



Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL

807 Mountain Avenue

THURSDAY, June 24, 2021

6:00 P.M.

1. Call to Order

2. Roll Call

Jan Dowker, Chairwoman
Sean Murphy, Secretary
Patrick Dillon
Abigail Smith

Jeff Butler, Vice Chair
Karl Ayers
Chris Kurtz

All matters listed under Item 3, Consent Agenda, are considered to be routine by the Planning Commission and 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 May 27, 2021 Planning Commission Meetings.

4. Public Hearing: Heron Lakes 18th Filing Final Plat, Kristin Turner agent.

5. Public Hearing: Comprehensive Plan Adoption

6. Reports.

7. Adjourn.

The Planning Commission Meeting will be held virtually through Zoom, and can be accessed by the following link or phone number:

<https://us02web.zoom.us/j/81953447553>

Call-in Number: 1-669-900-6833

Meeting ID: 819-5344-7553

If you require a special accommodation, please contact the Town Clerk 24 hours in advance at (970) 532-2643.

Planning Commission Minutes – March 27, 2021

1. Call to Order – The Planning Commission convened a regular meeting on March 27, 2021. Chairwoman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call – Member present: Jan Dowker Chairwoman, Jeff Butler Vice Chair, Sean Murphy, Patrick Dillon, Chris Kurtz, and Abigail Smith. Jeff Butler Vice Chair joined at 6:03 p.m.
Members absent: Matt Rood.
Staff present: Curt Freese, Adam Olinger, and Jonathan Mitchell.

3. Consent Agenda – Minutes from the March 11, 2021 and March 27, 2021 Planning Commission Meeting.

Motion made by Commissioner Murphy, Seconded by Commissioner Smith. With all in favor, THE MOTION CARRIED.

4. Public Hearing: Heron Lakes Commons (Heron Lakes 16th Filing) Final Plat – Jon Hauser, Agent

Planner Adam Olinger introduced the project as a Final Plat.

Public comment was opened at 6:15 p.m.

Public comment was closed at 6:17 p.m.

MOTION made by Commissioner Murphy, Seconded by Commissioner Kurtz. With all in favor, THE MOTION CARRIED.

5. Public Hearing: Fickel Farm Neighborhood Master Plan and Major PUD Amendment – Steve Wiens, Agent for Berthoud Homes, LLC.

Director Freese introduced the Fickel Farm Neighborhood Master Plan and Major PUD Amendment.

Will Edwards (Owner), Justin Beckner (Civil Engineer), Justin Hayes (Consultant), and Steve Wiens (Consultant) presented additional information about the Master Plan.

Public comment was opened at 7:22 p.m.

Public comment was closed at 7:24 p.m.

The Commissioners spoke in support of the development and diversity of the design, but shared concerns over the parking and trails.

MOTION made by Commissioner Murphy to recommend the approval of the Neighborhood Master Plan, conditioned on the following:

- 1. All alleys remain private.**
- 2. A 10' concrete trail along the Southeastern Greenway is provided connecting to the Farmstead Trail.**
- 3. An East-West trail extending from Welch is provided.**
- 4. A parking study to consider visitor parking is submitted with the preliminary plat submittal.**

Seconded by Commissioner Kurtz

With all in favor, THE MOTION CARRIED

MOTION made by Commissioner Murphy to APPROVE the Fickel Farm PUD Amendment finding that the following criteria have been met:

- 1. The request satisfies Section 30-3-110 B. of the Town of Berthoud's Development Code; and**
- 2. Is consistent with the Town of Berthoud's Comprehensive Plan and Preferred Land Use Map; and**
- 3. Is consistent with the Neighborhood Master Plan.**

SECONDED by Commissioner Butler

With all in favor, THE MOTION CARRIED.

6. Reports –

Director Freese introduced a new addition to the Community Development department – **Jonathan Mitchell**, Permit Technician.

Director Freese announced the reappointment of two commissioners—Jan Dowker and Jeff Butler, and the appointment of two new commissioners—Chris Kurtz and Karl Ayers.

Director Freese invited commissioners to attend the Comprehensive Plan and Open Space Plan workshop with the trustees on Tuesday.

Director Freese announced as of June 01, 2021, COVID restrictions will end; the Town plans to go to a hybrid model for public meetings. Commissioners are expected to be in-person.

Director Freese mentioned this was an all-time record month of new dwelling units built in Berthoud—almost 100 new units.

7. Adjourn –

The meeting was adjourned at 8:21 p.m.



STAFF REPORT: HERON LAKES 18TH FILING FINAL PLAT

DATE: June 24, 2021

GENERAL INFORMATION

Applicant:	Heron Lakes Investments, LLC	Size: 3.328 acres
Site Location:	3361, 3375, and 3383 Danzante Bay Ct. Lots 1-3, Block 2 Heron Lakes 11 th Filing. The north end of Danzante Bay Ct.	
Applicant's Request:	The Applicant is requesting a Final Plat to create six lots in place of three existing lots, all to remain zoned R-2 (Limited Multi-Family)	
Current Zoning:	R-2 (Limited Multi-Family)	

ZONING DISTRICT INFORMATION

	<u>R-2</u>
Max Density	16 Dwelling units per acre
Min. Lot Size	2,000 sqft
Min. Lot Width	20'
Front Setback	20'
Side Setback	0' (if attached); 5'
Rear Setback	10'
Building Height:	40'

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: Ag	Golf course	None
South: R02	Single-Family Residential in various stages of construction	None
East: Ag	Golf course	None
West: Ag	Golf course	None

PROPOSAL

The Applicant is requesting approval for a Final Plat on 3.328 acres to create six residential lots from three residential lots. The three existing lots were originally platted with the Heron Lakes 11th Preliminary Plat, which was approved by the Planning Commission and the Board in the spring of 2019 and the Heron Lakes 11th Final Plat, which was approved by the Planning Commission in the summer of 2019.

Final Plat:

While this is a new Final Plat, the applicant is only required to submit materials that have changed from the previous Final Plat, so a new traffic study, drainage study, etc. were not required. The Applicant for this project has provided a new landscape plan, utility plan, grading plan, and plat, which have been reviewed and approved by Staff and all necessary outside agencies.

Zoning:

The property is currently zoned Limited Multi-Family (R-2). The rezoning was approved in 2016 as part of the overall Heron Lakes rezoning. The Limited Multi-Family (R-2) District is intended to allow some multi-family (single family attached) and single-family homes on a higher density than the R-1 (Single-Family Residential) district. All of the residential properties in the Heron Lakes 10th and 11th Filings are in the R-2 zone.

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area as Low Density Residential (Less than 2 dwelling units per acre).

- ✓ With six dwelling units on 3.328 acres, this meets the preferred land use map.

FINDINGS NECESSARY FOR A FINAL PLAT

- 1. The Final Plat is in substantial conformance with the approved Preliminary Plat. For the purposes of this Code, “substantial conformance” includes design adjustments made to meet any conditions of preliminary plat approval, and is determined as follows:**
 - **Does not change any land use of the proposed plat**
 - **Does not change the number of lots or residential density by more than 5%.**
 - **Does not contain changes which would render the final plat in nonconformance with the requirements of this Code.**
 - **Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvements, utility lines, or facilities.**
 - **Does not change any measurable standard (other than above) by more than 15%**
 - **How the Applicant has addressed comments received from the public, during the Public Comment portion of the process.**
- ✓ The Final Plat does not change the land use, street alignment, or public utilities. The amount of lots changed less than 5% of the preliminary plat.
- ✓ There were no public comments for this project.
- 2. The development complies with this Code, the Comprehensive Plan, and the PORT Plan.**
 - ✓ This development continues the Comprehensive Plan and the Future Land Use Map
 - ✓ The PORT Plan is not applicable for this development.
- 3. All applicable technical standards including the provision of water in sufficient amount and quality have been met.**
 - ✓ The plat satisfies all technical standards of the Development Code, and water is available for the development.

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 one week of receipt for each round of development review. The public comments are included with this packet.

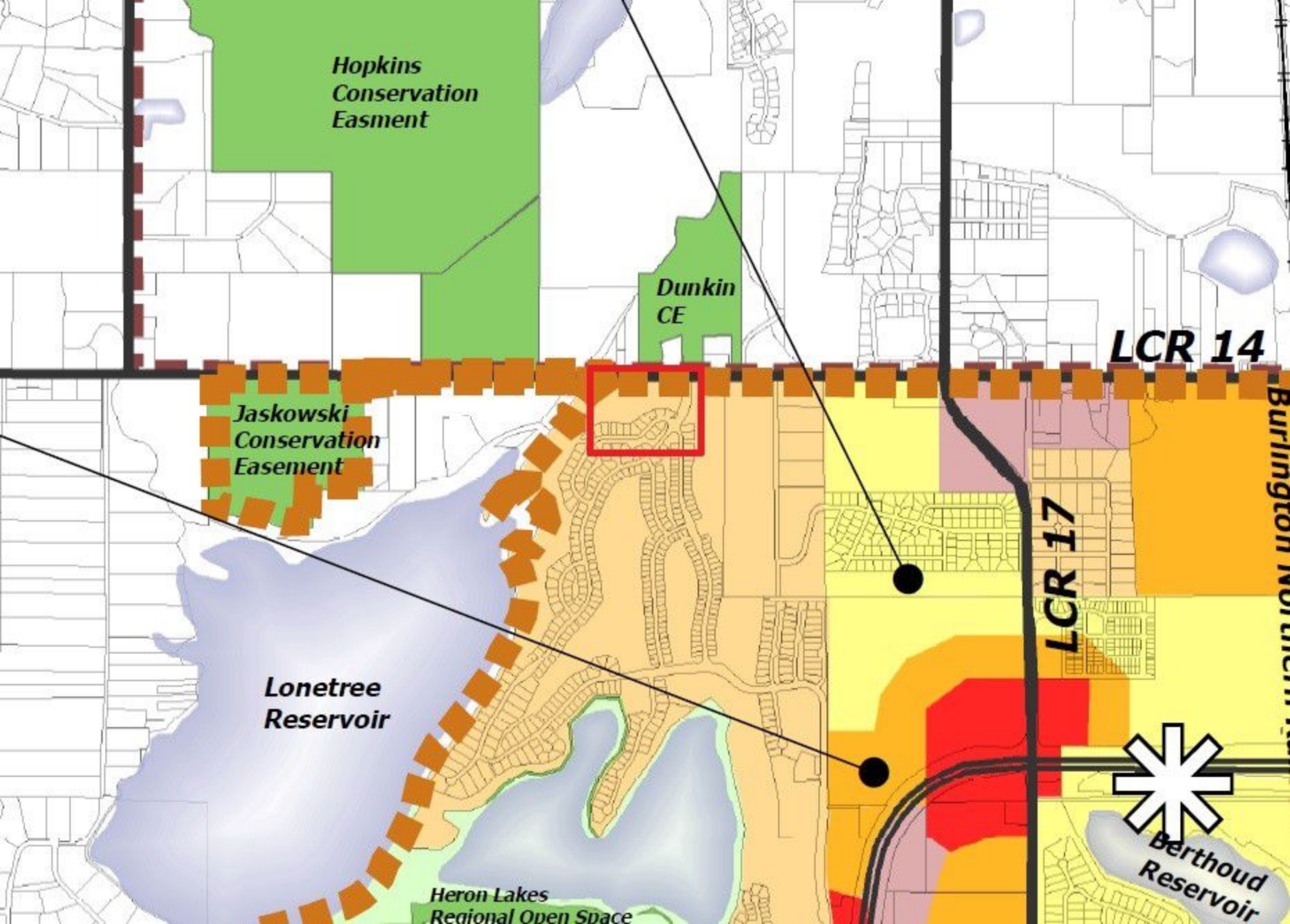
FINDINGS AND RECOMMENDATIONS

Final Plat

Staff recommends a motion to approve the Heron Lakes 18th Filing Final Plat, finding it is consistent with Section 30-6-108 C (found in this Staff Report).

**ZONING
AND
PREFERRED
LAND USE
MAP**





Hopkins
Conservation
Easment

Dunkin
CE

Jaskowski
Conservation
Easment

Lonetree
Reservoir

Heron Lakes
Regional Open Space

LCR 14

LCR 17



Berthoud
Reservoir

Burlington Northern

FINAL PLAT SUBMITTAL

HERON LAKES EIGHTEENTH FILING

A REPLAT OF LOTS 1, 2 & 3, BLOCK 2, HERON LAKES ELEVENTH FILING, LOCATED IN SECTION 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of HERON LAKES EIGHTEENTH FILING, located in Section 4, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Lots 1, 2 & 3, Block 2, Heron Lakes Eleventh Filing, recorded at Reception No. 20190037440, Larimer County Clerk and Recorder

containing 144,953 square feet or 3.328 acres more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of HERON LAKES EIGHTEENTH FILING, and by these presents do dedicate to the Town of Berthoud in fee simple the street and public "rights-of-way" as shown on the plats, and grant to the Town of Berthoud such easements and rights-of-way, and all right, title and interest in real property to the above described lands, including all surface interests and all minerals within or underlying said lands, as are created hereby and depicted or, by note, referenced hereon, along with the right to install, maintain, replace and operate mains, transmission lines, service lines, and appurtenances, either directly or through the various public utilities, as may be necessary to provide such utility, cable television, water, electric, natural gas and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places shown on the plat.

OWNER: Waterfront Development, Inc.

BY: _____
Jon Turner, President

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by

Jon Turner as President of Waterfront Development, Inc.

Witness my hand and official seal

My commission expires: _____

Notary Public

RIGHT TO FARM STATEMENT

The Town of Berthoud has adopted a "Right to Farm" policy. All new and existing residents are expected to read and understand the policy. For a copy of the policy, please contact the Town of Berthoud.

APPROVAL CERTIFICATES:

Approved by the Town of Berthoud, Colorado this ____ day of _____, 20____.

Mayor

The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado this ____ day of _____, 20____.

ATTEST: _____
Town Clerk

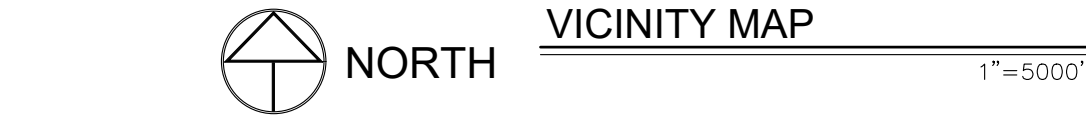
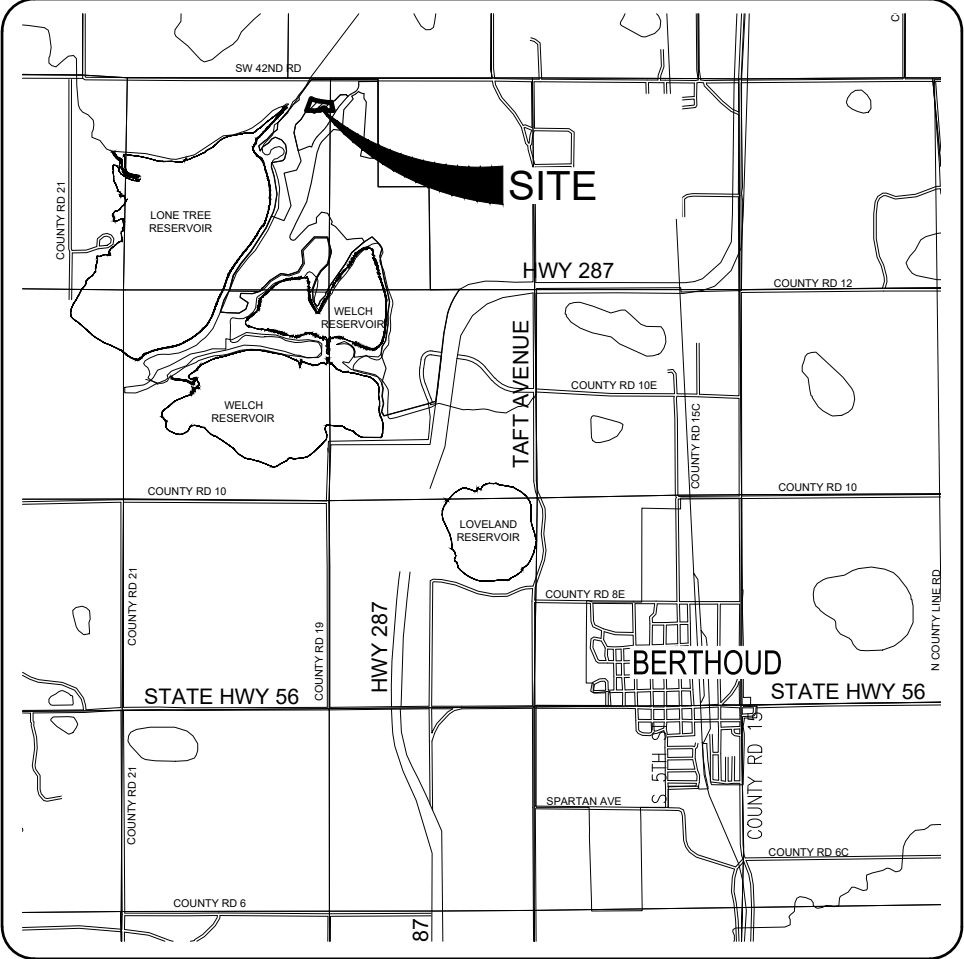
NOTES:

- 1) The Basis of Bearings is the Northwesterly line of Tract D, Heron Lakes Third Filing, as bearing North 21° 00' 26" East (assumed), as monumented on drawing.
- 2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon File Number 459-H0556506-081-HNE, dated 2-13-19, prepared by Heritage Title Company.
- 3) The lineal unit of measurement for this plat is U. S. Survey Feet.
- 4) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied.
- 5) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- 6) Any easements created by separate document and shown hereon are for reference purposes only. Refer to recorded document for specific location and terms.
- 7) Not all documents listed in the title commitment are plottable or definable. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- 8) A copy of the title commitment and the documents contained therein were provided to the owner and client for their use and review. It is the surveyor's understanding that said owner and client have reviewed said documents and understand their impact, if any, on the subject property.
- 9) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 10) Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- 11) This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording.

