREA AND LOADING DOCK:

- 1. LOADING DOCKS AND ALL OTHER SERVICE AREAS SHALL BE APPROPRIATELY SCREENED FROM PUBLIC ROADS BY ENCLOSURES, WALLS, LANDSCAPING OR FENCES. MATERIALS SHALL BE COMPATIBLE WITH THE DESIGN GUIDELINES. OUTDOOR STORAGE AREAS SHALL BE DESIGNED TO MINIMIZE VISUAL IMPACTS. SCREENING MATERIALS TO MATCH BUILDING MATERIALS ALONG WITH LANDSCAPING.

D. PARKING AND SITE ELEMENTS:

- 1. PARKING AREAS SHALL BE STRIPED WITH WHITE PAINT.
- 2. ON-SITE STREET OR DIRECTIONAL SIGNS ON POSTS OR BUILDING MOUNTED PARKING SIGNS ARE TO BE UTILIZED. SIGN POST POLES MUST BE SQUARE.
- 3. ELECTRIC CHARGING STATIONS SHALL BE ENCOURAGED WITH ALL AUTOMOTIVE USES.
- 4. PEDESTRIAN GATHERING AREAS SHALL INCLUDE BENCHES, BIKE RACKS AND SHADE TREES.

6. SIGNAGE

MONUMENT SIGNS WILL BE CONSTRUCTED WITH MATERIALS CONSISTENT WITH THESE DESIGN GUIDELINES.

7. APPROVAL

THESE DESIGN GUIDELINES SHALL APPLY TO ALL OWNERS OF PROPERTY WITHIN THE DEVELOPMENT. DEVIATIONS MAY BE REVIEWED BY THE TOWN OR DECLARANT ON A CASE-BY-CASE BASIS, FINAL APPROVAL IS REQUIRED BY THE TOWN BERTHOUD.

PAINT GUIDELINES:

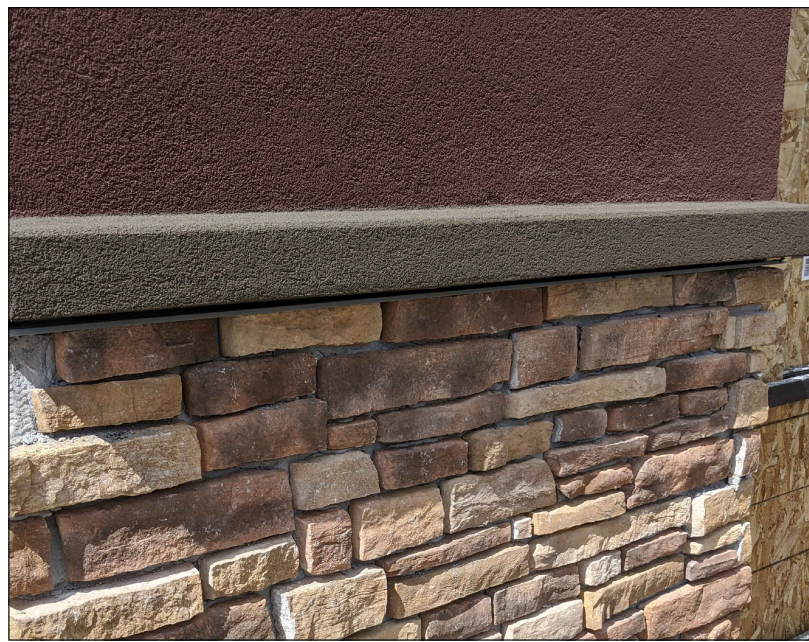
FIELD PAINT AND STUCCO COLORS ALLOWED



ACCENT COLORS DO NOT NEED TO FOLLOW THIS COLOR CHART, ALL COLORS CAN BE USED AS AN ACCENT COLOR

WAINSCOTT GUIDELINES:

MATERIAL: STONE
CAP: HARD STUCCO ACCENT



SPANDREL GLASS:

ISPAN 520 Black



WHERE NON-TRANSLUCENT WINDOWS ARE NEEDED, BLACK SPANDREL GLASS IS ACCEPTABLE

BRICK GUIDELINES:

BRICK TO MATCH INTERSTATE BRICK COLORS:



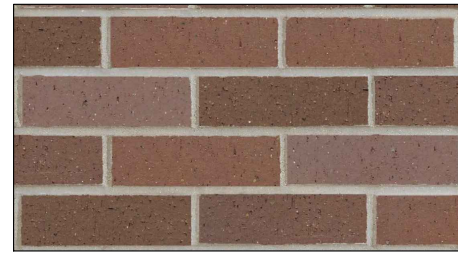
ASH STONE



BRONZE STONE



COPPER STONE



MONTEREY

STONE GUIDELINES:

STONE BY "CULTURED STONE" - OLD COUNTRY FIELDSTONE



STUCCO GUIDELINES:

COLORS: TO BE EARTH TONE, NO BRIGHT COLORS
FINISH: SAND PEBBLE

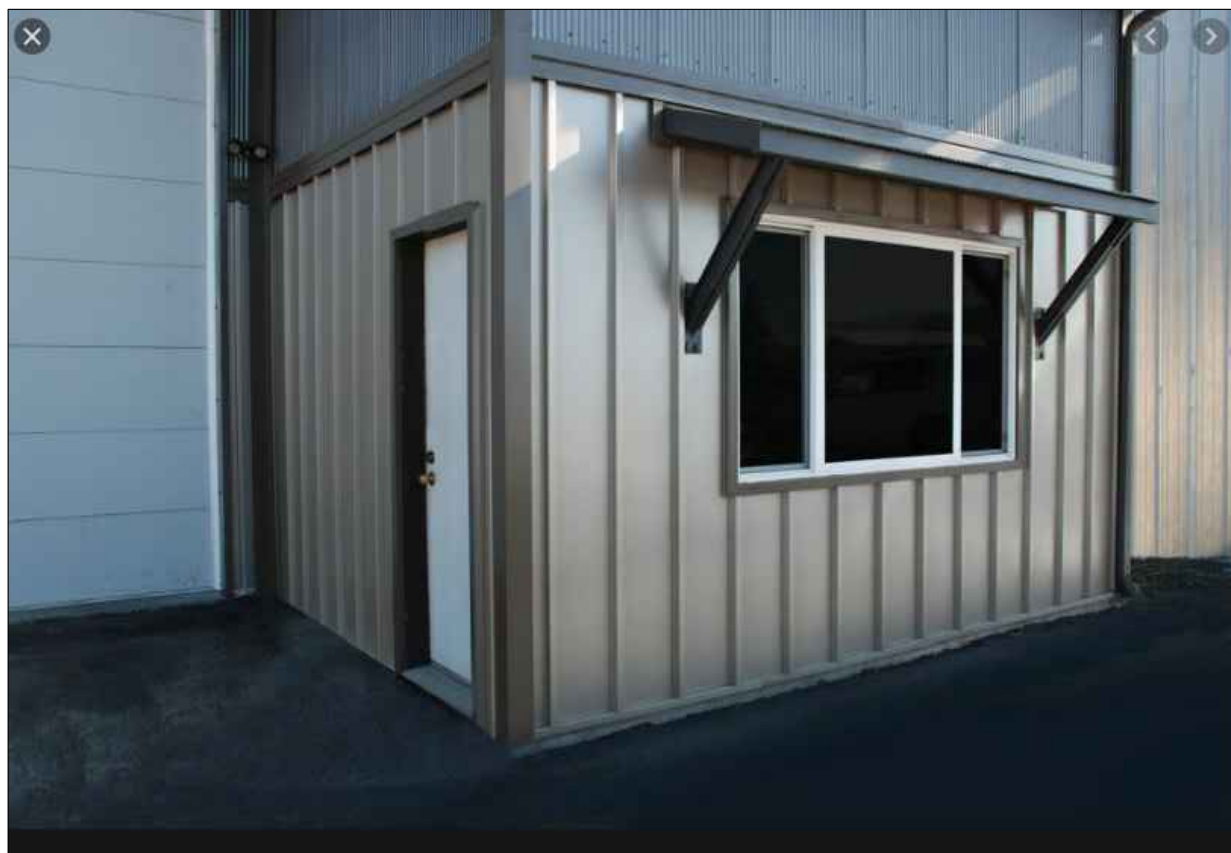


TIMBER:

EXPOSED TIMBER ELEMENT



METAL AWNING STYLE / TRELLIS:



AWNING: OPEN END FRAME WITH STANDING SEAM METAL
TRELLIS: TO BE USED AS AN ACCENT.

