



**Garden
Spot of
Colorado**

**MEETING OF THE PLANNING COMMISSION
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Thursday, February 26, 2026, 6:00 p.m.**

This is an IN-PERSON meeting at the location and time noted above.

**This meeting will be streamed live on YouTube. The live stream is accessible by
visiting www.berthoud.org/stream**

1. Call Meeting To Order
2. Pledge Of Allegiance
3. Roll Call
4. Approval Of Meeting Minutes

Documents:

[2026 02 12 MINUTES PC.PDF](#)

5. Public Hearing: Heron Lakes 21st Filing Preliminary Plat

Public Hearing to consider a request for a Preliminary Plat, known as Heron Lakes 21st Filing, located off TPC Parkway, approximately 500-feet north of the TPC Parkway and Grand Market Avenue Intersection

Documents:

[00 HL 21F PRELIMINARY PLAT PC INFORMATION FORM.PDF](#)
[01 HL 21F PRELIMINARY PLAT PC STAFF REPORT.PDF](#)
[01.1 HL 21F STAFF REPORT COMBINED ATTACHMENTS.PDF](#)
[02 HL 21F PRELIMINARY PLAT RESOLUTION XX 2026.PDF](#)

6. Work Session: Open Discussion With Town Attorneys
7. Report By Staff
8. Adjourn

Individuals needing special accommodation may request assistance by contacting the Town Clerk at 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.



**Garden
Spot of
Colorado**

**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
February 12, 2026 at 6:00 p.m.**

1. Meeting called to order – Chairperson Anderson at 6:03 p.m.
2. Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Karen Anderson, Chair
Abigail Smith, Vice Chair
Marc Hofmans, Commissioner
Nick Semedallas, Commissioner
Bryce Filho, Commissioner
David Pond, Commissioner
Stacy Sigman, Commissioner

The following Planning Commission members were absent:

Marc Hofmans, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Planning Manager
Bella Manzo, Planner
Lakin Dickson, Planning Intern

4. Approval of Minutes from January 8, 2026, were moved for approval by Commissioner Sigman and a second to the motion was made by Commissioner Filho.
5. Presentation: Comprehensive Plan Update, Water Element
 - a. Introduction of an update to the Comprehensive Plan, inclusion of a Water Conservation Element required by SB-24-174/State Statute prior to December 31, 2026
 - b. Planning Intern Lakin Dickson provided a staff presentation at 6:07 p.m.
 - c. The item concluded at 6:17 p.m.
6. Presentation: Informational Update On Implementing The Action Items Found In The 2021 Comprehensive Plan Update; Review Of The 2021 Comprehensive Plan Authority; Vision, Goals and Strategies
 - a. Community Development Director Anne Johnson provided a staff presentation at 6:17 p.m.
 - b. The item concluded at 6:31 p.m.

7. Presentation: Informational Update On Implementing The Action Plan Found In The 2025 Housing Diversity Plan Adopted On April 22, 2025.
 - a. Community Development Director Anne Johnson provided a staff presentation at 6:31 p.m.
 - b. The item concluded at 6:43 p.m.

8. Report by Staff:
 - a. The February 20 meeting of the Planning Commission will have a land use matter and an open discussion with new Town Attorneys.
 - b. Planning Manager Tawn Hillenbrand provided an update on the status of the Public Art Master Plan.
 - c. Planner Bella Manzo provided an update on the status of the Historic Preservation Plan.
 - d. The Town Board of Trustees heard the request for the Fickel Farms 5th Filing Preliminary Plat and approved the request at their meeting on February 10. At the meeting of the Town Board of Trustees on February 10, the Town Board also heard updates on the Master Plan for Intersection Management and Tree Strips.

9. Adjourn

The meeting was adjourned by Motion of Commissioner Semedalas, seconded by Commissioner Sigman at 6:58 p.m.

Chairperson

Secretary

PLANNING COMMISSION INFORMATION



COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	February 26, 2026
Agenda Title/Subject:	Public Hearing to consider a request for a Preliminary Plat, known as Heron Lakes 21st Filing, located off TPC Parkway approximately 500-feet north of the TPC Parkway and Grand Market Avenue intersection.
Type of Item:	Public Hearing
Purpose:	Request for approval of a Preliminary Plat to create a residential development consisting of 48 single-family residential lots.
Presented by:	Tawn Hillenbrand, Planning Manager

ATTACHMENTS:

- Staff Report with application materials
- Resolution ## (Series 2026)

BACKGROUND:

The subject property is a part of the larger, overall Heron Lakes development and is included in the Master Plan for Heron Lakes approved in 2015. The property was originally created in 2016 with Heron Lakes 2nd Filing as Tract E. The currently undeveloped property is approximately 17.057 acres and is zoned R4 – Mixed Use District.

The 2015 Master Plan envisioned the property as Single-family Residential at 3-5 dwelling units per acre with a total of 49-82 units. The proposed Heron Lakes 21st Filing Preliminary Plat is in substantial compliance with the approved Master Plan, proposing 48 total single-family residential lots, equating to approximately 2.8 dwelling units per acre.

Preliminary Plat is the next phase of the overall land use approval process for a subdivision following the Master Plan approval.

UPDATE/NEXT STEPS:

Tonight, the Planning Commission will hear one request of the applicant. The purpose of the Preliminary Plat is to provide the Town with an overall plat and the associated engineering for the proposed development.

Following the Planning Commission public meeting, the Town Board of Trustees will hear the request at their regularly scheduled hearing on March 10, 2026. The applicant will be required to record the Preliminary Plat if approved by the Town Board of Trustees, and any

Conditions of Approval will need to be addressed prior to submitting an application for the final process. The final planning process step would be a public hearing before the Planning Commission for a Final Plat. The Final Plat phase includes review of the Construction Documents (at 100% completeness), referral agency review, analysis of the utilities and infrastructure planned for the project, off-site and on-site improvements, for example. Both the Preliminary and Final platting must adhere to the 2015 Master Plan.

Referral agencies such as the school district, fire protection district, utility and infrastructure providers, for example, have reviewed the Preliminary Plat applications. Referral agency comments at this phase are incorporated into the Staff Report and are used by the applicant when they are preparing their next land use application materials for review. Sanitary sewer and water main engineering designs, the need for water dedication, and school bus stop locations, if needed, for example are reviewed at the Preliminary Plat and Final Plat stages. The developer has provided Construction Documents with this phase and will be required to with the next or final phase of development, and these will be reviewed by the Town Engineer and supportive agencies.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town in consideration of this request for Preliminary Plat. Public notice is funded through fees paid by the applicant. Development review is funded through fees paid by the applicant.