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of HERON LAKES EIGHTEENTH FILING was made under my supervision and the accompanying plat accurately and properly shows said subdivision, and is in compliance with the Subdivision Regulations of the Town of Berthoud.

For and on Behalf of Northern Engineering Services
Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 38470



OWNER/APPLICANT

Jon Turner
Waterfront Development, Inc.
6355 Fairgrounds Avenue, Suite 300
Windsor, CO 80550
(970) 204-9393

PLANNER/LANDSCAPE ARCHITECT

Jim Birdsall, AIA
The Birdsall Group
444 Mountain Avenue
Berthoud, CO 80513
(970) 532-5891

SITE ENGINEER

Andy Reese
Northern Engineering Services, Inc.
301 North Howes St. Suite 100
Fort Collins, CO 80521
(970) 221-4158

SURVEYOR

Robert C. Tessely, PLS
Northern Engineering Services, Inc.
301 North Howes St. Suite 100
Fort Collins, CO 80521
(970) 221-4158

CALL UTILITY NOTIFICATION CENTER OF
COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN. THE
EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOULD BE
DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION:
4
TOWNSHIP:
4N
RANGE:
69 W of the 6th PM

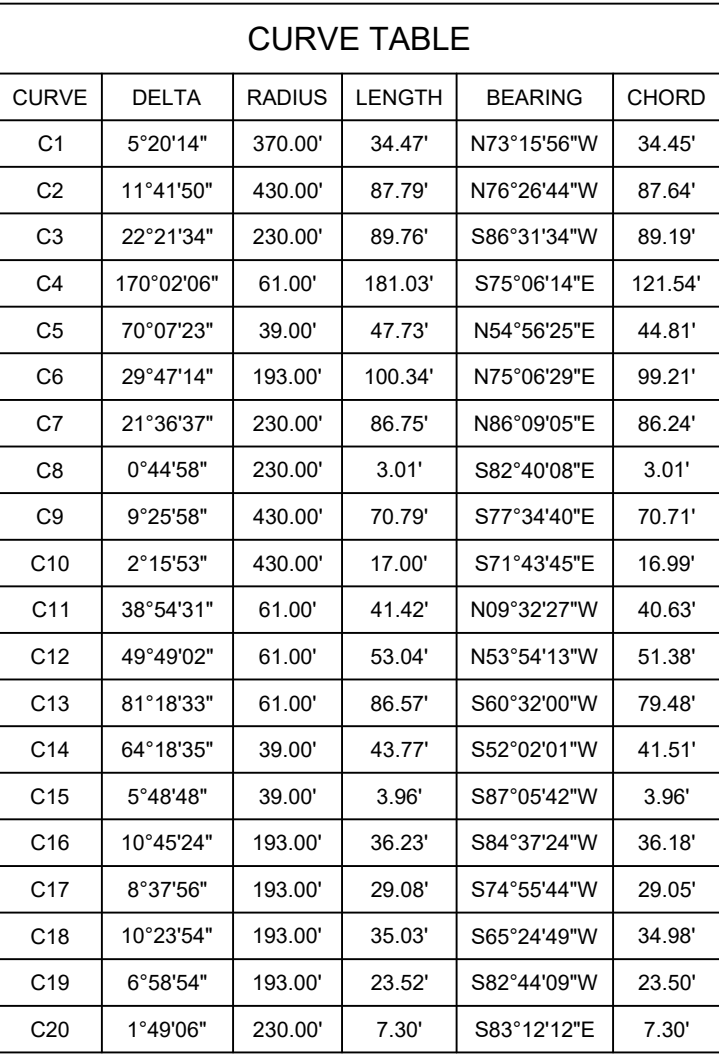
NORTHERN ENGINEERING
NE
FORT COLLINS 301 North Howes Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.221.4158
northernengineering.com

DATE:
4/27/21
PROJECT:
103-078
CLIENT:
Birdsall Group
SCALE:
As shown
REVIEWED BY:
R. Tessely
DRAWN BY:
L. Smith

HERON LAKES EIGHTEENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
1
Of 2 Sheets

A REPLAT OF LOTS 1, 2 & 3, BLOCK 2, HERON LAKES ELEVENTH FILING, LOCATED IN SECTION 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



LINE	LENGTH	BEARING
L1	29.86'	S60° 01' 26"W
L2	75.29'	N89° 59' 54"W

LEGEND	
-----	PROPOSED EASEMENT LINE
-----	EXISTING RIGHT-OF-WAY
=====	PLATTED BOUNDARY LINE
-----	LOT LINE
	FND #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, LS 38470
	SECTION CORNER
	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

PRELIMINARY

Robert C. Tessely
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown

SECTION:
4

TOWNSHIP:
4N

RANGE:
69 W of the 6th PM

NE | **NORTHERN
ENGINEERING**

FORT COLLINS: 301 North Hewitt Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 103-078	DATE: 4/27/21
CLIENT: Birdsall Group	SCALE: 1"=50'
DRAWN BY: L. Smith	REVIEWED BY: R. Tesseley

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
2
Of 2 Sheets



Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

[illegible]

DATE _____

May 10, 2019

SHEET TITLE

Cover Sheet and Notes

SHEET INFORMATION

Sheet Number: 1

Of: 8

HERON LAKES - 11TH FILING

FINAL LANDSCAPE PLAN

Vicinity Map:

**Plans Prepared For:**

HERON LAKES
INVESTMENTS, LLC
444 Mountain Avenue
Berthoud, CO 80513

Plans Prepared By:

444 Mountain Ave. TEL 970.532.5891
Berthoud, CO 80513 WEB TBGroup.us

Legal Description:

HERON LAKES THIRD FILING, located in Sections 3 and 4, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Tract B, Heron Likes Third Filing

General Notes:

1. ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SIGN PERMIT.
2. PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
3. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY. ALL SOLIDS DISBURSED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK PER THE NATIVE SEED MIX NOTES THIS SHEET.
5. PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / TOWN.
6. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNS, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
7. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS SUBMITTED. IF SUCH OBSTRUCTIONS OR DIFFERENCES SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE TOWN IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
8. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC. DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING PROPERTY LINES, UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.

Landscape Notes

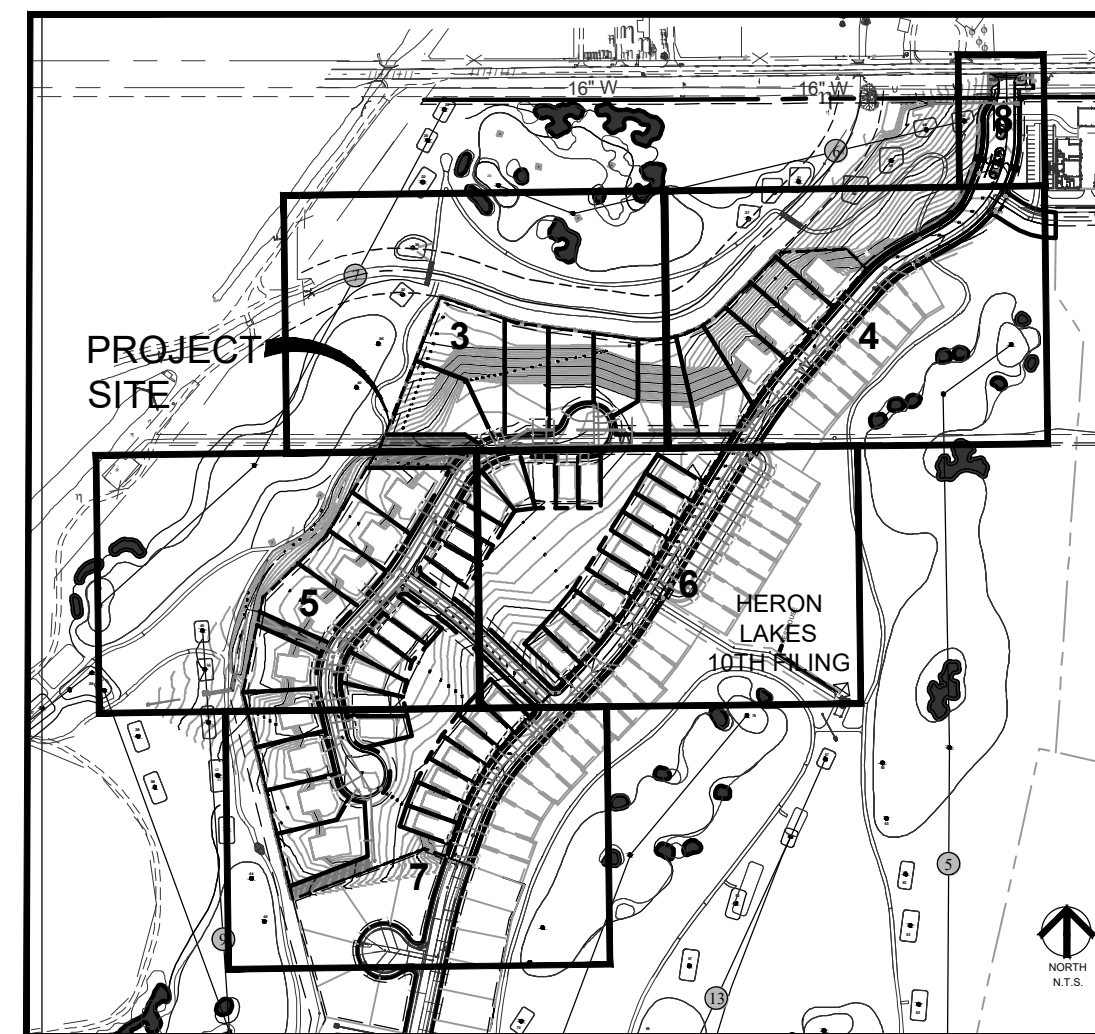
- LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE.
- ANY DISCREPANCIES IN THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE BY OWNER
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
- PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENOED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME ORGANIC AMENDMENTS SHALL, THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS. / 1,000 SQ.FT.
- UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- SOD TO BE 100% COLORADO GROWN DURA-TURF TALL PESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
- NATIVE SEED AREAS: ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK WILL BE PROVIDED FOR THE ESTABLISHMENT AND MAINTENANCE FOR THESE SEED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
- ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY.
- CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4" O.C. IN ALL DIRECTIONS.
- EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE HEAVY DUTY STEEL EDGER MIN. 8" x 4" WITH ROUNDED TOP AND PLASTIC CAP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE TRANSITIONS.
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED.
- NO TREE SHALL BE PLACED WITHIN 30' OF STOP SIGNS.
- LANDSCAPING IN THE FRONT YARD SETBACKS OF RESIDENTIAL PROPERTIES MUST BE INSTALLED WITHIN ONE (1) YEAR OF ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL OPEN SPACE AND COMMON AREAS TO BE MAINTAINED BY THE METRO DISTRICT.

Irrigation Notes

1. ENTIRE IRRIGATION SYSTEM AND ASSOCIATED IRRIGATION TAP(S) TO BE SIZED, DESIGNED AND BUILT BY CONTRACTOR. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND GPM. IF NECESSARY CONTACT THE WATER DEPARTMENT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES.
2. ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
3. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF IRRIGATED SOD AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
4. IRRIGATION SYSTEM WITH RAIN SENSOR AND NECESSARY SLEEVING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
5. QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
6. FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
7. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
8. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
9. ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.
10. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A NON-POTABLE WATER SYSTEM.

ALL HERON LAKES FILINGS ARE ON A NON-POT IRRIGATION SYSTEM

Key Map and Sheet Index



Jacklin 'Scottish Links' Seed Blend

SEED SHALL BE AS MANUFACTURED BY JACKLIN SEED, 23403 E. MISSION AVENUE, STE. 222, LIBERTY LAKE, WA 99019.
(509) 319-3181.

1. DRILLED APPLICATION RATE - BEST RESULTS ARE 4-8 LBS. PER 1,000 SF
- 1.1. NEW SEEDING WITH ROTARY OR DROP SEEDER: 150-200 LBS. (PLS) PER ACRE
- 1.2. OVERSEEDING WITH SLICER/SEEDER: 150-200 LBS. (PLS) PER ACRE
2. **ALL LANDSCAPE SHOWN ON THIS PLAN TO BE IRRIGATED WITH PERMANENT IRRIGATION SYSTEM.**
3. FOR ALL NATIVE GRASS MIX AREAS, THE DEVELOPER SHALL BE RESPONSIBLE FOR ESTABLISHMENT OF A COMPLETE, REED FREE STAND OF GRASS PRIOR TO TURNING OVER MAINTENANCE TO THE BERTHOUD HERITAGE METRO DISTRICT
4. **MULCH IN ALL NATIVE SEED AREAS:**
5. IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
6. APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
7. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAST 1/4 INCH THICKNESS, HAVING DUL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL, WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
8. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE SOIL SURFACE MOIST TO THE DEPTH OF THE SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
9. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

Sheet Index:

SHEET 1	COVER SHEET AND NOTES
SHEET 2	PLANTING DETAILS
SHEET 3	LANDSCAPE PLAN
SHEET 4	LANDSCAPE PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 6	LANDSCAPE PLAN
SHEET 7	LANDSCAPE PLAN
SHEET 8	LANDSCAPE PLAN AND GATE DETAIL

KEY	QTY	RATIO	SCIENTIFIC/Common Name	Height	Width	Size	Notes
	161		SHADE/CANOPY TREES -				
	21	9%	Catalpa speciosa CATALPA	60'	50'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	25	11%	Celtis occidentalis HACKBERRY, WESTERN	60'	50'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	25	11%	Acer platanoides 'Fairview' MAPLE, FAIRVIEW	40'	30'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	9%	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER	40'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	24	10%	Gymnocladus dioica COFFEETREE, KENTUCKY	60'	50'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	9%	Quercus rober OAK, ENGLISH	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
22	9%	Tilia americana 'Redmond' LINDEN, REDMOND	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER	
KEY	QTY	RATIO	SCIENTIFIC/Common Name	Height	Width	Size	Notes
	41		EVERGREEN TREES -				
	21	9%	Picea pungens Blue Spruce	30'	15'	8' BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	20	8%	Pinus nigra Austrian Pine	40'	20'	8' BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
KEY	QTY	RATIO	SCIENTIFIC/Common Name	Height	Width	Size	Notes
	30		ORNAMENTAL TREES -				
	4	1%	Malus 'Spring Snow' CRABAPPLE, SPRING SNOW	25'	25'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	2	1%	Malus 'Radiant' CRABAPPLE, RADIANT	25'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	6	2%	Acer ginnala 'Flame' MAPLE, AMUR	20'	20'	Multi-Stem	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	14	6%	Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE	25'	20'	Multi-Stem	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	3	2%	Populus tremuloides ASPEN, QUAKING	40'	20'	Multi-Stem	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	1	1%	Crataegus ambigua HAWTHORNE, RUSSIAN	20'	20'	Multi-Stem	FULL SPECIMEN, EVENLY AND WELL BRANCHED
8		DECIDUOUS SHRUBS -					

DECIDUOUS TREE PLANTING DETAIL

SECTION: 5" MIN. TREE TRUNK, 2" MULCH, FINISH GRADE, 12" MIN. TYP., 24" GREATER THAN DIA. OF ROOTBALL, EXISTING SOIL, 12" MIN. TYP., 24" GREATER THAN DIA. OF ROOTBALL, EXISTING SOIL. NOTE: WIRE BASKETS AND TWINE SHALL BE COMPLETELY REMOVED PRIOR TO TREE INSTALLATION.

PLAN: WIRE, TYP. NOTE: THE WIRE BETWEEN THE STAKE AND THE TREE MUST HAVE SLACK. TREE TRUNK, T-POST, GROMMETED NYLON STRAP, TYP. TIE GROMMETED NYLON STRAPS TO STAKE WITH WIRE. WIRE ENDS SHALL BE BENT BACK TO ELIMINATE BURRS AND WHITE PVC PIPE ALONG ENTIRE LENGTH OF WIRE FOR VISUAL AND SAFETY. TOP OF ROOT CROWN TO BE 1" HIGHER THAN FINISH GRADE. DRIVE TWO (2) T-POST STAKES PER TREE.

CONIFER TREE PLANTING DETAIL

SECTION: 12" MIN. TYP., 24" GREATER THAN DIA. OF ROOTBALL, EXISTING SOIL, 12" MIN. TYP., 24" GREATER THAN DIA. OF ROOTBALL, EXISTING SOIL. NOTE: WIRE BASKETS AND TWINE SHALL BE COMPLETELY REMOVED PRIOR TO TREE INSTALLATION.

PLAN: WIRE, TYP. NOTE: THE WIRE BETWEEN THE STAKE AND THE TREE MUST HAVE SLACK. TREE TRUNK, T-POST, GROMMETED NYLON STRAP, TYP. TIE GROMMETED NYLON STRAPS TO STAKE WITH WIRE. WIRE ENDS SHALL BE BENT BACK TO ELIMINATE BURRS AND WHITE PVC PIPE ALONG ENTIRE LENGTH OF WIRE FOR VISUAL AND SAFETY. TOP OF ROOT CROWN TO BE 1" HIGHER THAN FINISH GRADE. DRIVE THREE (3) T-POSTS PER TREE FOR TREES OVER 6" IN HEIGHT. DRIVE TWO (2) T-POSTS FOR TREES 6" IN HEIGHT OR LESS. SPACE ANCHORS EQUALLY AROUND TRUNK AVOID DAMAGE TO BRANCHES. REMOVE WIRE CAGE AND/OR TWINE. OPEN BURLAP AROUND TRUNK. CUT & REMOVE TOP 1/3 OF BURLAP. SLOW RELEASE FERTILIZER TABLET (TYP.). BACKFILL W/ 2/3 NATIVE SOIL & 1/3 COMPOST. THOROUGHLY WATER SETTLE.

GROUND COVER & SHRUB PLANTING DETAIL

SECTION: 12" MIN. TYP., 24" GREATER THAN DIA. OF ROOTBALL, EXISTING SOIL, 12" MIN. TYP., 24" GREATER THAN DIA. OF ROOTBALL, EXISTING SOIL. NOTE: WIRE BASKETS AND TWINE SHALL BE COMPLETELY REMOVED PRIOR TO TREE INSTALLATION.