FABRIC AWNING STYLE:



ALL COLORS ACCEPTABLE, OPEN END FRAME

BUILDING SIDING GUIDELINES:

COLORS: EARTH TONE, NO BRIGHT COLORS
MATERIAL: METAL
DIRECTION: HORIZONTAL AND VERTICAL XX ACCEPTABLE



BUILDING PARAPET GUIDELINES:

SHAPES TO BE USED:
COLORS: TO COMPLEMENT WALL COLORS

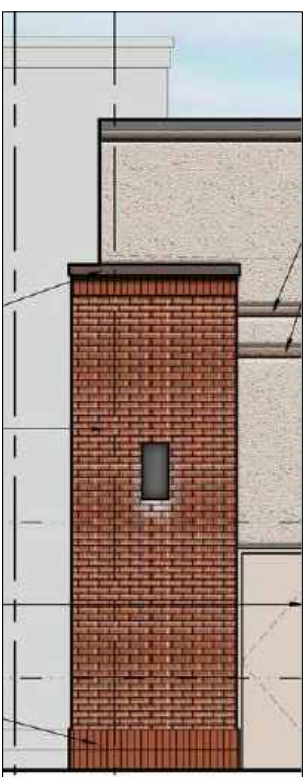


WINDOW TREATMENT GUIDELINES:

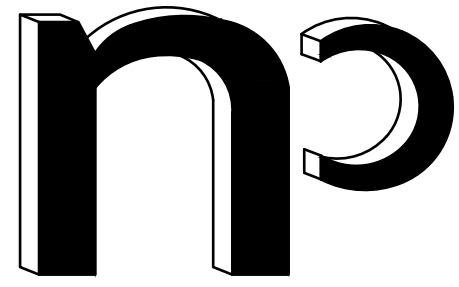


EXTERIOR WINDOW FRAMING / WINDOW BOX ACCENT
TO BE PROVIDED BY USING ADJACENT MATERIAL

PILASTER STYLE:



PILASTERS TO BE LOCATED AT MAJOR CORNERS OF BUILDING. COLOR AND MATERIALS PER COLOR PALLET



nama
partners llc

6140 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
nama partners, llc. 2020 All Rights Reserved

HERON LAKE COMMONS
DESIGN GUIDELINES
BERTHOUD, COLORADO

PROJECT LOCATION:



496 S. BROADWAY
DENVER, CO 80209
TEL. 303.825.6200
WWW.DRAKERES.COM

REVISIONS: DATE:

PROJECT #: 20.115.10
DRAWN BY: MWB
REVIEWED BY: HC3
SCALE: AS SHOWN
DATE: 10.28.2020
SHEET TITLE:

DESIGN GUIDELINES

SHEET NUMBER:

3 OF 9

TOP VIEW

SIDE VIEW

FRONT VIEW

GRADE LINE

NOTE:
BIKE RACK TO BE SIMILAR AS DESIGN SHOWN

BIKE RACK

SCALE: 3/4" = 1'-0"

SITE BENCH:
EXTERIOR FURNITURE TO BE SIMILAR
TO DESIGN SHOWN.

TOP VIEW

FRONT VIEW

SIDE VIEW

GRADE LINE

METAL

BENCH

SCALE: 3/4" = 1'-0"

TRASH CAN:
TO BE SIMILAR TO DESIGN SHOWN.

METAL SLATS

TRASH RECEPTACLE

SCALE: 3/4" = 1'-0"

CHARCOAL GREY METAL

BLACK METAL

HERON LAKE COMMONS

SIGN TO HAVE PUSH THROUGH LETTERS

OPEN TO BEYOND

LITE PUSH THROUGH PIN LETTERS

BLACK BACKGROUND METAL

ACCENT CAP

COLORED METAL TO MATCH BUILDINGS

STONE

STEEL COLUMNS, POWER COAT BLACK

OVERALL PROJECT MONUMENT SIGN

SCALE: 3/4" = 1'-0"

EXAMPLE OF DECORATIVE LIGHTING.
ALL COLORS ACCEPTABLE.

EXAMPLES OF WALL SCONCES. COLOR
TO MATCH STOREFRONT COLOR.

BUILDING LIGHTING INFORMATION

EXAMPLE OF SITE LIGHTING. COLOR TO
BE BLACK.

SITE LIGHTING INFORMATION

SINGLE HEAD AND/OR DOUBLE
HEAD AS NECESSARY

STRAIGHT SQUARE STEEL POLE
WITH POWDER COAT FINISH TO
MATCH LUMINAIRES, CAPABLE OF
100MPH

ANCHOR BOLTS, BASE PLATE, AND
ROUND BASE COVER PROVIDED
WITH POLE. BOLT CIRCLE TEMPLATE
PER MANUFACTURER'S
INSTALLATION REQUIREMENTS.

GROUT BASE COVER - COLOR TO
MATCH

2" X 45 DEGREE

POLES WITH EXPOSED BASES
SHALL BE FORMED WITH
SEAMLESS SONOTUBE FORMS.

FINISHED GRADE

BIKE RACKS

BENCH

TRASH CONTAINER

SIDEWALK

SITE CONGREGATING AREAS

nama
partners llc

6140 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
nama partners, llc. 2020 All Rights Reserved

PROJECT LOCATION:

HERON LAKE COMMONS
DESIGN GUIDELINES
BERTHOUD, COLORADO

DRAKE
REAL ESTATE SERVICES

496 S. BROADWAY
DENVER, CO 80209
TEL. 303.825.6200
WWW.DRAKES.COM

REVISIONS: DATE:

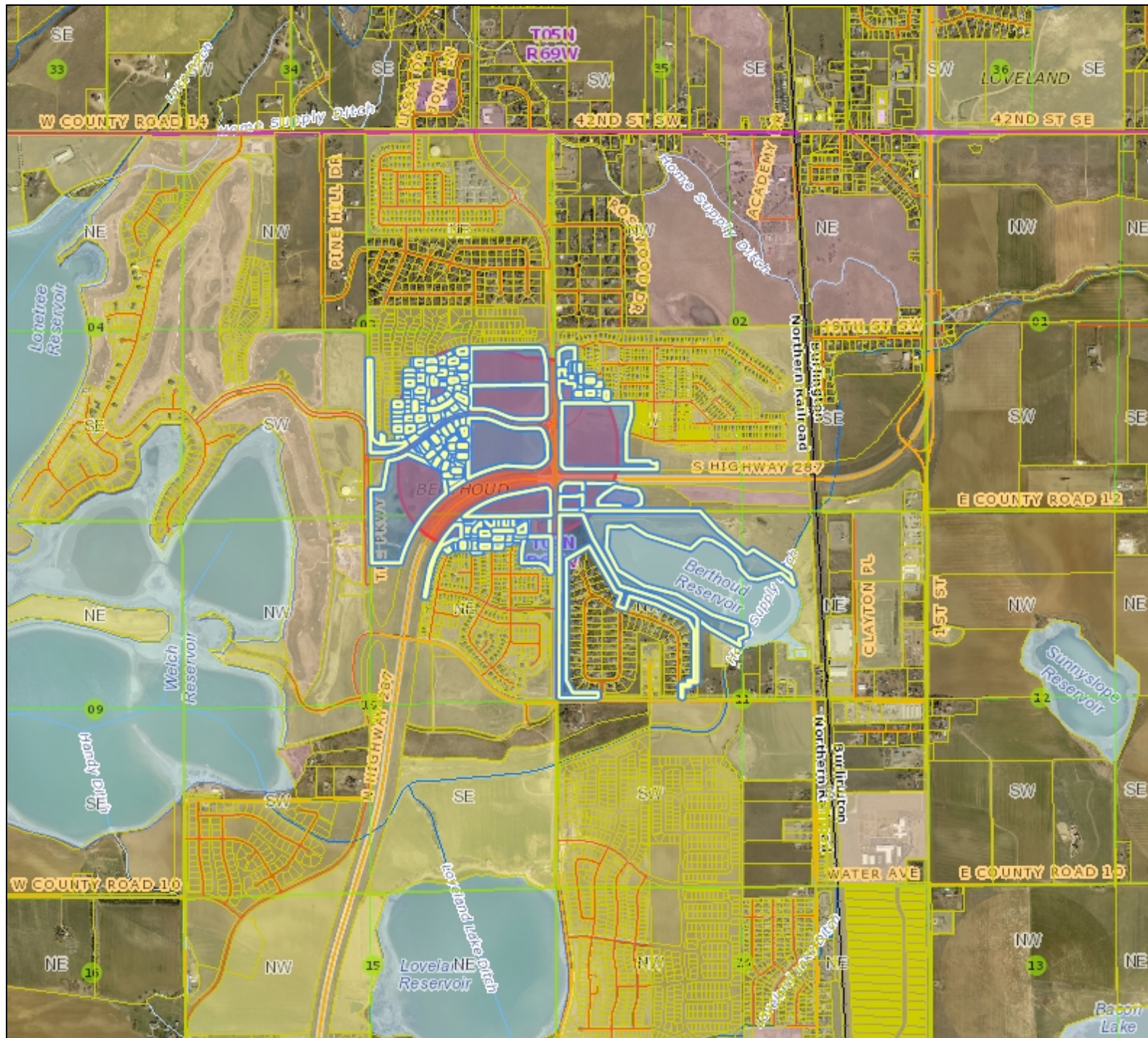
PROJECT #: 20.115.10
DRAWN BY: MWB
REVIEWED BY: HC3
SCALE: AS SHOWN
DATE: 10.28.2020

SHEET TITLE:
LIGHTING
AND
SIGNAGE

SHEET NUMBER:
4 OF 9

**PUBLIC
NOTICE MAP
AND PUBLIC
COMMENTS
RECEIVED**

Larimer County Web Map



Legend

- | | |
|-------------------------|------------------------------|
| Tax Parcels | Rivers and Streams |
| PLSS Township and Range | County Boundary |
| PLSS Sections | Rocky Mountain National Park |
| PLSS Quarter Sections | Incorporated Areas |
| Railroads | City or Town |

Notes

0.3 0 0.3 Miles

Date Prepared: 9/2/2020 7:53:00 AM

Scale
1: 23,788



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

From: [Christine English](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Neighborhood Notice - Berthoud Commons
Date: Tuesday, May 12, 2020 10:22:07 AM

Good Morning,

THank you for sending out all the information on the new additions to the community. I only have one main issue with the site plan that has been shown and that is regarding the gas station. I do not see the need or like the fact that there will be a gas station within this Villiage Center, especially since there is going to be another gas station directly across Berthoud Parkway (Tract L, Heron Lakes First Addition). Having two gas station directly across from one another just reduce the look that it seems this community is going for.

A HUGE thing from a looks stand point is when crossing through the intersection and onto Taft/ Berthoud Parkway there will be a gas station on either side. Most communities have signs, arches, or trees as a gateway... but our community will has gas stations upon entry.

From what i can tell they seem to be done by different architects or developers but seriously the town needs to be the one to make sure both designs work together once done. You review the overall designs.

Thank you for your time in reading my email.

Christine Walsh
A resident at Prairiestar

From: hscavone@aol.com
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Berthoud Building
Date: Saturday, May 16, 2020 1:25:18 PM

Hello Mr. Freese and Mr. Olinger,

I'm responding to the letter sent out regarding the property by the round-a-bout north of the intersection of CR17/287.

I'm against it. First of all it's already a VERY busy intersection. CR17/Berthoud Parkway is a main route to King Soopers, Walgreens and downtown Loveland, and 287 is also major truck route. There are always accidents at the intersection of CR17 and 287.

Second, there are so many wonderful qualities of Colorado. But one of them are its vistas whether it's the plains, foothills, majestic mountains, western slope and all of our national and state parks. One of the qualities of Berthoud is "space". I love the fact that as soon as I leave my house I see open space. There's already too much farm land lost to building. Please, let's keep our open space.

I also want to comment on an article a few issues ago in the Surveyor. Regarding the Wagner Farm land at the corner of Mountain Ave and Berthoud Parkway, it said that there had been a possibility of a Safeway. Thank goodness they backed out. A large grocery chain to open business here would most likely severely hurt our family owned grocery store, Hays Market. Also, a Dollar Store contemplated the sight. Again, thank goodness they backed out, too. I feel a store like that would hurt the charm of Berthoud. Let's find businesses that would ENHANCE the charm of this town. Or businesses that have come class.

Thank you for your time and I hope all is well with you and your families during this time,

Helen Scavone
Berthoud

October 13, 2020

Re: Heron Lakes Commons Development

To Whom It May Concern:

I am adamantly opposed to the proposed Heron Lakes Commons Development.

The light at the corner of Berthoud Parkway and 287 has bad accidents all the time. I've seen some of them. Also, 287 is a major thoroughfare not just for cars but tractor trailers coming from Fort Collins to way past Longmont. Berthoud Parkway is a major route north to Walgreens, King Soopers and Loveland. There's so much building in that area they've had to expand the road. With the turn-around right there at the proposed sight I feel that the development will just add to more traffic issues and accidents.

Berthoud nestles conveniently between Loveland and Longmont - driving distances that are short drives to sources that downtown Berthoud may not provide at this time.

I also strongly feel that we NEED to keep as much open space as we can. The natural grasses at that spot are so beautiful. I don't want to look at yet more buildings! A cute small town like Berthoud and its immediate surrounds should stay that way. Let's focus on building up the downtown area instead. I'd rather see a plan for nice and needed commercial businesses at the corner of Mountain Avenue and 287 than at the current proposed sight.

Thank you for your time,

A handwritten signature in cursive script that reads "Helen Scavone".

Helen Scavone
Berthoud

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Heron Lakes Commons Project
Date: Tuesday, October 20, 2020 4:49:32 PM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

From: John Flynn <jmatflynn@gmail.com>
Sent: Tuesday, October 20, 2020 4:38 PM
To: Curt Freese <CFreese@berthoud.org>
Cc: Barb Flynn <jbflynn2003@yahoo.com>; John Flynn <jmatflynn@gmail.com>
Subject: Heron Lakes Commons Project

Dear Town Planner,

Please consider this note as a communication of strong concern and disappointment over the current proposal for the development of the property referred to as "Heron Lakes Commons Project". Our point of reference comes from not only being a resident of the Heron lakes community attached directly to the West of the proposed project, but also as a new tax-paying resident of Berthoud, CO. We have strong opposition to this project for the following reasons:

*** Zoning: Berthoud is a beautiful, warm front range community and that is one of the reasons we moved here.** This proposal in no way encompasses or adheres to any type of zoning plan or strategy that calls for complimentary use of adjacent and connecting lots or developments. This will have an extremely choppy look and feel to it, and does in no way meet the standards that have been established by the Heron lakes developers, or is what the resident of Berthoud and Heron lakes should or do expect. The aesthetic flow of this development does in no way match the Heron Lakes community it would become neighbors of. Is this what the beautiful community of Berthoud is trying to turn into, a series of disjointed and unappealing neighborhoods and subdivisions? I know that is not the plan or meets the aspirations of the residents of Berthoud.

