Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL
807 Mountain Avenue
THURSDAY, June 13th, 2019
7:00 P.M.

1. Call to Order

2. Roll Call

Scott Banzhaf, Chair	Jan Dowker, Vice Chair
Sean Murphy	Kelsey Byron, Secretary
Patrick Dillon	Richard Shepard
Jeff Butler	

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. Consent Agenda:
   a. Minutes from the meeting of April 25, 2019

4. Final Plat Hearing: Heron Lakes 10th and 11th Filings, Jim Birdsall Applicant.

5. Public Hearing: "Berthoud 160" Rezoning of 120.4 acres from Mixed Use Planned Unit Development (PUD), to Single Family Residential (R-1) and Limited Multi-Family District (R-2), Jim Righeimer, applicant.

6. Reports: June 27th Training Session at 6:00 pm (Larimer County presenter) and Workshop at 7:00 pm

7. Adjourn.

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

1. **Call to Order –** The Planning Commission convened a regular meeting on April 25, 2019. Chairman Banzhaf called the meeting to order at 7:00 p.m.

2. **Roll Call –** Members Present: Scott Banzhaf, Chairman, Kelsey Byron, Jan Dowker, Sean Murphy, and Dick Shepard. Jeff Butler arrived at 7:03.
   Member absent: Pat Dillon
   Staff Present: Curt Freese and Jill Wilson.

3. **Consent Agenda –** Minutes from meeting of March 28, 2019. Motion to approve by Commissioner Shepard. Seconded by Commissioner Murphy. Commissioners Banzhaf and Dowker abstained as they were not in attendance of the March 28, 2019 meeting. With all other commissioners in favor, THE MOTION CARRIED.

4. **The Village at Rose Farm Preliminary Plat-**
   Mr. Freese presented the agenda item, which was a request for a preliminary plat on 8.67 acres known as Tract A of Rose Farm. The overall development would be comprised of 69 total dwelling units and would offer three different types of uses: single family, townhouses, and duplexes or paired homes. The current zoning was R-3 Multi-family, which allowed for the proposed zoning uses. In addition, the R-3 district also allowed 20 dwelling units per acre, which would result in a maximum density of 173 dwelling units. The proposed density was approximately a third of the density allowance and satisfied the zoning district standard. He mentioned that the project had 11.5% open space, which included a pocket park in the center and an additional garden/open space to the north along Spartan Avenue. In addition, the applicant planned to extend the 10-foot trail up to Spartan within a 30-foot buffer area along Berthoud Parkway. He explained that the proposed townhomes would be rear loaded fronting along Spartan, and the detached homes along Blue Bell and S. 10th Streets would also be rear loaded with the façade's fronting those streets. He remarked on the parking provided and explained that the interior streets would be private and owned/maintained by the HOA.

   Lee Martin, Landmark Engineering, stated that also in attendance was Todd Gabriel, G2 Development. He explained that the proposal was intended to be a small, diverse, and walkable neighborhood with 69 units that offered product diversity. The internal streets would be private and noted that the amount of guest parking had been increased since the concept plan stage. He mentioned that the proposal was well below the density allowed in the R3 zoning district. He also stated that they incorporated the new identity standards.

   Commissioner Banzhaf stated that the applicant had adapted the proposal from the comments received during the concept plan stage. He agreed that the condition of approval regarding fencing would be appropriate.

   Commissioner Byron asked why an element point would be awarded when the Development Code already required a sidewalk/trail along a collector road.

   Mr. Freese explained that the regional trail requirement was met when the Rose Farm development was approved, which this development was tying into. He noted that without the trail element, the proposal would already abide by the element points required.

Commissioner Byron noted having a safe route to school and wondered if there would be crosswalks provided.

Mr. Freese stated that Spartan was planned to be widened with a sidewalk, and the intersection would be improved. He stated that he would check on the status of the street improvement and make sure it was addressed during the Final Plat.

Commission Byron stated that she could not go forward on an assumption that the road would be improved to provide a safe route and asked that there be a concrete plan for improved crossings.

Commissioner Dowker agreed that the Town should look at the improvements on Spartan and 10th Street intersection.

Commissioner Banzhaf suggested to add an additional condition of approval that additional details be provided on pedestrian safety and sidewalk connections/crossings at the Spartan and 10th Street intersection. He also asked who would be responsible for the street/sidewalk improvements in front of the undeveloped property to the east of this proposal.

Mr. Freese stated that he believed the Town would be responsible for those improvements.

Commissioner Butler agreed the parking provided had improved since the concept plan. He asked if there would be no parking signs along Spartan Ave. for the rear loaded units.

Mr. Freese stated that it would need to be discussed by Town Staff prior to the Final Plat.

Commissioner Butler confirmed that the development would be strictly overseen by an HOA.

Mr. Freese replied yes.

Commissioner Butler wondered about the alley-loaded lot element.

Mr. Freese replied that the rear loaded lots allowed for aesthetics, which he interpreted would quality for an element point. It was not so much as to require alleys but to encourage alley/rear loaded lots.

Commissioner Butler mentioned the concern of access and safety presented during the concept plan regarding the southwest lot off of Blue Bell and Berthoud Parkway.

Mr. Martin explained that the one lot on the southwest corner would have a side loaded garage, which faced Blue Bell. He pointed out that on the lots on the south of Blue Bell would have front facing drives, which were even further to the west. He remarked that Spartan Avenue would be widened enough to have a bike lane and parking lane, and parking along the road would be feasible and desirable.

Commissioner Butler agreed that there should be a fence fronting to Berthoud Parkway and felt that it should be consistent with the Rose Farm development to the south.

Mr. Freese stated that there were only two lots that fronted to Berthoud Parkway in Rose Farm and there were no specific conditions on those lots regarding fencing.

Commissioner Dowker reiterated that there would be trail connectivity.

Mr. Freese replied yes.

Commissioner Byron asked about handicap parking.

Mr. Martin stated that there was one space proposed by the community garden.

Commissioner Dowker appreciated that the concerns mentioned during the concept plan had being taken into consideration on the preliminary plat.

Commissioner Shepard stated that the parking concerns had been addressed and the traffic concerns would be considered by Staff. He stated that he would like some definitive answers at Final Plat regarding the street widening and safe routes to school. He felt that the development had been improvement from the concept plan and agreed that the fencing on Berthoud Parkway should be addressed at Final Plat.

MOTION by Commissioner Shepard to approve approval of the Village at Rose Farm Preliminary Plat as it satisfies the conditions of, Section 30-6-105 C, with the following recommendation:

1. **Consideration of fencing options along Berthoud Parkway (staggered fencing, split rail, stepped privacy with columns, or similar fencing is recommended), for the Final Plat.**
2. **Consideration that details be provided on pedestrian safety and sidewalk connections/crossings at the Spartan and 10th Street intersection.**

Seconded by Commissioner Butler.

Commissioner Byron voted against the MOTION.

With all other Commissioners in favor, THE MOTION CARRIED.

5. **Reports**

Mr. Freese stated that there would be a meeting regarding the Mountain Avenue Corridor Plan in late May or June.

Commissioner Banzhaf asked for a future update on the Spartan Avenue extension.

Commissioner Dowker asked to review standards in the Development Code that seemed to require interpretation from developers and staff. She stated that she would like to make sure the Development Code was clear and met the expectations set in order to provide clear understanding for all parties involved (staff, developers, commissioners).

The Commissioners agreed that it would be beneficial to re-examine some of the Development Code standards and language.

Mr. Freese stated that a short study session could be scheduled.

Meeting adjourned at 8:16 p.m.

Kelsey Byron, Secretary

Jill Wilson, Planning and Building Technician

STAFF REPORT: HERON LAKES FINAL PLATS 10th and 11th Filing

DATE: JUNE 13, 2019

GENERAL INFORMATION		
Applicant:	Heron Lakes Investments LLC, Jim Birdsall agent	Size: Prelim Plat: 10th Filing 111.38 11th Filing: 20.47 acres
Site Location:	This property is located West and Northwest of Highway 287, and South of LCR 14.	
Applicant's Request:	The Applicant is also requesting Final Plat approval for Heron Lakes 10th Filing, consisting of 29 patio homes; and 11th Filing, consisting of 28 attached/townhouses, and 31 single family homes.	
Current Zoning:	AG/R-2/R-3	

ZONING DISTRICT INFORMATION			
	AG	R-2	R-3
Max Density	1 unit per acre	16 units Per acre	20 Units Per Acre
Min. Lot Size	1 acre	2,000	1,600
Min. Lot Width	150'	20'	16'
Front Setback	25'	20' front; 10' side	20' front; 10' side
Side Setback	5'	5' side' 10' corner side	5' side' 10' corner side
Rear Setback	25'	10' front loaded; 5'-8' rear loaded	10' front loaded; 5'-8' rear loaded
Building Height:	40' prin 30' acc.	40' 30' acc.	40' 30' acc.

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: Heron Lakes AG	Golf Course	N/A
South: Heron Lakes R-1	Estate Lots/Golf Course	N/A
East: Heron Lakes AG	Golf Course	N/A
West: Heron Lakes AG	Golf Course	N/A

PROPOSAL

The Applicant is also requesting Heron Lakes 10th Filing Preliminary Plat approval to create 29 single family patio home lots over 114.9 acres along Heron Lakes Parkway, and 11th Filing Preliminary Plat approval for 59 lots (28 single family attached/townhouses, 30 single-family estate lots) on 20.47 acres.

Preliminary Plats (HL 10th and 11th):

The proposed Heron Lakes 10th Filing is for twenty-nine (29) single family patio home lots, which are limited to just 3.92 acres, or 3.41% of the entirety of Tenth Filing, and front along Heron Lakes Parkway with the existing golf course to the rear of these homes. All homes will have detached sidewalks with tree lawns. The majority, or almost 70%, of the 10th filing is located within the golf course (see preliminary plat) which would qualify for open space. However, the applicant is also providing Tract F (0.48 acres) of a grassed median/park as additional open space to these 29 lots, which results in over 12% open space of the 3.92 acres if it was removed from the golf course. Tracts E and G also provide easements for utilities and drainage and will remain open as native grasses.

Heron Lakes 11th Filing is North of 10th Filing across Heron Lakes Parkway (for reference, HL 10th and 11th are on opposite sides of Heron Lakes Parkway as depicted in the filing map found in the packet), and consists of 28 townhouses/attached homes, and 31 single family homes over 20.47 acres. The lots fronting Heron Lakes Parkway are attached, with shared driveways (one shared drive is side loaded on the end units, one is front loaded in the middle units), while two cul-de-sac's run of single-family houses provide access to large single family estate lots which back up to Holes 6 and 7 of the golf course. The estate lots that are part of 11th Filing, have a considerable grade change or drop from the attached lots on Heron Lakes Parkway (50-60' drop). Tracts C and D provide over 20% of open space to the filing, and all streets have detached sidewalks with 7' tree lawns.

BACKGROUND

The Heron Lakes property was first brought to the Town more than twenty years ago and has experienced many changes and approvals before the golf course was built. In total, the project has had over thirty-six public hearings before the Berthoud PC and Town Board. In 2015, Bader Farms (the property to the East along Berthoud Parkway) and Heron Lakes, under the ownership of the applicant, were combined by an approved rezoning and Concept Plan. The two projects had a combined total of 1,258 approved dwelling units over 721.867 acres, along with commercial and multi-family sections.

The Applicant rezoned six previously zoned areas in April of this year to correct platting issues. The applicant withdrew one area proposed for rezoning at the March 28th Planning Commission meeting, after Planning Commissioners expressed concerns about expanding the R-3 zoning on what is listed in the Concept Plan as Tract F. Please refer to the Filing Index to see where 10th and 11th filing is within the development.

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area as Moderate Density Residential (a light orange on the map), with residential uses/development at 2–6 units per gross acre. The Preferred Land Use Plan approved in the 2014 Comprehensive Plan, was drafted and adopted to match the uses and density of the previously approved Heron Lakes and Bader PUD's.

- ✓ Since the uses and density have not changed reflect very minor changes to property lines from the previous Heron Lakes and Bader approvals, and with the golf course, the 10th Filing Density is below one unit per acre which easily satisfies the 2-6 unit per acre preferred land use.

FINDINGS NECESSARY FOR THE FINAL PLATS (10th and 11th Filing)

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:**
   a. **Does not change any land use of the proposed plat.**
   b. **Does not change the number of lots or residential density by more than 5%.**
   c. **Does not contain changes which would render the final plat in nonconformance with requirements of this Code.**
   d. **Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvement, utility lines or facilities.**
   e. **Does not change any measurable standard (other than above) by more than 15%.**

- ✓ The 10th and 11th Final Plats have the exact number of lots and design layout as proposed by the Preliminary Plats approved in March by the PC, and April by the Town Board.
- ✓ The proposed final plats do not contain changes that would render the plats in nonconformance with the Development Code.
- ✓ The Final Plat retains the same street alignment and access points as the preliminary plats.

2. **The development complies with this Code, the Comprehensive Plan and the PORT Plan.**

3. **All applicable technical standards including the provision of water in sufficient amount and quality have been met.**

✓ The Final Plats comply with all technical standards and were also reviewed and approved by the Town Engineer, stormwater by JVA Engineering, and Traffic/Roads by HDR Engineering.

✓ The design of infrastructure has been reviewed by the Town Engineer and HDR Engineering considered to be of sufficient size and design to accommodate the project.

✓ The Town has capacity available to service this development.

✓ Sanitary Service: Service for the project will be provided from the Town of Berthoud. Sanitary sewer throughout the project will drain to a lift station that is centrally located between Welch and Lonetree Reservoirs. The force main will then run east from the lift station to a manhole located in Grand Market Avenue. The manhole is located within the Heron Lakes-1st Addition (aka-Bader property) and is the most upstream terminus of the Taft Sewer Extension currently under construction.

✓ Water Service: Domestic water service for the project will be provided by the Town of Berthoud. A connection will be made to an existing 8" water main from the neighboring subdivision to the east. An additional connection will be made in County Road 14. On-site water mains will be looped through the development to provide domestic water service and fire flows for the current Heron Lakes Filing and will be sized to accommodate future filings as well.

✓ Traffic impacts of the Heron Lakes rezone will be minimal with the surrounding transportation system infrastructure already in place. A traffic study was submitted with a previous filing which defines what improvements need to be made to the surrounding roads.

4. **The Final Plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code.**

✓ The layout and uses are functional and satisfy all requirements of the Development Code.

✓ The plat is consistent with the overall density planned for this area in the Preferred Land Use Map.

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.**

- ✓ Impacts on existing adjacent properties are anticipated to be minimal. Each of the proposed areas of change are adjacent to either AG zoning (golf tracts) or R2 residential. The Heron Lakes development is consistent with the surrounding density and will establish the pattern of a high-quality residential neighborhood for the area.

PUBLIC NOTICE AND COMMENT

Notice of the Town Board 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', with an invitation to comment on the request within three weeks of receipt. Staff did not receive any public comments.

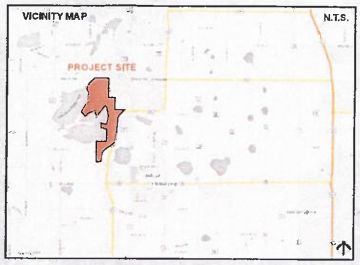
FINDINGS AND RECOMMENDATIONS

Move for approval of the Heron Lakes 10th and 11th Final Plats:

1. **Finding both Final Plats are consistent with Section 30-6-106 (found on pages 3-5 of this Staff Report) of the Berthoud Development Code.**

FILING INDEX | JANUARY 2018

HERON LAKES



LONETREE RESERVOIR

WELCH RESERVOIR

MCNEIL RESERVOIR

LOVELAND RESERVOIR

COUNTY ROAD 16W

COUNTY ROAD 14

COUNTY ROAD 10E

BERTHOUD PARKWAY (US HWY 287)

TAFT AVENUE

TAFT AVENUE

HERON LAKES PLAT KEY

- HERON LAKES 1ST FILING
- HERON LAKES 2ND FILING
- HERON LAKES 2ND FILING GOLF TRACTS
- HERON LAKES 3RD FILING / PH1 INFRASTRUCTURE
- HERON LAKES 4TH FILING
- HERON LAKES 5TH FILING
- HERON LAKES 6TH FILING
- HERON LAKES 7TH FILING
- HERON LAKES 8TH FILING
- HERON LAKES 9TH FILING
- HERON LAKES 10TH FILING
- HERON LAKES 11TH FILING
- HERON LAKES 1ST ADDITION

SCALE: 1" = 400'-0"

NORTH

Arthur Schaupeter
GOLF COURSE ARCHITECTS
39 Willow Pond Drive - St. Louis, Missouri 63146
Telephone: 314-997-6139 Fax: 314-997-7164
American Society of Golf Course Architects

Hillside Commercial Group, LLC

GROUP
Architecture Construction Interiors Maintenance
404 Mountain Ave. Berthoud, CO 80513 | 970-532-2601 www.TRGroup.net

LOCATION

MASTER PLAN | JUNE 2017

TPC Colorado at HERON LAKES

VICINITY MAP — N.T.S

PROJECT SITE

GOLF COURSE LEGEND

- GREEN
- SAND TRAP
- TEE BOX
- IRRIGATED FAIRWAY
- IRRIGATED ROUGH
- NON-IRRIGATED NATIVE
- CART PATH

HERON FORAGING BUFFER

LONETREE RESERVOIR

SEASONAL TRAIL

(HL 3RD FILING) PARK 5.578 AC

"AT THE TURN" GOLF GRILL

PUTTING GREEN

(HL 3RD FILING) 21.544 AC SEMI-CUSTOM ESTATES BLOCKS 1-3 (66 LOTS)

(HL 3RD FILING) 40.189 AC R1 CUSTOM ESTATES BLOCKS 4-5-10 (83 LOTS)

HERON LAKES OPEN SPACE (NOT A PART) 30.173 AC

WELCH RESERVOIR

HERON LAKES OPEN SPACE TRAIL PARCEL 3.092 AC

BRIDGE(S) AND TRAIL CONNECTION BY TOWN OF BERTHOUD

SEWER LIFT

(HL 2ND FILING) 44.570 AC AG GOLF TRACT

(HL 3RD FILING) 20.475 AC R2 TERRACED PATIO HOMES

(HL 3RD FILING) 25.656 AC R2 TERRACED PATIO HOMES

(HL 2ND FILING) 75.034 AC AG GOLF TRACT

COUNTY ROAD 10W

COUNTY ROAD 19

MEAD FISHING CLUB

MCNEIL RESERVOIR

(HL 3RD FILING) 18.978 AC R1 SEMI-CUSTOM ESTATES BLOCKS 8-7 (48 LOTS)

(HL 3RD FILING) 11.889 AC R1 SEMI-CUSTOM ESTATES BLOCKS 4, 7 (32 LOTS)

OPEN SPACE

(HL 1ST FILING) R4 ELEMENTARY SCHOOL

PARK 4.366 AC

(HL 1ST FILING) R1 SINGLE FAMILY BLOCKS 53-72 (106 LOTS)

TOWN OF BERTHOUD PUMP STATION (NOT ON HERON LAKES SITE)

SILOS

(HL 2ND FILING) 13.626 AC R1 PATIO HOMES

HERON LAKES OPEN SPACE (NOT A PART) 10.001 AC

SEWER EASEMENT

TOWN OF BERTHOUD PARK (NOT A PART) (KNIEVEL) 59.82 AC

DRAINAGE EASEMENT

(HL 2ND FILING) 17.355 AC R3 TOWNHOMES/ATTACHED PATIO HOMES

IRRIGATION PUMP HOUSE

(HL 3RD FILING) 14.280 AC R2 SINGLE FAMILY CLUSTERED HOMES

(HL 3RD FILING) 2.560 AC AG GOLF COURSE MAINTENANCE FACILITY

(HL 2ND FILING) 22.000 AC AG GOLF TRACT

(HL 2ND FILING) 56.773 AC AG GOLF TRACT

PINE HILL ROAD

(HL 2ND FILING) 11.855 AC R3 TOWNHOMES/ ATTACHED PATIO HOMES

(HL 2ND FILING) 17.056 AC R4 MIXED-USE

(HL 2ND FILING) 25.762 AC R4 MIXED-USE

(HL 2ND FILING) 11.971 AC R4 GOLF CLUBHOUSE RESORT / HOTEL TRACT

CELL TOWER NOT A PART

TOWN OF BERTHOUD PARK (NOT A PART) (KNIEVEL) 20.724 AC

(HL 2ND FILING) 3.996 AC R4 COMMERCIAL

(HL 4TH FILING) 6.300 AC R4 COMMERCIAL

(HL 4TH FILING) 24.389 AC AG DRIVING RANGE

(HL 4TH FILING) 1.673 AC R4 PARK CLUBHOUSE POOL

BERTHOUD PARKWAY (US HWY 287)