COMMUNITY TOUCHSTONES:

Consideration of this request does not negatively impact community touchstones and in fact is supportive of the 2021 Comprehensive Plan. The proposed Preliminary Plat is consistent with the previously approved Master Plan which aligns with the vision of the Comprehensive Plan.

RECOMMENDED ACTION(S):


Staff find that the proposed Heron Lakes 21st Filing Preliminary Plat meets the review criteria as provided in Section 30-6-107 of the Berthoud Development Code. Therefore, Staff recommends Planning Commission make a motion to recommend approval of the Heron Lakes 21st Filing Preliminary Plat to the Town Board of Trustees.



STAFF REPORT: HERON LAKES 21ST FILING PRELIMINARY PLAT

DATE: February 26, 2026

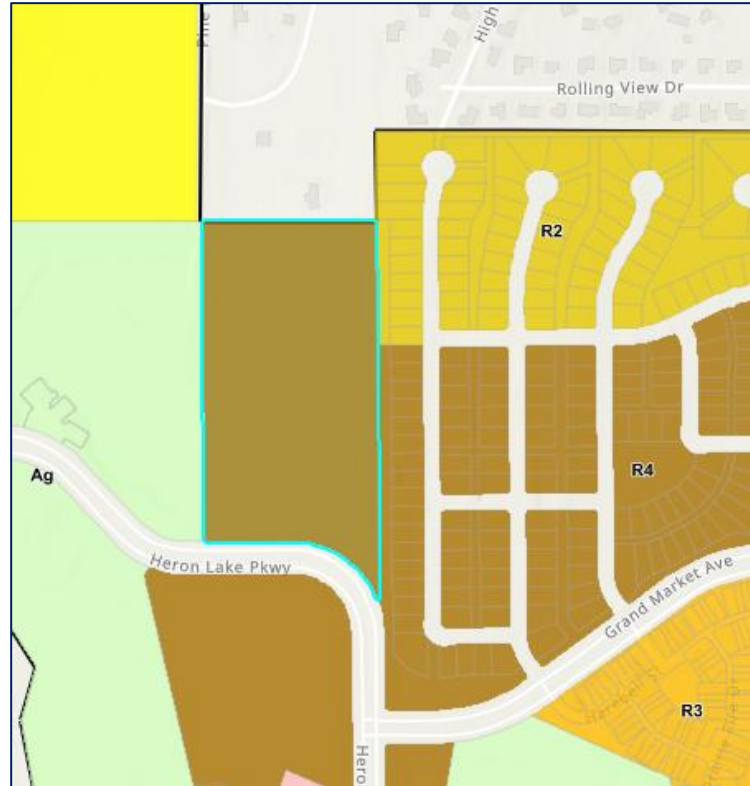
GENERAL INFORMATION

Applicant:	Jon Turner – Heron Lakes Investments, LLC Kristin Turner – TB Group	Size: 17.057 acres
Site Location:	<p>Parcel #9403329001 The subject property is located off of TPC Parkway approximately 500-feet north of the TPC Parkway and Grand Market Avenue intersection.</p>  <p style="text-align: center;"><i>Subject property is highlighted in blue.</i></p>	
Applicant's Request:	The Applicant is requesting Preliminary Plat approval to create a residential development consisting of 48 single-family residential lots.	
Current Zoning:	R4 – Mixed Use District	
ZONING DISTRICT INFORMATION		
Max Density	Per zone district – 24 dwelling units/acre; Per approved Master Plan – 3-5 units/acre	
Minimum Lot Area	1,200sf	
Min. Lot Width	16'	
Front Setback	20' (w/ front loaded garage)	
Side Setback	5', 10' corner side	
Rear Setback	10' (w/ front loaded garage)	

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

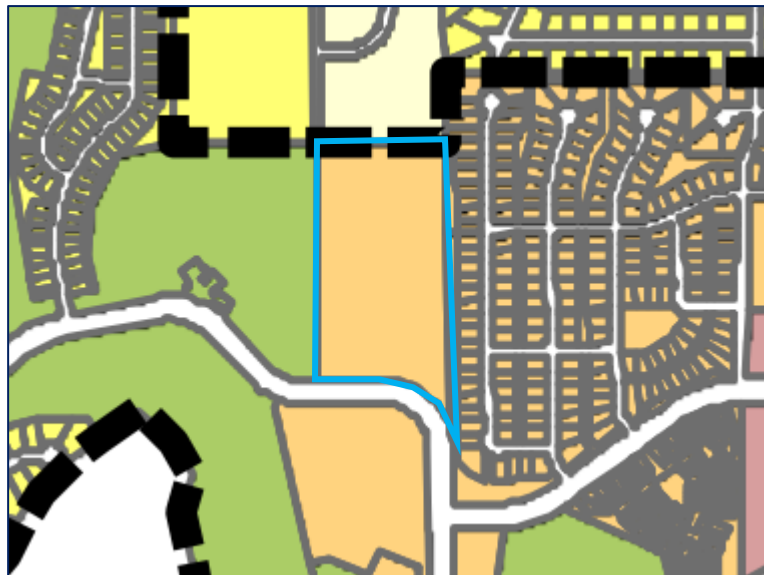
	<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning</u>
North	County RR2, R1	Single Family, Single Family/Ag	N/A
South	R4	undeveloped	N/A
East	R4, R2	Undeveloped single-family	N/A
West	Ag	Golf course/pond	N/A

Town Zoning Map:



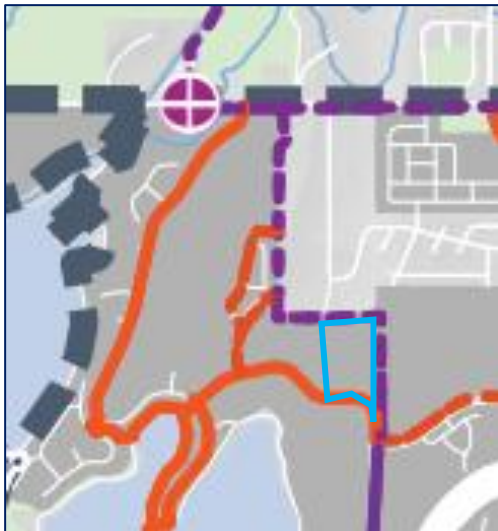
BERTHOUD COMPREHENSIVE PLAN AND MASTER PLANS

Berthoud Comprehensive Plan - Future Land Use Map:



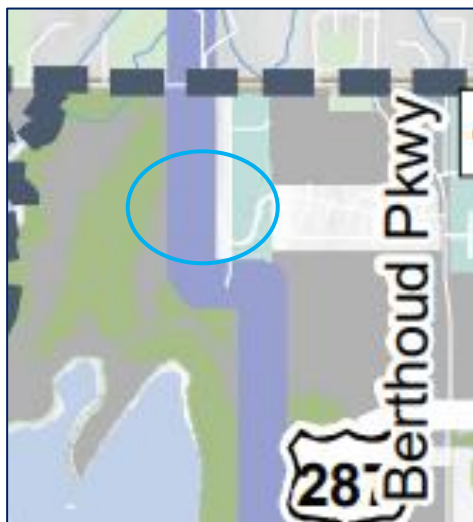
Urban Residential Character District (area in orange)

Berthoud Trails Master Plan:



Proposed Regional Trail (purple line) and Planned Neighborhood (orange line)

Berthoud Open Space Plan:



- Existing Parks, Open Space, & Conservation Easements
- Focus Areas**
- Trail Corridors
- Natural Areas
- Agriculture

Adjacent to the Heron Lakes Golf Course

Proposal

The applicant requests approval of a Preliminary Plat to create a residential development consisting of 48 single-family residential lots.