PLAN: WIRE, TYP. NOTE: THE WIRE BETWEEN THE STAKE AND THE TREE MUST HAVE SLACK. TREE TRUNK, T-POST, GROMMETED NYLON STRAP, TYP. TIE GROMMETED NYLON STRAPS TO STAKE WITH WIRE. WIRE ENDS SHALL BE BENT BACK TO ELIMINATE BURRS AND WHITE PVC PIPE ALONG ENTIRE LENGTH OF WIRE FOR VISUAL AND SAFETY. TOP OF ROOT CROWN TO BE 1" HIGHER THAN FINISH GRADE. DRIVE THREE (3) T-POSTS PER TREE FOR TREES OVER 6" IN HEIGHT. DRIVE TWO (2) T-POSTS FOR TREES 6" IN HEIGHT OR LESS. SPACE ANCHORS EQUALLY AROUND TRUNK AVOID DAMAGE TO BRANCHES. REMOVE WIRE CAGE AND/OR TWINE. OPEN BURLAP AROUND TRUNK. CUT & REMOVE TOP 1/3 OF BURLAP. SLOW RELEASE FERTILIZER TABLET (TYP.). BACKFILL W/ 2/3 NATIVE SOIL & 1/3 COMPOST. THOROUGHLY WATER SETTLE.

150,263 S.F.

44,534 S.F.

740 S.F.

255 S.F.

MIXED COBBLE - 3"-7" VARIETY
COLORADO RIVER ROCK

BUILDER INSTALLED TREES

TBB GROUP landscape architecture planning illustration	
444 Mountain Ave. Berthoud, CO 80513	Tel. 970.532.5981 Web TBGroup.us
SEAL	
PROJECT TITLE	
HERON LAKES 11TH FILING	
FINAL LANDSCAPE PLAN	
BERTHOUD, CO	
PREPARED FOR	
HERON LAKES INVESTMENTS, LLC	
444 Mountain Avenue Berthoud, CO 80513	
CALL UTILITY NOTIFICATION CENTER OF COLOrado	
Know what's below.	
Call before you dig.	
CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DIG. GRAVE OR LOCATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	
REVISIONS	DATE
1st Submittal	3/15/19
2nd Submittal	5/10/19
DATE	
May 10, 2019	
SHEET TITLE	
Planting Details	
SHEET INFORMATION	
Sheet Number:	2
Of:	8

ERON LAKES WITH FILING

NATIONAL LANDSCAPE PLAN

ERTHOUD, CO

PREPARED FOR

ERON LAKES
VESTMENTS, LLC
4 Mountain Avenue
erthoud, CO 80513

UTILITY NOTIFICATION CENTER OF



Know what's below.
Call before you dig.
3 BUSINESS DAYS IN ADVANCE BEFORE YOU
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

[illegible]

TE

May 10, 2019

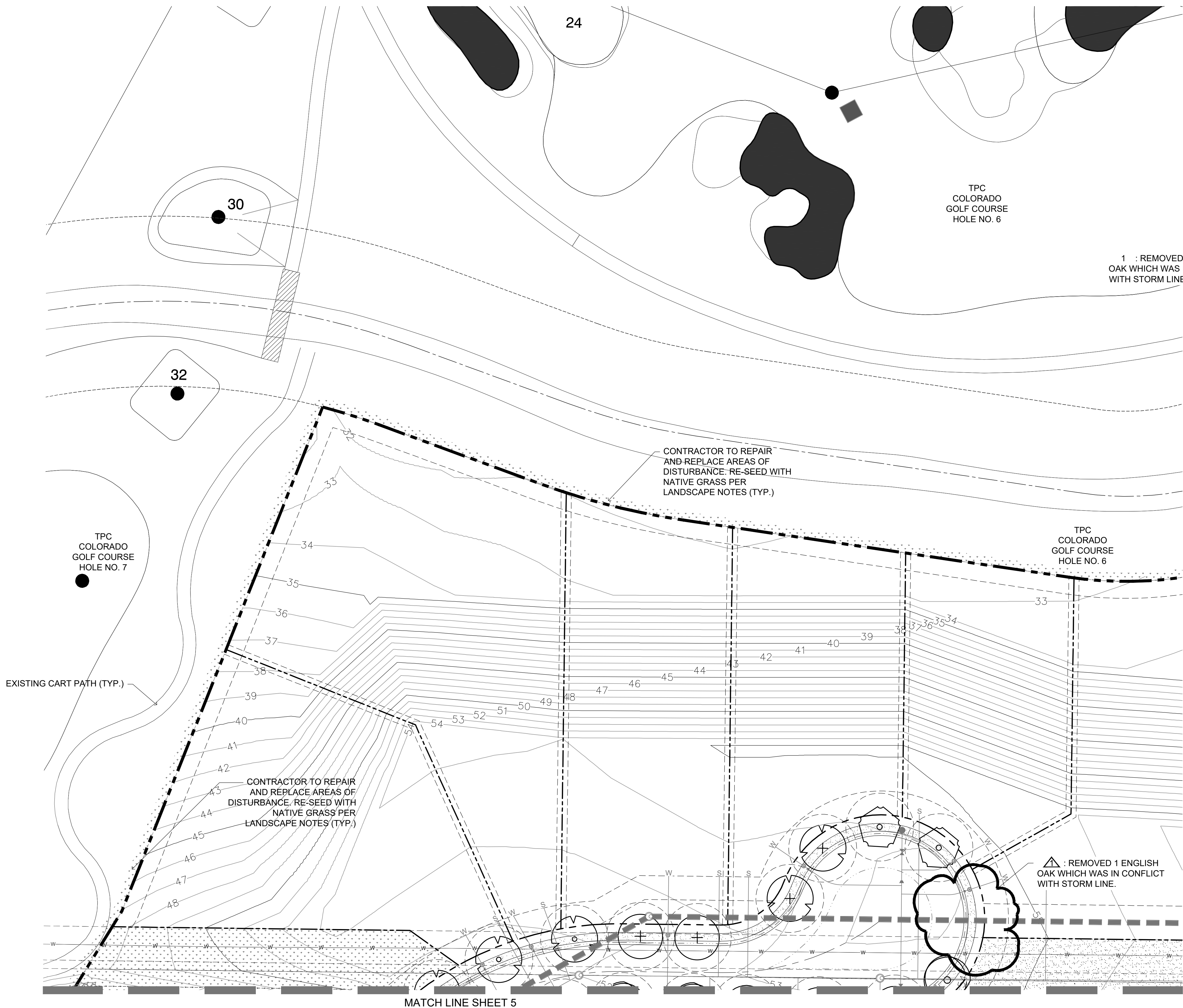
EET TITLE

Landscape Plan

EET INFORMATION

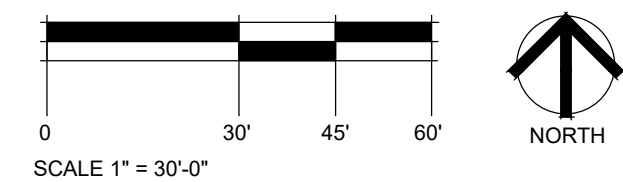
Sheet Number: **3**

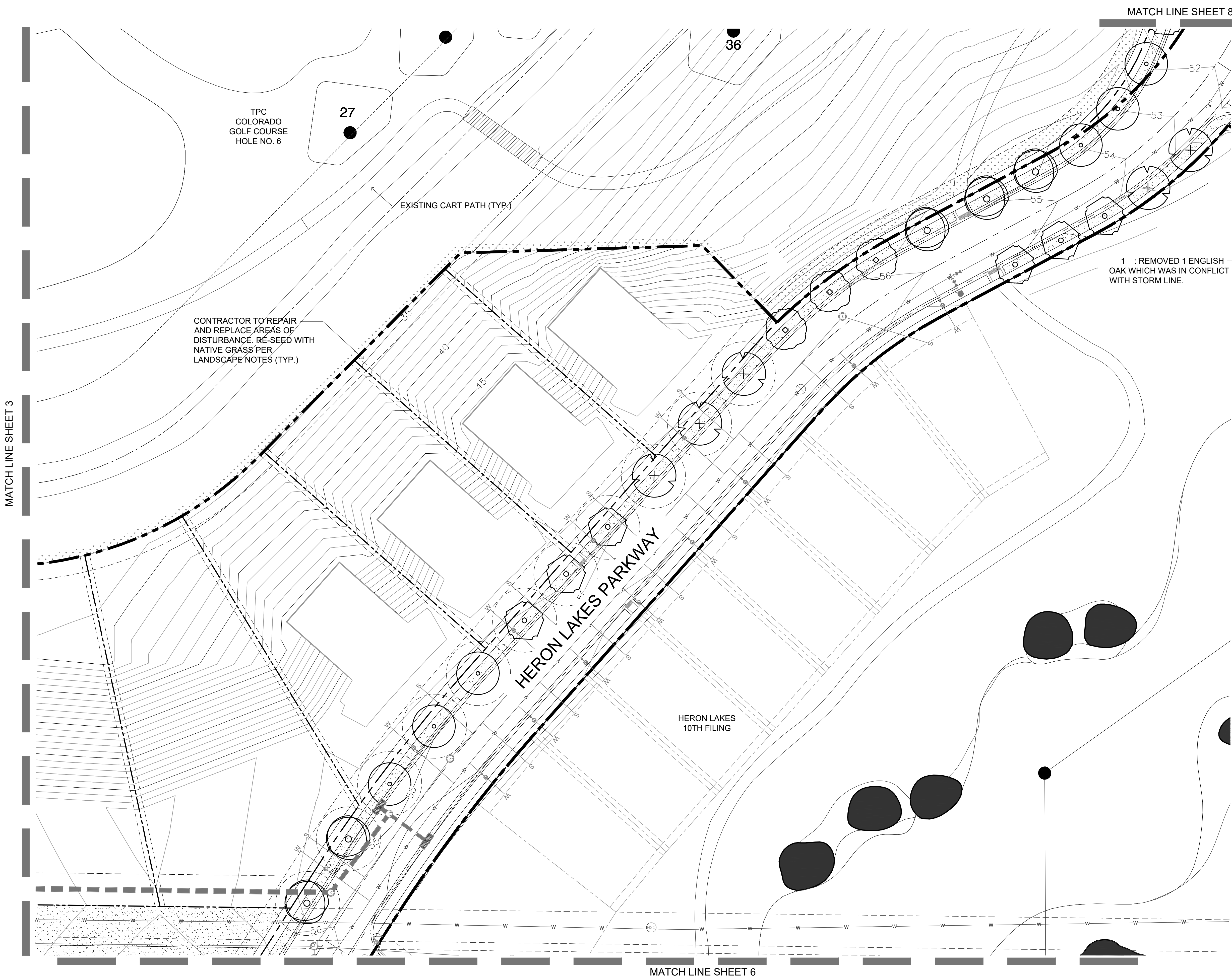
8



Landscape Legend

KEY	SCIENTIFIC/Common Name
SHADE/CANOPY TREES -	
	Catalpa speciosa CATALPA
	Celtis occidentalis HACKBERRY, WESTERN
	Acer platanoides 'Fairview' MAPLE, FAIRVIEW
	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER
	Gymnocladus dioica COFFEETREE, KENTUCKY
	Quercus rober OAK, ENGLISH
	Tilia americana 'Redmond' LINDEN, REDMOND
KEY	SCIENTIFIC/Common Name
EVERGREEN TREES -	
	Picea pungens Blue Spruce
	Pinus nigra Austrian Pine
KEY	SCIENTIFIC/Common Name
ORNAMENTAL TREES -	
	Malus 'Spring Snow' CRABAPPLE, SPRING SNOW
	Malus 'Radiant' CRABAPPLE, RADIANT
	Acer ginnala 'Flame' MAPLE, AMUR
	Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE
	Populus tremuloides ASPEN, QUAKING
	Crataegus ambigua HAWTHORNE, RUSSIAN
DECIDUOUS SHRUBS -	
	Cornus sericea 'Arctic Fire' DOGWOOD, ARCTIC FIRE
	Caryopteris x clandonensis 'Blue Mist' SPIREA, BLUE MIST
PERENNIALS/GRASSES -	
	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED
BOULDER - QUARRY CUT SANDSTONE - 2' x 2' x 4' MINIMUM	
190,263 S.F.	IRRIGATED TURF DURA-TURF SOD
44,534 S.F.	IRRIGATED 'SCOTTISH LINKS' SEED BLEND JACKLIN SEED MIX
740 S.F.	IRRIGATED 'SCOTTISH LINKS' SEED BLEND (MOWN) JACKLIN SEED MIX
	MIXED COBBLE - 3'-7\"/>
BUILDER INSTALLED TREES	





Landscape Legend

KEY	SCIENTIFIC/Common Name
SHADE/CANOPY TREES -	
	Catalpa speciosa CATALPA
	Cellis occidentalis HACKBERRY, WESTERN
	Acer platanoides 'Fairview' MAPLE, FAIRVIEW
	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER
	Gymnocladus dioicus COFFEETREE, KENTUCKY
	Quercus rober OAK, ENGLISH
	Tilia americana 'Redmond' LINDEN, REDMOND
EVERGREEN TREES -	
	Picea pungens Blue Spruce
	Pinus nigra Austrian Pine
ORNAMENTAL TREES -	
	Malus 'Spring Snow' CRABAPPLE, SPRING SNOW
	Malus 'Radiant' CRABAPPLE, RADIANT
	Acer ginnala 'Flame' MAPLE, AMUR
	Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE
	Populus tremuloides ASPEN, QUAKING
	Crataegus ambigua HAWTHORNE, RUSSIAN
DECIDUOUS SHRUBS -	
	Cornus sericea 'Arctic Fire' DOGWOOD, ARCTIC FIRE
	Caryopteris x clandonensis 'Blue Mist' SPIREA, BLUE MIST
PERENNIALS/GRASSES -	
	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED
BOULDER - QUARRY CUT SANDSTONE - 2' x 2' x 4' MINIMUM	
	IRRIGATED TURF DURA-TURF SOD
	IRRIGATED 'SCOTTISH LINKS' SEED BLEND JACKLIN SEED MIX
	IRRIGATED 'SCOTTISH LINKS' SEED BLEND (MOWN) JACKLIN SEED MIX
	MIXED COBBLE - 3"-7" VARIETY COLORADO RIVER ROCK
	BUILDER INSTALLED TREES

landscape architecture|planning|illustration

444 Mountain Ave. | Tel. 970.532.5891
Berthoud, CO 80513 | Web TBGroup.us

SEAL

PROJECT TITLE

HERON LAKES
11TH FILING

FINAL LANDSCAPE
PLAN

BERTHOUD, CO

PREPARED FOR

HERON LAKES
INVESTMENTS, LLC

444 Mountain Avenue
Berthoud, CO 80513

CALL UTILITY NOTIFICATION CENTER OF
COLORADO

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE WARNING OF
UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
1st Submittal	3/15/19
2nd Submittal	5/10/19