COUNTY ROAD 14

(HL 1ST ADDITION) 16.19 AC R1 SINGLE FAMILY RESIDENTIAL BLOCKS 1-3 (69 LOTS)

(HL 5TH FILING) 34.90 AC R3 SINGLE FAMILY RESIDENTIAL BLOCKS 5-16 (122 LOTS)

(HL 5TH FILING) 8.16 AC R1 SINGLE FAMILY RESIDENTIAL BLOCKS 1-2 (11 LOTS)

(HL 5TH FILING) 7.87 AC R1 SINGLE FAMILY RESIDENTIAL BLOCKS 3-4 (16 LOTS)

(HL 4TH FILING) 10.953 AC R3 MULTI-FAMILY TOWNHOMES (76 UNITS)

PARK 4.28 AC

(HL 1ST ADDITION) 18.00 AC C-2 (80 UNITS MAX FOR TRACTS M/N COMBINED)

(HL 1ST ADDITION) 13.66 AC C-1 (80 UNITS MAX FOR TRACTS M/N COMBINED)

LOVELAND RESERVOIR

TOWN OF BERTHOUD PARK (NOT A PART) (RICHARDSON)

COUNTY ROAD 16E

TAFT AVENUE

(HL 5TH FILING) 13.01 AC R3 MULTI-FAMILY CONDOS (156 UNITS)

(HL 5TH FILING) 4.79 AC R3 MULTI-FAMILY TOWNHOMES BLOCKS 17-19 (30 LOTS)

SCALE 1" = 400'-0" — 400 800 1600 — NORTH

LAND USE SUMMARY

RESIDENTIAL TRACTS

TRACT	ZONING	ACREAGE	PERCENT OF TOTAL
TRACT A (HL 2ND FILING)	R1	13.425 AC	2%
TRACT B (HL 2ND FILING)	R4	25.762 AC	3%
TRACT C (HL 2ND FILING)	R4	11.971 AC	1%
TRACT D (HL 2ND FILING)	R3	11.855 AC	1%
TRACT E (HL 2ND FILING)	R1	17.056 AC	2%
TRACT F (HL 2ND FILING)	R3	17.355 AC	2%
TRACT G (HL 2ND FILING)	R2	14.280 AC	2%
TRACT H (HL 3RD FILING)	R2	25.656 AC	3%
TRACT D (HL 3RD FILING)	R2	20.475 AC	2%
TRACT A (HL 4TH FILING)	R3	10.953 AC	2%
TRACT E (HL 5TH FILING)	R3	13.010 AC	2%
BLOCKS 1-3 (HL 3RD FILING)	R1	21.544 AC	3%
BLOCKS 4-5-10 (HL 3RD FILING)	R1	40.189 AC	5%
BLOCKS 4, 7 (HL 3RD FILING)	R1	11.898 AC	2%
BLOCKS 8-7 (HL 3RD FILING)	R1	18.978 AC	2%
BLOCKS 53-72 (HL 1ST FILING)	R1	65.430 AC	9%
BLOCKS 1-2 (HL 5TH FILING)	R1	8.16 AC	1%
BLOCKS 3-4 (HL 5TH FILING)	R1	7.87 AC	1%
BLOCKS 5-16 (HL 5TH FILING)	R1	34.90 AC	4%
BLOCKS 17-19 (HL 5TH FILING)	R3	4.79 AC	1%
TOTAL		398.227 AC	54%

GOLF TRACTS

TRACT G1 (HL 2ND FILING)	AG	56.773 AC	8%
TRACT G3 (HL 2ND FILING)	AG	22.000 AC	3%
TRACT G4 (HL 2ND FILING)	AG	75.034 AC	10%
TRACT G5 (HL 2ND FILING)	AG	44.570 AC	6%
TRACT A (HL 3RD FILING)	AG	2.560 AC	1%
TRACT B (HL 4TH FILING)	AG	24.389 AC	3%
TOTAL		225.425 AC	31%

	ACREAGE	PERCENT OF TOTAL
PROJECT OPEN SPACE	11.86 AC	1%
PROJECT PARKS	13.166 AC	2%
COMMERCIAL		
TRACT D (HL 4TH FILING) (.25 FLOOR AREA RATIO: 68,607 SF MAXIMUM)	6.300 AC	1%
TRACT F (HL 2ND FILING) (.25 FLOOR AREA RATIO: 43,407 SF MAXIMUM)	3.996 AC	1%
TRACT K (HL 1ST ADDITION) (.25 FLOOR AREA RATIO: 147,858 SF MAXIMUM)	13.66 AC	2%
TRACT L (HL 1ST ADDITION) (.25 FLOOR AREA RATIO: 174,240 SF MAXIMUM)	18.00 AC	2%
SCHOOL		
TRACT J1	11.78 AC	1%
RIGHT OF WAY	40.751 AC	5%
OVERALL PROJECT SITE	743.55 AC	100%

HERON LAKES COMMUNITY TRAIL (DEVELOPER) 11.370 LF / 2.15 MI

TOWN OF BERTHOUD TRAIL 19.085 LF / 3.61 MI

COLORADO FRONT RANGE TRAIL (DEVELOPER) 10.930 LF / 2.07 MI

REGIONAL TRAIL (DEVELOPER) 4.725 LF / 0.89 MI

TOTAL TRAILS = 46,110 LF / 8.73 MI

REFERENCE LAND USE PART OF OVERALL / ORIGINAL HERON LAKES P.U.D. (NO LONGER A PART)

HERON LAKES OPEN SPACE GOCO PARCELS (PART OF ORIGINAL HERON LAKES PUD) TOTAL 43.206 AC

TOWN OF BERTHOUD PARKS / OPEN SPACE (PART OF ORIGINAL HERON LAKES PUD)

KNIEVEL 90.544 AC

TOTAL OPEN SPACE 133.810 AC

*IF ORIGINAL HERON LAKES OPEN SPACE AND TOWN OF BERTHOUD PARK (KNIEVEL) WERE INCLUDED 53% OF SITE WOULD BE OPEN SPACE

TOTAL ORIGINAL HERON LAKES ACREAGE	731.867 AC
TOTAL ORIGINAL BADER ACREAGE	155.50 AC
TOTAL PROJECT ACREAGE	577.367 AC

*ALL ACREAGES ARE APPROXIMATE

Arthur Schaupeter GOLF COURSE ARCHITECTS

American Society of Golf Course Architects

Hilltop Commercial Group, Inc.

TB GROUP

HERON LAKES 10th FILING FINAL PLAT

HERON LAKES TENTH FILING

A REPLAT OF TRACTS F AND G4, HERON LAKES SECOND FILING, AND TRACTS A, B AND C, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 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 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:

Tracts F and G4, Heron Lakes Second Filing and
Tracts A, B and C, Heron Lakes Third Filing

containing 5,008,081 square feet or 114.970 acres more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of HERON LAKES TENTH 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: Heron Lakes Investments, LLC

BY: _____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

_____ as _____ of Heron Lakes Investments, LLC.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

OWNER: Western Slope Mineral Company, LLC

BY: _____
Jon Turner

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

Jon Turner as Manager of Western Slope Mineral Company, LLC.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

OWNER: Berthoud-Heritage Metropolitan District No. 9

BY: _____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

_____ as _____ of Berthoud-Heritage Metropolitan District No. 9.

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 East line of the Northwest Quarter of Section 10, Township 4 North, Range 69 West of the 6th P.M. as bearing South 00° 42' 57" West (assumed), as monumented on drawing.

2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Order Number FC25135928-2, dated 11-23-15, prepared by Land Title Guarantee 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 heron assumes no responsibility for the mineral rights upon the subject property.

6) Any easements created by separate document and shown heron 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.

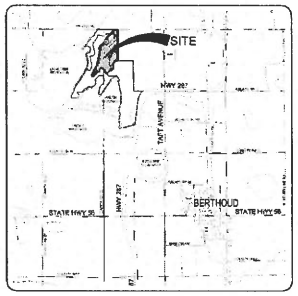
9) The title commitment used in preparation of this plat is out of date per Town of Berthood Development Code, 30-6-107. The owner or client is responsible for providing the surveyor a current title commitment prior to final submittal. The title commitment must be current and dated no more than thirty days from the date of final plat application submittal per The Town of Berthood Development Code.

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 TENTH 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.

DRAFT
5-9-19
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

For and on Behalf of Northern Engineering Services
Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 37935



NORTH **VICINITY MAP** 1"=5000'

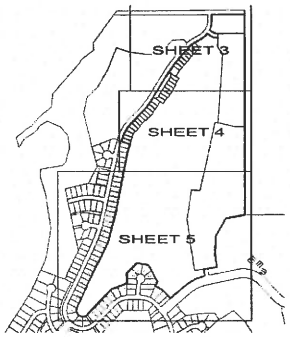
OWNER/APPLICANT
Heron Lakes Investment LLC
James Birdsall, Manager
444 Mountain Avenue
Berthoud, CO 80513
(970) 532-5891

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

PLANNER/LANDSCAPE ARCHITECT
Jim Birdsall, ASLA
The Birdsall Group
444 Mountain Avenue
Berthoud, CO 80513
(970) 532-5891

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

SHEET INDEX



NORTH

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 hereon.

SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
(970) 221-4158
(970) 226-0564 fax
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
www.l-c-e.com

DATE: 5/9/19
SCALE: N/A
DRAWN BY: R. Tessely

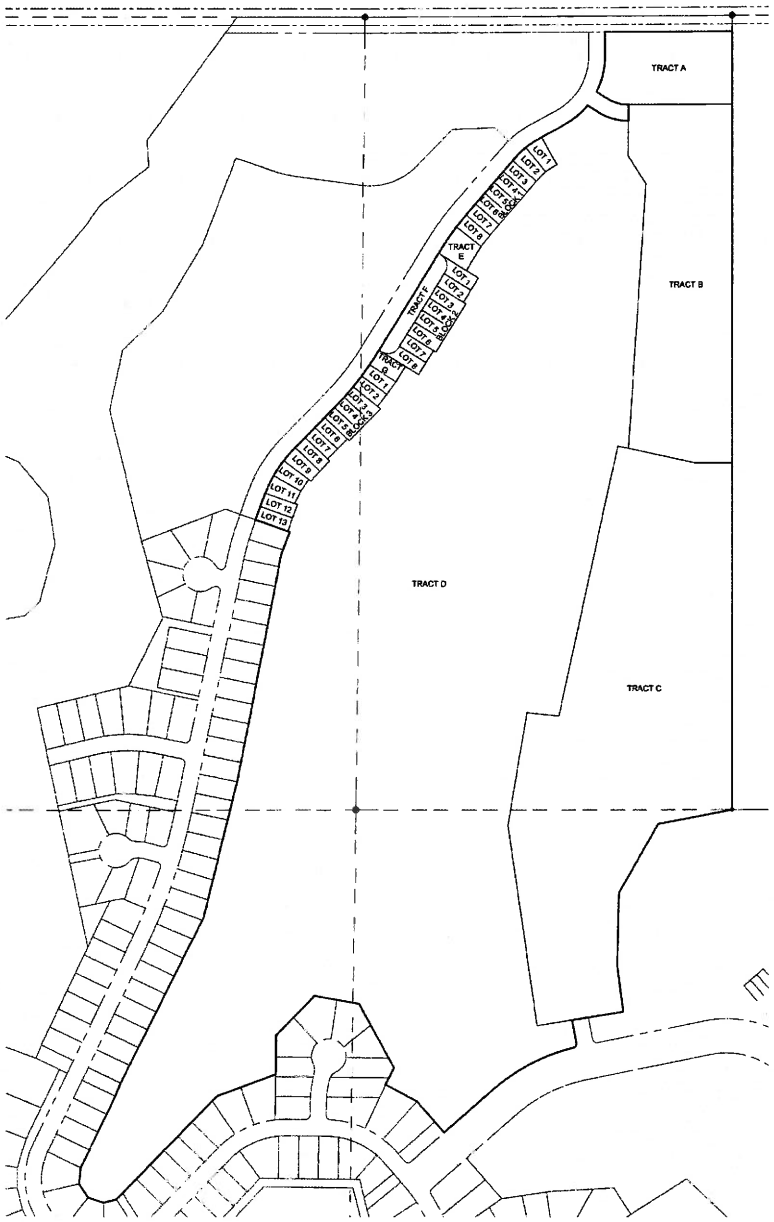
PROJECT: 1905-377
CLIENT: Birdsall Group
DESIGN BY: E. Smith

HERON LAKES TENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
1
Of 5 Sheets

HERON LAKES TENTH FILING

A REPLAT OF TRACTS F & G4, HERON LAKES SECOND FILING, AND TRACTS A, B & C, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	86°47'22"	15.00'	22.72'	S32°50'09"W	20.61'
C2	27°34'51"	650.00'	312.55'	S62°28'49"W	314.49'
C3	24°07'30"	471.00'	198.32'	N31°44'07"E	196.86
C4	120°00'00"	1329.00'	277.31'	N37°44'52"E	246.90'
C5	9°09'00"	971.00'	155.07'	N38°16'22"E	154.90'
C6	26°12'41"	271.00'	65.60'	N52°51'13"E	95.10'
C7	22°04'08"	279.00'	107.48'	N52°01'30"E	106.80'
C8	33°20'58"	194.00'	112.92'	S72°38'22"E	111.33
C9	33°20'58"	136.00'	79.14'	N72°38'22"W	78.05'
C10	27°18'19"	279.00'	132.98'	N13°24'18"E	131.71'
C11	10°17'22"	271.00'	48.67'	N25°54'53"E	48.60'
C12	9°55'28"	271.00'	46.93'	N46°49'32"E	46.87'
C13	0°14'18"	971.00'	4.04'	N42°43'43"E	4.04'
C14	3°15'13"	971.00'	55.14'	N38°55'58"E	55.13'
C15	5°36'30"	971.00'	95.69'	N34°31'31"E	95.65'
C16	51°30'31"	18.00'	9.59'	N42°32'52"W	9.27'
C17	29°59'58"	18.00'	9.42'	S72°18'08"E	9.32'
C18	90°00'00"	44.00'	69.12'	N18°18'08"W	62.23'
C19	27°58'31"	685.00'	334.18'	S52°39'54"W	331.06'
C20	90°00'00"	44.00'	69.12'	N78°41'52"E	62.23'
C21	1°59'08"	1029.00'	35.69'	N32°41'26"E	35.68'
C22	2°43'55"	1029.00'	49.07'	N35°02'57"E	49.06'
C23	2°43'55"	1029.00'	49.07'	N37°46'52"E	49.06'
C24	2°41'54"	1029.00'	48.45'	N42°29'47"E	48.46'
C25	1°57'07"	1029.00'	35.08'	N44°49'18"E	35.08'
C26	6°17'10"	471.00'	51.68'	N45°38'17"E	51.65'
C27	7°50'04"	471.00'	64.40'	N53°35'38"E	64.35'
C28	8°21'59"	471.00'	68.78'	N62°29'36"E	68.71'
C29	1°38'17"	471.00'	13.47'	N65°29'30"E	13.46'
C30	87°12'52"	10.00'	15.22'	S33°02'54"W	13.79'

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.91'	S58° 58' 32"E
L2	58.00'	N00° 23' 44"E
L3	8.73'	S89° 40' 23"W
L4	42.91'	N30° 58' 32"W
L5	185.91'	S58° 19' 08"E
L6	195.43'	N58° 19' 08"W

LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	115,986 S.F.	2.66 AC.	2.32%	Future Development	Metro District
TRACT B	423,270 S.F.	9.72 AC.	8.45%	Future Development	Metro District
TRACT C	1,000,326 S.F.	22.96 AC.	19.97%	Future Development	Metro District
TRACT D	3,258,118 S.F.	74.80 AC.	65.08%	Future Development	Metro District
TRACT E	11,894 S.F.	0.27 AC.	0.24%	Utility, Drainage & Access Easement	Metro District
TRACT F	20,764 S.F.	0.48 AC.	0.42%	Utility, Drainage & Access Easement	Metro District
TRACT G	6,824 S.F.	0.16 AC.	0.14%	Utility, Drainage & Access Easement	Metro District
LOTS (29)	170,675 S.F.	3.92 AC.	3.41%	Single-Family Residential	Property Owner
TOTAL	5,008,061 S.F.	114.97 AC.	100.00%		

NORTH

200 0 200 400 600 Feet

(US SURVEY FEET)
1 inch = 200 ft.

PRELIMINARY

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 hereon.

SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS, 301 North Howes Street, Suite 100, 80521
970.221.4158
www.northern-eng.com

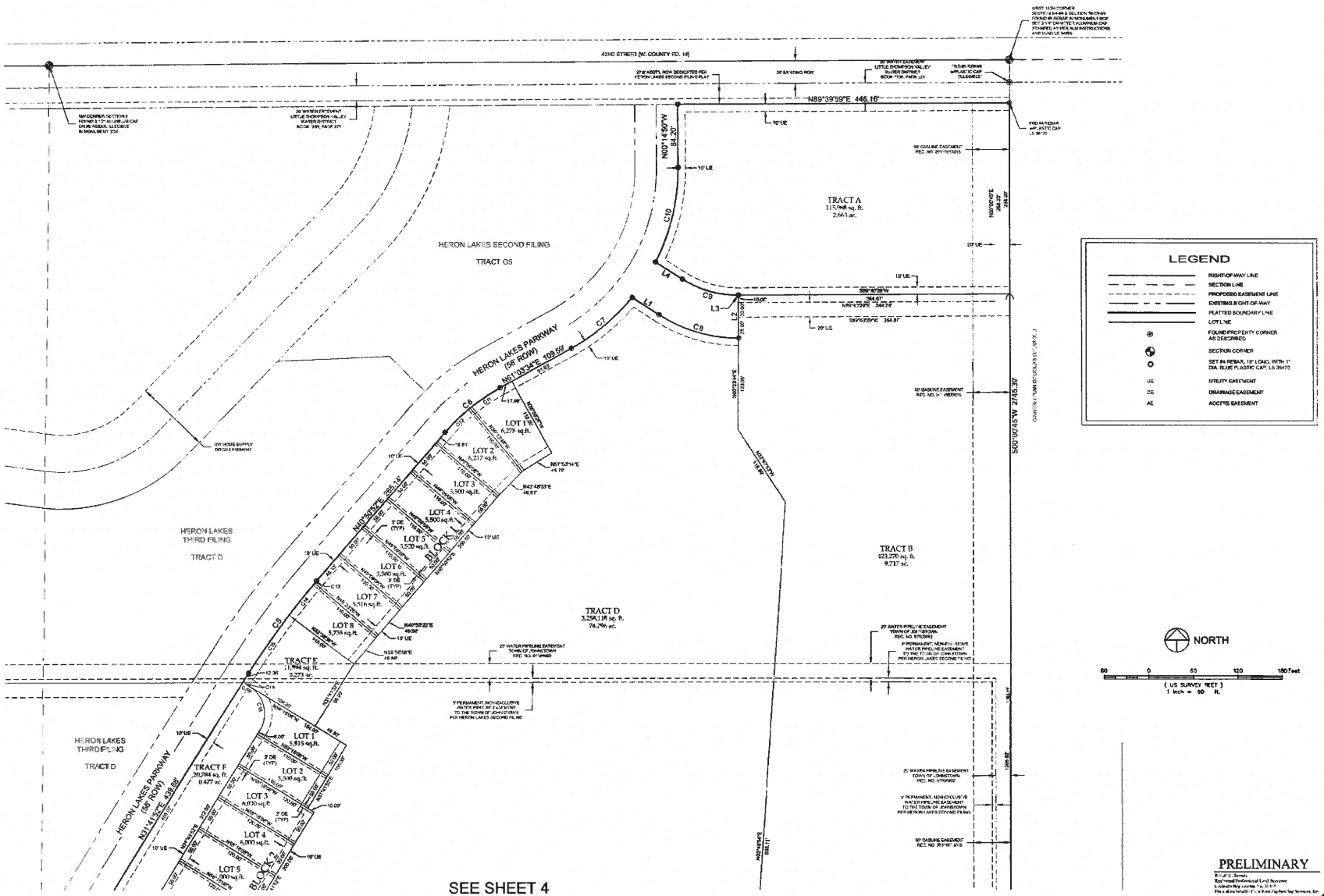
DATE: 9/6/19
SCALE: 1"=200'
REVIEWED BY: R. Hensley
PROJECT: 103-077
CLIENT: Brisdale Group
DRAWN BY: L. Smith

HERON LAKES TENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
2
Of 5 Sheets

HERON LAKES TENTH FILING

A REPLAT OF TRACTS F AND G4, HERON LAKES SECOND FILING, AND TRACTS A, B AND C, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4,TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 4

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 certification shown hereon.

SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

DATE: 9/5/19
SCALE: 1"=60'
PROJECT: 109-077
CLIENT: Brookfield Group
DRAWN BY: E. Smith
REVIEWED BY: R. Feasley

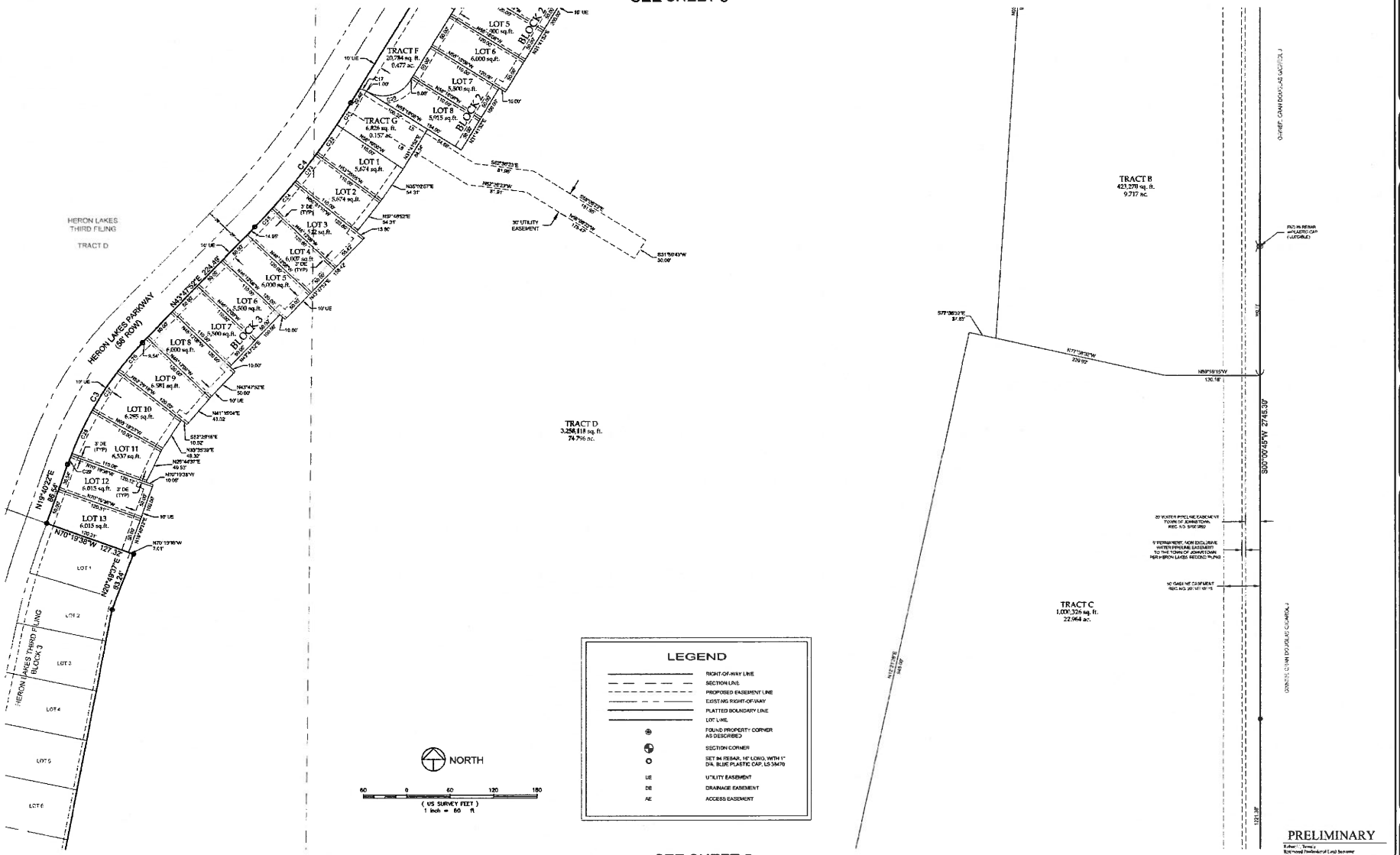
HERON LAKES TENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 3 Of 5 Sheets

HERON LAKES TENTH FILING

A REPLAT OF TRACTS F AND G4, HERON LAKES SECOND FILING, AND TRACTS A, B AND C, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4,TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3



SEE SHEET 5

PRELIMINARY

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 hereon.

SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

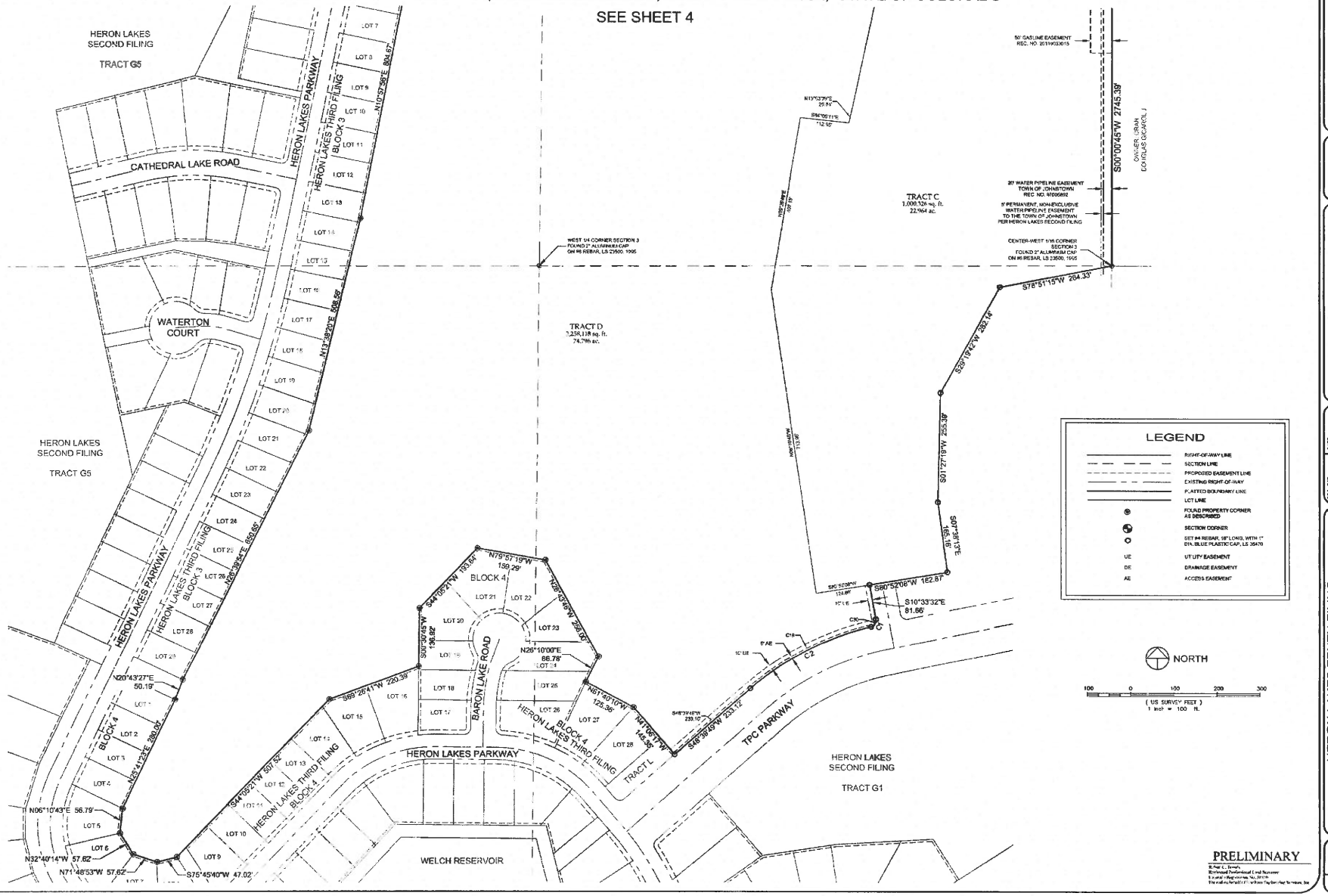
PROJECT: 102-077
DATE: 5/9/19
CLIENT: Brookfield Group
SCALE: 1"=60'
DRAWN BY: L. Smith
REVIEWED BY: R. Teasley

HERON LAKES TENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 4 Of 5 Sheets

HERON LAKES TENTH FILING

A REPLAT OF TRACTS F AND G4, HERON LAKES SECOND FILING, AND TRACTS A, B AND C, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



PRELIMINARY

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 certification shown hereon.

SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

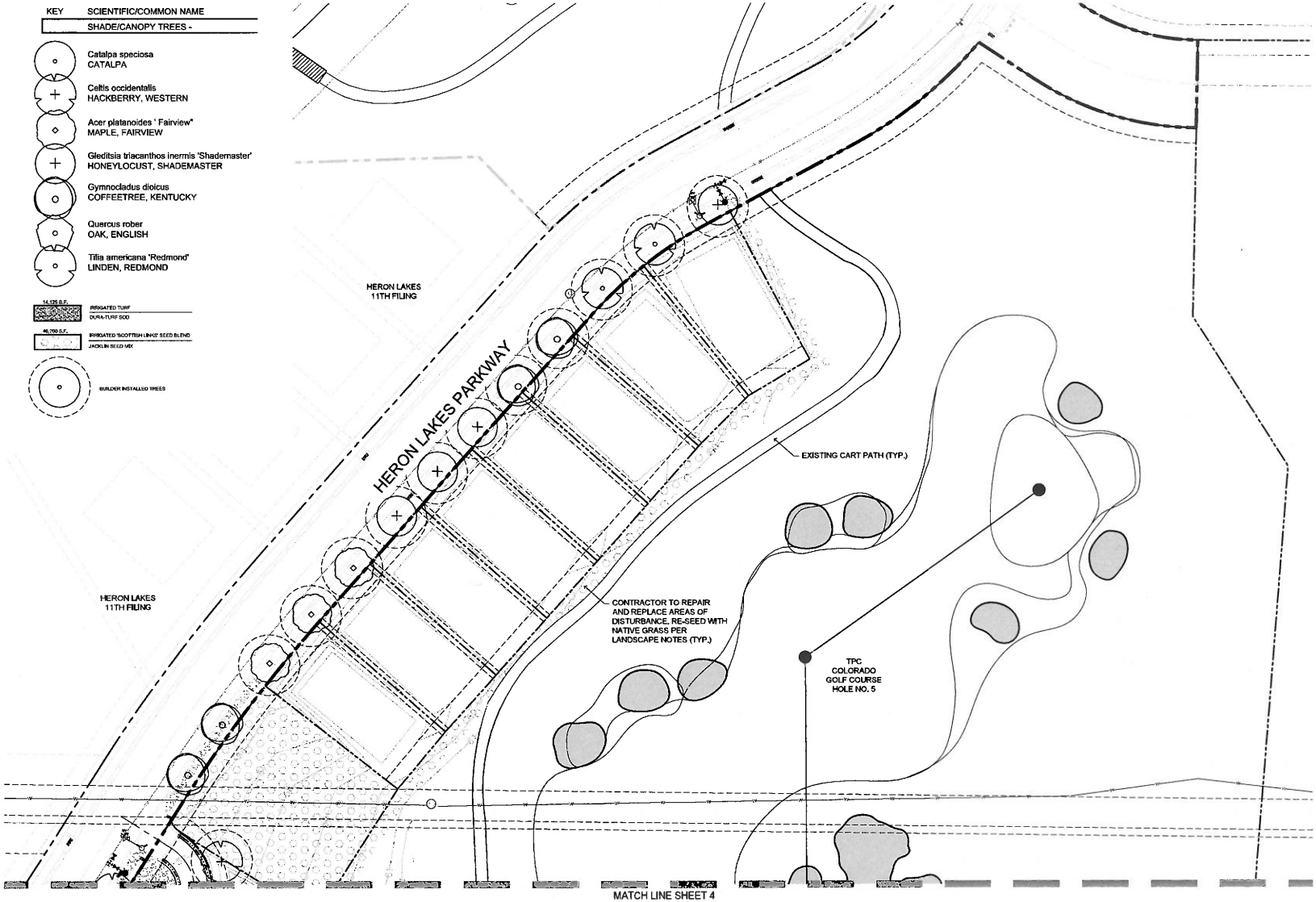
PROJECT: 163-017
DATE: 5/7/19
CLIENT: Brisbell Group
SCALE: 1"=100'
DRAWN BY: L. Smith
REVIEWED BY: R. Tweedy

HERON LAKES TENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 5 Of 5 Sheets

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
14,125 S.F.	IRRIGATED TURF DURA-TURF SOD
46,200 S.F.	IRRIGATED 'SCOTTISH LINKS' SEED BLEND JACKLIN SEED MIX
	BUILDER INSTALLED TREES



Landscape Plan

SCALE 1" = 30'-0"

NORTH

TB GROUP
landscape architecture | planning | illustration

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

HERON LAKES 10TH FILING

FINAL LANDSCAPE PLAN

BERTHOUD, CO

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.

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

May 10, 2019

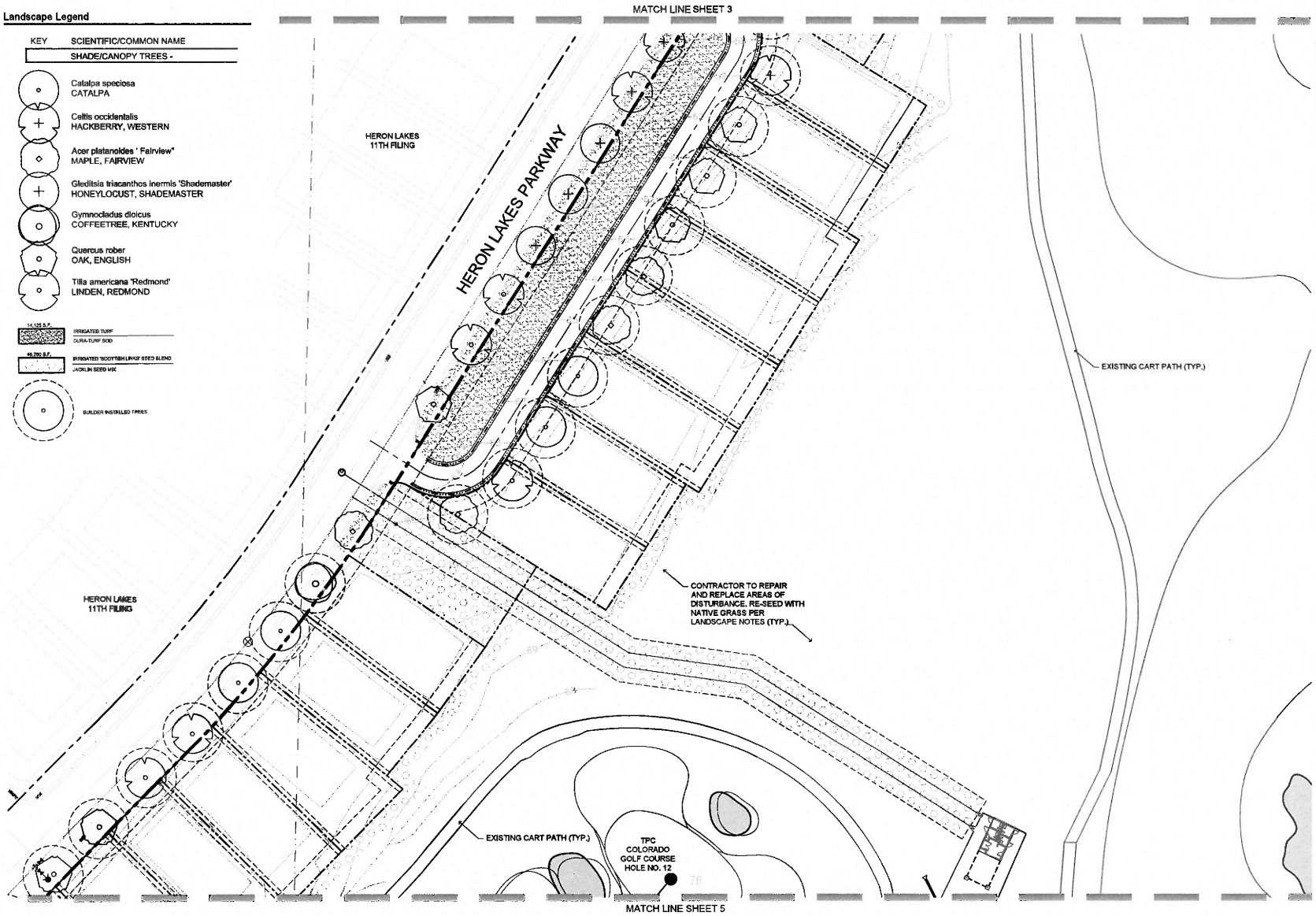
Landscape Plan

Sheet Number: 3

of: 5

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
14,125 S.F.	IRRIGATED TURF DURA-TURF SOD
46,250 S.F.	IRRIGATED 'SCOTTISH LINKS' SEED BLEND JACKLIN SEED MIX
	BUILDER INSTALLED TREES



Landscape Plan

SCALE 1" = 30'-0"

NORTH

TB GROUP
landscape architecture | planning | environ.
444 Mountain Ave.
Berthoud, CO 80513
tel. 970.532.5891
www. TBGroup.us

HERON LAKES 10TH FILING

FINAL LANDSCAPE PLAN

BERTHOUD, CO

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
know what's below.
Call before you dig.