*** Traffic congestion and traffic flow:** The circle drive combining Taft Rd. and Market Place which would be the only way in and out of this new development (and Heron lakes residential community) is in no way built to support the short term needs of both this new development now, let alone in the future needs. The congestion and flow would unquestionably be a serious concern year round. Also, the only way in and out of the proposed development is on Market Place, which is unacceptable for it will never handle the volume capacity needs at any time,

let alone peak times.

* **Safety:** As stated, the only way in and out of this proposed development is from Market Place. The traffic safety issues this will cause is very predictable, and avoidable by declining this proposal. These safety concerns will flow out to Taft and the circle drive, as well as all the way out to the intersection at Hwy 287. This safety concern is not only a concern of flow in and out of Market Place, but also within the proposed parking lot areas of the development itself.

* **Architecture Landscaping:** This proposal again does not come close to adhering to or meeting those set by the developer and residents of Heron Lakes, as well as the TPC Colorado. The trees, grasses, bushes, berms, and visual aesthetics and flow is very substandard in trying to preserve the beauty and heritage of a Berthoud community development. The entry way and common areas need to have standards that meet or exceed that of it's neighbors to the West (namely Heron Lakes residential and TPC Colorado) and it does not.

* **Structure and Building Architecture:** The Heron lakes community worked with the Berthoud community to set acceptable high standards in this area that needs to be adhered to by all residential and commercial (clubhouse...) buildings. The proposal for the Heron lakes Common projects uses standards that are far substandard in terms of the building material used, and the visual look and view of the buildings. Compare the standards and requirements, and you will be floored by the fact this proposed development is far substandard in this area.

* **Precedent Setting:** The standard that is set on what is allowed to be developed on this property will set the precedent for what is allowed to be built on the other nearby lots (namely the one to the North of Market Place owned by the same developer that is proposing this), as well as any future developments of Berthoud. Set and keep the bar high, just like you did with the developers of Heron lakes and TPC Colorado. It would be very disappointing if you diminish the standard for this beautiful piece of property in Berthoud and the Front Range.

* **Property Values:** All these things combined will not only diminish the experiences all of the residents and non-residents of Heron Lakes currently enjoy and plan to enjoy, they will also result in an inevitable reduction in the value of our properties. This is not acceptable to those of us who live in Heron Lakes and invested our lives into our properties, and those of us who moved to Berthoud because of the incredible beauty and heritage Berthoud provides.

It our very strong opinion, it is your role as the City Planner to protect Berthoud from this type of development in order to protect the tradition of Berthoud and all the prior, current, and future residents of Berthoud. Ultimately, this will be your legacy and the legacy of the current Town of Berthoud Board Members. We look forward to a productive and constructive dialogue with you and your team on this development and others to come.

Thanks in advance for protecting and preserving the beauty and all the values of Berthoud and its' residents.

Sincerely,

John and Barb Flynn
3121 Heron lakes Parkway
Berthoud, CO. 80513
970-317-7874

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Heron Lakes Commons project
Date: Tuesday, October 20, 2020 4:49:47 PM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

From: Molly Alvarado <mollyalvarado3@gmail.com>
Sent: Tuesday, October 20, 2020 3:09 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: Heron Lakes Commons project

To whom it may concern,

I recently moved to Berthoud in February of 2020. We moved from a place that had fast food and gas stations on every corner.

My family's health and mental well being since moving has changed for the better.

The addition of the proposed strip mall would greatly change and affect the beautiful town of Berthoud. This change would not be for the better in years to come.

I oppose this development plan and feel it will in time turn on its self and diminish what so many people love about Berthoud.

Keep Berthoud great! Keep Berthoud strong!!

Thank you for your time,

Molly Alvarado
Concerned neighbor
3037268365

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Heron Lakes Proposed Development
Date: Tuesday, October 20, 2020 4:49:57 PM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

-----Original Message-----

From: Bob <rfc03@msn.com>
Sent: Tuesday, October 20, 2020 2:46 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: Heron Lakes Proposed Development

Curt, I wanted to comment on the plan that has been proposed for Heron Lakes. I am a current resident and was also a McDonald's Owner/Operator in Longmont from 1994-2016. (I would not be involved in this McDonalds if it were to move forward). In looking at the proposed plan I like the layout. There will obviously be some more traffic, but I don't see any congestion issues as you turn into the gas station. The roundabout at the entrance to our development is designed to handle the increased traffic load. The McDonald's layout also will not cause any issues that I can see as it is off the Main Street. The new McDonald's buildings are nicer than most restaurant buildings and would not be an eyesore for the neighborhood. McDonalds is a great neighbor and will be involved in a positive manner in the community.

I feel that property values will be enhanced with this development. It will add more convenience to the neighborhood. I don't see a car wash on the plan with the gas station, a car wash would enhance the plan. Currently there are not any plans for a spa at TPC. This would be a great fit for the proposed development.

Thanks! Bob Charles

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: New businesses
Date: Tuesday, October 20, 2020 4:50:08 PM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

-----Original Message-----

From: Rhonda Scott <rondakins@yahoo.com>
Sent: Tuesday, October 20, 2020 2:06 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: New businesses

As a long time resident of Berthoud, my husband and I would like to let you know that we would like to see some decent more classy restaurants and fast food chain restaurants come into town. We would hate to see just strip malls and McDonald's, Taco Bell, and such. I don't like any of their food and believe it to be extremely unhealthy and also they look extremely tacky. A Chick filet, Nurdy's, and an Olive Garden would be better choices, along with a few better breakfast diners like they have over in Fort Collins, Denver, Boulder, and up in Estes Park. Let's keep our town's "small town" flavor, but more importantly, let's make it at least a little bit more upscale and classy, please.

Sent from my iPhone

Berthoud commercial plans:

To whom it may concern,

In regards to the proposed development at 287 and Grand Market Ave. in Berthoud. I would like to make a statement that I am opposed to the proposed; McDonald's, Taco Bell, Kum-n-Go and auto store/shop. The town of Berthoud is not known for its chain restaurants and "drive-through" corners. It is known for being quaint and quiet with a "small town" feel. Although growth is inevitable, I believe there are different approaches to growth without commercializing this small town off the bat. Why not speak to the community and find out what the wants and needs are of the community, implement those options, all while getting the support of those who already live here? Is Berthoud looking for a dry cleaner, daycare, a new restaurant owned by locales, another brewery, distillery, liquor store, another Hayes Market or an organic grocer? How can we eliminate the quick drive-in and out, late night hot spots that may not be in line with the community wants, needs and values? The round about and road work that was put in place was accounting for the neighborhoods surrounding, not counting for high traffic commercial. Does Berthoud really want to be bringing people in off of 287 for a cheeseburger and taco at 2am? Before agreeing to this fast food corner concept, can we look into what the community would support? If the community can support the commercial development, the developer and the Town of Berthoud can work together and both win.

Sincerely,

Leah Ludwick

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Heron Lakes Commons Project
Date: Tuesday, October 20, 2020 4:50:36 PM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

From: Nick Doucette <doucetten@gmail.com>
Sent: Tuesday, October 20, 2020 5:43 AM
To: Curt Freese <CFreese@berthoud.org>
Subject: Heron Lakes Commons Project

Hi Curt,

We've actually worked together (I work for Ursa Major Tech). My family and I recently moved to Berthoud over at Heron Lakes. I received a notice about the Commons project proposal and would like to see how I can get involved with countering the project. While it does sound convenient, the traffic and business to our corner of the roundabout would be detrimental.

Please let me know if I can support the effort to decline the proposal.