The proposed Preliminary Plat is in substantial compliance with the approved Master Plan approved in 2015. The Preliminary Plat, if approved, would allow the applicant to apply for a Final Plat that would formally subdivide the land.

Background

The subject property is a part of the larger overall Heron Lakes development and is included in the Master Plan for Heron Lakes approved in 2015. The property was originally created in 2016 with Heron Lakes 2nd Filing as Tract E. The currently undeveloped property is approximately 17.057 acres and is currently zoned R4 – Mixed Use District.

The 2015 Master Plan envisioned the property as Single-family Residential at 3-5 dwelling units per acre with a total of 49-82 units. The proposed Heron Lakes 21st Filing Preliminary Plat is in substantial compliance with the approved Master Plan, proposing 48 total single-family residential lots, equating to approximately 2.8 dwelling units per acre.

Preliminary Plat Review Criteria

In addition to all provisions of this Code, the Town shall use the following criteria to evaluate the applicant's request:

30-6-107(B) Review Criteria	Finding	Rationale
1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code.	Yes	The preliminary plat is a functional system of land use. The road network, lot configuration, and density are aligned with the overall Heron Lakes Master Plan approved in 2015. The proposed development is a logical extension of the Town of Berthoud public services. Those residential lots being created with this plat meet the standards of the R4 – Mixed Use District. The proposed project is part of the overall Heron Lakes Development. Roads and infrastructure were planned to accommodate this property early on. The project provides logical extensions of the Town's existing infrastructure and road network. Additionally, this project will provide additional pedestrian connectivity, linking not only this neighborhood but also adjacent neighborhoods to existing parks and open space and the greater trail network.
2. The application is consistent with the approved concept plan and incorporates the Town's recommendations and any conditions of approval.	Yes	The plat is consistent with the Heron Lakes Master Plan approved in 2015. The lot type (single-family residential) and density is consistent with the previously approved plan. The previously approved Master Plan was not subject to any conditions.
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.	Yes	The creation of single-family residential lots conforms to Berthoud's Development Code for the R4 – Mixed Use District. The Future Land Use Map envisions this area as Urban Residential. The Urban Residential Character District supports a mix of residential housing types, including single-family detached homes, and encourages walkable neighborhood blocks. The Urban residential area will

		<p>generally maintain moderate to high density. This proposed plat is consistent with this Character District.</p> <p>The project provides adequate public sidewalks, trails, and pedestrian connections to allow walkability within the project area and well beyond. Once developed, the project will be well connected to the neighboring residential areas. The project will provide the portion of the planned Regional Trail along the north property line.</p>
30-6-107(B) Review Criteria	Finding	Rationale
4. The utility and transportation design is adequate, given existing and planned capacities of those systems.	Yes	<p>As part of the Preliminary Plat application, the applicant provided a Preliminary Traffic Impact Study (TIS), Preliminary Utility Report, and Preliminary Construction Documents. Additionally, the required dry utility easement locations are included on the Plat. The plans were reviewed by Town Staff as well as outside referral agencies. Staff and referral agencies find that the applicant has provided adequate plans for utilities and transportation designs for Preliminary Plat. Final versions of these reports/plans, at 100% completeness, will be required at Final Plat submittal to confirm absolute compliance.</p>
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.	Yes	<p>The applicant provided the following required preliminary plans and reports which were reviewed by Town Staff and referral agencies specializing in specific areas of study:</p> <ul style="list-style-type: none"> - Preliminary Drainage Plan - Preliminary Utility Report - Preliminary Geotechnical Report (soils report) - Preliminary Landscape Plan - Preliminary Traffic Impact Study (TIS) <p>Staff and referral agencies found that the reports and plans identify and satisfactorily mitigate impacts to adjacent land uses.</p>
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.	Yes	<p>The Future Land Use Map envisions this area as Urban Residential Character District.</p> <p>The Comprehensive Plan states that the dominant land use in the Urban Residential Character District will be a mix of residential housing types. Housing types should include single-family detached homes, single-family attached homes (paired homes), townhomes, and multi-family options. Urban Residential areas should generally maintain moderate to high density.</p> <p>The proposed Heron Lakes 21st Filing Preliminary Plat proposes single-family detach dwelling units, at approximately 2.8 dwelling units per acre. The proposed density is consistent with the approved Master Plan and is consistent with the intent of the Urban Residential Character District.</p>

30-6-107(B) Review Criteria	Finding	Rationale
7. How the applicant has addressed comments received from the public, during the Public Comment portion of the process.	Yes	As of the drafting of this report, Staff have received zero public comment regarding this proposed request.

PUBLIC NOTICE AND COMMENT

Notice of the Planning Commission Public Hearing and Town Board of Trustees hearing has been mailed to property owners within 500 feet of the subject property on February 9, 2026, a legal ad published on February 11, 2026, and the property was posted as required by the Development Code on February 3, 2026.

As of the drafting of this report (February 18, 2026), Staff have received no public comment via phone call, walk-in or email regarding the proposed request.

The Heron Lakes 21st Filing Preliminary Plat application completed four (4) rounds of referral agency and staff review in the following sequence:

Submittal Number	Review documents submitted by Applicant on:	Staff and Referral Agency comments provided to Applicant on:
1st	June 9, 2025	July 21, 2025
2nd	August 27, 2025	October 8, 2025
3rd	October 28, 2025	December 9, 2025
4th	January 5, 2026	January 21, 2026

FINDINGS AND RECOMMENDATIONS

Staff find that the proposed Heron Lakes 21st Filing Preliminary Plat meets the review criteria as provided in Section 30-6-107 of the Berthoud Development Code. Therefore, Staff recommends Planning Commission make a motion to recommend approval of the Heron Lakes 21st Filing Preliminary Plat to the Town Board of Trustees.