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

May 10, 2019

Landscape Plan

Sheet Number: 4

of: 5

Landscape Legend

KEY	SCIENTIFIC/COMMON NAME
	SHADE/CANOPY TREES -
	Catalpa speciosa CATALPA
	Celtis occidentalis HACKBERRY, WESTERN
	Acer platanoides ' Fairview" MAPLE, FAIRVIEW
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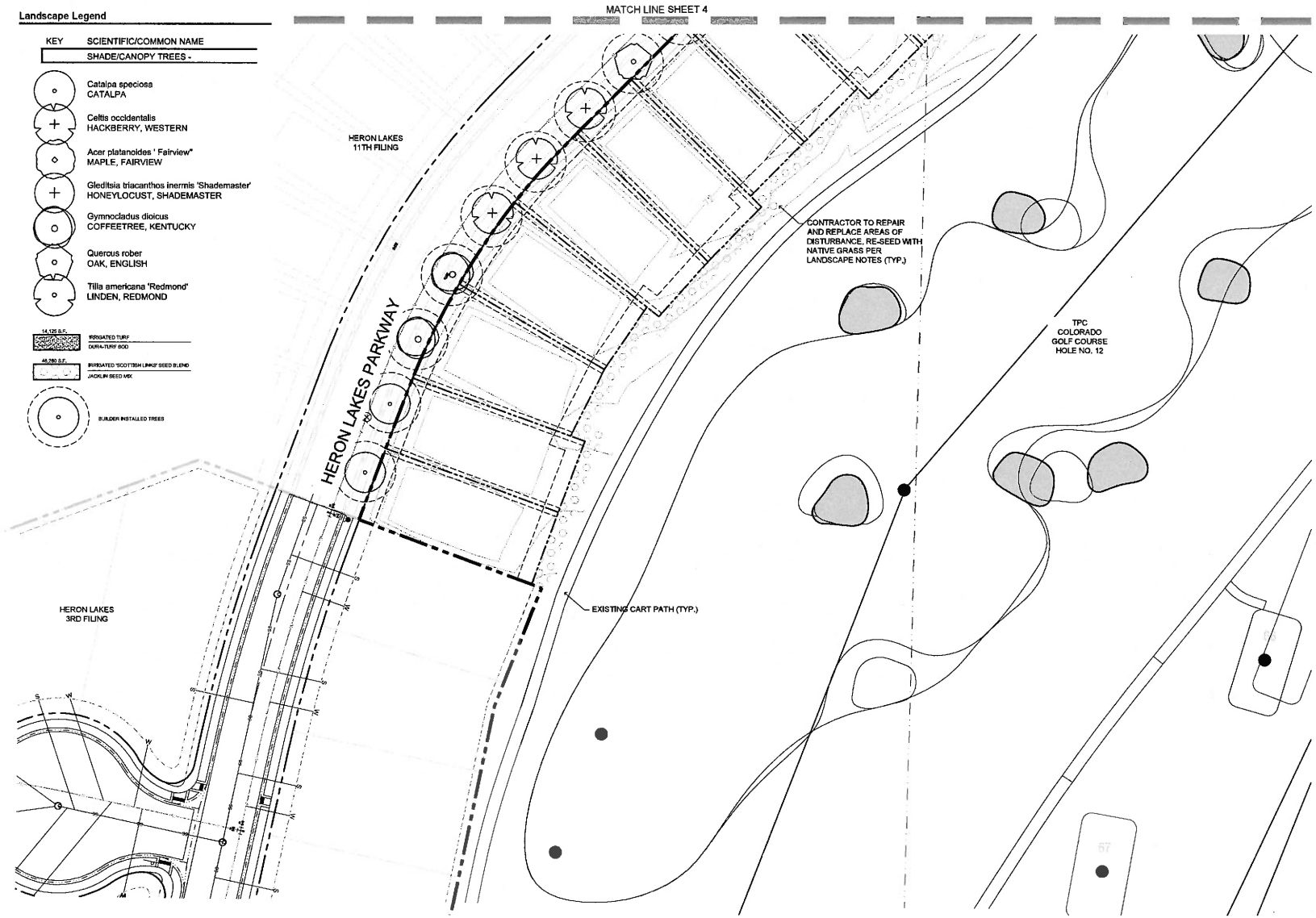
	Quercus rober OAK, ENGLISH
	Tilia americana 'Redmond' LINDEN, REDMOND
14,125 S.F.	IRRIGATED TURF DURA-TURF SOD
46,280 S.F.	IRRIGATED 'SCOTTISH LINKS' SEED BLEND JACKLIN SEED MIX
	BUILDER INSTALLED TREES



Landscape Plan

SCALE 1" = 30'-0"

NORTH

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud CO 80513
TEL 970.532.5891
WEB TBGroup.us

HERON LAKES 10TH FILING

FINAL LANDSCAPE PLAN

BERTHOUD, CO

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.

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

May 10, 2019

Landscape Plan

Sheet Number: 5

of: 5

HERON LAKES 11th FILING FINAL PLAT

HERON LAKES ELEVENTH FILING

A REPLAT OF TRACT D, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 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 ELEVENTH 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 D, Heron Lakes Third Filing, recorded at Reception No. 20160036889, Larimer County Clerk and Recorder

containing 891,874 square feet or 20.475 acres more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of HERON LAKES ELEVENTH FILING, and by these presents do dedicate to the Town of Berthoud its 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 on, 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 each 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: Heron Lakes Investments, LLC

BY: _____
James Birdsall, Manager

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

James Birdsall as Manager of Heron Lakes Investments, LLC.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

OWNER: Western Slope Mineral Company, LLC

BY: _____
Jon Turner, Manager

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

Jon Turner as Manager of Western Slope Mineral Company, LLC.

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 East line of the Northwest Quarter of Section 10, Township 4 North, Range 69 West of the 6th P.M. as bearing South 00° 42' 57" West (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 those 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.

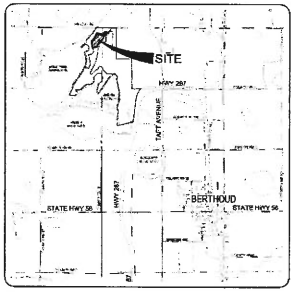
8) A copy of the title commitment and the documents contained therein were provided to the owner and client for their use and review. It is the surveyor's understanding that said owner and client have reviewed said documents and understand their impact, if any, on the subject property.

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 ELEVENTH FILING was made under my supervision and the accompanying plat accurately and properly shows said subdivision and that it complies with the Subdivision Regulations of the Town of Berthoud.

DRAFT
5-9-19
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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



NORTH VICINITY MAP
1"=5000'

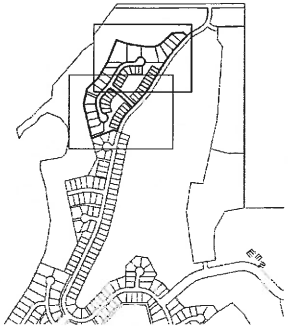
OWNER/APPLICANT
Heron Lakes Investment LLC
James Birdsall, Manager
444 Mountain Avenue
Berthoud, CO 80513
(970) 532-5491

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

PLANNER/LANDSCAPE ARCHITECT
Jim Birdsall, ASLA
The Birdsall Group
444 Mountain Avenue
Berthoud, CO 80513
(970) 532-5591

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

SHEET INDEX



NORTH

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SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
301 North Howes St., Suite 100
FORT COLLINS, CO 80521
970.221.4158
www.northern-eng.com

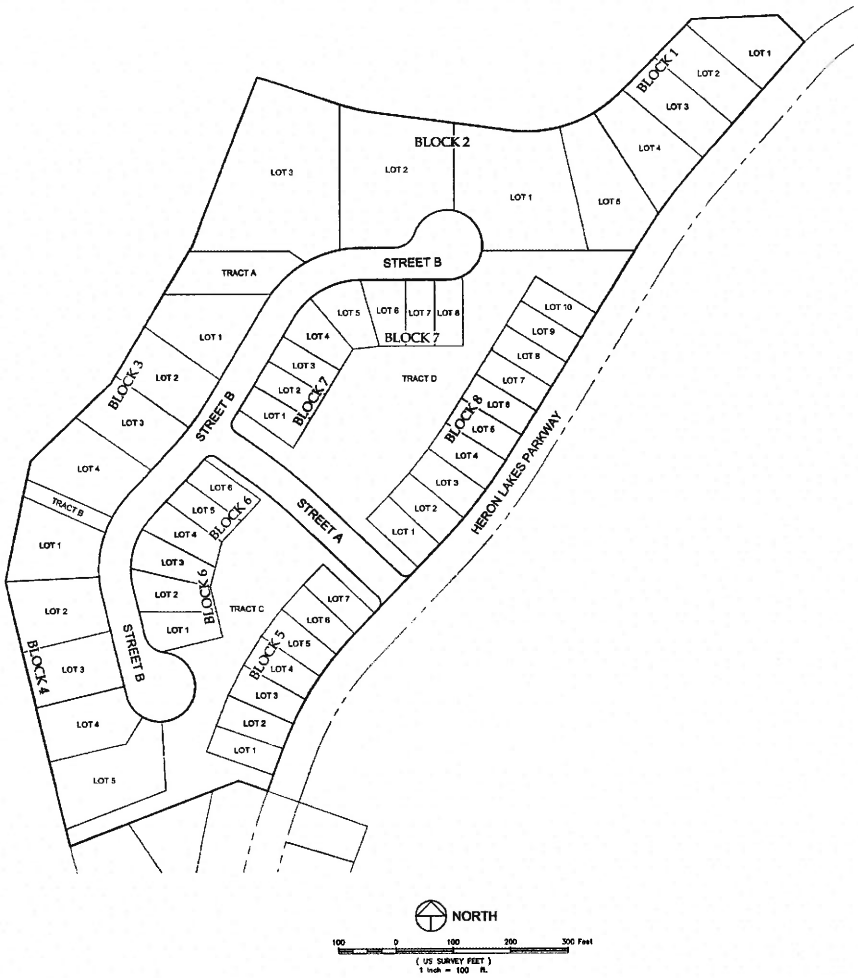
DATE: 5/9/19
SCALE: N/A
REVIEWED BY: R. Tessely
PROJECT: 163-078
CLIENT: Birdsall Group
DRAWN BY: L. Smith

HERON LAKES ELEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
1
Of 4 Sheets

HERON LAKES ELEVENTH FILING

A REPLAT OF TRACT D, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°25'14"	370.00'	34.47'	S73°15'39"E	34.45'
C2	11°41'59"	430.00'	87.79'	S76°26'44"E	87.64'
C3	53°40'36"	230.00'	215.47'	N10°52'03"E	207.58'
C4	4°58'03"	529.00'	23.74'	S42°54'54"W	23.73'
C5	9°39'00"	1029.00'	169.33'	S34°16'22"W	169.16'
C6	12°08'09"	971.00'	203.00'	S37°44'52"W	202.68'
C7	24°07'38"	529.00'	222.74'	S31°44'07"W	221.10'
C8	7°37'15"	960.00'	134.84'	N50°10'45"W	134.34'
C9	38°07'30"	150.00'	99.81'	S33°34'12"E	97.99'
C10	56°21'47"	185.00'	182.31'	S14°40'36"W	175.07'
C11	7°00'52"	550.00'	67.33'	S38°21'03"W	67.29'
C12	4°55'15"	550.00'	47.24'	S33°32'06"W	47.22'
C13	58°04'44"	185.00'	179.14'	S60°27'44"W	172.70'
C14	38°07'30"	150.00'	99.81'	S70°58'22"W	97.98'
C15	33°30'12"	61.00'	35.67'	S79°49'44"E	35.16'
C16	7°57'15"	872.00'	121.05'	S50°10'45"E	120.96'
C17	38°50'38"	15.00'	20.47'	N52°55'22"E	20.43'
C18	2°51'22"	570.00'	28.81'	N41°23'49"E	28.81'
C19	58°21'47"	137.00'	134.77'	N14°40'36"E	129.40'
C20	70°07'23"	39.00'	47.73'	N48°33'38"W	44.81'
C21	250°07'23"	61.00'	266.29'	N41°26'01"E	99.66'
C22	58°21'47"	183.00'	186.99'	S14°40'36"W	182.22'
C23	11°58'07"	522.00'	108.74'	S36°33'26"W	108.54'
C24	58°04'44"	183.00'	198.01'	S60°27'44"W	189.37'
C25	70°07'23"	39.00'	47.73'	S54°58'25"W	44.81'
C26	250°07'23"	61.00'	266.29'	N35°03'35"W	99.83'
C27	58°04'44"	137.00'	141.26'	N60°27'44"E	135.09'
C28	56°49'42"	61.00'	60.50'	N38°19'43"E	58.09'
C29	88°43'25"	61.00'	94.46'	N34°28'58"W	85.30'
C30	81°18'35"	61.00'	86.57'	S55°32'06"W	79.44'
C31	171°03'51"	61.00'	182.12'	N01°54'14"E	121.63'
C32	6°39'43"	39.00'	4.18'	N66°32'49"W	4.18'
C33	63°37'46"	39.00'	43.34'	N45°29'08"W	41.31'
C34	30°18'02"	137.00'	72.40'	N16°10'33"E	71.57'
C35	11°25'26"	137.00'	27.32'	N37°08'47"E	27.27'
C36	14°37'26"	137.00'	34.96'	N06°11'38"W	34.87'
C37	0°36'42"	576.00'	0.69'	N40°52'55"E	0.69'
C38	4°30'28"	529.00'	41.62'	S31°59'36"W	41.61'
C39	5°11'15"	529.00'	47.90'	S26°48'26"W	47.89'
C40	5°11'15"	529.00'	47.90'	S31°57'43"W	47.88'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C41	5°11'15"	529.00'	47.90'	S37°06'38"W	47.88'
C42	4°03'16"	529.00'	37.43'	S41°46'14"W	37.42'
C43	0°06'19"	871.00'	2.20'	S42°43'42"W	2.20'
C44	2°42'50"	971.00'	42.98'	S41°48'05"W	42.98'
C45	2°43'27"	971.00'	42.97'	S38°05'24"W	42.92'
C46	0°45'45"	576.00'	7.68'	N31°18'13"E	7.68'
C47	88°30'30"	15.00'	23.49'	N11°14'08"W	23.43'
C48	48°33'20"	91.00'	48.56'	S35°18'58"E	47.23'
C49	2°53'22"	183.00'	33.20'	S08°34'07"E	33.21'
C50	23°29'52"	183.00'	75.15'	S05°06'58"W	74.60'
C51	8°54'54"	183.00'	30.07'	S26°19'22"W	30.04'
C52	14°04'46"	183.00'	47.92'	S37°49'05"W	47.80'
C53	5°34'52"	522.00'	50.78'	S40°04'15"W	50.77'
C54	6°21'38"	522.00'	57.99'	S34°06'11"W	57.96'
C55	4°44'02"	183.00'	15.60'	S33°17'23"W	15.54'
C56	24°33'28"	183.00'	62.72'	S47°58'06"W	62.36'
C57	19°01'57"	183.00'	94.10'	S69°43'47"W	93.81'
C58	7°57'13"	928.00'	128.83'	N65°10'45"W	128.73'
C59	90°00'00"	15.00'	23.56'	S01°12'08"E	21.21'
C60	18°03'58"	137.00'	43.39'	N40°37'21"E	43.38'
C61	39°33'42"	137.00'	95.39'	N69°18'10"E	93.48'
C62	23°15'34"	61.00'	24.78'	N28°22'19"E	24.59'
C63	2°13'51"	430.00'	17.00'	S31°43'45"E	16.99'
C64	8°25'59"	430.00'	70.70'	S27°34'10"E	70.71'
C65	0°07'05"	137.00'	0.28'	S86°56'34"W	0.28'
C66	22°21'54"	230.00'	89.76'	N85°31'34"E	89.18'
C67	16°32'13"	230.00'	66.38'	N67°18'46"E	66.36'
C68	14°58'49"	230.00'	60.13'	N51°24'09"E	59.94'
C69	8°04'11"	1029.00'	109.61'	S37°48'47"W	109.56'
C70	3°04'50"	1029.00'	55.32'	S35°14'17"W	55.32'
C71	2°45'47"	578.00'	27.85'	N41°36'39"E	27.85'
C72	3°41'52"	971.00'	62.70'	S34°23'11"W	62.69'
C73	0°50'22"	971.00'	14.22'	S33°08'52"W	14.21'
C74	90°00'00"	15.00'	23.56'	S36°47'34"W	21.21'
C75	10°45'24"	183.00'	35.23'	S34°37'24"W	35.18'
C76	51°04'58"	39.00'	34.77'	N64°27'28"E	33.63'

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.48'	S23° 15' 28"E
L2	29.89'	S60° 01' 20"W
L3	75.29'	N89° 58' 54"W

LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	14,770 S.F.	0.34 AC.	1.66%	Drainage & Utility Easement	Metro District
TRACT B	4,905 S.F.	0.11 AC.	0.54%	Drainage & Utility Easement	Metro District
TRACT C	70,225 S.F.	1.61 AC.	7.87%	Drainage & Utility Easement	Metro District
TRACT D	99,196 S.F.	2.28 AC.	11.12%	Drainage & Utility Easement	Metro District
ROW	102,481 S.F.	2.35 AC.	11.49%	Right of Way	Town of Berthoud
LOTS (48)	600,397 S.F.	13.78 AC.	67.32%	Single-Family Residential	Property Owner
TOTAL	891,974 S.F.	20.47 AC.	100.00%		

PRELIMINARY

Robert C. Tenuta
Registered Professional Land Surveyor
P. Numeric Magic notes No. 34101
For and on behalf of Northern Engineering Services, Inc.

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SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
1901 CONLINS DR North Loveland Street, Suite 200, 80543
970-213-4159
www.northern-eng.com

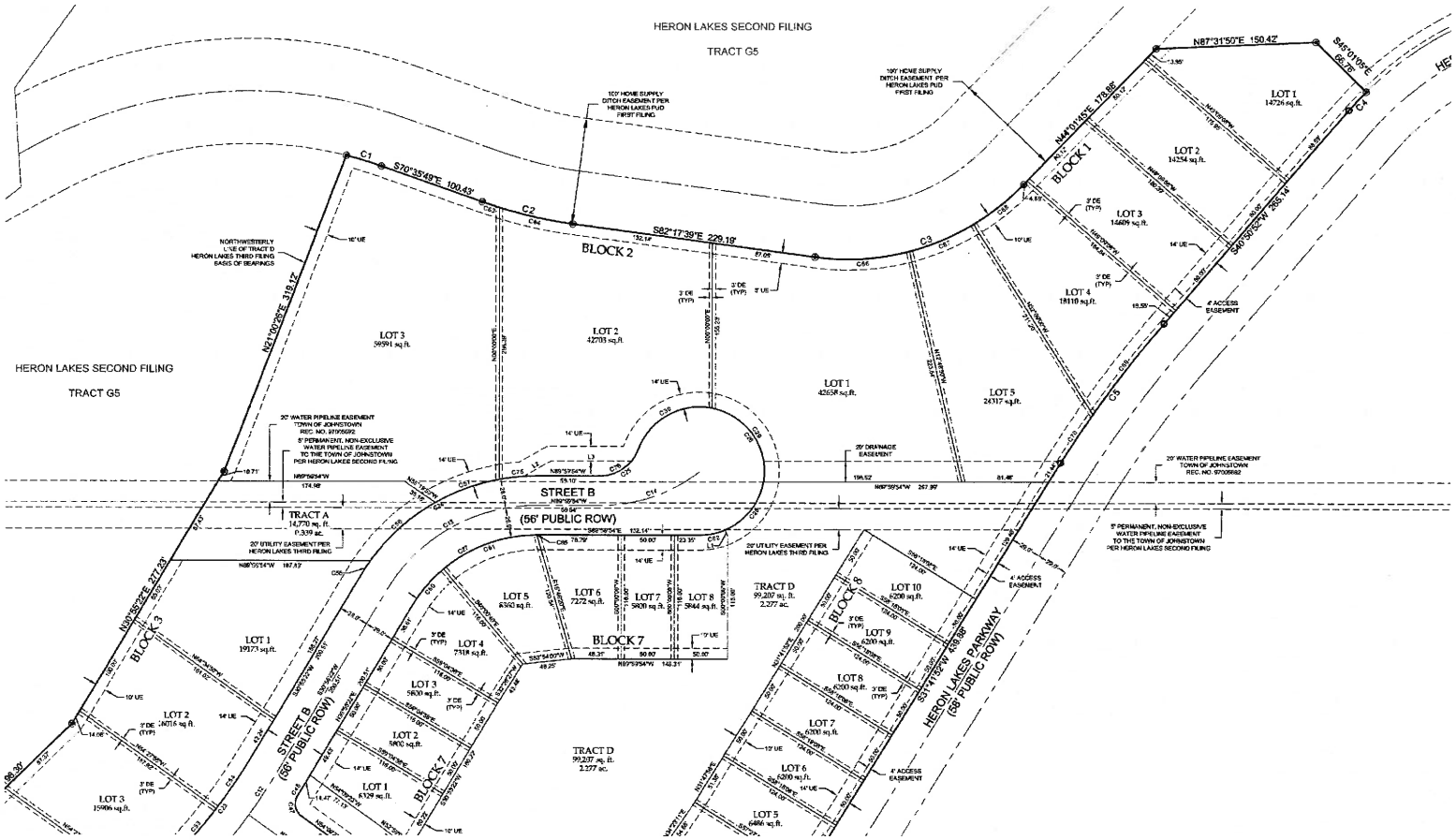
DATE: 9/9/19
SCALE: 1"=100'
DESIGNED BY: R. Tenuta
DRAWN BY: L. Smith
PROJECT: 102-018
CLIENT: Brissell Group

HERON LAKES ELEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 2 Of 4 Sheets

HERON LAKES ELEVENTH FILING

A REPLAT OF TRACT D, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	PROPOSED EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	FND #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, LS 35470
	SECTION CORNER
	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 35470
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

PRELIMINARY

Brian L. Tweedy
Registered Professional Land Surveyor
License No. 35470
For and on behalf of Northern Engineering Services, Inc.