Thanks and talk soon,
Nick Doucette

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Proposed development
Date: Wednesday, October 21, 2020 7:58:30 AM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

From: Ashley Chymiy <ashley.chymiy@gmail.com>
Sent: Wednesday, October 21, 2020 7:57 AM
To: Curt Freese <CFreese@berthoud.org>
Subject: Proposed development

Hi Curt!

I heard about the proposed development of a Kum & Go gas station, Taco Bell, McDonald's, etc. I'm no expert in local development, but as a recent newcomer to Berthoud, **I want to respectfully express my opposition**. Personally I feel that this type of "lowest common denominator" commerce will:

- Undermine the charming, neighborly small town feel that attracts people to Berthoud, and
- Hurt the local economy by:
 - Siphoning traffic away from local businesses,
 - Paying local resident employees less than they need to survive, and
 - Encourage unhealthy eating habits (i.e., expensive future medical care).

Ultimately the question is this: what sort of town do we want Berthoud to be? What type of residents do we want to attract here? People who eat at McDonald's on the regular, and consider Kum & Go a selling point? Or ones who favor a culturally diverse and economically thriving local business landscape? The choices we make today will determine the shape Berthoud and its culture take in the years ahead.

I hope this is helpful!

Many thanks,
Ashley

—
Ashley Chymiy, M.A.

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Developments
Date: Wednesday, October 21, 2020 7:58:56 AM

I responded already to this one, and have to all of them thus far.

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

From: Christie Osborn <christieosborn82@gmail.com>
Sent: Tuesday, October 20, 2020 8:08 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: Developments

To whom it may concern,

My name is Christie and I recently purchased my first home in Prairie Star. I was wondering if I could get more info on the upcoming development near my housing addition. I would like to offer my opposition to the rumored fast food chains or help understanding the benefits that these chains would bring to our community.

Christie Osborn
(970)685-0048

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Heron Lakes Commons Project
Date: Wednesday, October 21, 2020 7:59:04 AM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

From: Nick Doucette <doucetten@gmail.com>
Sent: Tuesday, October 20, 2020 8:51 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: Heron Lakes Commons Project

Hi Curt,

Putting it on record our household (including my wife, Holley Doucette) would like to vote against the Heron Lakes Commons Project. The increase in traffic and congestion would be detrimental to our area.

Thank you,
Nick and Holley Doucette
2812 Heron Lakes Parkway

Jonathan C. Oster
2737 Heron Lakes Parkway
Berthoud, Colorado 80513

October 21, 2020

VIA E-MAIL: cfreese@berthoud.org

Berthoud Planning Commission
807 Mountain Avenue
Berthoud, CO 90513

Attn: Chad Freese, AICP

Re: Development Plan for Tract L, Heron Lakes Commons

Dear Mr. Freese and Commissioners:

This letter is written on behalf of several homeowners of the Heron Lakes Development to express our concerns over the current Development Plan for Heron Lakes Commons. While the homeowners are not pleased with the prospective planned tenants of the development, we understand that development with these prospective tenants or pad owners is a matter of use by right under the current zoning for the property.

Having served on a town board and having dealt with developers and development plans, I understand the difficulties and conflicts a planning commission or board faces when a proposed development is presented. I have always found that approval of a proposed development and the desires of the surrounding community are best resolved with a reasoned approach from both the developer and the community. This letter is meant to be a reasoned approach and review by the community and not an overbroad rejection of the development plan. With that said, there are several issues of concern that the homeowners wish to express.

First, this is a proposal for a Neighborhood Master Plan, but the development proposed contains only a portion of the neighborhood. It also appears that this area will be developed by one developer and the rest by one or more other developers. For conformity and cohesion, a comprehensive design should be presented describing potential uses, layout of the entire neighborhood, a detailed landscape plan for the neighborhood, the architectural plan for the entire neighborhood, etc. It is our position that without a Neighborhood Master Plan, the current proposal is deficient and incapable of a full evaluation by the Commission. While I am not intimately familiar with Town Code, isn't a Neighborhood Master Plan a requirement? We, therefore, believe that the current proposal is insufficient to warrant the complete evaluation and discussion needed to decide whether the plan can go forward.

Second, as we understand the current proposal, the plan presents extreme traffic issues. All ingress and egress to the development is on Grand Market Avenue. Our concern deals with both

traffic volume and safety. The proposed development will dramatically increase traffic on Grand Market Avenue which as currently built is not capable of handling the increased volume of traffic.

It is a one lane road and allowing ingress and egress from only Grand Market Avenue would dramatically increase traffic, creating issues of vehicular, and more importantly, pedestrian safety. Further the roundabout on Berthoud Parkway/Taft Avenue and Grand Market, as built, appears insufficient for the increased traffic entering Grand Market. We understand that the roundabout was designed for neighborhood commercial traffic, not automobile oriented drive-through businesses. We believe that if it has not already been done or ordered, a thorough traffic impact study of the proposed development be undertaken.

Third, we have concerns that the proposed uses are not compatible with the residential uses directly adjacent to the west. The proposed design criteria presented by the developer does not conform to the design criteria of the adjacent properties in Heron Lakes. As you know, Heron Lakes has high design criteria. The proposed development design standards are, we believe, mid-level design standards that do not fit in with the surrounding community. Further, as we all know, there are design standards that could be imposed, assuming a Neighborhood Master Plan is required, that would truly portray the design concepts of the surrounding communities and enhance the surrounding communities as well as the Town in general. We are referencing several websites below for retail developments that meld with the surrounding communities. We propose that the Commission require the developer to enhance its design standards so that it conforms or coincides with the design standards of Heron Lakes. We all want a development that is architecturally pleasing and that the Town and the nearby communities can be proud of.

Fourth, we believe that the proposed landscaping for this development is lacking. It is not compatible with the landscaping plan for Heron Lakes. There is a lack of trees, especially evergreens, especially on the borders of the proposed development that would provide a buffer to the residential communities. The use of berms may also assist in providing a buffer and we would suggest that extensive berming and landscaping may be beneficial to both shield the neighborhood from the proposed development and provide some appeal to the development itself. While we know that the Town does not permit up lighting, we are also concerned that this development will generate a great deal of light visible from nearby homes. Enhanced landscaping will also provide a shield to the deleterious effects of the proposed developments lighting.

Fifth, residents are concerned about the possible increase of crime. Like all the residents of Berthoud, the residents of Heron Lakes value the quiet and privacy that living in Berthoud provides. The proposed development, with the drive through restaurants, will dramatically increase traffic through Heron Lakes and Prairie Star. The increased traffic will not be from local residents, but from traffic originating from 287. There is, therefore, a valid concern of increased crime and, in particular, crimes of opportunity.

These are the communities' major concerns. It is our position that the above issues should be addressed before the development plan should be permitted to go forward. Perhaps, the Town could pause this application so that additional work or studies can be performed, such as, a complete Neighborhood Master Plan for the entire commercially zoned area, a traffic study addressing increased traffic in the area that would result from this proposed development and the

Berthoud Planning Commission
October 21, 2020

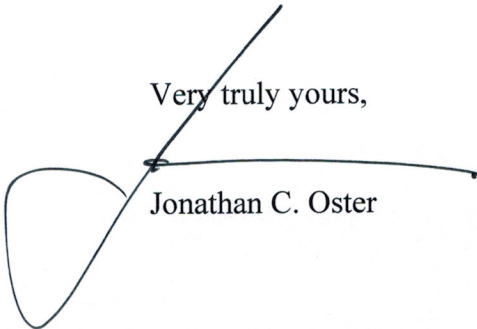
development of the remaining commercially zoned properties, and a study of the need for additional policing that would be required by a development of this nature.

We also suggest that the Commission hold a neighborhood meeting for the residents of Heron Lakes and Prairie Star so that they may be informed of the development proposal and have the residents fully voice their concerns for the proposed development, their approval of the proposed development or ways in which the proposed development can be improved.