Attachments

1. Development Review Application
2. Preliminary Plat
3. Preliminary Landscape Plan
4. Approved Heron Lakes Master Plan (for reference only)
5. Preliminary Traffic Memo



Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513
970.532.2643

DEVELOPMENT REVIEW APPLICATION

All required information must be provided before submittal will be accepted and deemed complete.
To be complete, the application must include all items identified on the submittal checklist.
Please complete both sides of application form.

Parcel Number(s): 9403329001		
Site Address: North of TPC Parkway & Grand Market Avenue		
Project Name: Heron Lakes 21st Filing		
Brief description of project: Preliminary plat package for a residential community		
APPLICATION TYPE (Check as appropriate):		
<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Preliminary Subdivision Plat	<input type="checkbox"/> Final Site Plan
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Final Subdivision Plat	<input type="checkbox"/> PUD Amendment
<input type="checkbox"/> Concept Plan	<input type="checkbox"/> Plat Amendment	<input type="checkbox"/> PUD Preliminary Development Plan
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Oil and Gas	<input type="checkbox"/> PUD Final Development Plan
<input type="checkbox"/> Special Use Review	<input type="checkbox"/> ROW Vacation	<input type="checkbox"/> Other _____
APPLICANT		
Name: Heron Lakes Investments, LLC		
E-mail: jon@hillsidecommercialgroup.com	Mailing Address: 6355 N Fairgrounds Ave	
Phone: (970) 204-9393	City/State/Zip: Windsor, CO 80550	
CONTACT PERSON (will receive correspondence from Town Staff/Referral Agencies)		
Name: Kristin Turner		
E-mail: kristin@tbgroup.us	Mailing Address: 444 Mountain Avenue	
Phone: 970.532.5891	City/State/Zip: Berthoud, CO 80513	
OWNER(S) (If different than applicant)		
Name: Heron Lakes Investments, LLC		
E-mail: jon@hillsidecommercialgroup.com	Mailing Address:	
Phone: (970) 204-9393	City/State/Zip:	
CONSULTANT (Engineer, Surveyor, or Planner)		
Name: Kristin Turner		
E-mail: kristin@tbgroup.us	Mailing Address: 444 Mountain Avenue	
Phone: 970.532.5891	City/State/Zip: Berthoud, CO 80513	

LAND USE INFORMATION							
Existing Use: Vacant Proposed Use: Residential Existing Zoning: R4 Proposed Zoning: (if applicable): N/A Number of acres: 17.056 AC Proposed Access: TPC Parkway	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center; background-color: #e1eef6;">Adjacent zoning / land use:</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">East Side: R4</td> <td style="width: 50%;">North Side: Larimer County</td> </tr> <tr> <td>West Side: AG</td> <td>South Side: R4</td> </tr> </tbody> </table>	Adjacent zoning / land use:		East Side: R4	North Side: Larimer County	West Side: AG	South Side: R4
Adjacent zoning / land use:							
East Side: R4	North Side: Larimer County						
West Side: AG	South Side: R4						

UTILITY SERVICE INFORMATION	
Water: Town of Berthoud	Sewer: Town of Berthoud

PROJECT INFORMATION					
Number of proposed units: 48 Number of phases: TBD Number of Units per phase: TBD Number of lots proposed: 48 Lot size minimum: 60x150 Lot size maximum: 80x 150 Lot size average: 70x150 Gross density (units/acre): 2.8 Net density (units/acre): 3.5 Area and percent open space: 3.473 AC / 20.36%	Non-Residential Building Area (Sq. Ft.) Proposed: NA Non-Residential Construction Floor Area Ratio Proposed: NA Total Number of Parking Spaces: NA <u>Acreeage of Site:</u> a. Gross: 17.056 b. Right-of-Way: 3.607 (private drive) c. Net (a-b) 13.449 <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="2" style="text-align: center; background-color: #e1eef6;">Type of Housing Proposed (<i>please check</i>):</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Future Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-family (# of units:) </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Townhouse <input type="checkbox"/> Condominium </td> </tr> </tbody> </table>	Type of Housing Proposed (<i>please check</i>):		<input checked="" type="checkbox"/> Future Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-family (# of units:)	<input type="checkbox"/> Townhouse <input type="checkbox"/> Condominium
Type of Housing Proposed (<i>please check</i>):					
<input checked="" type="checkbox"/> Future Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-family (# of units:)	<input type="checkbox"/> Townhouse <input type="checkbox"/> Condominium				

Signatures are required for ALL Property Owners and the Applicant

I hereby certify that I am the lawful owner of the parcel(s) of land that this application concerns and consent to the action. I hereby permit Town of Berthoud staff to enter upon the property for the purposes of inspection relating to the application. Building Permits will not be accepted while this application is in process.

Property Owner(s): DocuSigned by:
Jon Turner _____ Date: 5/29/2025
A87509BA8EDB47D...

Property Owner(s): _____ Date: _____

In submitting the application materials and signing this application agreement, I acknowledge and agree that the application is subject to the applicable processing and public hearing requirements set forth in the Development Code:

Applicant: Kristin Turner _____ Date: 5/14/2025
539267B54D61454...

FOR OFFICE USE ONLY	Received By: _____	Date: _____
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**PRELIMINARY PLAT OF
HERON LAKES FILING 21**

**LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO**

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner of HERON LAKES FILING 21, located in Section 3, 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: (Per Old Republic National Title Insurance Company, Commitment No. FC02221897, effective date of April 28, 2025)

TRACT E, HERON LAKES SECOND PLING, COUNTY OF LARIMER, STATE OF COLORADO.

Said parcel containing 17.06 acres (142,901 square feet), more or less, and may be subject to easements and right-of-way maps on record or existing.

OWNER: HERON LAKES INVESTMENTS, LLC

BY: _____

AS: _____

STATE OF COLORADO)
COUNTY OF LARIMER) ss.

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

Whom my hand and official seal _____

My commission expires: _____

Mayor _____

SURVEYOR'S STATEMENT

I, Thomas J. Helgeson, a Colorado Professional Land Surveyor do hereby certify that the foregoing plat was prepared from an actual survey under my personal supervision and that the foregoing preliminary plat is an accurate representation thereof, that to the best of my knowledge, information and belief:

PRELIMINARY
01/21/26
FOR REVIEW ONLY

Thomas J. Helgeson
Colorado Professional Land Surveyor No. 38892
For and on behalf of EPS Group, Inc.