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SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

PROJECT: 163-018
CLIENT: Brisbet Group
DRAWN BY: L. Smith
DATE: 5/4/19
SCALE: 1"=50'
REVIEWED BY: B. Tweedy

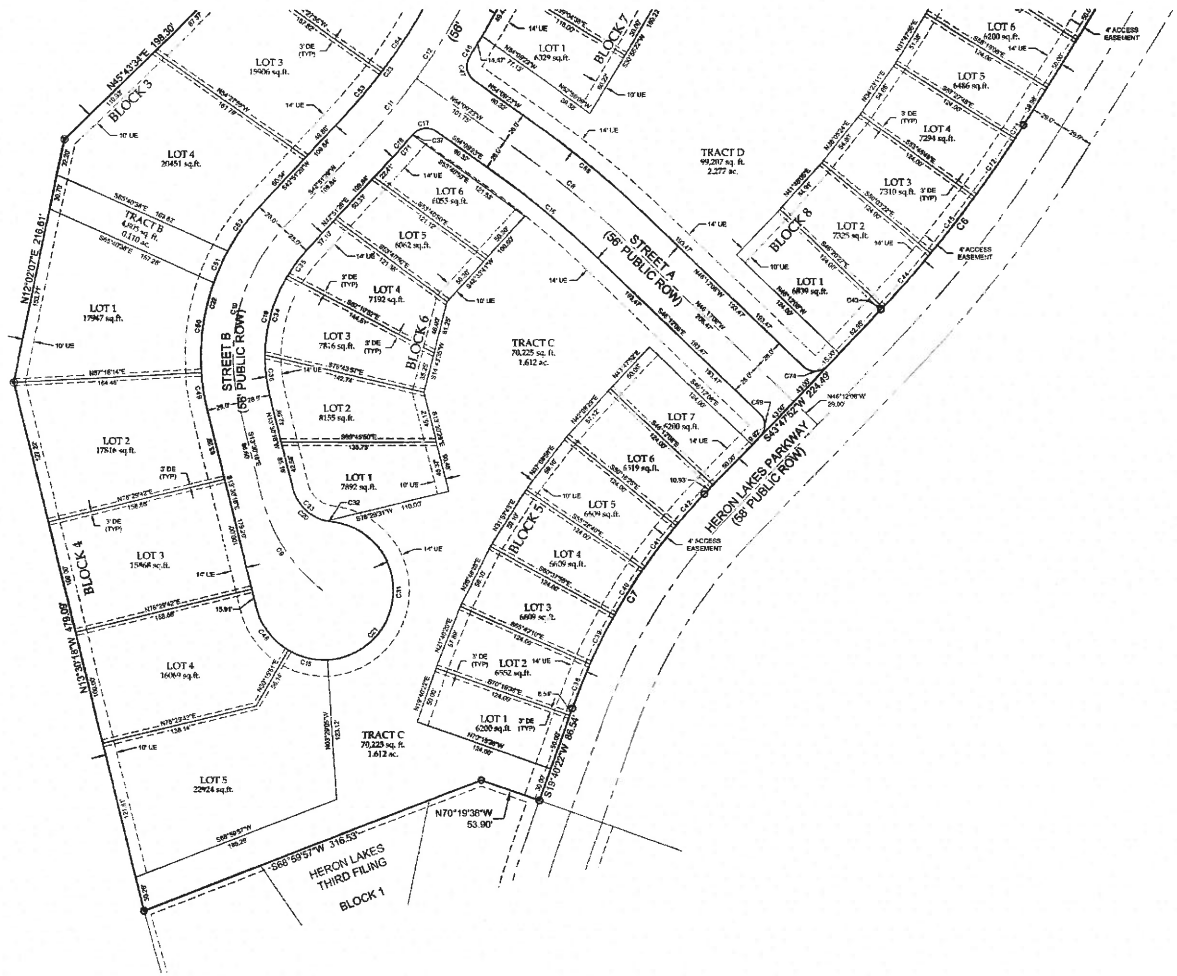
HERON LAKES ELEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 3 Of 4 Sheets

HERON LAKES ELEVENTH FILING

A REPLAT OF TRACT D, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3



NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	PROPOSED EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	FND #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, LS 34476
	SECTION CORNER
	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

PRELIMINARY

Nathan C. Fenwick
Registered Professional Land Surveyor
License No. 38470
For and on behalf of: Northern Engineering

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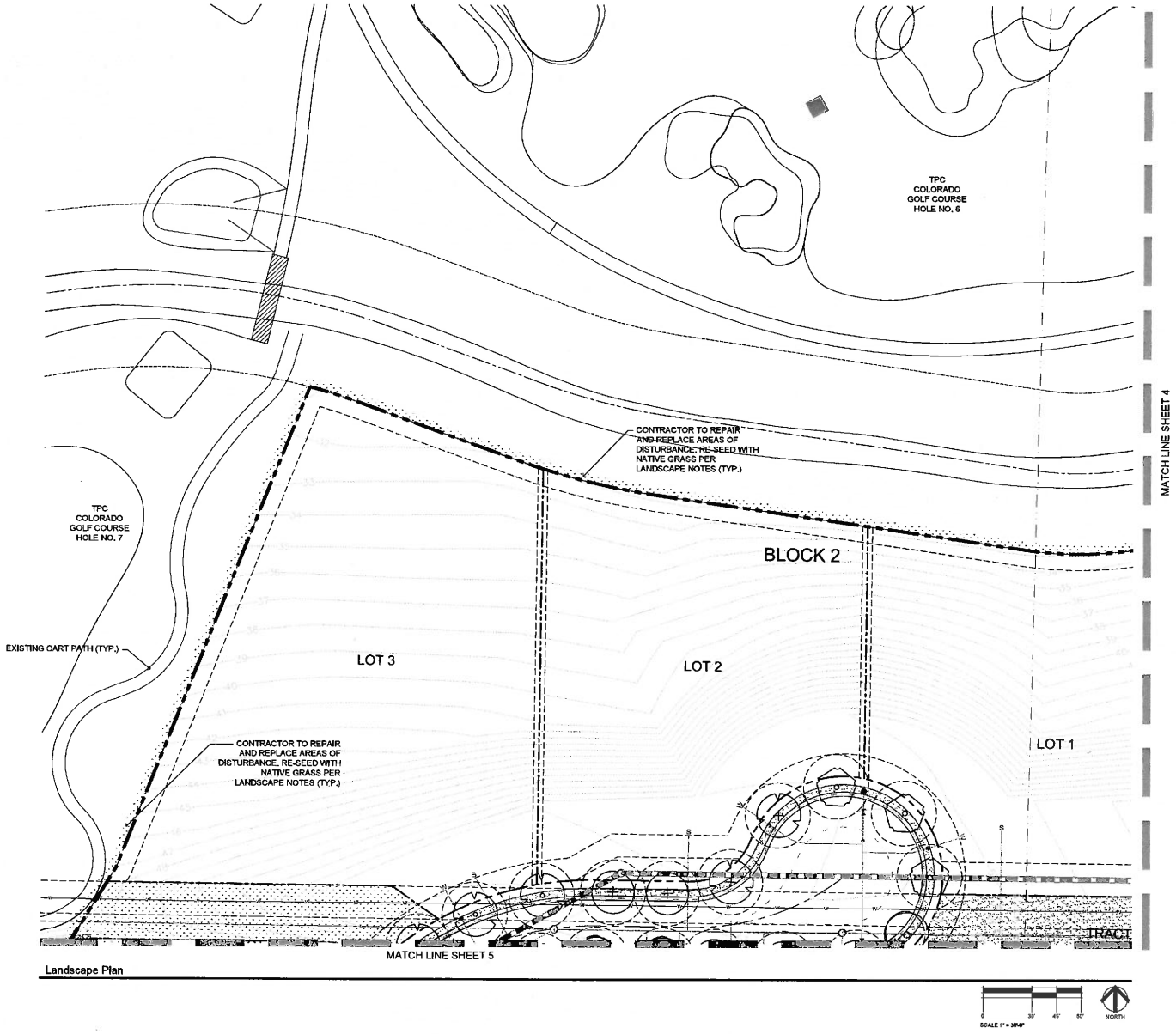
SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
200 S. College Ave., Suite 10, Fort Collins, CO 80524
970-221-4158
www.northern-eng.com

PROJECT: 2019-0178
CLIENT: Brookfield Group
DRAWN BY: L. Smith
DATE: 04/07/19
SCALE: 1"=50'
REVIEWED BY: N. Fenwick

HERON LAKES ELEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 4 Of 4 Sheets



Landscape Plan

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 robar 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
41,524 S.F.	IRRIGATED 'SCOTTISH LINKS' SEED BLEND JACKLIN SEED MIX
740 S.F.	IRRIGATED 'SCOTTISH LINKS' SEED BLEND (MOWN) JACKLIN SEED MIX
256 S.F.	MIXED COBBLE - 3"-7" VARIETY COLORADO RIVER ROCK
	BUILDER INSTALLED TREES

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
m 970.532.5891
www TBGroup.us

HERON LAKES
11TH FILING

FINAL LANDSCAPE PLAN

BERTHOUD, CO

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

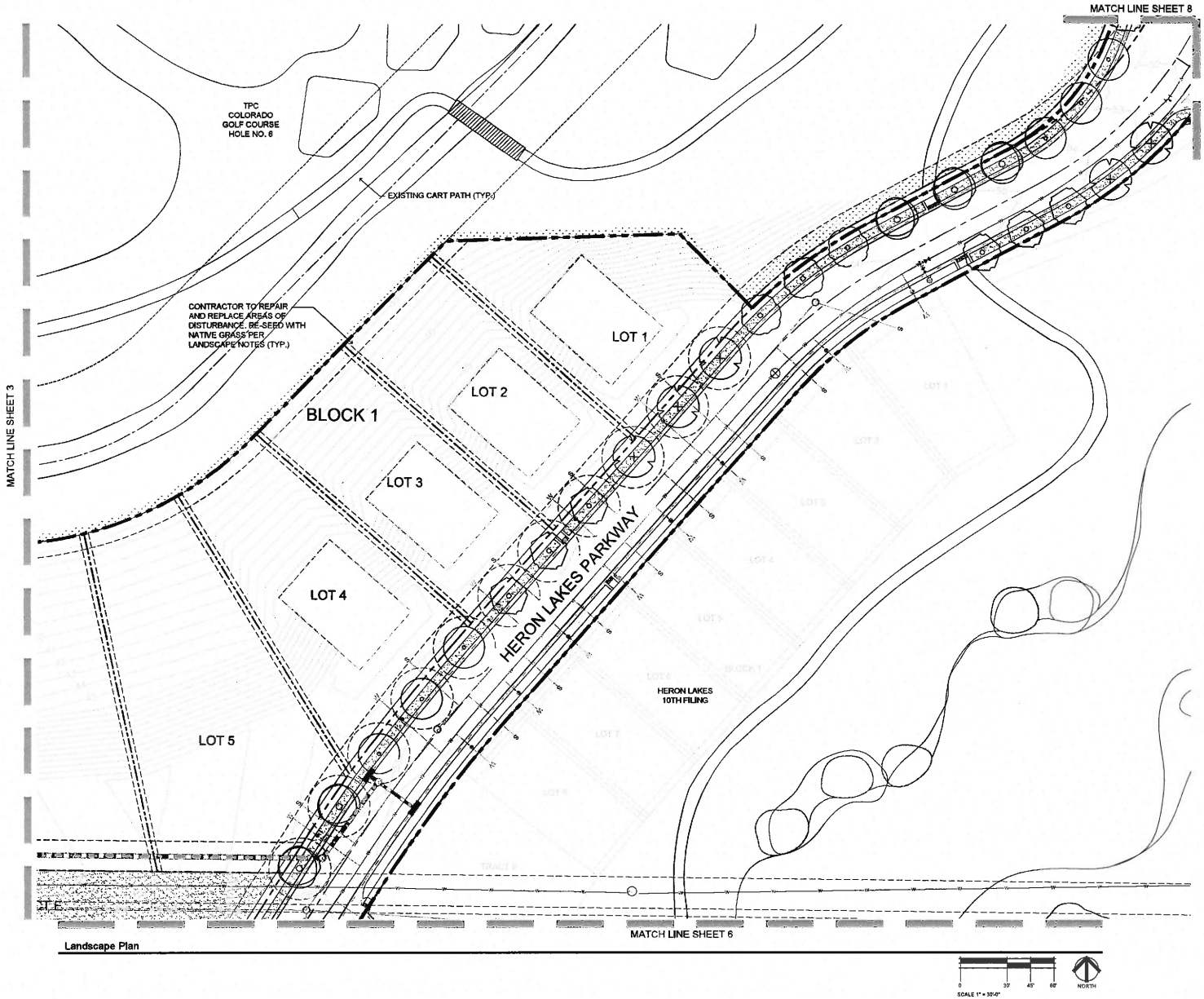
CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.

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

May 10, 2019

Landscape Plan

Sheet Number: 3
of: 8



Landscape Plan

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256 S.F.	MIXED COBBLE - 3"-2" VARIETY COLORADO RIVER ROCK
	BUILDER INSTALLED TREES

TB GROUP
landscape architecture | planning | interior
444 Mountain Ave.
Berthoud, CO 80513
tel 970.532.5891
www.TBGroup.us

HERON LAKES
11TH FILING

FINAL LANDSCAPE PLAN

BERTHOUD, CO

HERON LAKES
INVESTMENTS, LLC

444 Mountain Avenue
Berthoud, CO 80513

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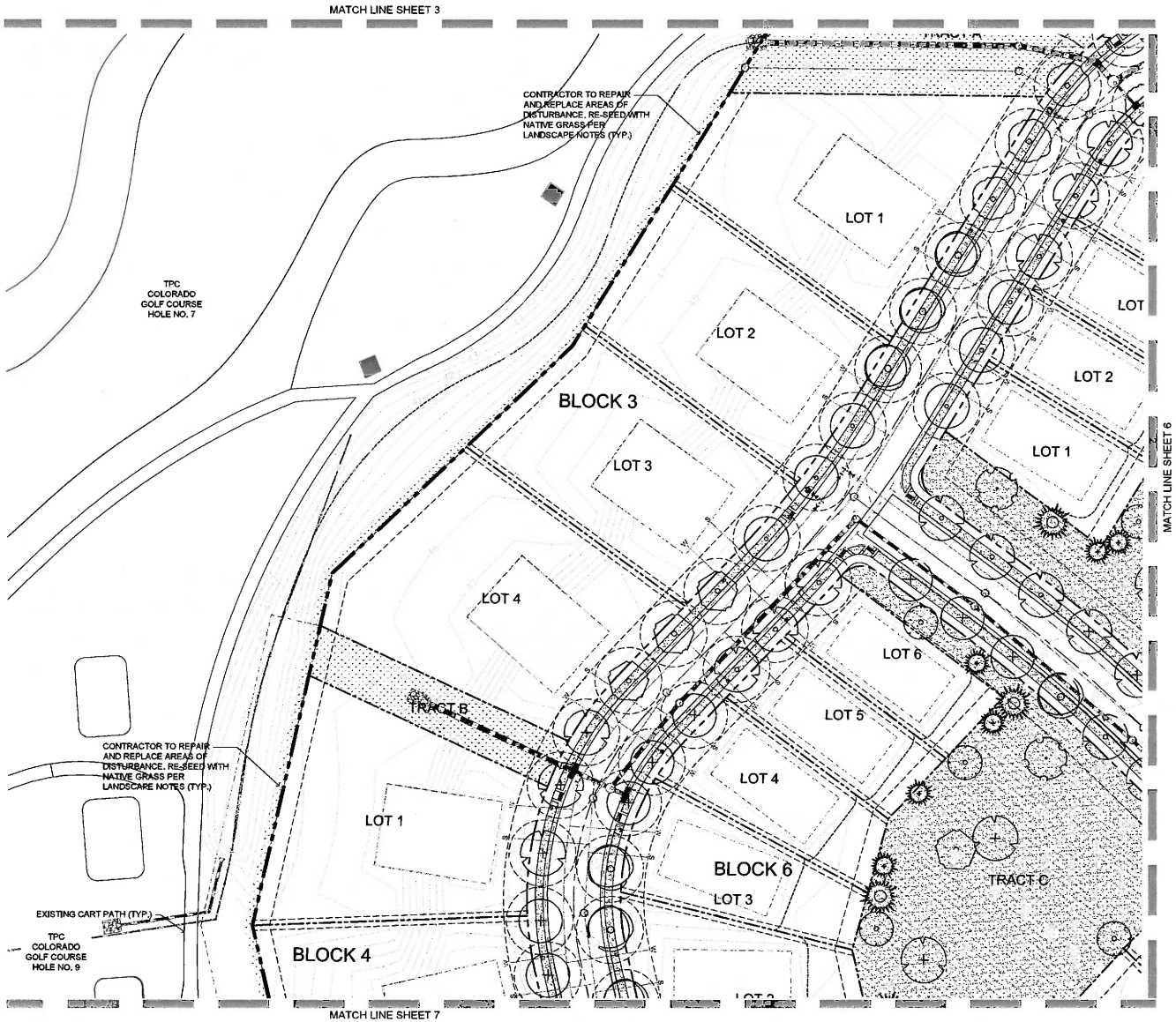
2nd Submittal	5/10/19

May 10, 2019

Landscape Plan

Sheet Number: 4

of: 8



Landscape Plan

SCALE 1" = 30'-0"

NORTH

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

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
	Amellanchier 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
340 S.F.	IRRIGATED 'SCOTTISH LINKS' SEED BLEND (MOWN) JACKLIN SEED MIX
256 S.F.	MIXED COBBLE - 3"-7" VARIETY COLORADO RIVER ROCK
	BUILDER INSTALLED TREES

TB GROUP
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WEB TBGroupusa

HERON LAKES 11TH FILING

FINAL LANDSCAPE PLAN

BERTHOUD, CO

HERON LAKES INVESTMENTS, LLC
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1st Submittal	3/15/19
2nd Submittal	5/10/19

May 10, 2019

Landscape Plan

Sheet Number: 5

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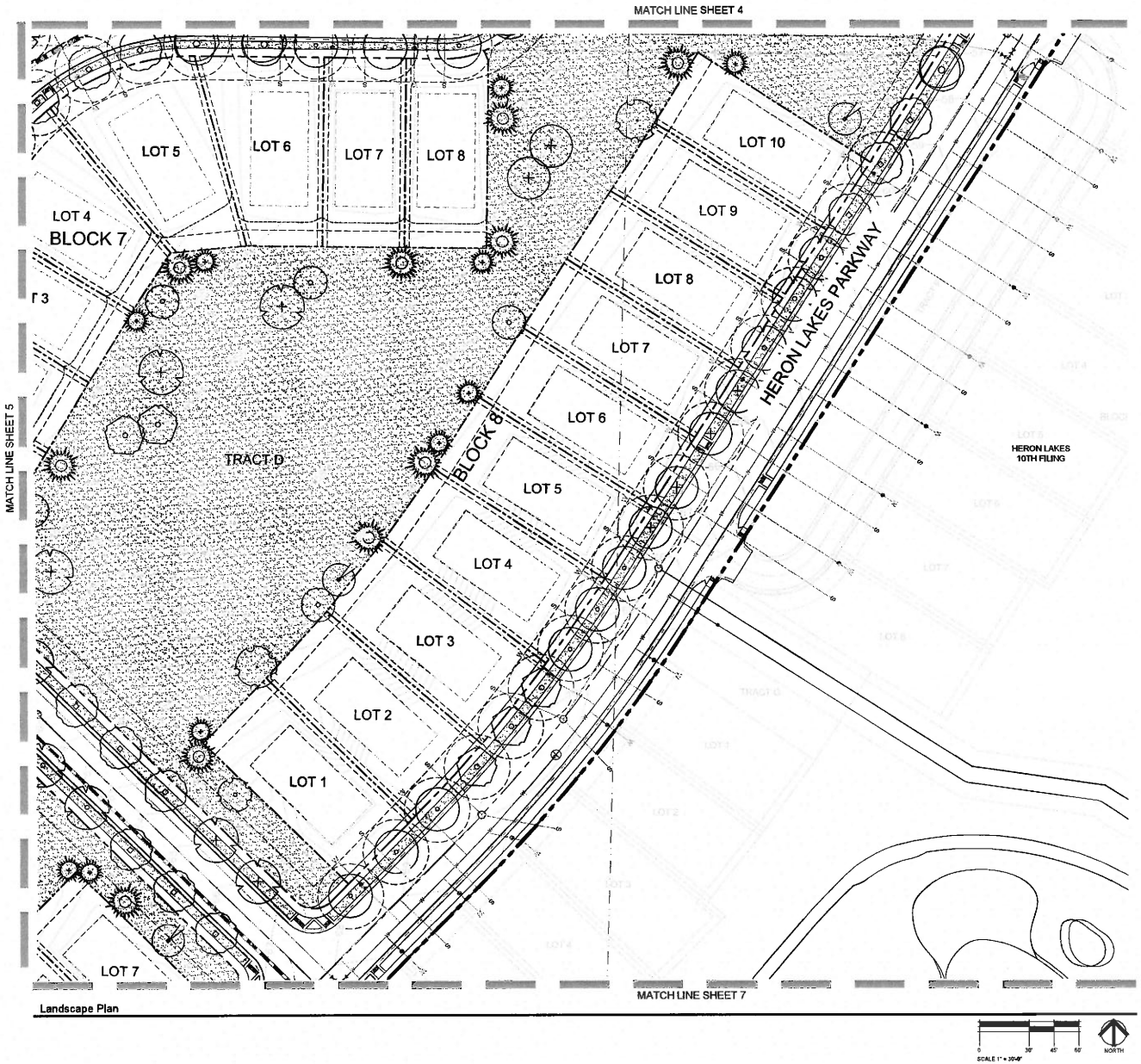