Members of the community will be attending next Thursday's meeting which will be a zoom meeting. We do not plan on having all members speak but will have one or two community members address the Commission on our behalf. We also request that this letter be presented to the Commission and placed in the development file.

Thank you in advance for your consideration of this letter.

Very truly yours,



Jonathan C. Oster

Referenced developments:

Prospect New Town (Longmont)
<http://www.prospectnewtown.com>

Market Street at DC Ranch (Scottsdale)
<https://beonmarketstreet.com/dine/>

Prospect New Town (Longmont)
<http://www.prospectnewtown.com>

Seaside (Florida)
<https://seasidefl.com>

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Grand Market Ave & Berthoud Pkwy development proposal
Date: Thursday, October 22, 2020 7:46:05 AM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

-----Original Message-----

From: Carolyn Schulte <carolyn_schulte@yahoo.com>
Sent: Thursday, October 22, 2020 7:36 AM
To: Curt Freese <CFreese@berthoud.org>
Subject: Grand Market Ave & Berthoud Pkwy development proposal

Good morning!

I would like to voice my opposition to the above proposed development with the high concentration of chain franchise businesses.

My husband and I recently relocated here from Dripping Springs, Texas, just west of Austin. We lived there 20 years. It was a lovely small town... and then the city let development run unchecked. The town grew so fast! Roads were not adequate, so traffic worsened. So many farms sold to developers who built thousands of tract homes on tiny lots, which worsened traffic more. The more people who came in, the less Dripping Springs was the friendly little town that everyone loved. This was all because the town's leadership had become a slave to the almighty dollar and the "good old boys club".

Please, I beg of you, take some time and figure out what the residents want Berthoud to be! Do not just let us become Loveland South or Longmont North. We picked this place to live (and bought an existing home on small acreage) because of the lovely downtown area, the park, the beautiful old homes in the center of town, and the friendliness of the people.

If the town leadership does not regain the reins and control development, the entire town's growth will spiral out of control and it's personality will be lost. Once you lose the treasure of what Berthoud is, it can never be regained!

Thank you for listening,

Carolyn Schulte
Proud new Berthoud West resident

Sent from my iPad

RE: Proposed Heron Lakes Common project

Tara Gitt owner 2387 Harding Park Ct, Heron Lakes, Berthoud October 22, 2020

No to the proposal. Not good for the town. Not good for property values.

This is an amazing opportunity to create an upscale commercial development that is a gateway to the Town of Berthoud and wraps around the entrance to this gem that is TPC Colorado at Heron Lakes. Let's find a way for everyone involved to benefit from this development opportunity.

We are at a crossroads.

Two Very Different Stories. Two Very Different Outcomes.

Vision is what stands between the two.

What story will be told?

It is time for taxpayers and the Town of Berthoud to dictate that story.

STORY ONE:

Come visit TPC Colorado at Heron Lakes! At the entrance, you will see amenities that go beyond those provided by the 65,000 square foot clubhouse and event center associated with national membership opportunities for golf and dining worldwide. Visit Heron Lakes Plaza (not common) where you can sip on some locally made beer at the award-winning brewery. Visit the luxury spa where you can enjoy a massage, facials, and other personal care services. Experience the amazing customer service and enjoy the coffee at Human Bean. The Boutique at Heron Lakes offers resort-style clothing for the entire family. Rent a bicycle or scooter at "Joe's" Bike Shop and the entire family can take a ride into downtown Berthoud to buy a fresh-baked treat from Rise Bakery. Be sure to visit Berthoud Jewelers to shop for a perfect present for your wife's birthday. There is no need to do laundry while you are visiting - whether it's dry cleaning or drop off wash dry and fold, you can feel sure that locally-owned "Vera's" Dry Cleaning will take great care of your clothes while you enjoy the amenities that TPC Colorado, the Heron Lakes neighborhood and the Town of Berthoud have to offer. Golfers - bring your families, plan to stay, and enjoy the amazing golf, as well as the outstanding mountain views and world-class shopping and dining.

Future Home for Sale Listing:

6,200 square foot, estate home located on TPC Colorado golf course, overlooking Lonetree Reservoir and unimpeded mountain views. Featuring an oversized outdoor deck for relaxing or entertaining. Enjoy the Media Center and Rec Room with friends and family. Two Masters, 4 Bathrooms, oversized kitchen, and more! Listed for sale at \$3.0 million. You will love it. No need to leave the neighborhood. Enjoy world-class amenities. This is a place your kids and grandkids will want to visit. It's not about the house it's about the lifestyle.

STORY TWO:

A Kum and Go gas station, a McDonalds, a Taco Bell, a commercial strip plaza, and Joe's Auto Repair, as well as a drive-through coffee shop, are just some of the amenities you will enjoy as you visit this nationally renowned golf course and membership destination! Or wait, is this a truckstop at the entryway to this 65,000 square foot clubhouse and golf course? I don't see this when I drive up to TPC Scottsdale, or TPC Sawgrass. It just doesn't fit.

Future Home for Sale Listing:

6,200 square foot, estate home located on TPC Colorado golf course, overlooking Lonetree Reservoir and unimpeded mountain views. Featuring an oversized outdoor deck for relaxing or entertaining. Enjoy the Media Center and Rec Room with friends and family. Two Masters, 4 Bathrooms, oversized kitchen, and more! Listed for sale at \$1.5 million. You will love it. It is centrally located between Berthoud and Loveland. It is easy to find, too.

Just look for the Kum and Go gas station, the McDonalds...and the Huge Lighted sign over Joe's Auto Repair. Turn there.

I understand that developers need to make money. I understood when I bought land here, that there would be a non-residential component to the entryway to the neighborhood. What I cannot understand is the lack of vision. How amazing that the developers own this prime land and have been gifted this opportunity to tag onto the fact that there is such an amazing project as TPC Colorado just adjacent to them. I find it interesting that they have changed the name of the development from Berthoud Common to Heron Lake Common...somehow intimating that they see value in being associated with Heron Lake and yet propose bringing such an incompatible development here. Imagine instead this once in a lifetime opportunity to build a commercial development that would attract high-end businesses that would complement the adjacent land use. When you have a residential development with condos starting at over \$700,000, lots with values up to \$1,000,000 and multi-million dollar single-family estate-sized homes already built and more to come, surely the commercial developer would look at ways to build their development to take advantage of this unique market, while having the vision to go big and go grand and make a ton of money without bringing blight to this community.

Let's find a way to create an amazing development that makes a ton of money for the developer and enhances the entryway to TPC Colorado and Heron Lakes and is something that the residents of Berthoud can embrace.

It would be a shame if at the end of the story that the most appealing entryway to our amazing space would become turning off the country road and driving past the cart barn and through the neighborhood to the clubhouse!

From: [Howard Nicoll](#)
To: [Curt Freese](#); [Adam Olinger](#)
Cc: [Jolene Nicoll](#)
Subject: Heron Lakes Commons - Planning Meeting
Date: Thursday, October 22, 2020 12:38:21 PM

Dear Curt and Arron,

I am sending this note ahead of the planning meeting tonight, I will be present on the Zoom call and look forward to today's discussion. I am a current resident at Heron Lakes having moved here 1 year ago from Longmont where we resided for just under 20 years. The community of Heron Lakes and city of Berthoud reminded us of Longmont when we first arrived, a small thriving city filled with local businesses and a welcoming downtown area. We hope that the planning commission will continue to hold true to the small city feel and ensure that the commercial/retail development reflects the quality of life which drew us here. Below are some comments regarding the development that I hope you will take into consideration.