PARCEL	DESCRIPTION	SECTION	AREA	PRESENT	INTENDED OWNERSHIP
OUTLOT A	Open Space	Access: Driveway, Easement	52.162 S.F.	1.31 AC	Berthoud Heritage Association (BHA)
OUTLOT B	Open Space	Access: Driveway, Easement	56.163 S.F.	0.87 AC	Berthoud Heritage Association (BHA)
OUTLOT C	Open Space	Access: Driveway, Easement	6.332 S.F.	0.15 AC	Berthoud Heritage Association (BHA)
OUTLOT D	Open Space	Access: Driveway, Easement	11.002 S.F.	0.25 AC	Berthoud Heritage Association (BHA)
OUTLOT E	Open Space	Access: Driveway, Easement	22.794 S.F.	0.52 AC	Berthoud Heritage Association (BHA)
OUTLOT F	Open Space	Access: Driveway, Easement	17.002 S.F.	0.39 AC	Berthoud Heritage Association (BHA)
OUTLOT G	Open Space	Access: Driveway, Easement	4.800 S.F.	0.11 AC	Berthoud Heritage Association (BHA)
OUTLOT H	Open Space	Access: Driveway, Easement	1.774 S.F.	0.04 AC	Berthoud Heritage Association (BHA)
OUTLOT I	Open Space	Access: Driveway, Easement	3.774 S.F.	0.09 AC	Berthoud Heritage Association (BHA)
OUTLOT J	Open Space	Access: Driveway, Easement	14.548 S.F.	0.33 AC	Berthoud Heritage Association (BHA)
OUTLOT K	Open Space	Access: Driveway, Easement	17.246 S.F.	0.39 AC	Berthoud Heritage Association (BHA)
TOTAL			174.881 S.F.	3.94 AC	

LAND USE TABLE

DEVELOPMENT STANDARD STATEMENTS:

Project Approval: The plans contained on this map shall be as well as the staff report dated _____ and Resolution _____ are the final of the approval. Any changes to the approved plans must be made in accordance with the preliminary plat and shall be subject to the requirements of the Berthoud Municipal Code, if applicable. The developer shall adhere to the Development Agreement entered into between the developer and the Town of Berthoud.

Owner Consent: Prior to commencement of construction of any development improvements including grading, construction, or other improvements, the owner shall obtain written consent from the Town of Berthoud. The developer shall be responsible for obtaining all necessary permits, including but not limited to those required for the construction of development improvements and shall not be deemed to be in violation of any applicable laws, codes, ordinances, rules and regulations, or other provisions of the Berthoud Municipal Code at all times.

Right of Easement: The Town of Berthoud has adopted a Right of Easement, All development shall adhere to the Town of Berthoud Right of Easement, as amended, at all times.

Right of Farm: The Town of Berthoud has adopted a Right of Farm Policy. All new and existing residences 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

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

Chairperson _____

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

ATTEST: _____
Town Clerk

OWNER/APPLICANT

Heron Lakes Investments, LLC
5035 Poplarwood Avenue, Suite 200
Windsor, CO 80550
Phone: (970) 696-9011

PLANNER / LANDSCAPE ARCHITECT

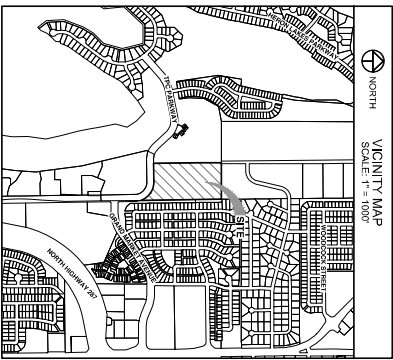
444 Mountain Avenue
Berthoud, Colorado 80513
Phone: (970) 525-6891 x105

SITE ENGINEER

EPS Group, Inc.
301 North Housen Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 221-1158

SITE SURVEYOR

EPS Group, Inc.
301 North Housen Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 221-1158



SURVEYOR NOTES:

- The final unit of measurement for this plat is U.S. Survey Feet.
- The basis of bearings is the east line of the southeast quarter of Section 3, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, as bearing South 00°42'57" East, with the Center Quarter corner of said Section 3 located by a 3.4385' iron pipe set on the corner (S.25286), 1994 and the South corner of said Section 3 located by a 3.4385' iron pipe set on the corner (S.25286), 1994 and the South corner of said Section 3 located by a 3.4385' iron pipe set on the corner (S.25286), 1994 and the South corner of said Section 3 located by a 3.4385' iron pipe set on the corner (S.25286), 1994.
- For all bearings, the angle between the right-of-way line of record, EPS Group owned part Commitment No. FC02221897, effective date of April 28, 2025, measured by GPS, the boundary line of record, DORA 93488 and the boundary line of record, DORA 93488, shall be as shown on the final instrument filed with the Public Finance Bureau No. 06080210005 with a date of April 28, 2025, measured by GPS, the boundary line of record, DORA 93488 and the boundary line of record, DORA 93488, shall be as shown on the final instrument filed with the Public Finance Bureau No. 06080210005 with a date of April 28, 2025.
- For all bearings, the angle between the right-of-way line of record, EPS Group owned part Commitment No. FC02221897, effective date of April 28, 2025, measured by GPS, the boundary line of record, DORA 93488 and the boundary line of record, DORA 93488, shall be as shown on the final instrument filed with the Public Finance Bureau No. 06080210005 with a date of April 28, 2025, measured by GPS, the boundary line of record, DORA 93488 and the boundary line of record, DORA 93488, shall be as shown on the final instrument filed with the Public Finance Bureau No. 06080210005 with a date of April 28, 2025.
- Neither EPS Group nor the Professional Land Surveyor listed herein have the expertise to address mineral rights, and disclaims the owner retains or expects to address these matters. EPS Group and the Professional Land Surveyor listed herein assume no responsibility for the mineral rights upon the subject property.
- A copy of the 1/8th commitment and the documents contained therein were provided to the owner, client and those entities listed under the surveyor's certification for their use and review. It is the surveyor's understanding that the owner, client and those entities have reviewed and approved and consented to the project, map, or plat of the subject property.
- Not all documents filed in this commitment are public or obtainable by their terms. All documents that are obtainable by their terms and those documents listed herein are the subject property.
- For easements created by separate document and shown herein refer to record document for specific terms. A copy of this commitment and the documents contained therein were provided to the owner, client and attorney listed herein for their use and review.
- The adjacent property lines, right-of-way lines, and related information pertaining to the adjacent properties are provided solely for informational purposes and have not been surveyed as part of this process. One are they included in the survey of the subject property, adjacent property owner indemnify per the Larimer County Land Information Code.
- The word "near," "within," or "contiguous" as shown and used herein is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or opinion, expressed or implied. DORA 93488 and Public (4-CR-1730-1).
- Existing zoning consists of Town of Berthoud Mixed-Use (M-2) Zoning District.
- Per C.R.S. 304-6-05 (2)(a), (2)(b), (2)(c), (2)(d), (2)(e), (2)(f), (2)(g), (2)(h), (2)(i), (2)(j), (2)(k), (2)(l), (2)(m), (2)(n), (2)(o), (2)(p), (2)(q), (2)(r), (2)(s), (2)(t), (2)(u), (2)(v), (2)(w), (2)(x), (2)(y), (2)(z), (2)(aa), (2)(ab), (2)(ac), (2)(ad), (2)(ae), (2)(af), (2)(ag), (2)(ah), (2)(ai), (2)(aj), (2)(ak), (2)(al), (2)(am), (2)(an), (2)(ao), (2)(ap), (2)(aq), (2)(ar), (2)(as), (2)(at), (2)(au), (2)(av), (2)(aw), (2)(ax), (2)(ay), (2)(az), (2)(ba), (2)(bb), (2)(bc), (2)(bd), (2)(be), (2)(bf), (2)(bg), (2)(bh), (2)(bi), (2)(bj), (2)(bk), (2)(bl), (2)(bm), (2)(bn), (2)(bo), (2)(bp), (2)(bq), (2)(br), (2)(bs), (2)(bt), (2)(bu), (2)(bv), (2)(bw), (2)(bx), (2)(by), (2)(bz), (2)(ca), (2)(cb), (2)(cc), (2)(cd), (2)(ce), (2)(cf), (2)(cg), (2)(ch), (2)(ci), (2)(cj), (2)(ck), (2)(cl), (2)(cm), (2)(cn), (2)(co), (2)(cp), (2)(cq), (2)(cr), (2)(cs), (2)(ct), (2)(cu), (2)(cv), (2)(cw), (2)(cx), (2)(cy), (2)(cz), (2)(da), (2)(db), (2)(dc), (2)(dd), (2)(de), (2)(df), (2)(dg), (2)(dh), (2)(di), (2)(dj), (2)(dk), (2)(dl), (2)(dm), (2)(dn), (2)(do), (2)(dp), (2)(dq), (2)(dr), (2)(ds), (2)(dt), (2)(du), (2)(dv), (2)(dw), (2)(dx), (2)(dy), (2)(dz), (2)(ea), (2)(eb), (2)(ec), (2)(ed), (2)(ee), (2)(ef), (2)(eg), (2)(eh), (2)(ei), (2)(ej), (2)(ek), (2)(el), (2)(em), (2)(en), (2)(eo), (2)(ep), (2)(eq), (2)(er), (2)(es), (2)(et), (2)(eu), (2)(ev), (2)(ew), (2)(ex), (2)(ey), (2)(ez), (2)(fa), (2)(fb), (2)(fc), (2)(fd), (2)(fe), (2)(ff), (2)(fg), (2)(fh), (2)(fi), (2)(fj), (2)(fk), (2)(fl), (2)(fm), (2)(fn), (2)(fo), (2)(fp), (2)(fq), (2)(fr), (2)(fs), (2)(ft), (2)(fu), (2)(fv), (2)(fw), (2)(fx), (2)(fy), (2)(fz), (2)(ga), (2)(gb), (2)(gc), (2)(gd), (2)(ge), (2)(gf), (2)(gg), (2)(gh), (2)(gi), (2)(gj), (2)(gk), (2)(gl), (2)(gm), (2)(gn), (2)(go), (2)(gp), (2)(gq), (2)(gr), (2)(gs), (2)(gt), (2)(gu), (2)(gv), (2)(gw), (2)(gx), (2)(gy), (2)(gz), (2)(ha), (2)(hb), (2)(hc), (2)(hd), (2)(he), (2)(hf), (2)(hg), (2)(hh), (2)(hi), (2)(hj), (2)(hk), (2)(hl), (2)(hm), (2)(hn), 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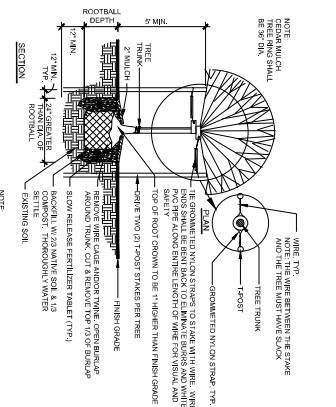
PROJECT:	HERON LAKES	DATE:	01/21/26
CLIENT:	HERON LAKES	SCALE:	AS SHOWN
DRAWN BY:	J. BUNNER	REVIEWED BY:	T. HELGERSON
SECTION:	1	TOWNSHIP:	4 NORTH
		RANGE:	69 WEST OF 6TH PM

NOTICE: According to Colorado law you must commence any legal action within 10 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 hereon.

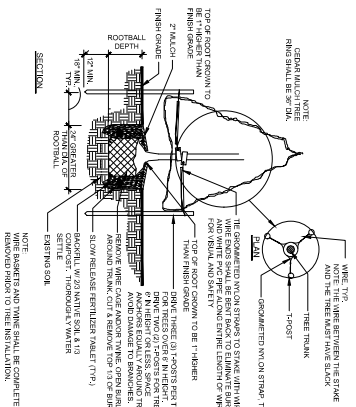
Plant Schedule

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	DIVERSITY	WATER USE
EVERGREEN TREES - TOTAL 5							
	4	Picea pungens 'Shaw'	6 B&B	40'	15'	3.3%	Low
	1	Betula pumila 'Ornamental Green'	6 B&B	10'	6'	<1%	Medium
ORNAMENTAL TREES - TOTAL 5							
	4	Acer glabrum 'Serrulatum'	1.5' cal. B&B	25'	20'	3.3%	Medium
	1	Malus 'Redpurdie'	1.5' cal. B&B	20'	20'	<1%	Medium
SHADE/CANOPY TREES - TOTAL 11							
	13	Cedrus atlantica 'Spartan'	2.0' cal. B&B	50'	40'	10.7%	Medium
	15	Quercus macrocarpa 'Stuebeli'	2.0' cal. B&B	50'	40'	12.4%	Medium
	15	Ginkgo biloba 'Princeton Sentry'	2.0' cal. B&B	60'	40'	12.4%	Low
	10	Quercus macrocarpa 'Stuebeli'	2.0' cal. B&B	50'	40'	8.3%	Low
	11	Gleditsia triacanthos 'Imperial'	2.0' cal. B&B	60'	40'	9.1%	Low
	10	Pinus strobus 'Fastigiata'	2.0' cal. B&B	60'	40'	8.3%	Medium
	11	Liquidambar styraciflua 'Coburn'	2.0' cal. B&B	60'	40'	9.1%	Low
	11	Platanus occidentalis 'Fullmoon'	2.0' cal. B&B	35'	35'	9.1%	Low
	12	Thuja occidentalis 'Green Sella'	2.0' cal. B&B	40'	30'	9.5%	Low
	14	Thuja occidentalis 'Smaragd'	2.0' cal. B&B	60'	45'	11.9%	Medium