Landscape Plan

SCALE 1" = 30'-0"

NORTH

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

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
255 S.F.	MIXED COBBLE - 3"-7" VARIETY COLORADO RIVER ROCK
	BUILDER INSTALLED TREES

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Landscape Plan

Sheet Number: 6
of: 8

Landscape Plan

SCALE 1" = 30'-0"

NORTH

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

KEY	SCIENTIFIC/COMMON NAME
	EVERGREEN TREES -
	Picea pungens Blue Spruce
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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
196,283 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

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1st Submittal	3/15/19
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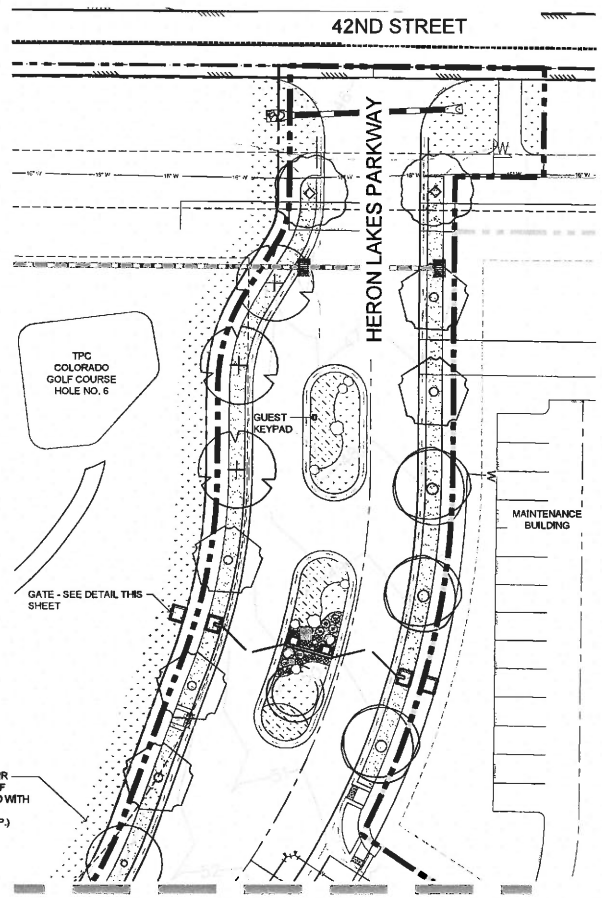
May 10, 2019

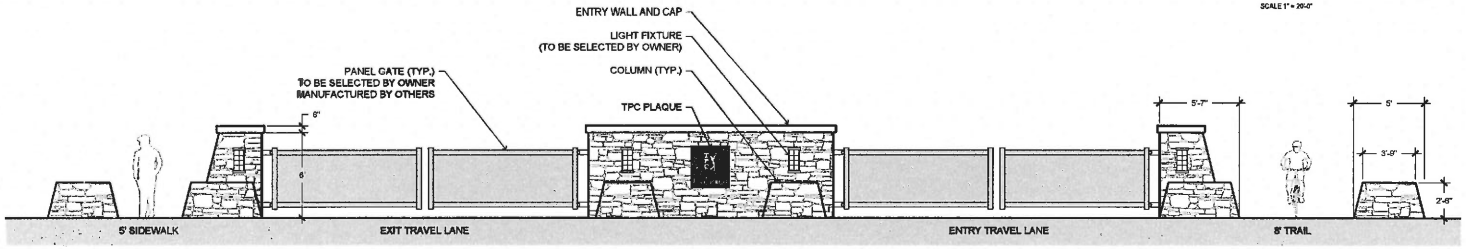
Landscape Plan

Sheet Number: 7

of: 8



Landscape Plan



Gate Detail

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

KEY	SCIENTIFIC/COMMON NAME
	EVERGREEN TREES -
	Picea pungens Blue Spruce
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KEY	SCIENTIFIC/COMMON NAME
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	Malus 'Spring Snow' CRABAPPLE, SPRING SNOW
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	BOULDER - QUARRY CUT SANDSTONE - 2' x 2' x 4' MINIMUM
160,365 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
755 S.F.	MIXED COBBLE - 3"-7" VARIETY COLORADO RIVER ROCK
	BUILDER INSTALLED TREES

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

May 10, 2019

Landscape Plan and Gate Detail

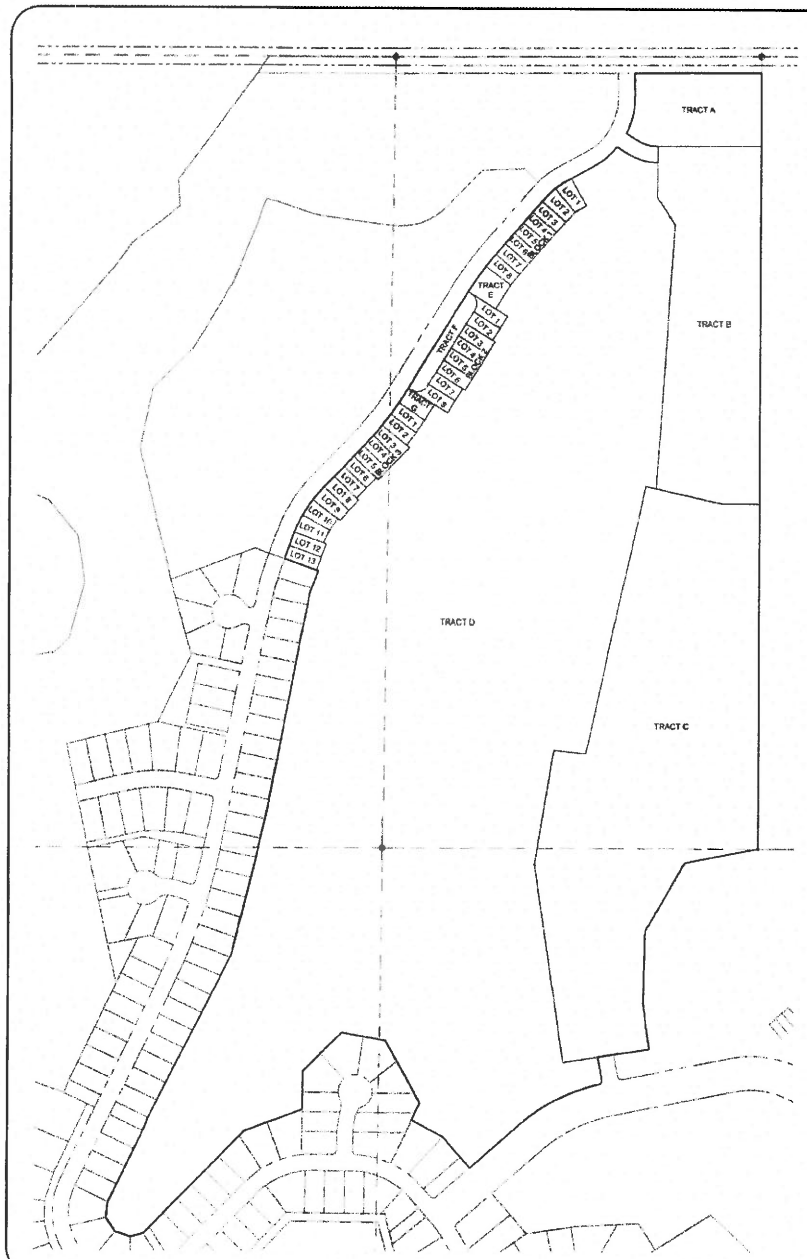
Sheet Number: 8

of: 8

PRELIMINARY PLAT

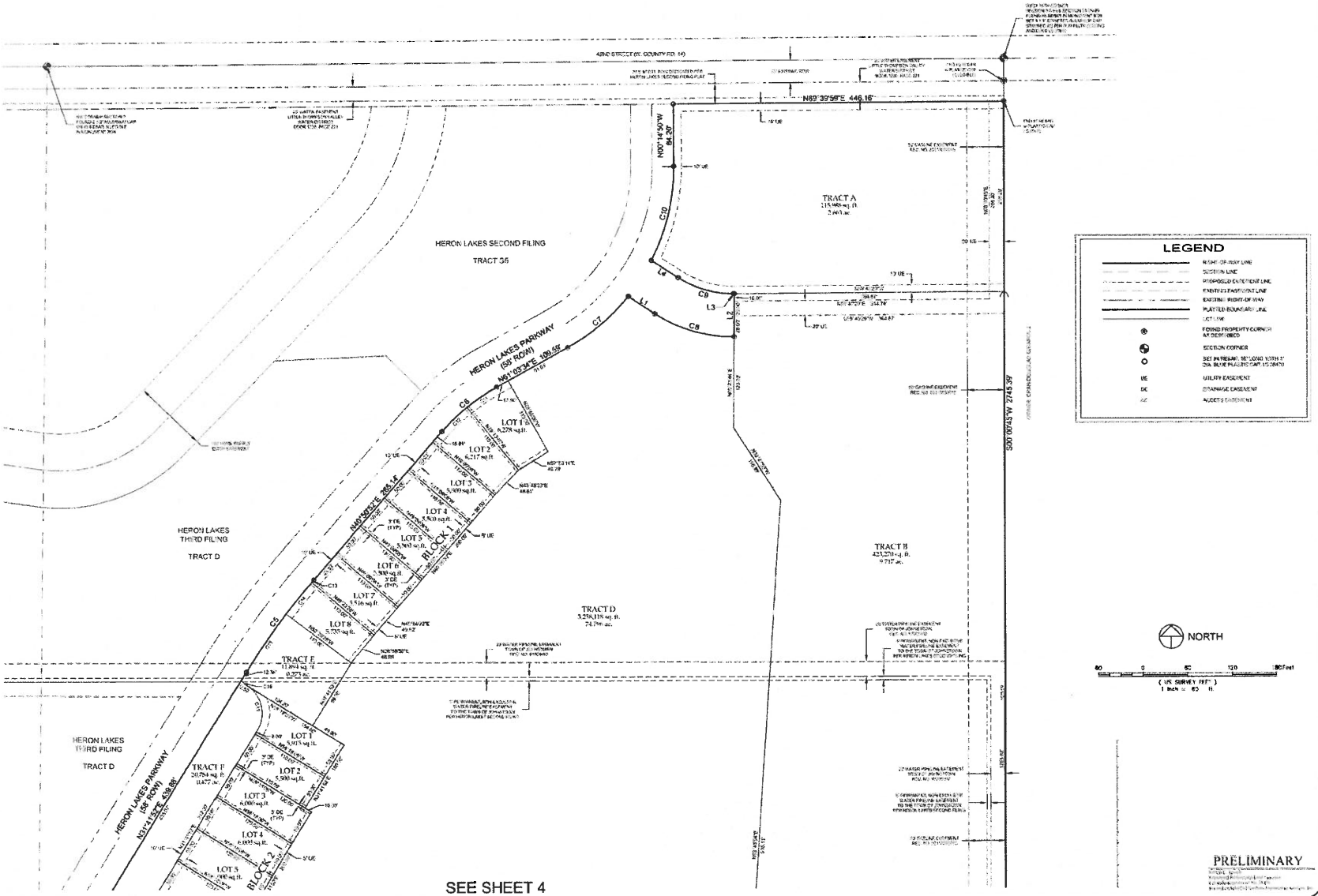
HERON LAKES TENTH FILING

A REPLAT OF TRACTS F & G4, HERON LAKES SECOND FILING, AND TRACTS A, B & C, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4,TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



HERON LAKES TENTH FILING

A REPLAT OF TRACTS F AND G4, HERON LAKES SECOND FILING, AND TRACTS A, B AND C, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4,TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



NOTICE:
Colorado law requires commencement of legal action based upon defects in this survey within three years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years after the date of the certification shown hereon.

SECTION 3 & 4
TOWNSHIP 4N
RANGE 69 W of the 6th PM

NORTHERN ENGINEERING

DATE: 1/31/19
SCALE: 1"=60'
REVISED: 0/0
DRAWN BY: L. Smith

PROJECT: 103-007
CHECKED: Stoebner Group

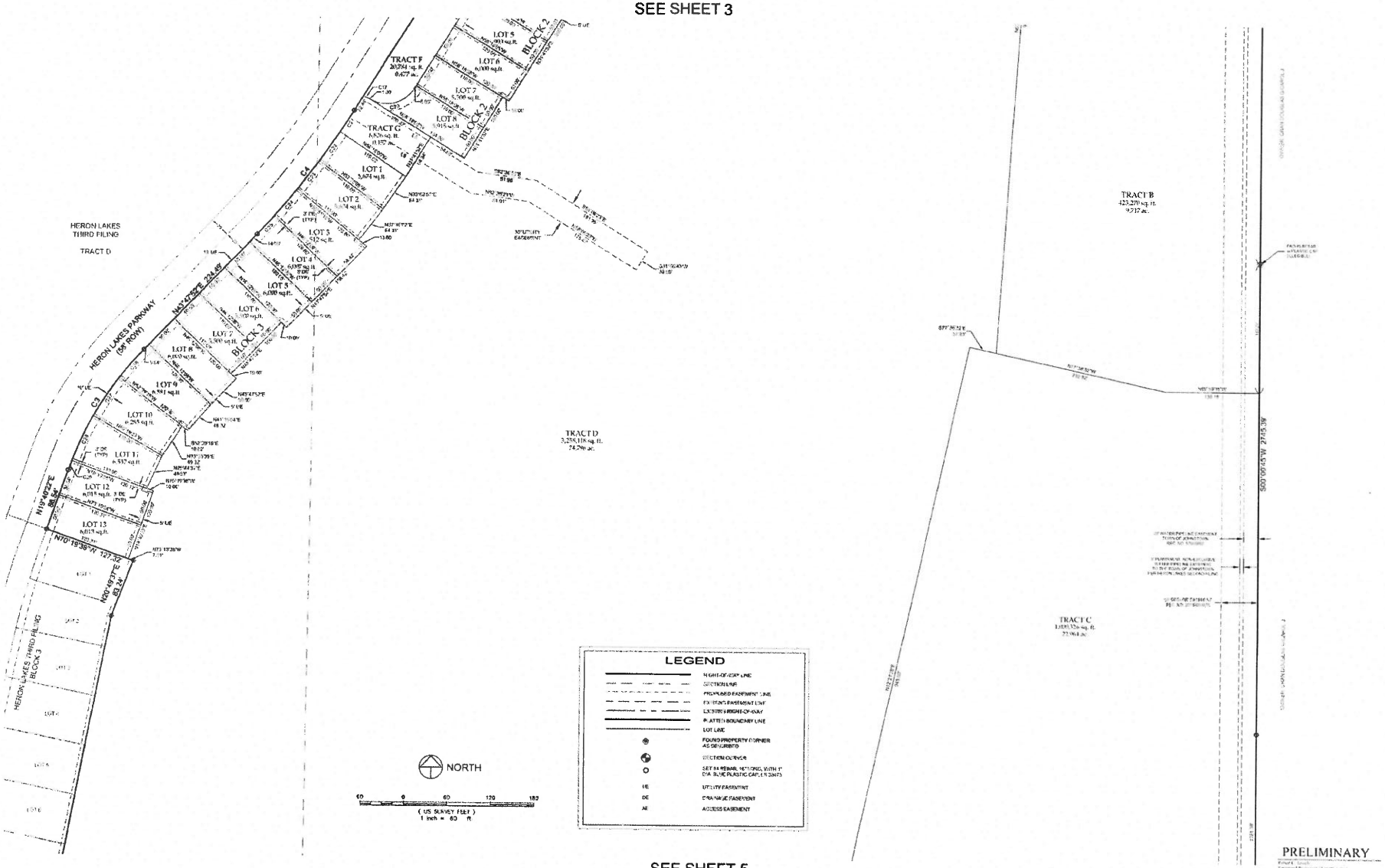
HERON LAKES TENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
3
Of 6 Sheets

HERON LAKES TENTH FILING

A REPLAT OF TRACTS F AND G4, HERON LAKES SECOND FILING, AND TRACTS A, B AND C, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4,TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3



SEE SHEET 5

NOTICE:

NORTHERN ENGINEERING

HERON LAKES TENTH FILING

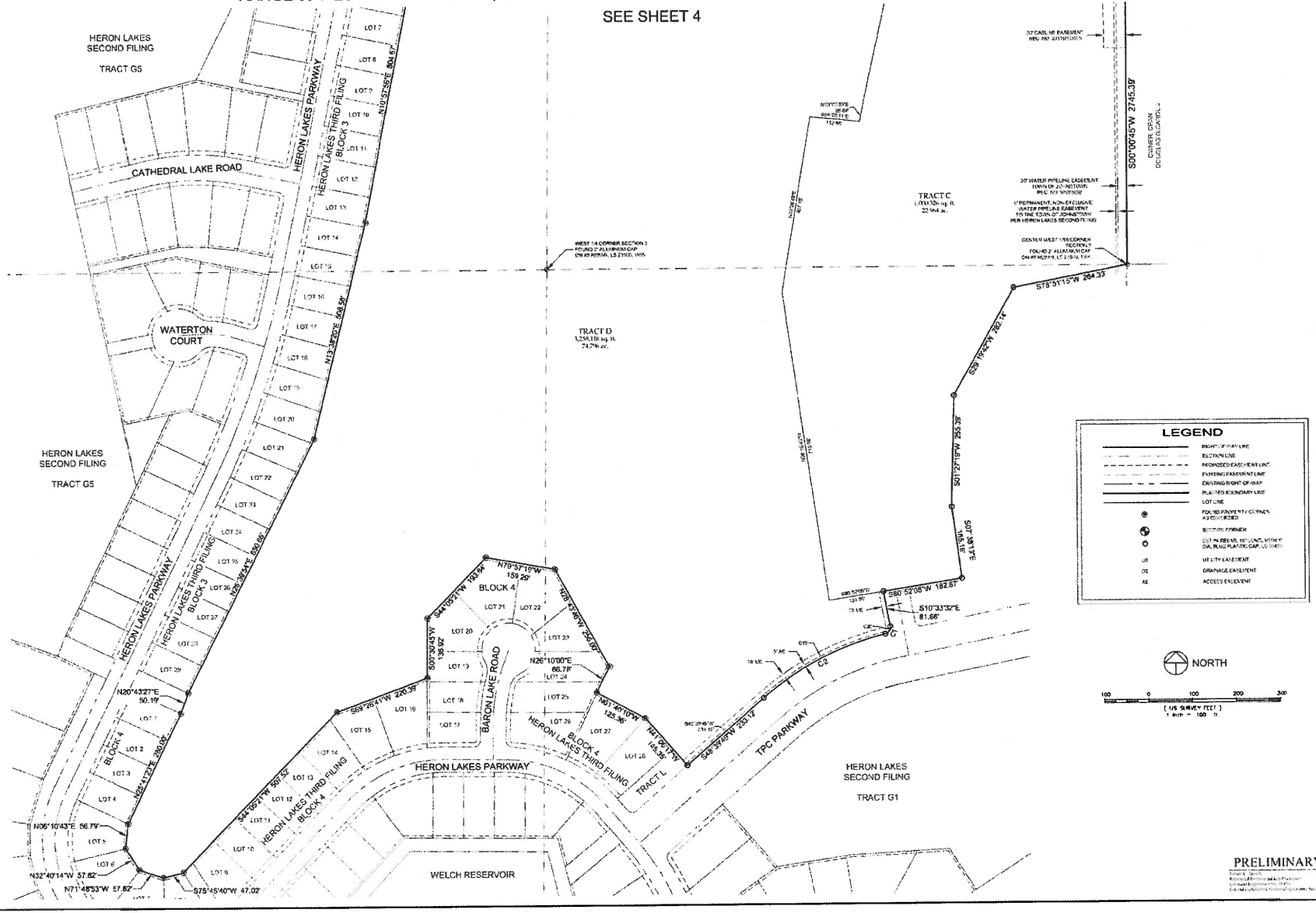
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 4 Of 6 Sheets