DATE

May 10, 2019

SHEET TITLE

Landscape Plan

SHEET INFORMATION

Sheet Number: 4

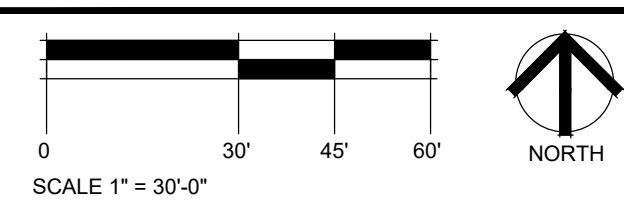
of: 8

MATCH LINE SHEET 3

MATCH LINE SHEET 8

MATCH LINE SHEET 6

Landscape Plan



SEAL

PROJECT TITLE

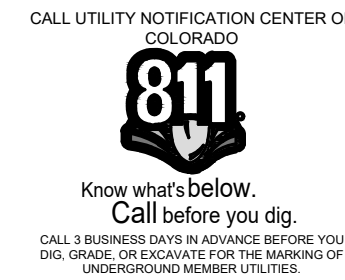
**HERON LAKES
11TH FILING**

**FINAL LANDSCAPE
PLAN**

BERTHOUD, CO

PREPARED FOR

**HERON LAKES
INVESTMENTS, LLC**
444 Mountain Avenue
Berthoud, CO 80513



REVISIONS	DATE
1st Submittal	3/15/19
2nd Submittal	5/10/19

DATE

May 10, 2019

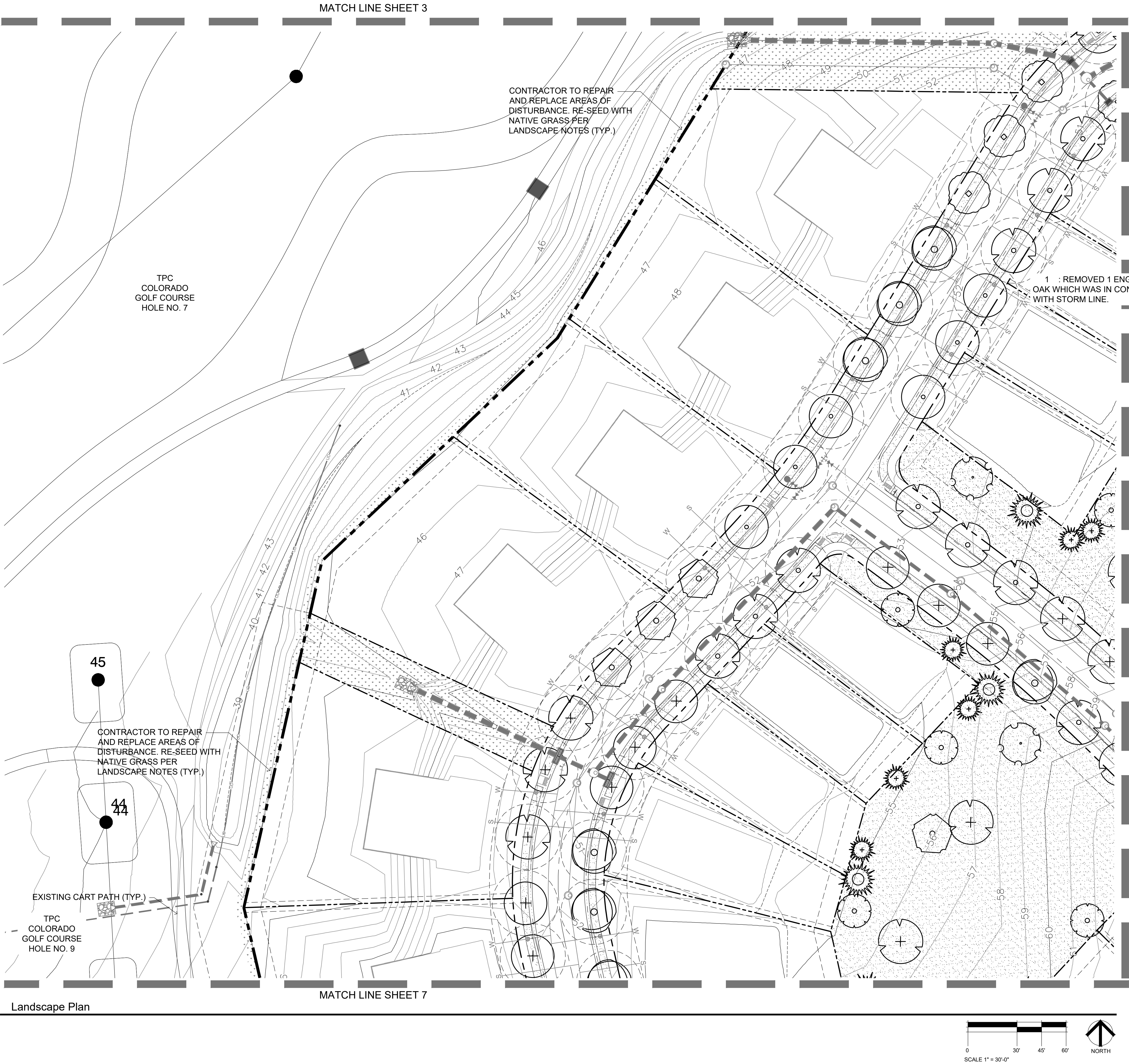
SHEET TITLE

Landscape Plan

SHEET INFORMATION

Sheet Number: **5**

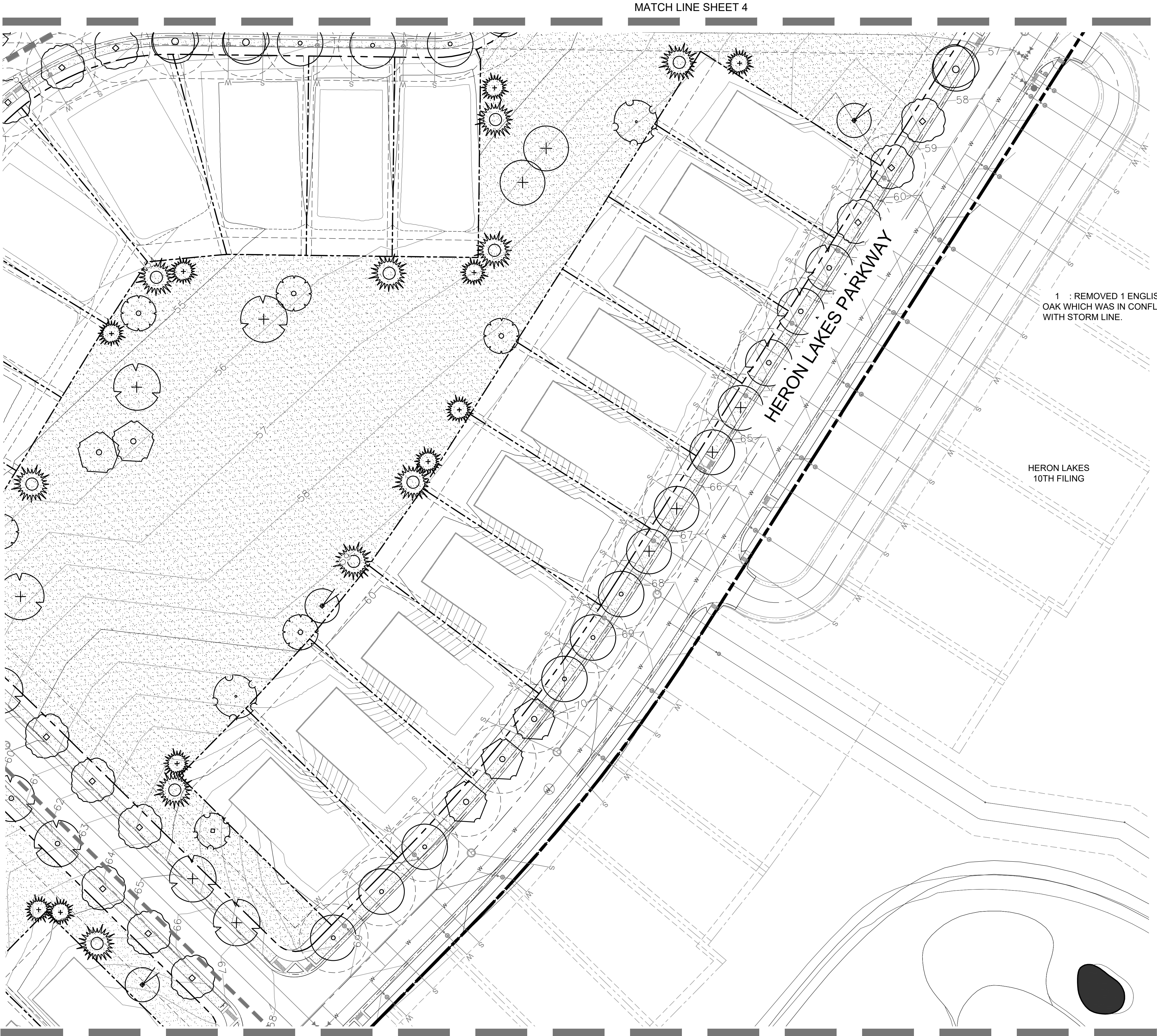
of: 8



Landscape Legend

KEY	SCIENTIFIC/Common Name
SHADE/CANOPY TREES -	
	Catalpa speciosa CATALPA
	Celtis occidentalis HACKBERRY, WESTERN
	Acer platanoides 'Fairview' MAPLE, FAIRVIEW
	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER
	Gymnocladus dioica COFFEETREE, KENTUCKY
	Quercus robur OAK, ENGLISH
	Tilia americana 'Redmond' LINDEN, REDMOND
EVERGREEN TREES -	
	Picea pungens Blue Spruce
	Pinus nigra Austrian Pine
ORNAMENTAL TREES -	
	Malus 'Spring Snow' CRABAPPLE, SPRING SNOW
	Malus 'Radiant' CRABAPPLE, RADIANT
	Acer ginnala 'Flame' MAPLE, AMUR
	Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE
	Populus tremuloides ASPEN, QUAKING
	Crataegus ambigua HAWTHORNE, RUSSIAN
DECIDUOUS SHRUBS -	
	Cornus sericea 'Arctic Fire' DOGWOOD, ARCTIC FIRE
	Caryopteris x clandonensis 'Blue Mist' SPIREA, BLUE MIST
PERENNIALS/GRASSES -	
	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED
	BOULDER - QUARRY CUT SANDSTONE - 2' x 2' x 4' MINIMUM
	IRRIGATED TURF DURA-TURF SOD
	IRRIGATED 'SCOTTISH LINKS' SEED BLEND JACKLIN SEED MIX
	IRRIGATED 'SCOTTISH LINKS' SEED BLEND (MOWN) JACKLIN SEED MIX
	MIXED COBBLE - 3"-7" VARIETY COLORADO RIVER ROCK
	BUILDER INSTALLED TREES

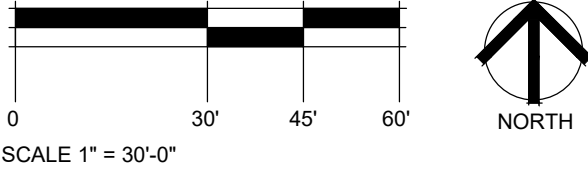
MATCH LINE SHEET 5



Landscape Plan

MATCH LINE SHEET 4

MATCH LINE SHEET 7



Landscape Legend

KEY	SCIENTIFIC/COMMON NAME
SHADE/CANOPY TREES -	
	Catalpa speciosa CATALPA
	Celtis occidentalis HACKBERRY, WESTERN
	Acer platanoides 'Fairview' MAPLE, FAIRVIEW
	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER
	Gymnocladus dioicus COFFEETREE, KENTUCKY
	Quercus robur OAK, ENGLISH
	Tilia americana 'Redmond' LINDEN, REDMOND
EVERGREEN TREES -	
	Picea pungens Blue Spruce
	Pinus nigra Austrian Pine
ORNAMENTAL TREES -	
	Malus 'Spring Snow' CRABAPPLE, SPRING SNOW
	Malus 'Radiant' CRABAPPLE, RADIANT
	Acer ginnala 'Flame' MAPLE, AMUR
	Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE
	Populus tremuloides ASPEN, QUAKING
	Crataegus ambigua HAWTHORNE, RUSSIAN
DECIDUOUS SHRUBS -	
	Cornus sericea 'Arctic Fire' DOGWOOD, ARCTIC FIRE
	Caryopteris x clandonensis 'Blue Mist' SPIREA, BLUE MIST
PERENNIALS/GRASSES -	
	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED
	BOULDER - QUARRY CUT SANDSTONE - 2' x 2' x 4' MINIMUM
	190,263 S.F. IRRIGATED TURF DURA-TURF SOD
	44,534 S.F. IRRIGATED 'SCOTTISH LINKS' SEED BLEND JACKLIN SEED MIX
	740 S.F. IRRIGATED 'SCOTTISH LINKS' SEED BLEND (MOWN) JACKLIN SEED MIX
	255 S.F. MIXED COBBLE - 3"-7" VARIETY COLORADO RIVER ROCK
	BUILDER INSTALLED TREES

landscape architecture | planning | illustration

444 Mountain Ave.
Berthoud, CO 80513

TEL: 970.532.5891
WEB: TBGroup.us

SEAL

PROJECT TITLE

HERON LAKES
11TH FILING

FINAL LANDSCAPE
PLAN

BERTHOUD, CO

PREPARED FOR

HERON LAKES
INVESTMENTS, LLC

444 Mountain Avenue
Berthoud, CO 80513

CALL UTILITY NOTIFICATION CENTER OF
COLORADO

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG. GRACE. OR EXCAVATE FOR THE SAFETY OF
UNDERGROUND MEMBER UTILITIES.

REVISIONS

DATE

1st Submittal

3/15/19

2nd Submittal

5/10/19

DATE

May 10, 2019

SHEET TITLE

Landscape Plan

SHEET INFORMATION

Sheet Number: 6

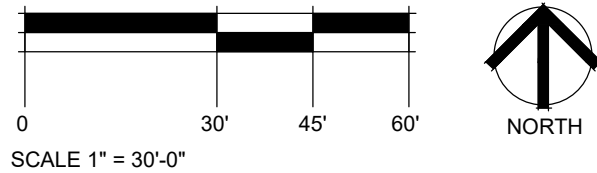
of: 8



Landscape Legend

KEY	SCIENTIFIC/Common Name
Shade/Canopy Trees -	
	Catalpa speciosa CATALPA
	Celtis occidentalis HACKBERRY, WESTERN
	Acer platanoides 'Fairview' MAPLE, FAIRVIEW
	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER
	Gymnocladus dioicus COFFEETREE, KENTUCKY
	Quercus rober OAK, ENGLISH
	Tilia americana 'Redmond' LINDEN, REDMOND
Evergreen Trees -	
	Picea pungens Blue Spruce
	Pinus nigra Austrian Pine
Ornamental Trees -	
	Malus 'Spring Snow' CRABAPPLE, SPRING SNOW
	Malus 'Radiant' CRABAPPLE, RADIANT
	Acer ginnala 'Flame' MAPLE, AMUR
	Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE
	Populus tremuloides ASPEN, QUAKING
	Crataegus ambigua HAWTHORNE, RUSSIAN
Deciduous Shrubs -	
	Cornus sericea 'Arctic Fire' DOGWOOD, ARCTIC FIRE
	Caryopteris x clandonensis 'Blue Mist' SPIREA, BLUE MIST
Perennials/Grasses -	
	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED
Boulder - Quarry Cut Sandstone - 2' x 2' x 4' Minimum	
	190,263 S.F. IRRIGATED TURF DURA-TURF SOD
	44,534 S.F. IRRIGATED 'SCOTTISH LINKS' SEED BLEND JACKLIN SEED MIX
	740 S.F. IRRIGATED 'SCOTTISH LINKS' SEED BLEND (MOWN) JACKLIN SEED MIX
	255 S.F. MIXED COBBLE - 3"-7" VARIETY COLORADO RIVER ROCK
	BUILDER INSTALLED TREES

Landscape Plan



landscape architecture | planning | illustration

444 Mountain Ave.
Berthoud, CO 80513

TEL: 970.532.5891
WEB: TBGroup.us

SEAL

PROJECT TITLE

HERON LAKES
11TH FILING

FINAL LANDSCAPE
PLAN

BERTHOUD, CO

PREPARED FOR

HERON LAKES
INVESTMENTS, LLC

444 Mountain Avenue
Berthoud, CO 80513

CALL UTILITY NOTIFICATION CENTER OF
COLORADO

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
1st Submittal	3/15/19
2nd Submittal	5/10/19

DATE

May 10, 2019

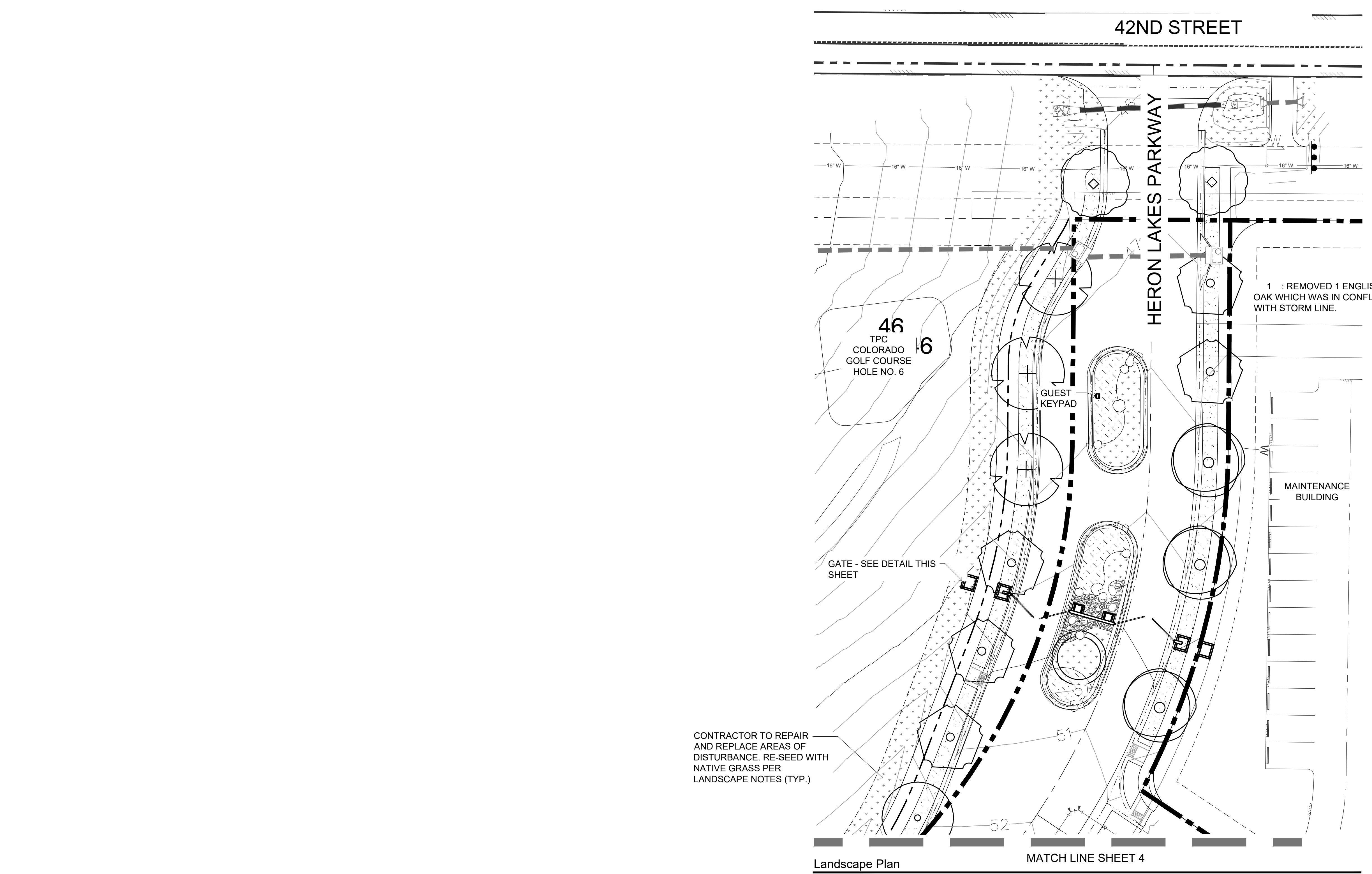
SHEET TITLE

Landscape Plan

SHEET INFORMATION

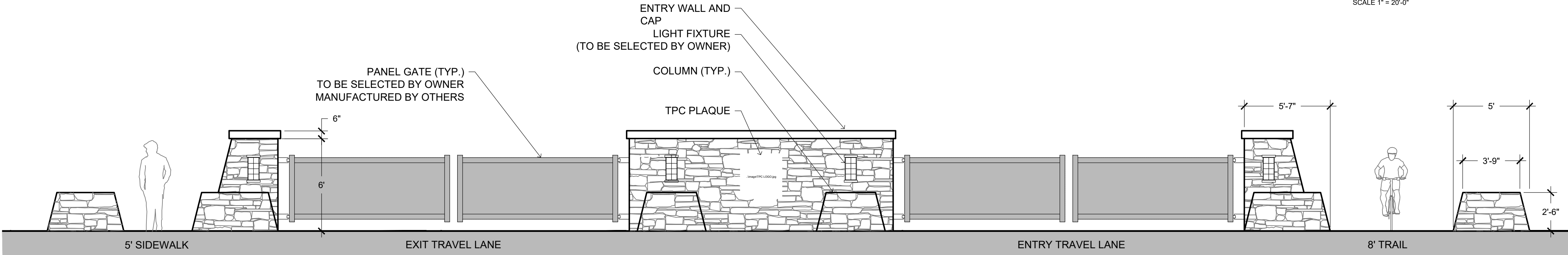
Sheet Number: 7

of: 8



Landscape Legend

KEY	SCIENTIFIC/COMMON NAME
SHADE/CANOPY TREES -	
	Catalpa speciosa CATALPA
	Celtis occidentalis HACKBERRY, WESTERN
	Acer platanoides 'Fairview' MAPLE, FAIRVIEW
	Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER
	Gymnocladus dioica COFFEETREE, KENTUCKY
	Quercus rober OAK, ENGLISH
	Tilia americana 'Redmond' LINDEN, REDMOND
EVERGREEN TREES -	
	Picea pungens Blue Spruce
	Pinus nigra Austrian Pine
ORNAMENTAL TREES -	
	Malus 'Spring Snow' CRABAPPLE, SPRING SNOW
	Malus 'Radiant' CRABAPPLE, RADIANT
	Acer ginnala 'Flame' MAPLE, AMUR
	Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE
	Populus tremuloides ASPEN, QUAKING
	Crataegus ambigua HAWTHORNE, RUSSIAN
DECIDUOUS SHRUBS -	
	Cornus sericea 'Arctic Fire' DOGWOOD, ARCTIC FIRE
	Caryopteris x clandonensis 'Blue Mist' SPIREA, BLUE MIST
PERENNIALS/GRASSES -	
	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED
	BOULDER - QUARRY CUT SANDSTONE - 2' x 2' x 4' MINIMUM
	190,263 S.F. IRRIGATED TURF DURA-TURF SOD
	44,534 S.F. IRRIGATED 'SCOTTISH LINKS' SEED BLEND JACKLIN SEED MIX
	740 S.F. IRRIGATED 'SCOTTISH LINKS' SEED BLEND (MOWN) JACKLIN SEED MIX
	255 S.F. MIXED COBBLE - 3"-7" VARIETY COLORADO RIVER ROCK
	BUILDER INSTALLED TREES