Architectural design - Consistent with current Heron Lakes design elements

- We would like the design elements of the Commons to be consistent with or higher than the current residential community guidelines for build materials, and landscaping. We would like a representative that can assist with design approvals via the Metro District
 - Significant time and effort were spent to ensure a high quality of living within the community, we would like this to be carried to all connecting areas adjacent to the residential community
- The designs for the retail area should not diminish the value of the homes/community by utilizing substandard materials or design elements
- The planning and design must maintain the small-city charm of Berthoud already available to current residents, eliminating large signage, excessive lighting/advertising, etc
- Developers should submit plans consistent with other private golf course retail areas to ensure blending of elements to complement the existing structures. We hope that the planning commission would study existing sites for blending with the community.

Community - Maintain property values and existing Berthoud City charm

- Heron Lakes Community consists of residents that have relocated from large cities, both in Colorado or out of state, looking for a small Colorado city with local businesses, safe walking areas and low traffic/congestion
- As the community grows, we need to develop areas to maintain the old town Berthoud feel, sense of community and support for local businesses.

We do not wish to see a retail area developed which does not embrace the sense of community, style or quality of life that brought us all the way to Berthoud.

Retail/Commercial Businesses at the Commons - Local, differentiated and value added to the community:

- Businesses in The Heron Lakes Commons area should be representative of and supported by the Heron Lakes residents that will add long term value to the community reflecting the community lifestyle
 - Businesses that are not currently represented in the Berthoud community, which will add value to the residents while maintaining the small-town America appeal will serve the community for years to come.
 - Small local businesses vs. Large chains will maintain the aesthetics and small community feel. This retail space should provide a sanctuary for residents and guests, a destination area for visitors who will want to stay and visit downtown Berthoud
- Businesses should represent local interests, and be complimentary to the existing small businesses in the city of Berthoud, enhance the existing businesses
- Downtown Berthoud is ~ 3.9 miles from the TPC Clubhouse, businesses should be differentiated from existing businesses so as not to diminish or reduce income for long term business owners
- Operating hours should be limited for businesses operating outside of a residential community to limit noise and traffic which would violate the personal space of residents while lowering home valuation

Traffic/Roadways - Improved infrastructure for safety:

- The current proposal for access to the Commons are only via the east bound road exiting the Heron Lakes community. All traffic will be required to make a left turn when entering from outside the community
 - Increase of motor traffic will be obstructing pedestrian traffic and creating potential safety issues for residents, visitor/restaurant guests, pool guests and golfers
 - Increase potential for accidents due to cross traffic entering from the west bound lanes
 - All 3 entries are accessed from Grand Market, which will limit or obstruct exiting in an emergency (residents, patrons of TPC and Commons shoppers)
- The traffic circle/roundabout is not sufficient to manage the increased auto or delivery truck traffic
 - Multiple communities are under construction near the entrance to Grand Market and are utilizing the roundabout (East neighborhood/Heron Lakes) which will increase congestion in the area before the retail space is developed
 - The developer should bear all cost associated with road improvements and safety for our community and the community to the east of Grand Market. This area should have no impact on our tax basis now or in the future.

- TPC golfer and increased Metro district/Berthoud use of the course, pool, fitness center and restaurants will continue to increase overall traffic and road use prior to the retail space completion
- Cars moving to the north on Berthoud pkwy are already congested during rush hour, backing up car/truck traffic to Rt287, this thoroughway does not handle the current volume of traffic, how will this be improved prior to adding additional traffic from the retail area
 - Has a safety review been conducted and approved? A traffic flow assessment of the area after fully developed for all housing in Heron Lakes and the community to the east of Berthoud Parkway?
- Additional access to the Commons should be provided from Berthoud Pkwy (south) or Rt287 to limit traffic on Grand Market
 - Limit the traffic on Grand Market, reduce crossing sidewalks and crossing the eastbound Grand Lake for residents exiting the community

Please help us to hold onto the charm of Berthoud while we all work together to expand and grow the economy for all others moving to the beautiful community. I look forward to a productive and constructive dialogue with you and your team on this development and others to come.

Thank you for taking our comments into consideration.

Sincerely,

Howard and Jolene Nicoll
2336 Stonebrae Court
Berthoud, CO. 80513
720-480-3219

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: TPC Colorado Commercial Development proposal...
Date: Thursday, October 22, 2020 1:40:17 PM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

From: Benjaimin Colley <gcolley@me.com>
Sent: Thursday, October 22, 2020 1:32 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: TPC Colorado Commercial Development proposal...

Hi CFreese:

My name is Greg Colley and I am a resident of the Heron Lakes Community and I live a 2759 Heron Lakes Parkway. I am a Real Estate broker in the area who teaches pricing analytics for Real Estate and this type of development will hurt property values for our TPC neighborhood.

As such, I **do not support this type of development for our area ...**
Thanks,

Greg & Nancy Colley
970-492-5480

From: [Connie Erickson](#)
To: [Curt Freese](#); [Adam Olinger](#)
Cc: [Mike Erickson](#)
Subject: Heron Lakes Commons - Planning Meeting
Date: Thursday, October 22, 2020 2:27:26 PM

Dear Curt and Arron,

We are sending this note ahead of the planning meeting tonight and will be present on the Zoom call and look forward to today's discussion. We are current residents at Heron Lakes having moved here a 1 1/2 years ago. We have lived in a number of communities across Minnesota, North Dakota, Georgia, Florida, California, and now in Colorado. The community of Heron Lakes and city of Berthoud were just what we were looking for, a small thriving city filled with local businesses and a welcoming downtown area. We hope that the planning commission will continue to hold true to the small city feel and ensure that the commercial/retail development reflects the quality of life which drew us here. Below are some comments regarding the development that I hope you will take into consideration.

We are aware that the Nicoll family has already supplied a letter documenting their comments surrounding the proposed development. I just want you to know that we echo their comments and have shared them here again. We have highlighted key points from our perspective along with a few additional comments.

Architectural design - Consistent with current Heron Lakes design elements

- We would like the design elements of the Commons to be consistent with or higher than the current residential community guidelines for build materials, and landscaping. We would like a representative that can assist with design approvals via the Metro District
 - Significant time and effort were spent to ensure a high quality of living within the community, we would like this to be carried to all connecting areas adjacent to the residential community
- The designs for the retail area should not diminish the value of the homes/community by utilizing substandard materials or design elements
- The planning and design must maintain the small-city charm of Berthoud already available to current residents, **eliminating large signage, excessive lighting/advertising, etc, please consider restricting the height of signage allowed.**
- Developers should submit plans consistent with other private golf course retail areas to ensure blending of elements to complement the existing structures. **We hope that the planning commission would study existing sites for blending with the community. We have lived in and near a number of other golf course**

communities with surrounding retail. The retail can be done very well and can also be done poorly. I am confident this planning commission will make good decisions based on the input provided.

Community - Maintain property values and existing Berthoud City charm

- Heron Lakes Community consists of residents that have relocated from large cities, both in Colorado or out of state, looking for a small Colorado city with local businesses, **safe walking areas and low traffic/congestion**
- As the community grows, we need to develop areas to maintain the old town Berthoud feel, sense of community and support for local businesses.
- We do not wish to see a retail area developed which does not embrace the sense of community, style or quality of life that brought us all the way to Berthoud.