HERON LAKES TENTH FILING

A REPLAT OF TRACTS F AND G4, HERON LAKES SECOND FILING, AND TRACTS A, B AND C, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 4



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

SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

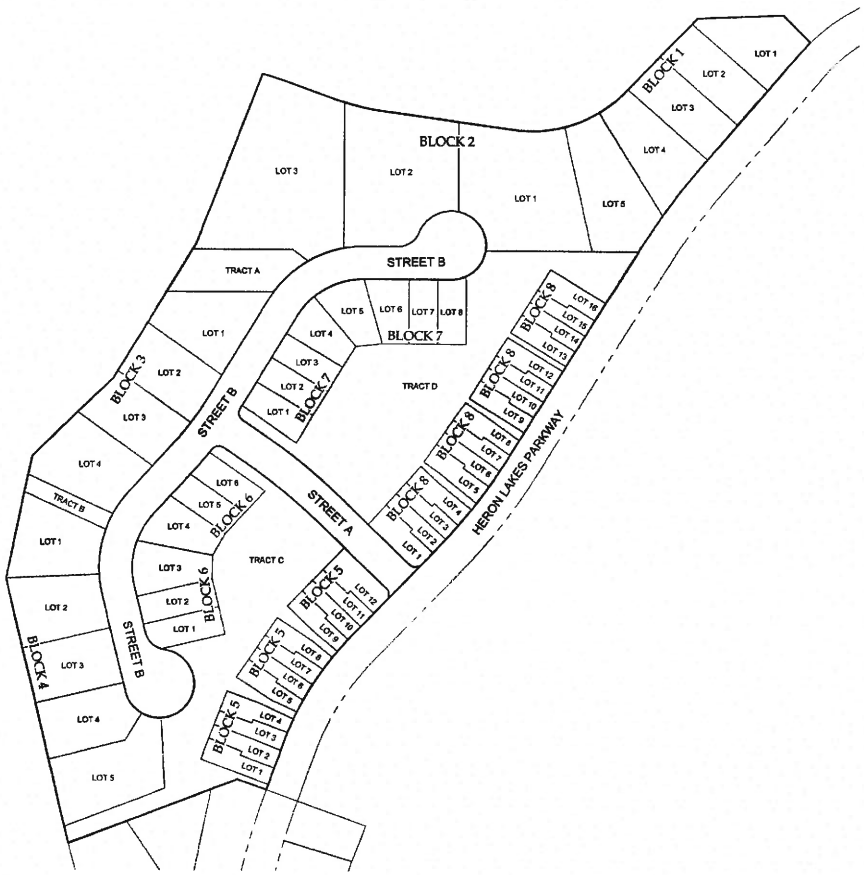
PROJECT: 103-097
DRAWN BY: L. Smith
DATE: 1/21/16
SCALE: 1"=100'
REVIEWED BY: R. Tingey

HERON LAKES TENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 5 Of 6 Sheets

HERON LAKES ELEVENTH FILING

A REPLAT OF TRACT D, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°20'14"	370.00'	34.47'	S72°15'55"E	34.45'
C2	11°41'50"	430.00'	87.79'	S78°26'44"E	87.64'
C3	33°40'36"	230.00'	215.47'	N10°52'03"E	207.58
C4	4°56'03"	329.00'	33.74'	S42°54'54"W	33.73'
C5	9°39'00"	1028.00'	164.33'	S36°10'22"W	164.18'
C6	12°06'09"	971.00'	205.06'	S37°44'52"W	204.58
C7	24°07'59"	525.00'	222.74'	S31°14'07"W	221.10
C8	9°36'30"	1000.00'	168.25'	N51°01'23"W	168.06'
C9	38°07'32"	150.00'	99.81'	S32°34'12"E	97.98'
C10	54°21'47"	185.00'	182.31'	S14°40'36"W	175.65'
C11	8°27'08"	540.00'	81.14'	S38°37'55"W	81.06'
C12	3°28'59"	600.00'	33.44'	S32°39'52"W	33.43'
C13	59°04'47"	145.00'	170.14'	S60°22'44"W	162.70'
C14	38°00'39"	150.00'	99.51'	S75°56'25"W	97.68'
C15	33°45'09"	61.00'	35.93'	S76°36'50"E	35.41'
C16	9°38'30"	971.00'	163.40'	S51°01'23"E	163.21'
C17	85°31'12"	15.00'	22.38'	N81°52'45"E	20.37'
C18	4°13'19"	578.00'	42.57'	N40°44'52"E	42.56'
C19	58°21'47"	135.00'	135.79'	N14°40'36"E	129.49'
C20	56°53'39"	29.00'	46.90'	N47°57'17"W	44.12'
C21	155°54'37"	61.00'	179.84'	N02°03'11"E	121.43'
C22	56°21'47"	194.00'	190.84'	S14°40'36"W	183.34'
C23	11°36'07"	521.00'	105.57'	S38°53'28"W	105.37'
C24	59°04'46"	164.00'	203.04'	S60°22'44"W	191.29'
C25	68°53'39"	39.00'	46.90'	S57°57'17"W	44.12'
C26	248°53'52"	61.00'	264.99'	V34°20'53"W	100.69'
C27	56°04'46"	136.00'	140.23'	N60°22'44"E	134.10'
C28	88°48'00"	15.00'	23.72'	N13°27'38"W	20.81'
C29	9°38'30"	1028.00'	173.10'	N51°01'23"W	172.95'
C30	90°00'00"	15.00'	23.56'	S88°47'52"W	21.21'
C31	155°54'37"	61.00'	179.84'	N02°03'11"E	121.43'
C32	7°20'15"	39.00'	4.99'	N78°44'08"W	4.99'
C33	61°33'44"	39.00'	41.90'	N44°17'15"W	39.92'
C34	33°27'23"	136.00'	79.41'	N03°13'24"E	78.29'
C35	22°34'24"	136.00'	54.37'	N31°24'13"E	54.01'
C36	3°37'35"	579.00'	36.47'	N41°06'12"E	36.46'
C37	0°42'44"	579.00'	7.20'	N38°59'32"E	7.20'
C38	2°08'00"	525.00'	19.24'	S89°42'52"W	19.23'
C39	2°48'33"	529.00'	25.94'	S23°09'36"W	25.93'
C40	1°30'59"	529.00'	14.00'	S25°19'24"W	14.00'
C41	2°33'24"	529.00'	23.61'	S27°21'36"W	23.60'
C42	3°31'37"	529.00'	32.58'	S30°24'06"W	32.58'
C43	3°31'16"	526.00'	32.51'	S33°55'32"W	32.50'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C44	2°53'47"	529.00'	26.74'	S37°06'32"W	26.74'
C45	1°36'53"	529.00'	14.92'	S39°20'26"W	14.92'
C46	0°42'53"	529.00'	6.64'	S40°26'27"W	6.64'
C47	2°53'32"	529.00'	27.68'	S41°39'39"W	27.67'
C48	49°14'02"	51.00'	45.22'	S38°31'19"E	47.40'
C49	8°53'28"	194.00'	33.44'	S60°23'55"E	33.40'
C50	23°30'57"	194.00'	79.62'	S50°07'49"W	79.07'
C51	6°52'06"	194.00'	20.02'	S29°19'22"W	20.00'
C52	14°06'51"	194.00'	47.74'	S36°46'28"W	47.62'
C53	6°34'17"	521.00'	60.00'	S40°04'21"W	59.94'
C54	6°21'50"	521.00'	57.87'	S34°06'17"W	57.84'
C55	4°31'28"	194.00'	15.31'	S33°11'02"W	15.31'
C56	24°15'27"	194.00'	82.13'	S47°34'25"W	81.52'
C57	19°30'55"	194.00'	65.36'	S59°30'07"W	65.04'
C58	0°22'23"	971.00'	6.32'	S31°33'04"W	6.32'
C59	90°00'00"	15.00'	23.56'	S01°12'08"E	21.21'
C60	19°03'54"	136.00'	45.28'	N49°27'21"E	45.05
C61	40°00'41"	136.00'	94.98'	N69°58'42"E	93.06'
C62	22°36'39"	61.00'	25.13'	N56°12'09"E	24.95
C63	2°11'53"	430.00'	17.00'	S71°43'46"E	16.99'
C64	9°25'58"	430.00'	70.79'	S77°34'40"E	70.71'
C65	22°21'34"	230.00'	89.76'	N66°31'34"E	89.19'
C67	16°20'13"	230.00'	65.59'	N57°10'40"E	65.36'
C66	14°58'49"	230.00'	60.13'	N37°37'05"E	59.95
C69	6°04'11"	1029.00'	109.01'	S37°48'47"W	109.96'
C70	3°04'50"	1029.00'	55.32'	S33°14'17"W	55.32'
C72	0°52'53"	971.00'	14.82'	S42°21'21"W	14.82'
C73	1°53'54"	971.00'	32.50'	S41°57'29"W	32.50'
C74	9°33'53"	971.00'	163.40'	S51°01'23"E	163.21'
C75	2°01'32"	971.00'	38.02'	S35°59'11"W	38.02'
C76	0°49'34"	971.00'	14.00'	S36°27'38"W	14.00'
C77	2°08'24"	971.00'	36.27'	S38°58'36"W	36.26
C78	1°54'44"	971.00'	32.50'	S34°36'35"W	32.50
C79	1°54'47"	971.00'	32.52'	S32°01'49"W	32.52'
C80	5°26'28"	51.00'	61.15'	N37°40'55"E	58.03'
C81	5°26'28"	51.00'	61.15'	N32°40'55"E	58.03'
C82	87°48'25"	51.00'	80.49'	N34°56'31"W	84.57'
C83	89°25'56"	51.00'	85.59'	S81°06'42"W	78.49'
C84	10°42'03"	194.00'	36.23'	S34°36'05"W	36.18
C85	48°10'04"	39.00'	33.40'	N85°28'04"E	32.49'

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.50'	S27°41'30"W
L2	6.50'	N26°41'30"E
L3	84.67'	S64°40'36"E
L4	91.43'	N64°40'36"W
L5	6.50'	S33°51'27"W
L6	6.50'	N33°51'27"E
L7	46.89'	S50°38'34"E
L8	44.99'	N50°38'34"W
L9	6.50'	S49°47'52"W
L10	6.50'	N49°47'52"E
L11	5.50'	S25°35'52"E
L12	6.50'	S42°13'02"W
L13	6.50'	N42°13'02"E
L14	6.50'	S34°45'58"W
L15	6.50'	N34°45'58"E
L16	6.50'	S31°41'52"W
L17	6.50'	N31°41'52"E
L18	6.50'	S31°41'52"W
L19	6.50'	N31°41'52"E
L20	27.52'	S60°01'28"W
L21	76.20'	N85°59'54"W
L22	35.46'	N55°11'04"W
L23	40.73'	S47°48'58"E

LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	14,668 S.F.	0.34 AC.	1.54%	Drainage & Utility Easement	Metro District
TRACT B	4,775 S.F.	0.11 AC.	0.54%	Drainage & Utility Easement	Metro District
TRACT C	74,977 S.F.	1.72 AC.	8.41%	Drainage & Utility Easement	Metro District
TRACT D	96,476 S.F.	2.21 AC.	10.82%	Drainage & Utility Easement	Metro District
ROW	105,315 S.F.	2.42 AC.	11.81%	Right of Way	Town of Berthoud
LOTS (59)	595,053 S.F.	13.67 AC.	66.79%	Single-Family Residential	Property Owner
TOTAL	891,074 S.F.	20.47 AC.	100.00%		

PRELIMINARY

Robert C. Tenwolde
Registered Professional Land Surveyor
Colorado Registration No. 38131
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 certification shown hereon.

SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
301 North Howes Street, Suite 100 80521
FORT COLLINS, CO
(970) 221-4158
www.northern-eng.com

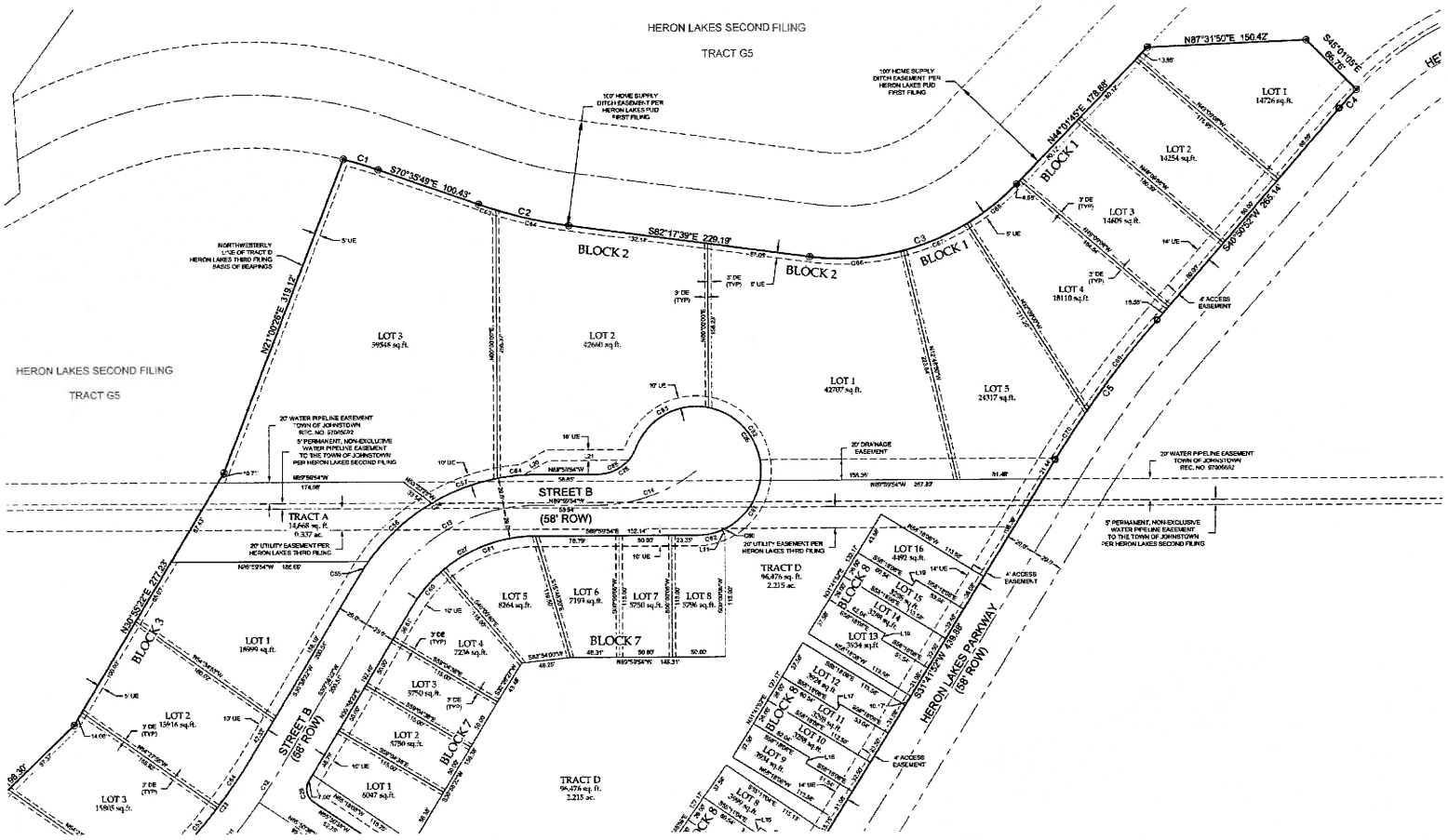
PROJECT #: 1900-016
CLIENT: Bridgeat Group
DATE: 1/30/19
SCALE: 1"=100'
DRAWN BY: L. Smith
REVIEWED BY: R. Tenwolde

HERON LAKES ELEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 2 Of 4 Sheets

HERON LAKES ELEVENTH FILING

A REPLAT OF TRACT D, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

	RIGHT-OF-WAY LINE
	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, LS 38470
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

PRELIMINARY

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 certification shown hereon.

SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
(970) 232-4159

PROJECT: N03-078
CLIENT: Brookfield Group
DRAWN BY: L. Smith
DATE: 1/25/10
SCALE: 1"=50'
REVIEWED BY: R. Tewsley

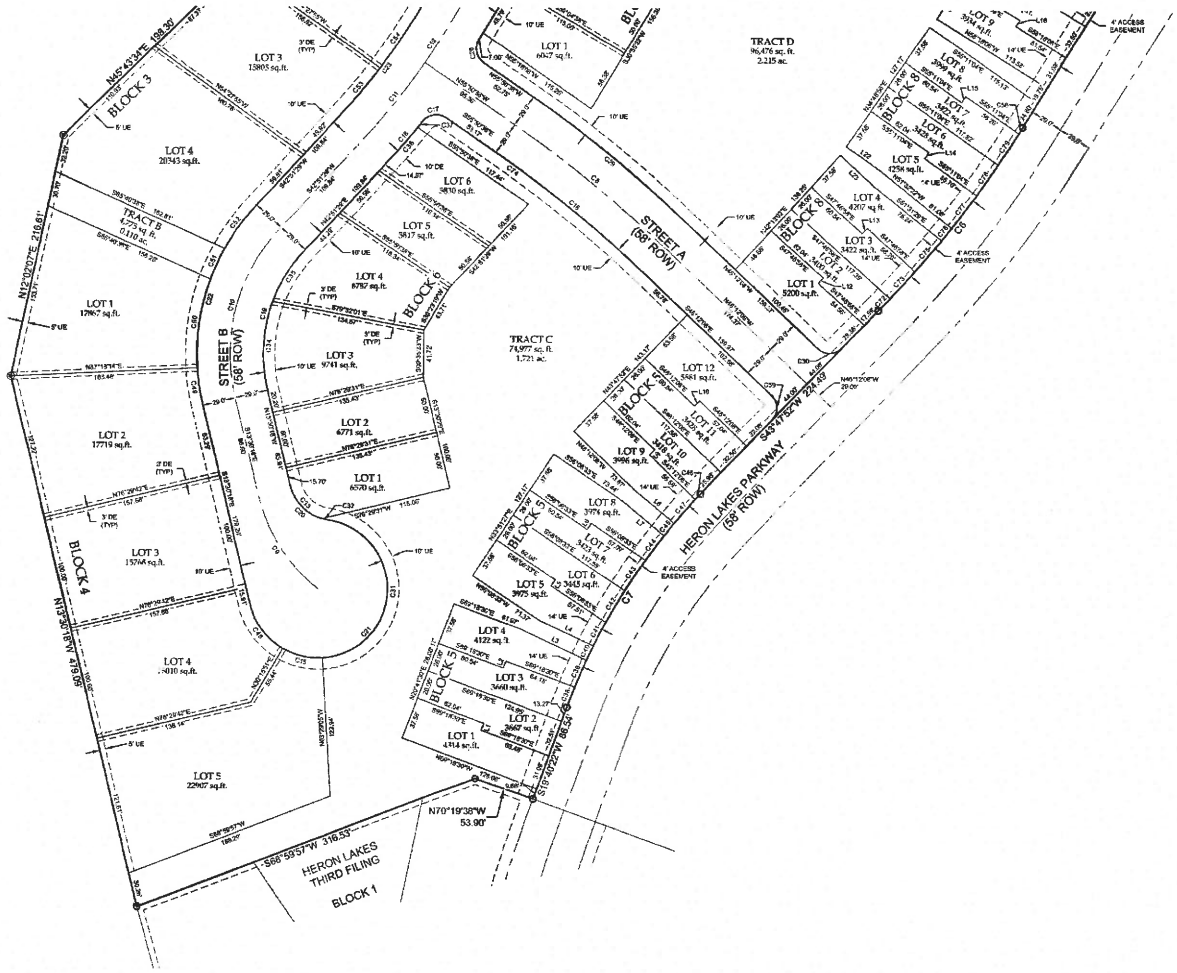
HERON LAKES ELEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

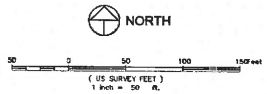
Sheet 3 Of 4 Sheets

HERON LAKES ELEVENTH FILING

A REPLAT OF TRACT D, HERON LAKES THIRD FILING, LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3





LEGEND

- RIGHT-OF-WAY LINE
- 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, LS 38470
- UE — UTILITY EASEMENT
- DE — DRAINAGE EASEMENT

PRELIMINARY

Richard L. Beasley
Registered Professional Land Surveyor
Certificate 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 hereon.