Gate Detail

landscape architecture | planning | illustration

444 Mountain Ave. | Tel. 970.532.5891
Berthoud, CO 80513 | Web TBGroup.us

SEAL

PROJECT TITLE

HERON LAKES
11TH FILING

FINAL LANDSCAPE
PLAN

BERTHOUD, CO

PREPARED FOR

HERON LAKES
INVESTMENTS, LLC

444 Mountain Avenue
Berthoud, CO 80513

CALL UTILITY NOTIFICATION CENTER OF
COLORADO

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG. GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
1st Submittal	3/15/19
2nd Submittal	5/10/19

DATE

May 10, 2019

SHEET TITLE

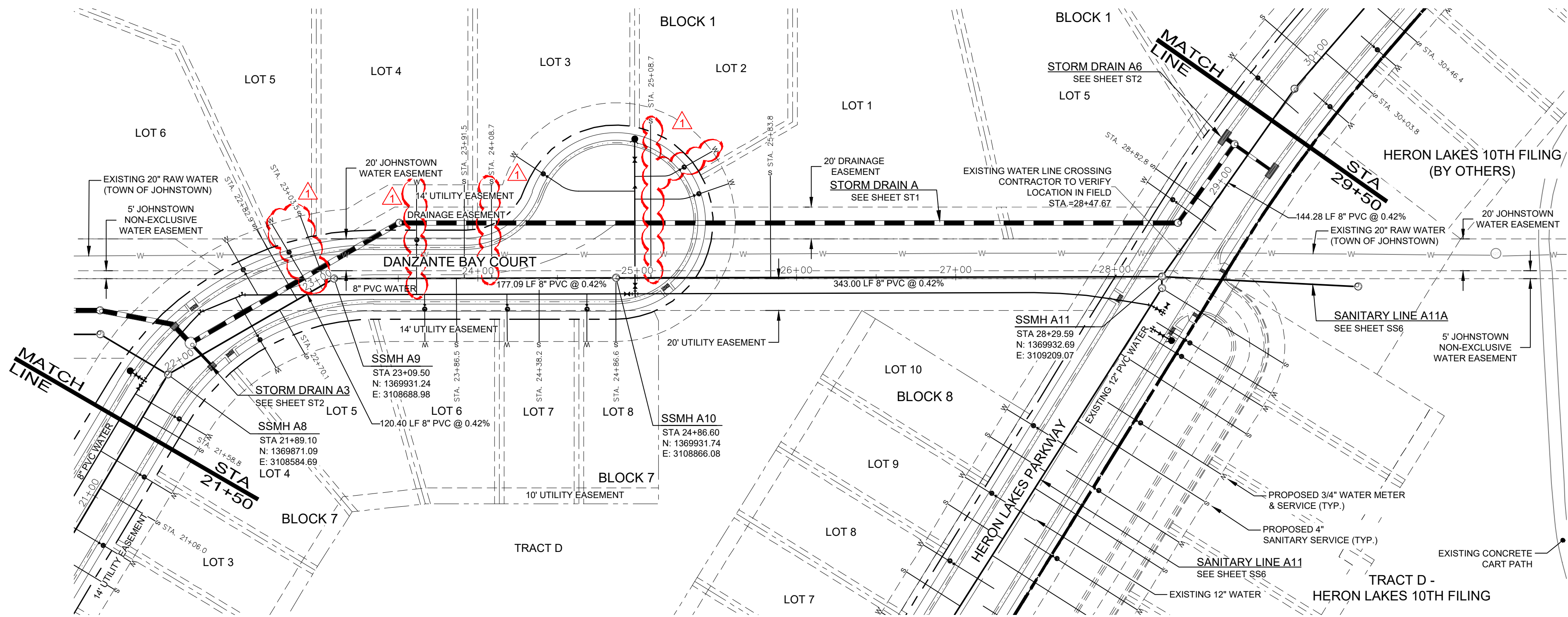
Landscape Plan
and Gate Detail

SHEET INFORMATION

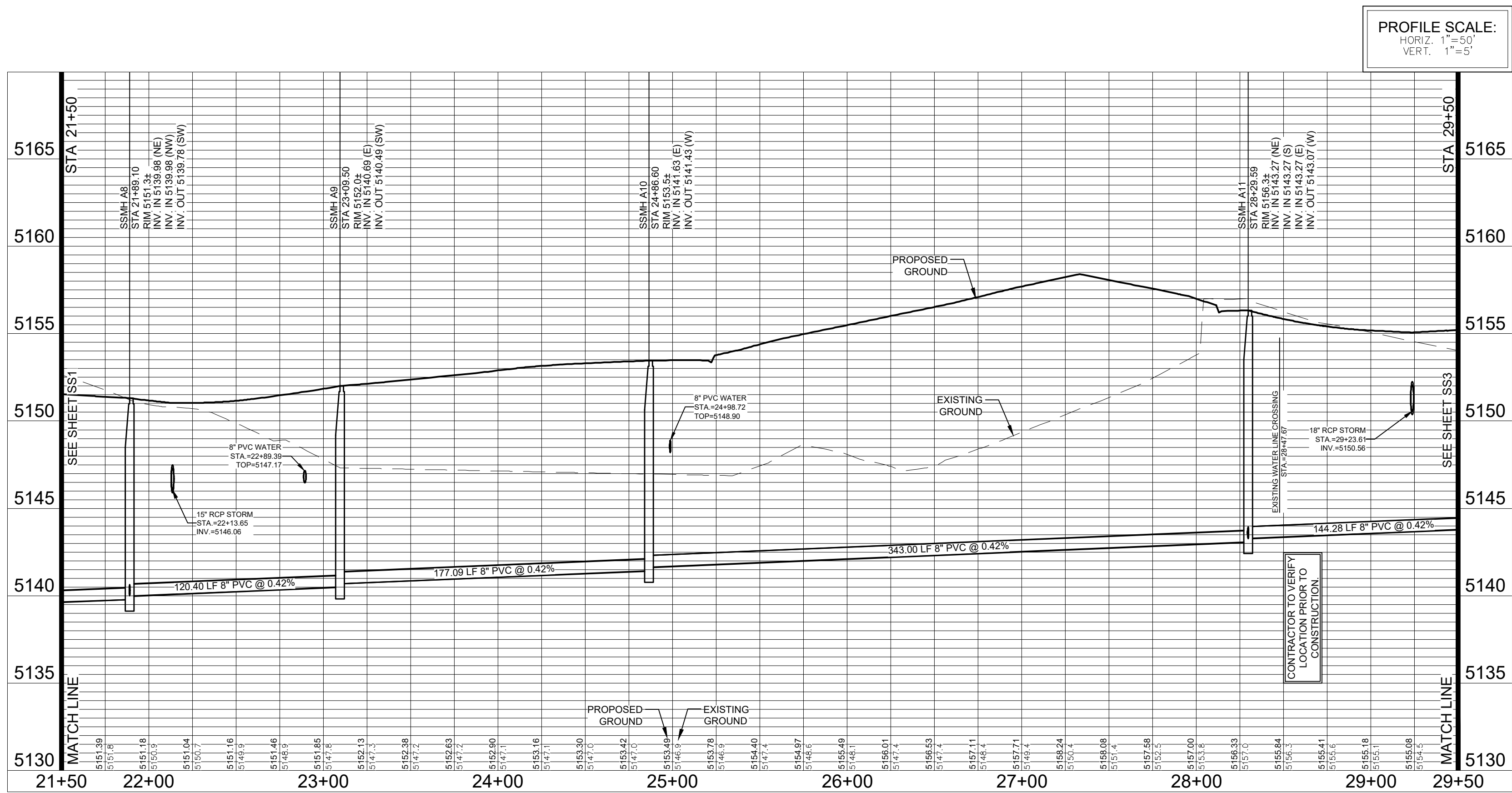
Sheet Number: 8

of: 8

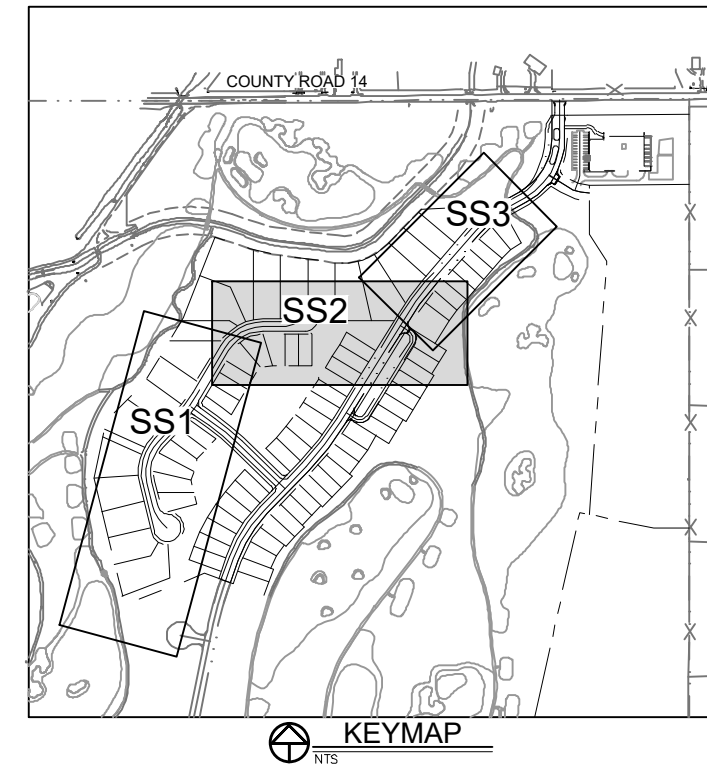
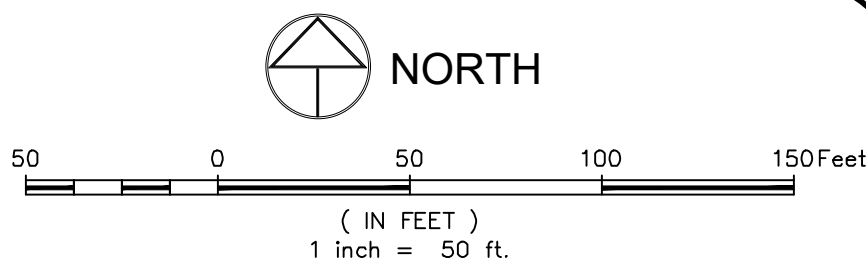
DRAWING FILENAME: D:\Projects\Heron Lakes\Drawings\103-078\103-078_SAN_A.dwg DATE: Apr 26, 2017 - 3:44pm CAD OPERATOR: cspg
LIST OF SHEETS: [103-078_SAN_A] [103-078_SAN_B] [103-078_SAN_C] [103-078_SAN_D] [103-078_SAN_E] [103-078_SAN_F] [103-078_SAN_G] [103-078_SAN_H] [103-078_SAN_I] [103-078_SAN_J] [103-078_SAN_K] [103-078_SAN_L] [103-078_SAN_M] [103-078_SAN_N] [103-078_SAN_O] [103-078_SAN_P] [103-078_SAN_Q] [103-078_SAN_R] [103-078_SAN_S] [103-078_SAN_T] [103-078_SAN_U] [103-078_SAN_V] [103-078_SAN_W] [103-078_SAN_X] [103-078_SAN_Y] [103-078_SAN_Z] [103-078_SAN_AA] [103-078_SAN_AB] [103-078_SAN_AC] [103-078_SAN_AD] [103-078_SAN_AE] [103-078_SAN_AF] [103-078_SAN_AG] [103-078_SAN_AH] [103-078_SAN_AI] [103-078_SAN_AJ] [103-078_SAN_AK] [103-078_SAN_AL] [103-078_SAN_AM] [103-078_SAN_AN] [103-078_SAN_AO] [103-078_SAN_AP] [103-078_SAN_AQ] [103-078_SAN_AR] [103-078_SAN_AS] [103-078_SAN_AT] [103-078_SAN_AU] [103-078_SAN_AV] [103-078_SAN_AW] [103-078_SAN_AX] [103-078_SAN_AY] [103-078_SAN_AZ] [103-078_SAN_BA] [103-078_SAN_BB] [103-078_SAN_BC] [103-078_SAN_BD] [103-078_SAN_BE] [103-078_SAN_BF] [103-078_SAN_BG] [103-078_SAN_BH] [103-078_SAN_BI] [103-078_SAN_BJ] [103-078_SAN_BK] [103-078_SAN_BL] [103-078_SAN_BM] [103-078_SAN_BN] [103-078_SAN_BO] [103-078_SAN_BP] [103-078_SAN_BQ] [103-078_SAN_BR] [103-078_SAN_BS] [103-078_SAN_BT] [103-078_SAN_BU] [103-078_SAN_BV] [103-078_SAN_BW] [103-078_SAN_BX] [103-078_SAN_BY] [103-078_SAN_BZ] [103-078_SAN_CA] [103-078_SAN_CB] [103-078_SAN_CC] [103-078_SAN_CD] [103-078_SAN_CE] [103-078_SAN_CF] [103-078_SAN.CG] [103-078_SAN_CH] [103-078_SAN_CI] [103-078_SAN_CJ] [103-078_SAN_CK] [103-078_SAN_CL] [103-078_SAN_CM] [103-078_SAN_CN] [103-078_SAN_CO] [103-078_SAN_CP] [103-078_SAN_CQ] [103-078_SAN_CR] [103-078_SAN_CS] [103-078_SAN_CT] [103-078_SAN_CU] [103-078_SAN_CV] [103-078_SAN_CW] [103-078_SAN_CX] [103-078_SAN_CY] [103-078_SAN_CZ] [103-078_SAN_DA] [103-078_SAN_DB] [103-078_SAN_DC] [103-078_SAN_DD] [103-078_SAN_DE] [103-078_SAN_DF] [103-078_SAN_DG] [103-078_SAN_DH] [103-078_SAN_DI] [103-078_SAN_DJ] [103-078_SAN_DK] [103-078_SAN_DL] [103-078_SAN_DM] [103-078_SAN_DN] [103-078_SAN_DO] [103-078_SAN_DP] [103-078_SAN_DQ] [103-078_SAN_DR] [103-078_SAN_DS] [103-078_SAN_DT] [103-078_SAN_DU] [103-078_SAN_DV] [103-078_SAN_DW] [103-078_SAN_DX] [103-078_SAN_DY] [103-078_SAN_DZ] [103-078_SAN_EA] [103-078_SAN_EB] [103-078_SAN_EC] [103-078_SAN_ED] [103-078_SAN_EE] [103-078_SAN_EF] [103-078_SAN_EG] [103-078_SAN_EH] [103-078_SAN_EI] [103-078_SAN_EJ] [103-078_SAN_EK] [103-078_SAN_EL] [103-078_SAN_EM] [103-078_SAN_EN] [103-078_SAN_EO] [103-078_SAN_EP] [103-078_SAN_EQ] [103-078_SAN_ER] [103-078_SAN_ES] [103-078_SAN_ET] [103-078_SAN_EU] [103-078_SAN_EV] [103-078_SAN_EW] [103-078_SAN_EX] [103-078_SAN_EY] [103-078_SAN_EZ] [103-078_SAN_FA] [103-078_SAN_FB] [103-078_SAN_FC] [103-078_SAN_FD] [103-078_SAN_FE] [103-078_SAN_FF] [103-078_SAN_FG] [103-078_SAN_FH] [103-078_SAN_FI] [103-078_SAN_FJ] [103-078_SAN_FK] [103-078_SAN_FL] [103-078_SAN_FM] [103-078_SAN_FN] [103-078_SAN_FO] [103-078_SAN_FP] [103-078_SAN_FQ] [103-078_SAN_FR] [103-078_SAN_FS] [103-078_SAN_FT] [103-078_SAN_FU] [103-078_SAN_FV] [103-078_SAN_FW] [103-078_SAN_FX] [103-078_SAN_FY] [103-078_SAN_FZ] [103-078_SAN_GA] [103-078_SAN_GB] [103-078_SAN_GC] [103-078_SAN_GD] [103-078_SAN_GE] [103-078_SAN_GF] [103-078_SAN_GG] [103-078_SAN_GH] [103-078_SAN_GI] [103-078_SAN_GJ] [103-078_SAN_GK] [103-078_SAN_GL] [103-078_SAN_GM] [103-078_SAN_GN] [103-078_SAN_GO] [103-078_SAN_GP] [103-078_SAN_GQ] [103-078_SAN_GR] [103-078_SAN_GS] [103-078_SAN_GT] [103-078_SAN_GU] [103-078_SAN_GV] [103-078_SAN_GW] [103-078_SAN_GX] [103-078_SAN_GY] [103-078_SAN_GZ] [103-078_SAN_HA] [103-078_SAN_HB] [103-078_SAN_HC] [103-078_SAN_HD] [103-078_SAN_HE] [103-078_SAN_HF] [103-078_SAN_HG] [103-078_SAN_HH] [103-078_SAN_HI] [103-078_SAN_HJ] [103-078_SAN_HK] [103-078_SAN_HL] [103-078_SAN_HM] [103-078_SAN_HN] [103-078_SAN_HO] [103-078_SAN_HP] [103-078_SAN_HQ] [103-078_SAN_HR] [103-078_SAN_HS] [103-078_SAN_HT] [103-078_SAN_HU] [103-078_SAN_HV] [103-078_SAN_HW] [103-078_SAN_HX] [103-078_SAN_HY] [103-078_SAN_HZ] [103-078_SAN_IA] [103-078_SAN_IB] [103-078_SAN_IC] [103-078_SAN_ID] [103-078_SAN_IE] [103-078_SAN_IF] [103-078_SAN_IG] [103-078_SAN_IH] [103-078_SAN_II] [103-078_SAN_IJ] [103-078_SAN_IK] [103-078_SAN_IL] [103-078_SAN_IM] [103-078_SAN_IN] [103-078_SAN_IO] [103-078_SAN_IP] [103-078_SAN_IQ] [103-078_SAN_IR] [103-078_SAN_IS] [103-078_SAN_IT] [103-078_SAN_IU] [103-078_SAN_IV] [103-078_SAN_IW] [103-078_SAN_IX] [103-078_SAN_IY] [103-078_SAN_IZ] [103-078_SAN_JA] [103-078_SAN_JB] [103-078_SAN_JC] [103-078_SAN_JD] [103-078_SAN_JE] [103-078_SAN_JF] [103-078_SAN_JG] [103-078_SAN_JH] [103-078_SAN_JI] [103-078_SAN_JJ] [103-078_SAN_JK] [103-078_SAN_JL] [103-078_SAN_JM] [103-078_SAN_JN] [103-078_SAN_JO] [103-078_SAN_JP] [103-078_SAN_JQ] [103-078_SAN_JR] [103-078_SAN_JS] [103-078_SAN_JT] [103-078_SAN_JU] [103-078_SAN_JV] [103-078_SAN_JW] [103-078_SAN_JX] [103-078_SAN_JY] [103-078_SAN_JZ] [103-078_SAN_KA] [103-078_SAN_KB] [103-078_SAN_KC] [103-078_SAN_KD] [103-078_SAN_KE] [103-078_SAN_KF] [103-078_SAN_KG] [103-078_SAN_KH] [103-078_SAN_KI] [103-078_SAN_KJ] [103-078_SAN_KK] [103-078_SAN_KL] [103-078_SAN_KM] [103-078_SAN_KN] [103-078_SAN_KO] [103-078_SAN_KP] [103-078_SAN_KQ] [103-078_SAN_KR] [103-078_SAN_KS] [103-078_SAN_KT] [103-078_SAN_KU] [103-078_SAN_KV] [103-078_SAN_KW] [103-078_SAN_KX] [103-078_SAN_KY] [103-078_SAN_KZ] [103-078_SAN_LA] [103-078_SAN_LB] [103-078_SAN_LC] [103-078_SAN_LD] [103-078_SAN_LE] [103-078_SAN_LF] [103-078_SAN_LG] [103-078_SAN_LH] [103-078_SAN_LI] [103-078_SAN_LJ] [103-078_SAN_LK] [103-078_SAN_LL] [103-078_SAN_LM] [103-078_SAN_LN] [103-078_SAN_LO] [103-078_SAN_LP] [103-078_SAN_LQ] [103-078_SAN_LR] [103-078_SAN_LS] [103-078_SAN_LT] [103-078_SAN_LU] [103-078_SAN_LV] [103-078_SAN_LW] [103-078_SAN_LX] [103-078_SAN_LY] [103-078_SAN_LZ] [103-078_SAN_MA] [103-078_SAN_MB] [103-078_SAN_MC] [103-078_SAN_MD] [103-078_SAN_ME] [103-078_SAN_MF] [103-078_SAN_MG] [103-078_SAN_MH] [103-078_SAN_MI] [103