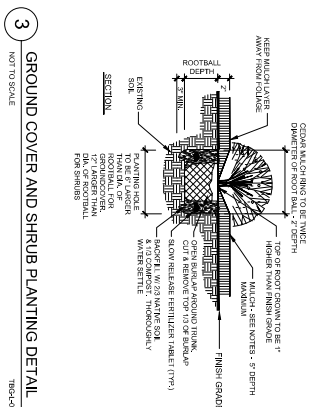
Planting Details



1 DECIDUOUS TREE PLANTING DETAIL



2 CONIFER TREE PLANTING DETAIL

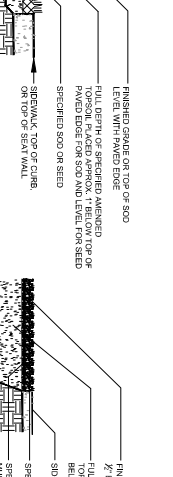


3 GROUND COVER AND SHRUB PLANTING DETAIL

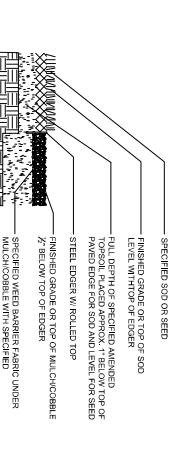
Planting Details

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	WATER USE	
PERENNIALS							
	12	Anemone pulsatilla 'Rugosa'	10.94"	6"	8"	Medium	
	30	Ranunculus acris 'Yellow'	5.94"	4"	3"	Medium	
	1	Fallopia spicata	5.94"	6"	6"	Low	
	49	Penstemon nitidus 'Tuba Song'	5.94"	2"	2"	Low	
	20	Larkspur sp.	5.94"	6"	6"	Low	
	17	Pycnanthemum sp.	5.94"	1.5'	5'	Low	
	12	Rudbeckia sp.	5.94"	5"	5"	Low	
EVERGREEN SHRUBS							
	30	Arctostaphylos uva-ursi 'Wood Compact'	5.94"	3"	4"	Low	
	10	Pinus strobus 'Shawnee'	5.94"	4"	6"	Medium	
	4	Salix caprea 'Corymb'	5.94"	2.5'	8"	Medium	
GRASSES							
	79	Briza media 'Blue'	1.94"	2"	2"	Low	
	87	Calamagrostis canadensis 'Queen'	1.94"	3"	2"	Low	
	52	Vulpia sp.	1.94"	1.5'	1.5'	Medium	
	48	Pennisetum sp.	1.94"	3"	2"	Low	
	119	Pennisetum sp.	1.94"	2"	2"	Low	
	52	Briza media 'Blue'	1.94"	3"	3"	Low	
PERENNIALS							
	54	Achillea sp.	1.94"	2"	2"	Low	
	35	Aster sp.	1.94"	2"	2"	Medium	
	17	Echinacea sp.	1.94"	3"	3"	Medium	
	4	Rudbeckia sp.	1.94"	3.5'	3"	Low	
	71	Blechnum sp.	1.94"	2"	2"	Low	

5 SANDSTONE BOULDER



4 EDGE TREATMENT



4 NOT TO SCALE

DELICH ASSOCIATES Traffic & Transportation Engineering
2272 Glen Haven Drive Loveland, Colorado 80538
Phone: (970) 669-2061 Fax: (970) 669-5034



MEMORANDUM

TO: Jim Birdsall/Jon Turner, Heron Lakes
Kristin Turner, TB Group
Luke Seeber, Berthoud Engineer

FROM: Matt Delich

DATE: May 29, 2025

SUBJECT: Heron Lakes Filing 21 [Northridge] Trip Generation Analyses
(File: 2532ME01)



This memorandum provides trip generation analyses related to the Heron Lakes Filing 21 [Northridge]. Appendix A contains the Heron Lakes Filing 21 [Northridge] site plan. In the overall Heron Lakes Master Plan, this parcel was also known as Tract K. The scope of these analyses was discussed with Luke Seeber, Berthoud Engineer and the Base Assumptions Packet was approved. This memorandum provides a trip generation analyses/comparison for this specific parcel.

The **Heron Lakes 19th Master Transportation Impact Study (MTIS)**, dated June 2022, was submitted to the Town of Berthoud. Appendix B contains the site plan and trip generation table from that MTIS. The location of Tract K (Heron Lakes Filing 21 [Northridge] parcel) is outlined in red on the site plan. Tract K had 205 dwelling units as the residential uses. The trip generation in the cited MTIS was calculated utilizing **Trip Generation, 11th Edition**, ITE, as the reference document. Multi-Family Housing (Mid-Rise) [Code 221] was used with dwelling units as the trip generation variable. The calculated trip generation for Tract K was: 930 daily trip ends, 76 morning peak hour trip ends, and 80 afternoon peak hour trip ends.