Retail/Commercial Businesses at the Commons - Local, differentiated and value added to the community:

- Businesses in The Heron Lakes Commons area should be representative of and supported by the Heron Lakes residents that will add long term value to the community reflecting the community lifestyle
 - **Businesses that are not currently represented in the Berthoud community, which will add value to the residents while maintaining the small-town America appeal will serve the community for years to come.**
 - Small local businesses vs. Large chains will maintain the aesthetics and small community feel. This retail space should provide a sanctuary for residents and guests, a destination area for visitors who will want to stay and visit downtown Berthoud
- Businesses should represent local interests, and be complimentary to the existing small businesses in the city of Berthoud, enhance the existing businesses
- Downtown Berthoud is ~ 3.9 miles from the TPC Clubhouse, businesses should be differentiated from existing businesses so as not to diminish or reduce income for long term business owners
- Operating hours should be limited for businesses operating outside of a residential community to limit noise and traffic which would violate the personal space of residents while lowering home valuation

Traffic/Roadways - Improved infrastructure for safety:

- The current proposal for access to the Commons are only via the east bound road exiting the Heron Lakes community. All traffic will be required to make a left turn when entering from outside the community
 - Increase of motor traffic will be obstructing pedestrian traffic and creating potential safety issues for residents, visitor/restaurant guests, pool guests and golfers
 - Increase potential for accidents due to cross traffic entering from the west bound lanes
 - **All 3 entries are accessed from Grand Market, which will limit or obstruct exiting in an**

emergency (residents, patrons of TPC and Commons shoppers) A better design might be appropriate for access points to the Commons

- The traffic circle/roundabout is not sufficient to manage the increased auto or delivery truck traffic
 - Multiple communities are under construction near the entrance to Grand Market and are utilizing the roundabout (East neighborhood/Heron Lakes) which will increase congestion in the area before the retail space is developed
 - **The developer should bear all cost associated with road improvements** and safety for our community and the community to the east of Grand Market. This area should have no impact on our tax basis now or in the future. **This cost should be on the commercial developer, not the residential developer.**
 - TPC golfer and increased Metro district/Berthoud use of the course, pool, fitness center and restaurants will continue to increase overall traffic and road use prior to the retail space completion
 - Cars moving to the north on Berthoud pkwy are already congested during rush hour, backing up car/truck traffic to Rt287, this thoroughway does not handle the current volume of traffic, how will this be improved prior to adding additional traffic from the retail area
 - Has a safety review been conducted and approved? A traffic flow assessment of the area after fully developed for all housing in Heron Lakes and the community to the east of Berthoud Parkway?
 - Additional access to the Commons should be provided from Berthoud Pkwy (south) or Rt287 to limit traffic on Grand Market
 - Limit the traffic on Grand Market, reduce crossing sidewalks and crossing the eastbound Grand Lake for residents exiting the community

Please help us to hold onto the charm of Berthoud while we all work together to expand and grow the economy for all others moving to the beautiful community. I look forward to a productive and constructive dialogue with you and your team on this development and others to come.

Thank you for taking our additional comments and the comments of the Nicoll family into consideration.

Sincerely,

Mike and Connie Erickson
2337 Stonebrae Court
Berthoud, CO. 80513
850-287-2280

For more information on Nutrien's email policy or to unsubscribe, click here:

<https://www.nutrien.com/important-notice>

Pour plus de renseignements sur la politique de courrier électronique de Nutrien ou pour vous désabonner, cliquez ici: <https://www.nutrien.com/avis-important>

From: [Curt Freese](#)
To: [Adam Olinger](#)
Subject: FW: Proposed Development at Grand Market Ave./Berthoud Parkway
Date: Thursday, October 22, 2020 2:10:17 PM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

From: Lauren Apsokardu <lauren.apsokardu@gmail.com>
Sent: Thursday, October 22, 2020 2:10 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: Proposed Development at Grand Market Ave./Berthoud Parkway

Hi there,

I am a resident who is new to Berthoud as of last year, and I wanted to voice my support for the proposed new development at Grand Market Avenue and Berthoud Parkway. I live in Hammond Farm, and I'm thrilled at the idea of having more commercial development closer to the north side of town here. I plan to live in Berthoud for a long time, and I'm happy to see this kind of growth in my backyard.

If I could offer some additional feedback, I'd like to see some better pedestrian/bike lane connectivity across 287 to the new development. It's not well-detailed in the plans posted online. I hope to see some locally-owned businesses go in there.

Please let me know if you have any questions about my comments. I am a real estate/construction professional who is excited about the growth coming to this town, and I'm happy to clarify any comments I've made here.

Thanks!
Lauren Apsokardu

--

Lauren Apsokardu (Balogh)
M.S. - Real Estate and Construction Management
University of Denver, 2014
[Linked In](#) // 610.608.2201 // lauren.apsokardu@gmail.com

January 5, 2021

Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
Attn: Curt Freese and Adam Olinger

RE: Heron Lakes Commons

Dear all,

My name is Sue McGrath, I have lived in Berthoud since 1996. I wanted to voice my support for the commercial businesses being planned at Highway 287 and Taft known as Heron Lake Commons. Our family would desire such additional uses and think it is a great fit in Berthoud and at that specific location. Bringing additional commercial activity to that location helps with the local economy while keeping the integrity of downtown Berthoud with that small hometown feel that we all love. There is room for small town business as well as growth in the appropriate locations.

Thank you for considering this approval.

Best regards,

Sue McGrath
5504 Beverly Dr
Berthoud, Colorado 80513

January 5th, 2021

Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
Attn: Curt Freese and Adam Olinger

RE: Heron Lakes Commons

Dear Town of Berthoud,

I am writing in regard for the commercial businesses being planned at Highway 287 and Taft known as Heron Lake Commons... I do support the commercial uses proposed. I think this is great for Berthoud and an asset to the community.

I have heard that the project would include some new commercial uses coming in Berthoud. I am in support of more commercial uses and new businesses for the Town. I believe it is healthy for a community to have options in retail.

Thank you for your consideration,

Nancy Flowers
809 N County Rd. 13
Berthoud, CO 80513

January 2, 2020

Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
Attn: Curt Freese and Adam Olinger

RE: Heron Lakes Commons

Dear Town of Berthoud:

My name is Mike Brown and I live in the Town of Berthoud. I have lived in Berthoud for almost 3 years. While I love the Town of Berthoud, I do feel as though our retail options are limited. I look forward to having options with the commercial real estate project known as Heron Lake Commons.

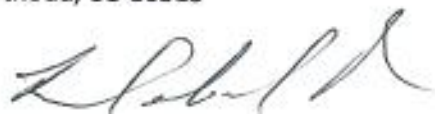
I have heard that the project would include some new commercial uses coming in Berthoud. I am in support of more commercial uses and new businesses to the Town of Berthoud. I believe it is healthy for a community to have options in retail such as fast food (McDonalds and Taco Bell proposed), gas stations, coffee shops and others.

I do support the commercial uses proposed. I think this is great for Berthoud and an asset to the community.

I writing to let you know and I am in full support of new reatil uses on this commercial corner. Please approve this project and allow us residents of Berthoud to have more options of where we go and to spend locally.

Sincerely,

Mike Brown
809 Birdie Drive
Berthoud, CO 80513

A handwritten signature in black ink, appearing to read "Mike Brown", is written over the printed name and address.

December 31, 2020

Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
Attn: Curt Freese and Adam Olinger

RE: Heron Lakes Commons Town Board Hearing, January 12, 2020

Dear Town of Berthoud:

My name is Elsie Santeramo and I am a resident of the Town of Berthoud. In addition to myself, several of my family members live in Berthoud as well. We are excited about the commercial real estate project known as Heron Lake Commons.

I understand that there will finally be some new commercial uses coming to Berthoud. I support adding more commercial uses and new businesses to better serve us. I heard that a possible McDonald's may be involved. Some people may not particularly like or visit McDonalds, but I am 77 years old and would love to have a McDonalds in Berthoud. Not only do I enjoy eating there, but I have many grandchildren that I would take there.

Additionally, I support some of the other commercial uses proposed including a gas station, coffee shop (hopefully a Starbucks), and Taco Bell. I think this is great for Berthoud and an asset to the community.

Once these shops go in, I am sure other commercial uses would follow adding to the Town of Berthoud's commercial base and places for the growing population of Berthoud. In addition to offering residents more services, the Town will increase its tax dollars from residents, commuters, and travelers as they drive on State Highway 287.

I am in full support of such uses on this commercial corner. Please approve this project and allow us residents of Berthoud to have more options of where we go and to spend locally.

Sincerely,

Elsie Santeramo
813 Birdie Drive
Berthoud, CO 80513