-078_SAN_MJ] [103-078_SAN_MK] [103-078_SAN_ML] [103-078_SAN_MM] [103-078_SAN_MN] [103-078_SAN_MO] [103-078_SAN_MP] [103-078_SAN_MQ] [103-078_SAN_MR] [103-078_SAN_MS] [103-078_SAN_MT] [103-078_SAN_MU] [103-078_SAN_MV] [103-078_SAN_MW] [103-078_SAN_MX] [103-078_SAN_MY] [103-078_SAN_MZ] [103-078_SAN_NA] [103-078_SAN_NB] [103-078_SAN_NC] [103-078_SAN_ND] [103-078_SAN_NE] [103-078_SAN_NF] [103-078_SAN_NG] [103-078_SAN_NH] [103-078_SAN_NI] [103-078_SAN_NJ] [103-078_SAN_NK] [103-078_SAN_NL] [103-078_SAN_NM] [103-078_SAN_NN] [103-078_SAN_NO] [103-078_SAN_NP] [103-078_SAN_NQ] [103-078_SAN_NR] [103-078_SAN_NS] [103-078_SAN_NT] [103-078_SAN_NU] [103-078_SAN_NV] [103-078_SAN_NW] [103-078_SAN_NX] [103-078_SAN_NY] [103-078_SAN_NZ] [103-078_SAN_OA] [103-078_SAN_OB] [103-078_SAN_OC] [103-078_SAN_OD] [103-078_SAN_OE] [103-078_SAN_OF] [103-078_SAN_OG] [103-078_SAN_OH] [103-078_SAN_OI] [103-078_SAN_OJ] [103-078_SAN_OK] [103-078_SAN_OL] [103-078_SAN_OM] [103-078_SAN_ON] [103-078_SAN_OO] [103-078_SAN_OP] [103-078_SAN_OQ] [103-078_SAN_OR] [103-078_SAN_OS] [103-078_SAN_OT] [103-078_SAN_OU] [103-078_SAN_OV] [103-078_SAN_OW] [103-078_SAN_OX] [103-078_SAN_OY] [103-078_SAN_OZ] [103-078_SAN_PA] [103-078_SAN_PB] [103-078_SAN_PC] [103-078_SAN_PD] [103-078_SAN_PE] [103-078_SAN_PF] [103-078_SAN_PG] [103-078_SAN_PH] [103-078_SAN_PI] [103-078_SAN_PJ] [103-078_SAN_PK] [103-078_SAN_PL] [103-078_SAN_PM] [103-078_SAN_PN] [103-078_SAN_PO] [103-078_SAN_PP] [103-078_SAN_PQ] [103-078_SAN_PR] [103-078_SAN_PS] [103-078_SAN_PT] [103-078_SAN_PU] [103-078_SAN_PV] [103-078_SAN_PW] [103-078_SAN_PX] [103-078_SAN_PY] [103-078_SAN_PZ] [103-078_SAN_QA] [103-078_SAN_QB] [103-078_SAN_QC] [103-078_SAN_QD] [103-078_SAN_QE] [103-078_SAN_QF] [103-078_SAN_QG] [103-078_SAN_QH] [103-078_SAN_QI] [103-078_SAN_QJ] [103-078_SAN_QK] [103-078_SAN_QL] [103-078_SAN_QM] [103-078_SAN_QN] [103-078_SAN_QO] [103-078_SAN_QP] [103-078_SAN_QQ] [103-078_SAN_QR] [103-078_SAN_QS] [103-078_SAN QT] [103-078_SAN_QU] [103-078_SAN_QV] [103-078_SAN_QW] [103-078_SAN_QX] [103-078_SAN_QY] [103-078_SAN_QZ] [103-078_SAN_RA] [103-078_SAN_RB] [103-078_SAN_RC] [103-078_SAN_RD] [103-078_SAN_RE] [103-078_SAN_RF] [103-078_SAN_RG] [103-078_SAN_RH] [103-078_SAN_RI] [103-078_SAN_RJ] [103-078_SAN_RK] [103-078_SAN_RL] [103-078_SAN_RM] [103-078_SAN_RN] [103-078_SAN_RO] [103-078_SAN_RP] [103-078_SAN_RQ] [103-078_SAN_RR] [103-078_SAN_RS] [103-078_SAN_RT] [103-078_SAN_RU] [103-078_SAN_RV] [103-078_SAN_RW] [103-078_SAN_RX] [103-078_SAN_RY] [103-078_SAN_RZ] [103-078_SAN_SA] [103-078_SAN_SB] [103-078_SAN_SC] [103-078_SAN_SD] [103-078_SAN_SE] [103-078_SAN_SF] [103-078_SAN_SG] [103-078_SAN_SH] [103-078_SAN_SI] [103-078_SAN_SJ] [103-078_SAN_SK] [103-078_SAN_SL] [103-078_SAN_SM] [103-078_SAN_SN] [103-078_SAN_SO] [103-078_SAN_SP] [103-078_SAN_SQ] [103-078_SAN_SR] [103-078_SAN_SS] [103-078_SAN_ST] [103-078_SAN_SU] [103-078_SAN_SV] [103-078_SAN_SW] [103-078_SAN_SX] [103-078_SAN_SY] [103-078_SAN_SZ] [103-078_SAN_TA] [103-078_SAN_TB] [103-078_SAN_TC] [103-078_SAN_TD] [103-078_SAN_TE] [103-078_SAN_TF] [103-078_SAN_TG] [103-078_SAN_TH] [103-078_SAN_TI] [103-078_SAN_TJ] [103-078_SAN_TK] [103-078_SAN_TL] [103-078_SAN_TM] [103-078_SAN_TN] [103-078_SAN_TO] [103-078_SAN_TP] [103-078_SAN_TQ] [103-078_SAN_TR] [103-078_SAN_TS] [103-078_SAN_TT] [103-078_SAN_TU] [103-078_SAN_TV] [103-078_SAN_TW] [103-078_SAN_TX] [103-078_SAN_TY] [103-078_SAN_TZ] [103-078_SAN_UA] [103-078_SAN_UB] [103-078_SAN_UC] [103-078_SAN_UD] [103-078_SAN_UE] [103-078_SAN_UF] [103-078_SAN_UG] [103-078_SAN_UH] [103-078_SAN_UI] [103-078_SAN_UJ] [103-078_SAN_UK] [103-078_SAN_UL] [103-078_SAN_UM] [103-078_SAN_UN] [103-078_SAN_UO] [103-078_SAN_UP] [103-078_SAN_UQ] [103-078_SAN_UR] [103-078_SAN_US] [103-078_SAN_UT] [103-078_SAN_UU] [103-078_SAN_UV] [103-078_SAN_UW] [103-078_SAN_UX] [103-078_SAN_UY] [103-078_SAN_UZ] [103-078_SAN_VA] [103-078_SAN_VB] [103-078_SAN_VC] [103-078_SAN_VD] [103-078_SAN_VE] [103-078_SAN_VF] [103-078_SAN_VG] [103-078_SAN_VH] [103-078_SAN_VI] [103-078_SAN_VJ] [103-078_SAN_VK] [103-078_SAN_VL] [103-078_SAN_VM] [103-078_SAN_VN] [103-078_SAN_VO] [103-078_SAN_VP] [103-078_SAN_VQ] [103-078_SAN VR] [103-078_SAN_VS] [103-078_SAN_VT] [103-078_SAN_VU] [103-078_SAN_VV] [103-078_SAN_VW] [103-078_SAN_VX] [103-078_SAN_VY] [103-078_SAN_VZ] [103-078_SAN_WA] [103-078_SAN_WB] [103-078_SAN_WC] [103-078_SAN_WD] [103-078_SAN_WE] [103-078_SAN_WF] [103-078_SAN_WG] [103-078_SAN_WH] [103-078_SAN_WI] [103-078_SAN_WJ] [103-078_SAN_WK] [103-078_SAN_WL] [103-078_SAN_WM] [103-078_SAN_WN] [103-078_SAN_WO] [103-078_SAN_WP] [103-078_SAN_WQ] [103-078_SAN_WR] [103-078_SAN_WS] [103-078_SAN_WT] [103-078_SAN_WU] [103-078_SAN_WV] [103-078_SAN_WW] [103-078_SAN_WX] [103-078_SAN_WY] [103-078_SAN_WZ] [103-078_SAN_XA] [103-078_SAN_XB] [103-078_SAN_XC] [103-078_SAN_XD] [103-078_SAN_XE] [103-078_SAN_XF] [103-078_SAN_XG] [103-078_SAN_XH] [103-078_SAN_XI] [103-078_SAN_XJ] [103-078_SAN_XK] [103-078_SAN_XL] [103-078_SAN_XM] [103-078_SAN_XN] [103-078_SAN_XO] [103-078_SAN_XP] [103-078_SAN_XQ] [103-078_SAN_XR] [103-078_SAN_XS] [103-078_SAN_XT] [103-078_SAN_XU] [103-078_SAN_XV] [103-078_SAN_XW] [103-078_SAN_XX] [103-078_SAN_XY] [103-078_SAN_XZ] [103-078_SAN_YA] [103-078_SAN_YB] [103-078_SAN_YC] [103-078_SAN_YD] [103-078_SAN_YE] [103-078_SAN_YF] [103-078_SAN_YG] [103-078_SAN_YH] [103-078_SAN_YI] [103-078_SAN_YJ] [103-078_SAN_YK] [103-078_SAN_YL] [103-078_SAN_YM] [103-078_SAN_YN] [103-078_SAN_YO] [103-078_SAN_YP] [103-078_SAN_YQ] [103-078_SAN_YR] [103-078_SAN_YS] [103-078_SAN_YT] [103-078_SAN_YU] [103-078_SAN_YV] [103-078_SAN_YW] [103-078_SAN_YY] [103-078_SAN_YZ] [103-078_SAN_ZA] [103-078_SAN_ZB] [103-078_SAN_ZC] [103-078_SAN_ZD] [103-078_SAN_ZE] [103-078_SAN_ZF] [103-078_SAN_ZG] [103-078_SAN_ZH] [103-078_SAN_ZI] [103-078_SAN_ZJ] [103-078_SAN_ZK] [103-078_SAN_ZL] [103-078_SAN_ZM] [103-078_SAN_ZN] [103-078_SAN_ZO] [103-078_SAN_ZP] [103-078_SAN_ZQ] [103-078_SAN_ZR] [103-078_SAN_ZS] [103-078_SAN_ZT] [103-078_SAN_ZU] [103-078_SAN_ZV] [103-078_SAN_ZW] [103-078_SAN_ZX] [103-078_SAN_ZY] [103-078_SAN_ZZ]



SANITARY SEWER LINE A



PROFILE SCALE:
HORIZ. 1"=50'
VERT. 1"=5'



LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING RIGHT OF WAY
- PROPOSED CURB & GUTTER
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED STORM INLET

NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- ALL SANITARY CONSTRUCTION SHALL BE CITY AND COUNTY OF DENVER DEPARTMENT OF PUBLIC WORKS SANITARY SEWER DESIGN TECHNICAL CRITERIA MANUAL, LATEST EDITION.
- MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
- MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM DRAINS, SANITARY SEWER MAINS, WATER MAINS, AND SERVICES.
- ALL SANITARY SEWER SERVICES TO BE 4" PVC.
- ALL SANITARY MANHOLES TO BE 4'Ø UNLESS NOTED OTHERWISE.
- REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