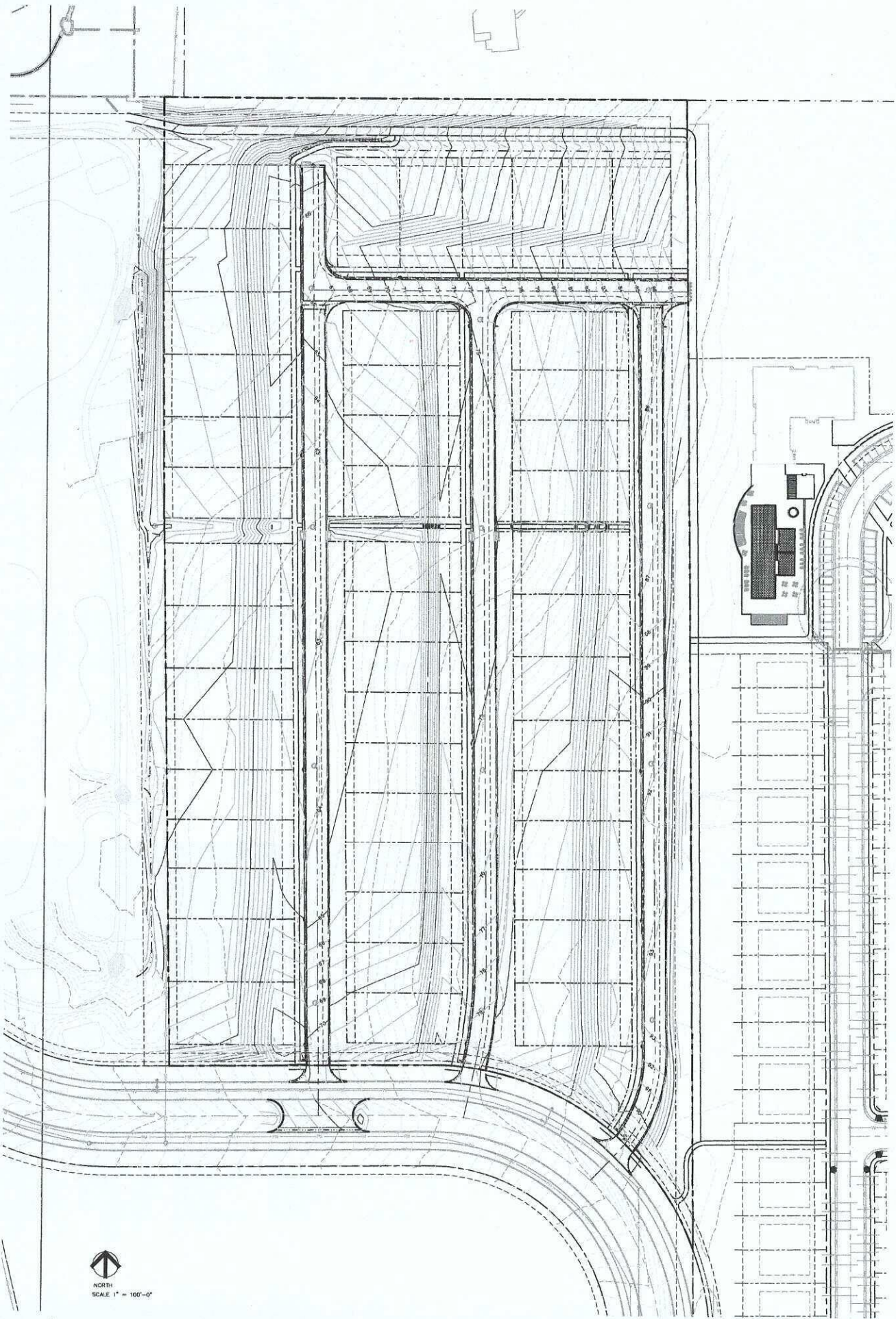
As noted on the Heron Lakes Filing 21 [Northridge] site plan in Appendix A, it is proposed that there will be 48 single family detached dwelling unit lots. Table 1 shows the trip generation for Heron Lakes Filing 21 [Northridge] utilizing **Trip Generation, 11th Edition**, ITE. Single-Family Detached Housing [Code 210] was used with dwelling units as the trip generation variable. The calculated trip generation is: 452 daily trip ends, 34 morning peak hour trip ends and 45 afternoon peak hour trip ends. The daily and peak hour trip generation is significantly less compared to that in the cited MTIS for Tract K.

It is concluded that the trip generation for the Heron Lakes Filing 21 [Northridge] will be significantly less than that on Tract K in the cited MTIS. The conclusions in the cited MTIS will not change. Do not hesitate to contact me if there are questions or if additional information is required.

TABLE 1
Trip Generation for Heron Lakes Filing 21 [Northridge]

Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
210	Single-Family Detached Housing	48 DU	9.43	452	0.70	34 In-9, Out-25	0.94	45 In-28, Out-17

APPENDIX A



APPENDIX B

TABLE 2
Trip Generation for the Residential & School Portions

Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
Tract A												
210	Single Family	105 D.U.	9.43	990	0.18	19	0.52	55	0.59	62	0.35	37
520	Elementary School	500 Students	1.29	644	0.25	125	0.20	100	0.07	35	0.08	40
Tract B												
210	Single Family	54 D.U.	9.43	510	0.18	10	0.52	28	0.59	32	0.35	19
Tract C												
221	Multi-Family Housing (Mid-Rise)	184 D.U.	4.54	836	0.085	16	0.285	52	0.24	44	0.15	28
Tract J												
221	Multi-Family Housing (Mid-Rise)	193 D.U.	4.54	876	0.085	16	0.285	55	0.24	46	0.15	29
Tract K												
221	Multi-Family Housing (Mid-Rise)	205 D.U.	4.54	930	0.085	17	0.285	59	0.24	49	0.15	31
Tracts M & N (Marina)												
210	Single Family	155 D.U.	9.43	1462	0.18	28	0.52	81	0.59	91	0.35	55
17 th Filing & Cran Annexation												
210	Single Family	89 D.U.	9.43	840	0.18	16	0.52	46	0.59	53	0.35	31
220	Multi-Family Housing (Low-Rise)	118 D.U.	6.74	796	0.096	11	0.304	36	0.32	38	0.19	22
Parcel T												
220	Multi-Family Housing (Low-Rise)	24 D.U.	6.74	162	0.096	2	0.304	8	0.32	8	0.19	4
Parcel U												
220	Multi-Family Housing (Low-Rise)	30 D.U.	6.74	202	0.096	3	0.304	9	0.32	9	0.19	6
Parcel V												
N/A	Clubhouse											
Parcel W												
220	Multi-Family Housing (Low-Rise)	153 D.U.	6.74	1032	0.096	15	0.304	46	0.32	49	0.19	29

Continued on next page

RESOLUTION NUMBER ##

(SERIES 2026)

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A PRELIMINARY PLAT FOR A DEVELOPMENT KNOWN AS THE “HERON LAKES 21ST FILING DEVELOPMENT” IN THE TOWN OF BERTHOUD.

WHEREAS, the property under consideration is known as the “Heron Lakes 21st Filing” development; and more particularly described in Exhibit A attached hereto; and

WHEREAS, the Town of Berthoud (“Town”) approved in August 2015, an Amended Overall Development Plan for Heron Lakes; and

WHEREAS, the Preliminary Plat attached herein as Exhibit B has been reviewed by referral agencies to ensure the proposed development does not present a burden on service provision; and

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on March 10, 2026; a legal ad was published on February 11, 2026, and affected property owners within 500 feet of the site were notified by first-class mail before the Berthoud Planning Commission hearing on February 26, 2026; and

WHEREAS, after the public hearing on February 26, 2026, the Berthoud Planning Commission made a unanimous recommendation to the Town Board of Trustees to approve the Preliminary Plat; and

WHEREAS, based on the testimony and evidence presented at the public hearing on March 10, 2026, the Board of Trustees determines and finds that compliance with the Preliminary Plat Criteria for Approval as provided in Section 30-6-107 of the Berthoud Municipal Code has been demonstrated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. Preliminary Plat Approval: The Preliminary Plat is hereby approved.

Section 2. Interpretation: This Resolution shall be interpreted and construed to effectuate its general purpose.

Section 3. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 10th day of March 2026.

TOWN OF BERTHOUD

By _____

William Karspeck, Mayor

ATTEST:

By: _____

Christian Samora, Town Clerk

Exhibit A: Legal Description

TRACT E, HERON LAKES SECOND FILING, COUNTY OF LARIMER, STATE OF COLORADO.

Exhibit B: Preliminary Plat

(to be inserted)