TOWN OF BERTHOUD, COLORADO
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

Town Engineer

7-25-19
Date

HERON LAKES ELEVENTH FILING
SANTARY LINE A
PLAN & PROFILE

Sheet
SS2

10 of 44

NORTHERN
ENGINEERING

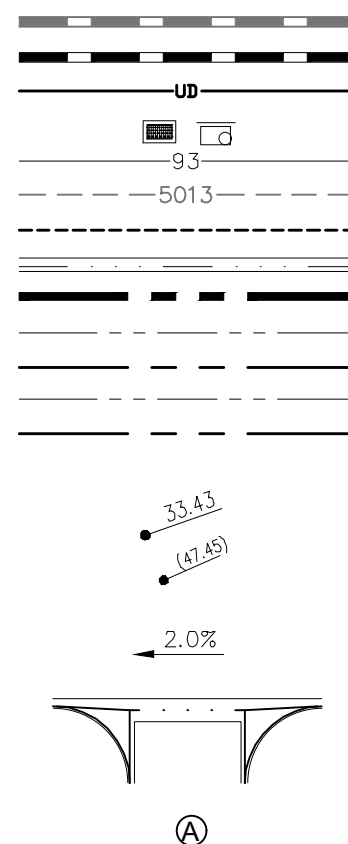
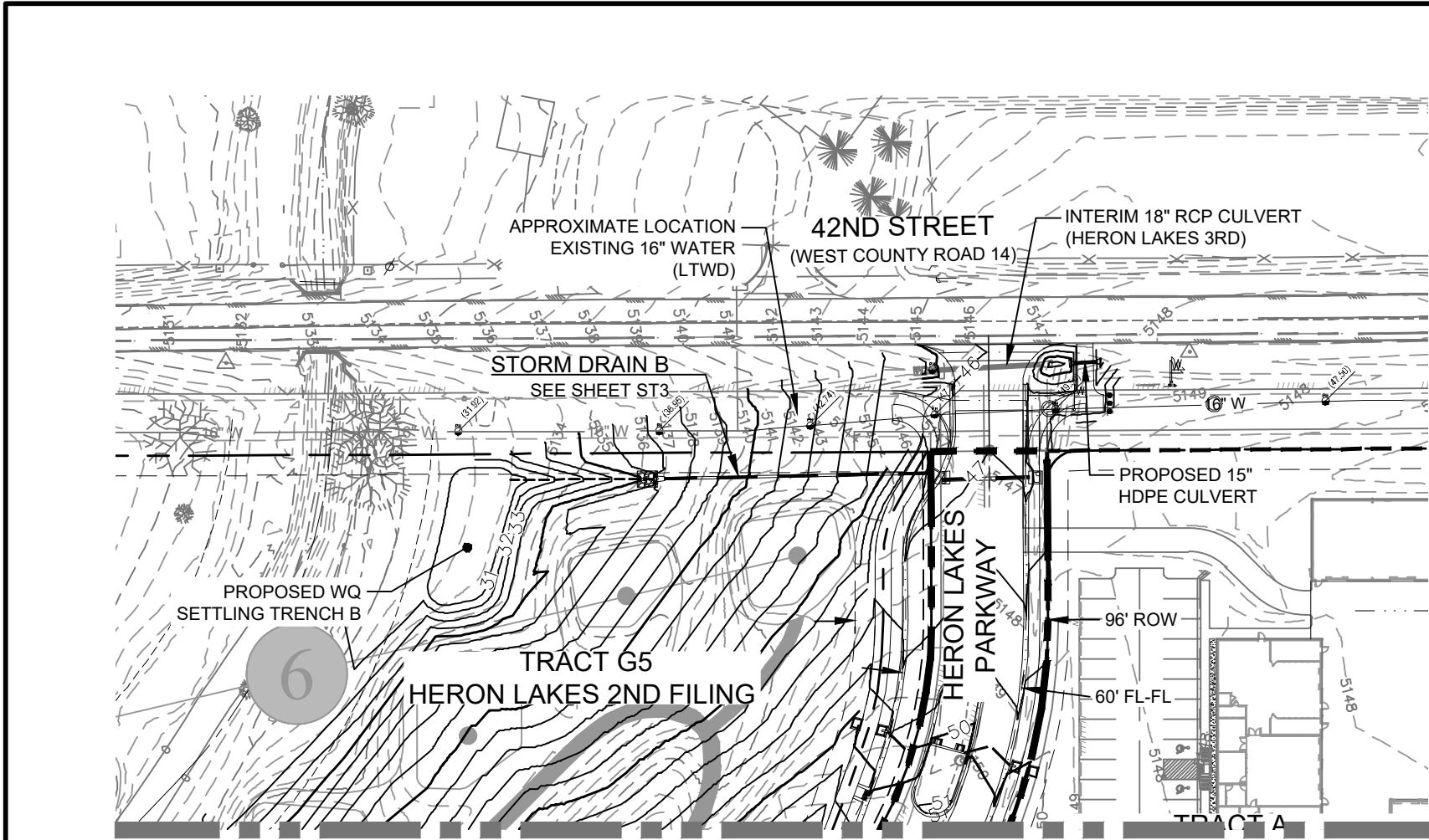


FORT COLLINS: 301 North Housen Street, Suite 100, 80521-970-221-4158
GREELEY: 820 8th Street, 80631

PROJECT: 103-078
DATE: JUN 20, 2019
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch
SCALE: 1"=50'
REVIEWED BY: A. Reese

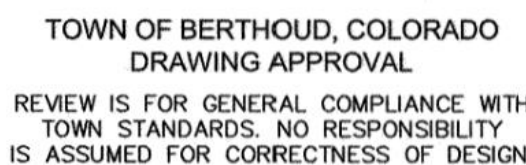
Revisions:
By: CTP
Date: 04/27/21
No. 1
Revisions:
By: CTP
Date: 04/27/21
No. 1





PROPOSED SPOT ELEVATION	EXISTING SPOT ELEVATION	PROPOSED SLOPES	PROPOSED CONCRETE CROSS PAN (TYP.)

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS UTILITY EASEMENTS, OTHER EASEMENTS, AND SURVEY INFORMATION.
3. ALL PROJECT DATA IS ON VERTICAL DATUM, NGVD 88 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES.
4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
5. ALL BUILDING CODE REQUIREMENTS FOR GRADING AHEAD FROM FOUNDATIONS SHALL BE MET DURING PLAT PLAN DESIGN.
6. EXISTING INFORMATION FOR HERON LAKES 3RD FILING AND HERON LAKES COMFORT STATION IMPROVEMENTS BASED ON DESIGN INFORMATION ONLY AND HAVE NOT BEEN SURVEYED. CONTRACTOR TO VERIFY RELEVANT INFORMATION PRIOR TO CONSTRUCTION.
7. OVER/LOT GRADING PLAN ONLY HAS BEEN PROVIDED FOR BLOCK 1, LOT 5, AND BLOCK 2, LOTS 1-3 WITH THESE PLANS. ALL HOMES SHALL BE PLOT PLANNED AND LOT 5 GRADE ELEVATIONS SHALL BE PROVIDED MINIMUM 2% GRADE ALONG BOTH SIDES OF FLOW. ALL TOP OF FOUNDATION ELEVATIONS SHALL BE SET TO PROVIDE 5% GRADE AHEAD FROM FOUNDATIONS FOR MINIMUM 10' OR 6' FALL FROM FOUNDATIONS TO SWALES OR SLOPED GROUND AT MINIMUM 2% GRADE. TOP OF FOUNDATION ELEVATIONS SHALL BE AT LEAST 2' ABOVE BACK OF CURB ELEVATIONS AND 6' ABOVE ADJACENT FINISHED GRADE.



Town Engineer 7-25-19 Date

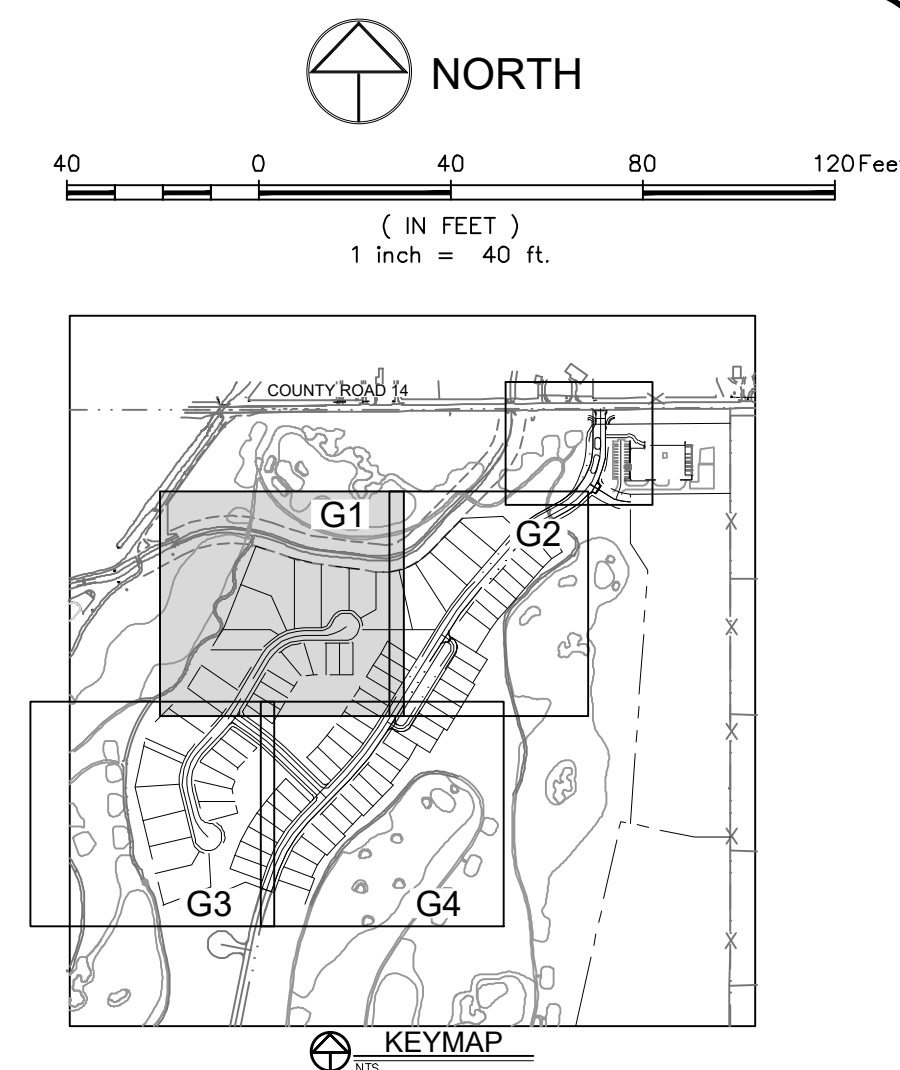
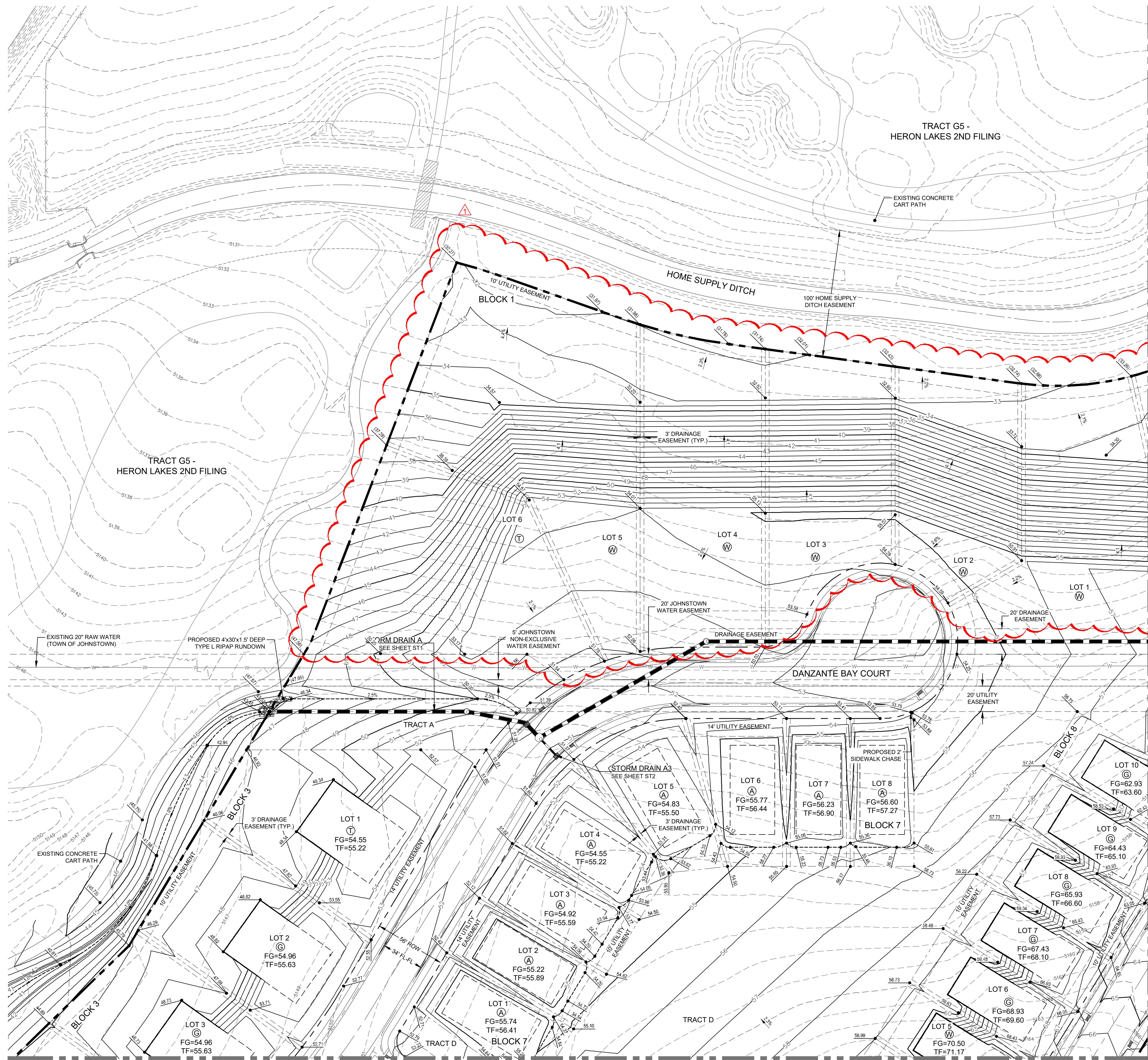
OVERALL GRADING PLAN

20 of 44

PROJECT:	DATE:
103-078	JUN. 20, 2019
DESIGNED BY:	SCALE:
B. Ruch	1"=80'
DRAWN BY:	REVIEWED BY:
B. Ruch	A. Reese

[illegible]

DRAWING FILENAME: D:\Projects\Heron Lakes\DWG\103-078_CORDAD.dwg LAYOUT NAME: 001 DATE: Apr 26, 2021 - 3:44pm CAD OPERATOR: gspg



LEGEND:

EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED UNDERDRAIN
PROPOSED STORM INLET
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED SWALE
PROPOSED CURB & GUTTER
PROPERTY BOUNDARY
EXISTING LOT LINE
EXISTING RIGHT OF WAY
PROPOSED LOT LINE
PROPOSED RIGHT OF WAY

PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION

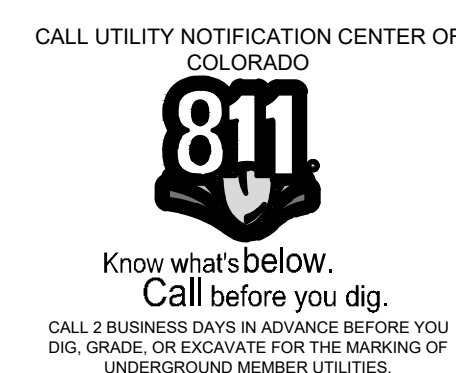
PROPOSED SLOPES

PROPOSED CONCRETE
CROSS PAN (TYP.)

LOT TYPE

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FILLING ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
3. ALL PROJECT DATA IS ON VERTICAL DATUM: NGVD 88 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES.
4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
5. ALL BUILDING CODE REQUIREMENTS FOR GRADING AWAY FROM FOUNDATIONS SHALL BE MET DURING PLOT PLAN DESIGN.
6. EXISTING INFORMATION FOR HERON LAKES 3RD FILING AND HERON LAKES COMFORT STATION IMPROVEMENTS BASED ON DESIGN INFORMATION ONLY AND HAVE NOT BEEN SURVEYED. CONTRACTOR TO VERIFY RELEVANT INFORMATION BEFORE CONSTRUCTION.
7. OVERLOT GRADING PLAN ONLY HAS BEEN PROVIDED FOR BLOCK 1, LOT 5, AND BLOCK 2, LOTS 1-3 WITH THESE PLANS. ALL HOMES SHALL BE PLOT PLANNED AND LOT 5 AND LOTS 1-3 SHALL BE GRADDED TO PROVIDE A MINIMUM 2% GRADE ALONG PATH OF FLOW. ALL TOP OF FOUNDATION ELEVATIONS SHALL BE SET TO PROVIDE 5% GRADE AWAY FROM FOUNDATIONS FOR MINIMUM 10' OR 6" FALL FROM FOUNDATIONS TO SWALES OR SLOPED GRAD AT MINIMUM 2% GRADE. TOP OF FOUNDATION ELEVATIONS SHALL BE AT LEAST 2' ABOVE BACK OF CURB ELEVATIONS AND 6" ABOVE ADJACENT FINISHED GRADE.



TOWN OF BERTHOUD, COLORADO
DRAWING APPROVAL
REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN.

Town Engineer

7-25-19 Date

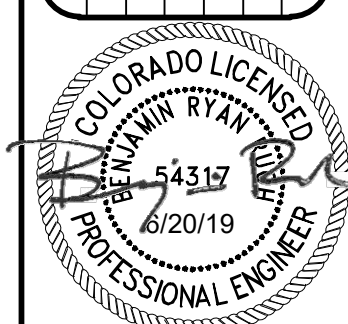
HERON LAKES ELEVENTH FILING

GRADING PLAN

Sheet
G1

21 of 44

No.	Revisions:	By:	Date:
1	LIEDON LAKES 10TH SUBDIVISION	CTD	04/07/24



NE NORTHERN
ENGINEERING

FORT COLLINS: 301 North Howes Street, Suite 100, 80521 970.221.4158
GREELEY: 820 8th Street, 80631 northernengineering.com

DRAWN BY:
B. Ruch

PROJECT: 103-078	DATE: JUN. 20, 2019
---------------------	------------------------

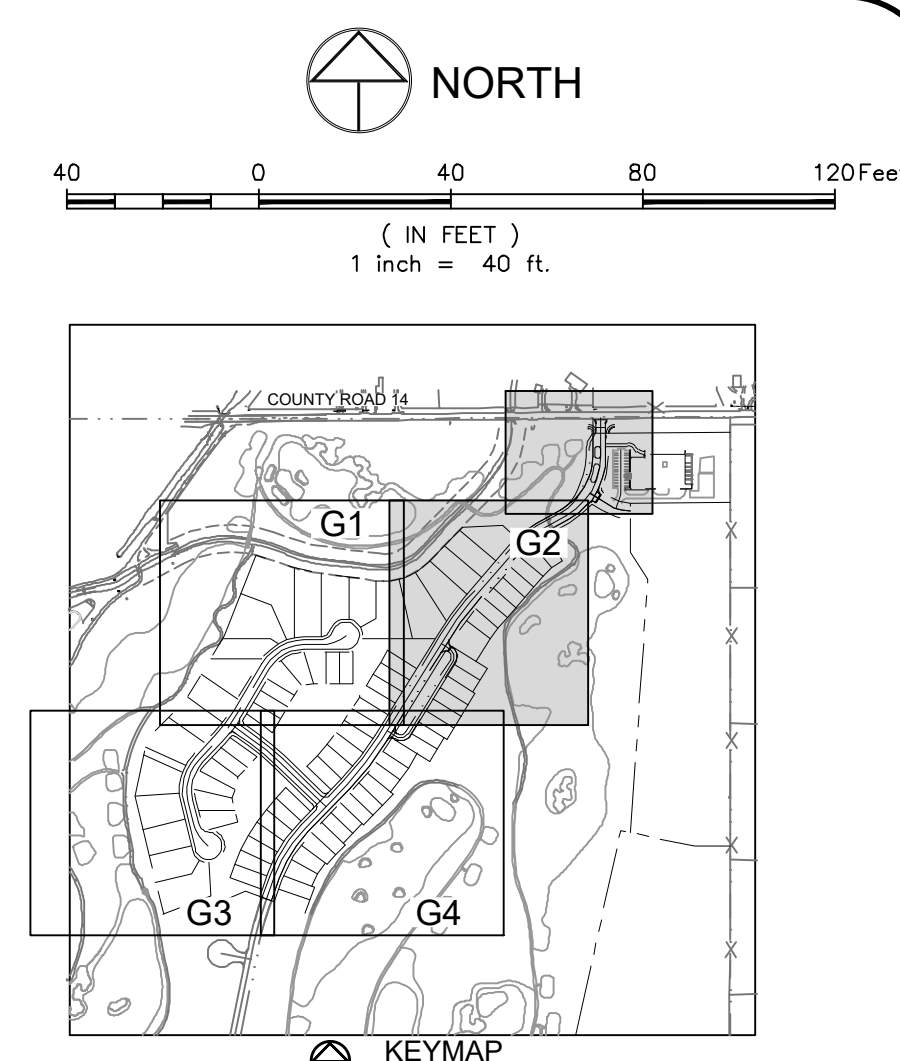
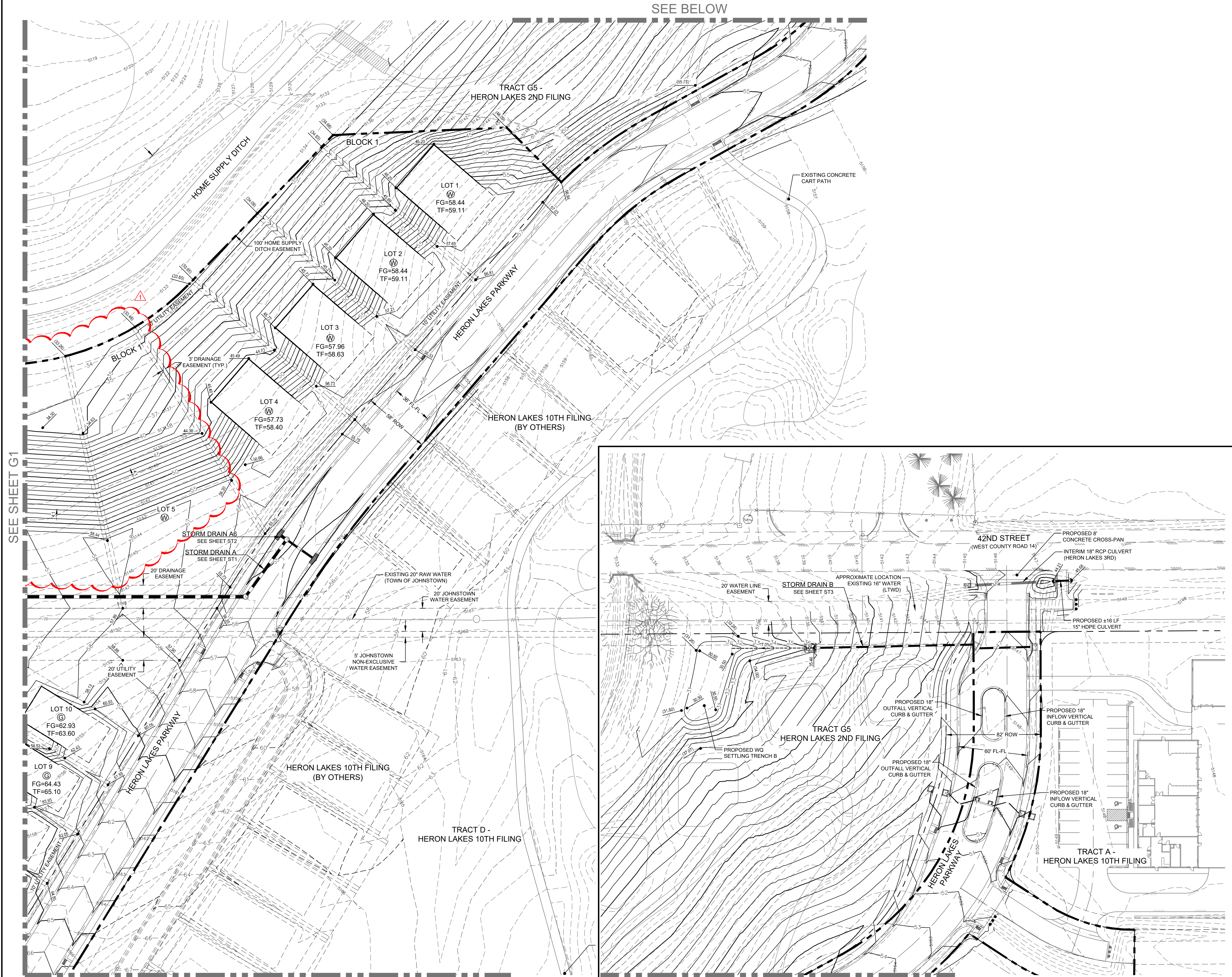
DESIGNED BY:
B. Ruch

DRAWN BY:	REVIEWED:
-----------	-----------

DRAWN BY:

DRAWN BY:	REVIEWED BY:
-----------	--------------

DRAWING FILENAME: D:\Projects\Heron Lakes\Drawings\103-078\103-078_G02.dwg DATE: Apr 26, 2021 3:26pm CAD OPERATOR: rrrrr
LIST OF SHEETS: [103-078_G01] [103-078_G02] [103-078_G03] [103-078_G04] [103-078_G05] [103-078_G06] [103-078_G07] [103-078_G08] [103-078_G09] [103-078_G10] [103-078_G11] [103-078_G12] [103-078_G13] [103-078_G14] [103-078_G15] [103-078_G16] [103-078_G17] [103-078_G18] [103-078_G19] [103-078_G20] [103-078_G21] [103-078_G22] [103-078_G23] [103-078_G24] [103-078_G25] [103-078_G26] [103-078_G27] [103-078_G28] [103-078_G29] [103-078_G30] [103-078_G31] [103-078_G32] [103-078_G33] [103-078_G34] [103-078_G35] [103-078_G36] [103-078_G37] [103-078_G38] [103-078_G39] [103-078_G40] [103-078_G41] [103-078_G42] [103-078_G43] [103-078_G44] [103-078_G45] [103-078_G46] [103-078_G47] [103-078_G48] [103-078_G49] [103-078_G50] [103-078_G51] [103-078_G52] [103-078_G53] [103-078_G54] [103-078_G55] [103-078_G56] [103-078_G57] [103-078_G58] [103-078_G59] [103-078_G60] [103-078_G61] [103-078_G62] [103-078_G63] [103-078_G64] [103-078_G65] [103-078_G66] [103-078_G67] [103-078_G68] [103-078_G69] [103-078_G70] [103-078_G71] [103-078_G72] [103-078_G73] [103-078_G74] [103-078_G75] [103-078_G76] [103-078_G77] [103-078_G78] [103-078_G79] [103-078_G80] [103-078_G81] [103-078_G82] [103-078_G83] [103-078_G84] [103-078_G85] [103-078_G86] [103-078_G87] [103-078_G88] [103-078_G89] [103-078_G90] [103-078_G91] [103-078_G92] [103-078_G93] [103-078_G94] [103-078_G95] [103-078_G96] [103-078_G97] [103-078_G98] [103-078_G99] [103-078_G100]



LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED STORM INLET
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY

NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
- ALL PROJECT DATA IS ON VERTICAL DATUM, NGVD 88 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES.
- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
- ALL BUILDING CODE REQUIREMENTS FOR GRADING AWAY FROM FOUNDATIONS SHALL BE MET DURING PLOT PLAN DESIGN.
- EXISTING INFORMATION FOR HERON LAKES 3RD FILING AND HERON LAKES COMFORT STATION IMPROVEMENTS BASED ON DESIGN INFORMATION ONLY AND HAVE NOT BEEN SURVEYED. CONTRACTOR TO VERIFY RELEVANT INFORMATION PRIOR TO CONSTRUCTION.
- OVERLOT GRADING PLAN ONLY HAS BEEN PROVIDED FOR BLOCK 1, LOT 5, AND BLOCK 2, LOTS 1-3 WITH THESE PLANS. ALL HOMES SHALL BE PLOT PLANNED AND LOT LINED ELEVATIONS ADJUSTED TO PROVIDED MINIMUM 2% GRADE ALONG PATH OF FLOW. ALL TOP OF FOUNDATION ELEVATIONS SHALL BE SET TO PROVIDE 5% GRADE AWAY FROM FOUNDATIONS FOR MINIMUM 10' OR 6' FALL FROM FOUNDATIONS TO SWALES OR SLOPED GROUND AT MINIMUM 2% GRADE. TOP OF FOUNDATION ELEVATIONS SHALL BE AT LEAST 2' ABOVE BACK OF CURB ELEVATIONS AND 6' ABOVE ADJACENT FINISHED GRADE.

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

TOWN OF BERTHOUD, COLORADO
DRAWING APPROVAL
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

Grading Plan
Town Engineer: *[Signature]* Date: 7-25-19

HERON LAKES ELEVENTH FILING

Grading Plan

Sheet **G2**

22 of 44

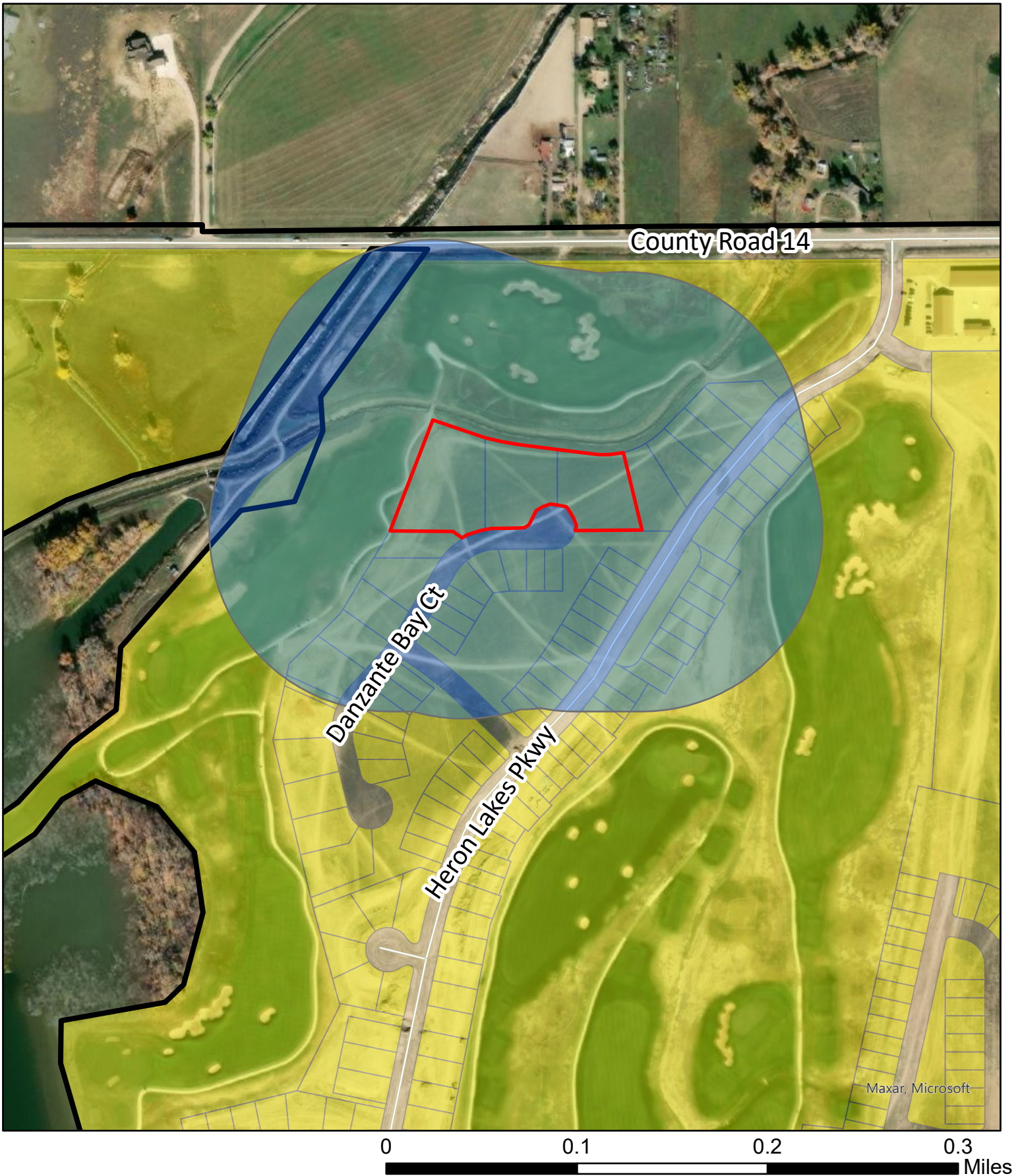
PROFESSIONAL ENGINEER
NORTHEN ENGINEERING
54317
6/20/19
FORT COLLINS: 301 North Hous Street, Suite 100, 80521 970.221.4158
GREELEY: 820 8th Street, 80631 northernengineering.com

Revisions:

No.	Revisions:	By:	Date:
1	HERON LAKES 18TH SUBDIVISION	CIP	04/27/21

PUBLIC NOTICE MAP

Heron Lakes 18th Proximity Map



- Parcels
- Properties within 500 ft
- Site
- Town Limits



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



TO: Planning Commission
FROM: Curt Freese, Community Development Director

PLANNING COMMISSION INFORMATION SHEET

MEETING DATE: June 24, 2021
ITEM: Comprehensive Plan
ATTACHMENTS: Comp Plan (The file is too large to email)
<https://www.dropbox.com/sh/am3pksefhku74II/AAA0n8ECVS1jF2vdK1Xn7DCga?dl=0>

BACKGROUND:

The Town kicked off its Comprehensive Plan update in early 2020 and hired BHA Design and Plan Tools to develop the plan. Numerous work sessions have been held with the Board and Planning Commission and Steering Committee, and revisions based on those sessions have been incorporated into the final draft.

PURPOSE:

A Comprehensive Plan is required by the State before any community may establish zoning or other land use restrictions. Comprehensive Plans set the land use vision for a community for typically a 5-10 year period. This vision includes future land use types for all existing developed properties in the Town, and for undeveloped land which may be developed in the future.

The proposed Comprehensive Plan is a substantial departure from previous Comprehensive Plans approved by the Town. The current Comprehensive Plan was adopted in 2014, prior to the recent growth the Town is now experiencing, and thus reflective of a far different vision. The proposed draft is a transect-based New Urbanist plan with principles of design and form over uses and density; or more specifically design and road layout dictate development patterns, not zoning uses and density.

Staff is currently working on zoning changes and a new set of guidelines which correspond with this new transect-based direction. A final Comprehensive Plan survey is currently open for all residents (see posters with QR codes posted throughout Town).

RECOMMENDATION:

Recommend approval of the Comprehensive Plan to the Town Board.

**TOWN OF BERTHOUD
RESOLUTION _____**

**A RESOLUTION ADOPTING THE TOWN OF BERTHOUD
COMPREHENSIVE PLAN**

WHEREAS, the Town of Berthoud, Colorado is a statutory municipality duly organized and existing as a body corporate and politic on the laws of the State of Colorado; and

WHEREAS, the Town of Berthoud, Colorado, acting through its Planning Commission, is empowered pursuant to C.R.S. § 31-23-201, *et seq.*, to make and adopt a comprehensive plan; and

WHEREAS, the Planning Commission has caused to be prepared, pursuant to CRS 31-23-206, a new comprehensive plan for the Town, which plan has been the subject of a series of advisory committee meetings; and

WHEREAS, on June 24, 2021, the Planning Commission held a properly-noticed public hearing on the Town of Berthoud Comprehensive Plan, in compliance with CRS 31-23-208; and;

WHEREAS, the Planning Commission believes it in the best interest of the Town that the Town of Berthoud Comprehensive Plan be adopted.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
TOWN OF BERTHOUD, COLORADO:**

Section 1. The Town of Berthoud Comprehensive Plan, dated June, 2021, is hereby adopted.

Section 2. The Town of Berthoud Comprehensive Plan as adopted hereby, expressly include maps and other matter, intended by the Planning Commission to form the whole of the Town of Berthoud Comprehensive Plan, all of which materials are contained within the plan document itself, and which materials are hereby declared to be part of the Plan.

Section 3. The action of the Planning Commission adopting the Town of Berthoud Comprehensive Plan shall be deemed recorded on the Town of Berthoud Comprehensive Plan by the identifying signature of the Chairperson and Secretary to the Commission on this Resolution.

Section 4. A copy of this Resolution shall be maintained in the official records of the Town and need not be attached to each copy of the Town of Berthoud Comprehensive Plan. This Resolution shall serve as an attestation that each such copy is a true and correct copy of the Town of Berthoud Comprehensive Plan as adopted.

Section 5. An attested copy of the Town of Berthoud Comprehensive Plan shall be and hereby is certified to the Berthoud Board of Trustees, the Larimer County Board of County Commissioners, and the Weld County Board of County Commissioners pursuant to Section 31-23-208, C.R.S.

Section 6. This Resolution shall be effective upon adoption.

ADOPTED AND APPROVED THIS __TH DAY OF _____, 2021.

**TOWN OF BERTHOUD
PLANNING COMMISSION**

Chairperson of the Commission

ATTEST:

RECEIVED, MOVED, SECONDED, APPROVED AND ADOPTED BY THE BOARD OF
TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO THIS __TH DAY OF
_____, 2021 PURSUANT TO C.R.S. 31-23-208:

S E A L

BOARD OF TRUSTEES

Votes approving: _____
Votes opposed: _____
Absent: _____
Abstained: _____

ATTEST:

Christian R. Samora, Town Clerk

William Karspeck, Mayor