SECTION: 3 & 4
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

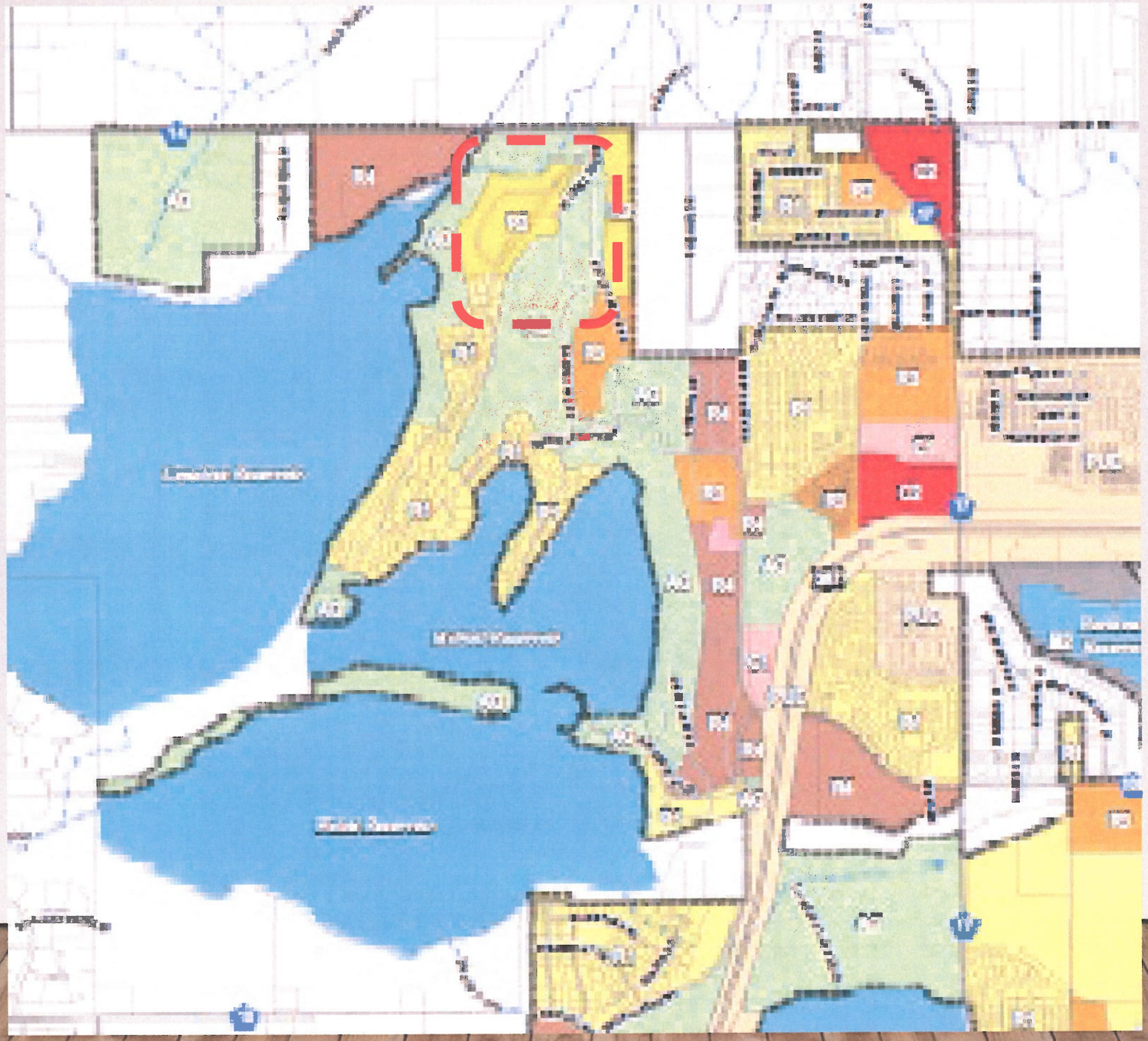
NORTHERN ENGINEERING
1709 Oakridge Drive, Suite 2, Fort Collins, CO 80521
970.221.4158 fax 970.221.4159
www.northernengineering.com

PROJECT: 169-078
CLIENT: Bedsaul Group
DRAWN BY: L. Smith
DATE: 1/25/19
SCALE: 1"=50'
REVIEWED BY: R. Beasley

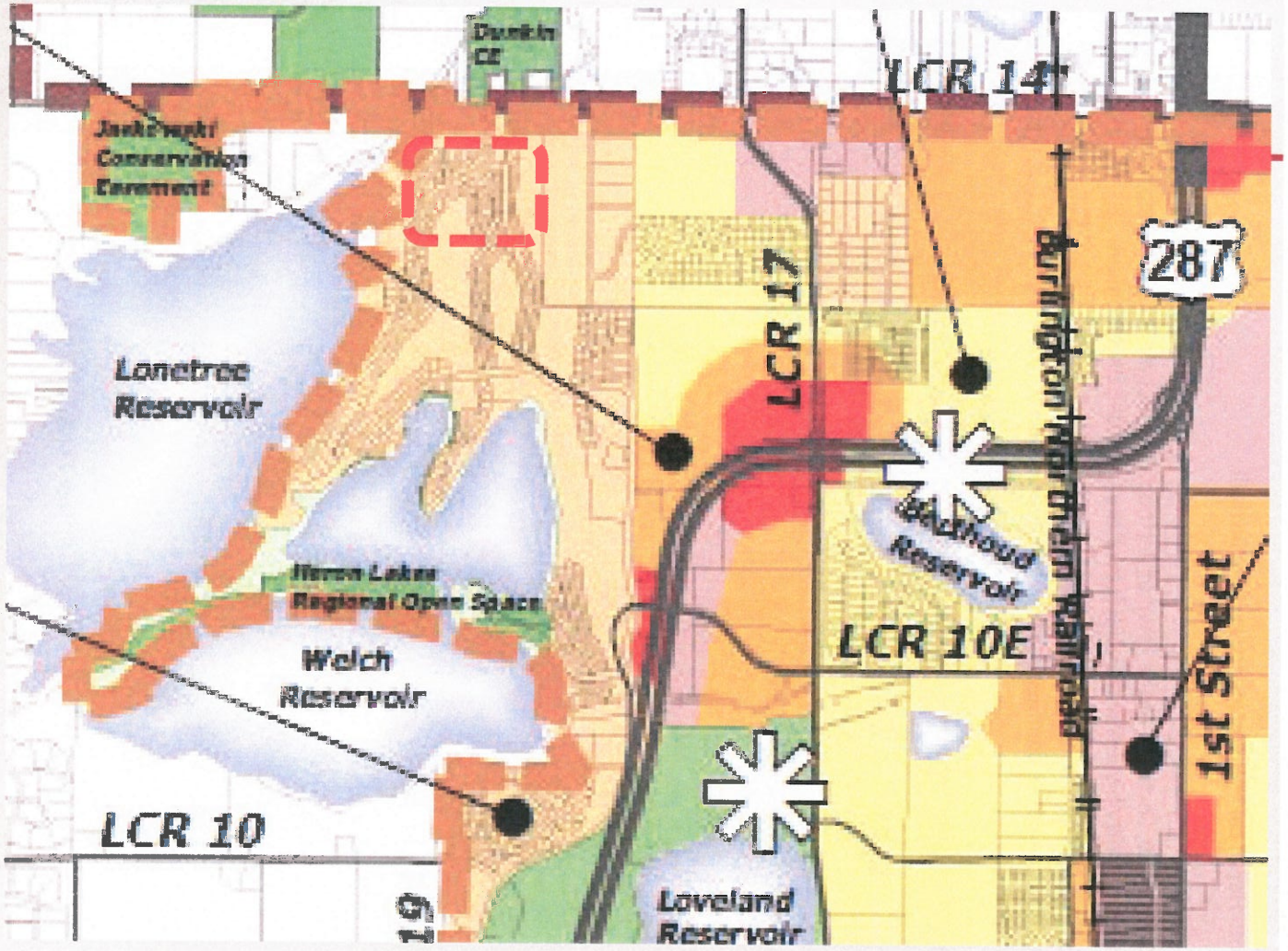
HERON LAKES ELEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 4 Of 4 Sheets

ZONING



PREFERRED LAND USE



LEGEND

Land Use Designation

- Low Density Rural Residential (Up to 0.5 DU/AC)
- Low Density Suburban Residental (Up to 2 DU/AC)
- Moderate Density Residential (2 to 6 DU/AC)
- High Density Mixed Use Residential (6 - 14 DU/AC)
- Commercial/Office
- Employment
- Berthoud Growth Management Area/Boundary
- Town of Berthoud Area of Community Influence (ACI)
- Natural Preserve/Open Lands (Parks, Bodies of Water, Hwy 287 Buffer, Trail Corridor Conservation Easement (CE) Irrigation Ditches)
- View Corridor Areas that may serve to preserve views to agricultural lands, natural areas and mountains along major roadway corridors.

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

NEIGHBORHOOD COMMENT REPORT

Date: 06/7/19

Project: Heron Lakes 10th/11th

Applicant: Heron Lakes Investments, LLC/Jim Birdsall

As per Chapter 30, Section 6 of the Town of Berthoud Development Code, a neighborhood notice letter was sent to property owners within 500 feet of the proposed development.

The applicant is responsible for addressing all public comment received and must provide the Town with a copy of how the public comments have been addressed.

Please find a response attached with the packet.

From: Ann Baker
To: Curt Freese; Jill Wilson
Subject: Public comment about Heron Lakes 10th and 11th plat
Date: Tuesday, April 16, 2019 2:13:43 PM

Hi Mr. Freese and Ms. Wilson,

Thank you for mailing us a neighborhood notice about Heron Lakes 10th Filing Final Plat and Heron Lakes 11th Filing Final Plat. I appreciate your work in keeping neighbors updated on that property.

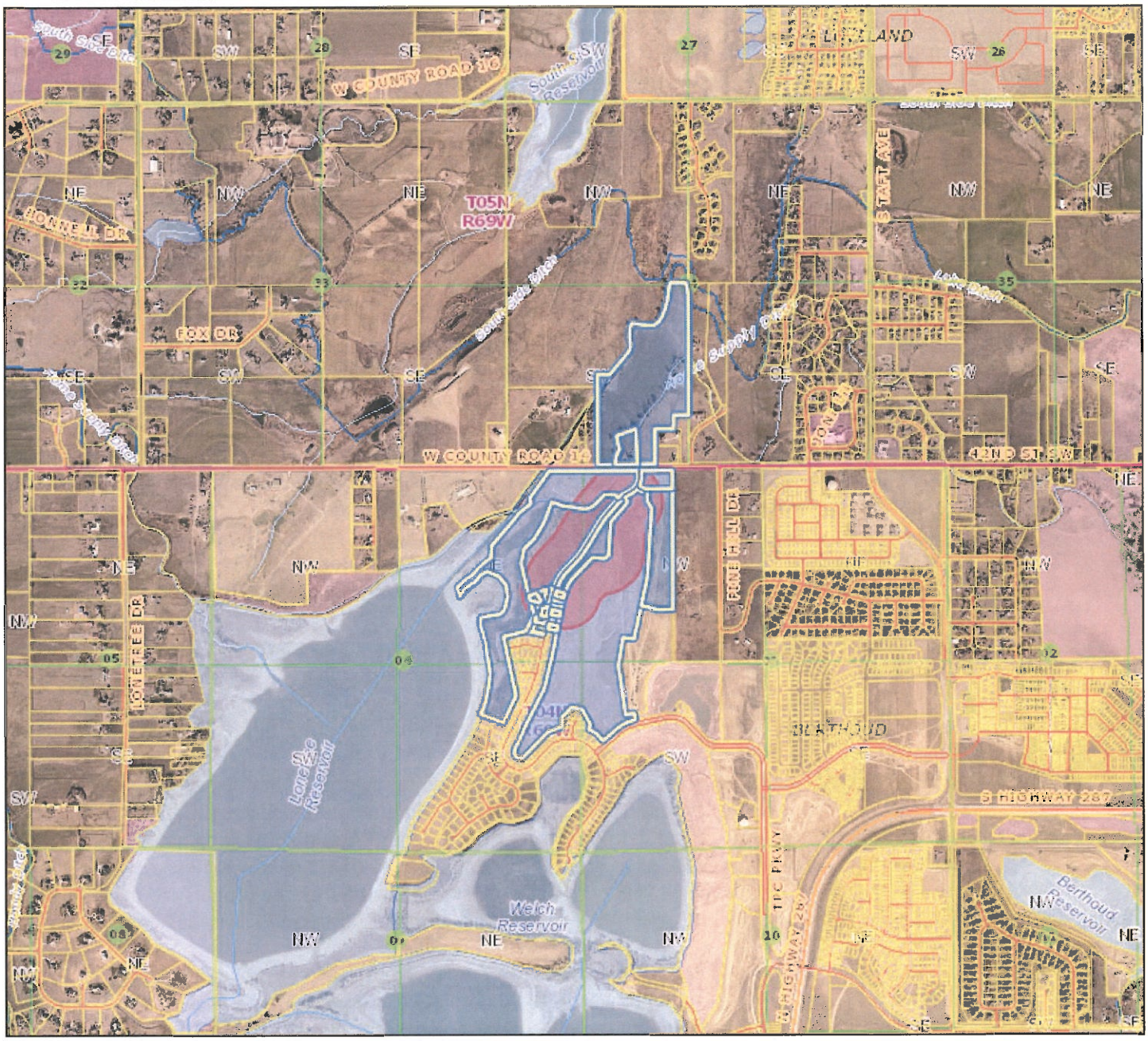
West County Road 14 has a very narrow shoulder, and cars often speed by much faster than the speed limit. Because of that, we have concerns about the development's impact on West County Road 14, primarily:

- **Sidewalk**: When will a sidewalk be built along West County Road 14, connecting Heron Lakes on the west to the Heron Pointe neighborhood on the east? Doing so would improve trail connectivity throughout Berthoud and make it safer for pedestrians to travel along that busy road. It also would allow schoolchildren in Heron Lakes to walk or ride their bikes to Carrie Marin Elementary, a mere quarter-mile away. Several town codes address trail connectivity, including *Berthoud Municipal Code 30-2-107 Sidewalks, Walkways, Trails and Bikeways; Berthoud Municipal Code 30-2-109 Parks, Trails and Open Space; and Berthoud Municipal Code 30-2-117 Commercial and Industrial Standards.*
- **Road width:** Will West County Road 14 be widened? Will a turn lane be built where the road intersects Heron Lakes Parkway? Will the speed limit on West County Road 14 be reduced in that area?
- **Landscape:** When will the developer complete the landscape plan for the golf course's maintenance buildings? Along those lines, what is the landscape plan for West County Road 14?
- **Drainage**: The property to the east of the golf course's maintenance building has a historic low spot that borders West County Road 14. Before the maintenance buildings were built, this low spot filled with water on occasion — after a severe rainstorm or for a few weeks after a wet spring. Now that the maintenance building is up and operating, the low spot is full of water all spring and summer, creating a mosquito nightmare for those of us along West County Road 14. I'm worried the drainage from these two proposals will make the standing water on the property to the east even worse. Is there an effective drainage plan in place for these two proposals?

From what I can see, these two proposals are at northern-most edge of the entire Heron Lakes development. I'm assuming this will be the last time the town can address some of these issues along West County Road 14. As traffic continues to increase on West County Road 14 with construction equipment, golf course employees and homeowners, we'd like to see the developer make improvements to the road, drainage, landscape and sidewalk as soon as possible.

Thank you for your time,
Ann Baker

Larimer County Web Map



Legend

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

Notes

0.3 0 0.3 Miles

Date Prepared: 3/7/2019 9:36:14 AM

Scale
1: 23,788

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

STAFF REPORT REZONING: BERTHOUD 160 (FORMERLY OVERLOOK AT DRY CREEK

DATE:* *June 13, 2019

GENERAL INFORMATION		
Applicant:	Berthoud 160 LLC, Jim Righeimer /TB Group agent	Size: 120.4 acres
Site Location:	This property is located East of Berthoud Parkway, South of Rose Farm Acres and Hillsdale, and located on the Eastern side of Berthoud Parkway	
Applicant's Request:	The Applicant is requesting to rezone: PUD to R-1: 74.53 acres PUD to R-2: 45.87 acres	
Current Zoning:	PUD: with single family "mixed use residential" uses approved for up to 431 dwelling units	

ZONING DISTRICT INFORMATION			
	R-1	R-2	Overlook PUD
Max Density	8 units per acre	16 units Per acre	3.7 dwelling units per Acre
Min. Lot Size	3,500 sq. ft.	2,000	Unknown/Never Approved
Min. Lot Width	35'	20'	" "
Front Setback	20' front loaded'; 15' rear loaded	20' front loaded; 10' rear loaded/corner side	" "
Side Setback		5' side' 10' corner side	" "
Rear Setback	20' Front loaded 5-8' with rear loaded	10' front loaded; 5'-8' rear loaded	" "
Building Height:	40' prin; 30' acc	40' 30' acc.	" "
		20'	

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: Rose Farm/Hicks Farm	Dry Creek, Single Family, Hillsdale	N/A
South: County, FA-1	Estate Lots/Agricultural	N/A
East: County FA-1	Agricultural	N/A
West: Harvest Ridge R-1/FA-1	Undeveloped estate lots, Agricultural	N/A

PROPOSAL

The Applicant is requesting to rezone the Overlook at Dry Creek PUD to straight zoning; specifically, 74.53 acres to R-1 (Single Family) and 45.87 acres to R-2 (Limited Multi-family). The Applicant has submitted a non-binding concept plan to provide additional detail of their future vision for the property, with a density of 487 dwelling units (a density of ~4 units per acre).

The Concept plan depicts four different housing types to satisfy the lot diversity requirements of Section 30-2-116 D: front loaded single family attached, rear loaded small cottages, townhouses and paired homes/duplexes. Section 30-2-116 D requires four different uses or lot types for any overall project of this size and allows one type to be up to 80% of the entire project. The Concept Plan depicts trail connections up through Hillsdale (an easement will be required as the property does not directly border Hillsdale) and along Berthoud Parkway, a central park, and three access points off of Berthoud Parkway, and one off LCR 4E.

A preliminary Traffic Study, Open Space Plan and Utility Plan have been submitted to comply with many of the requests and proposed changes made over a series of Town Board led development workshops in April and June. Staff has heard from both Board and PC members that not enough information is being provided in relation to a rezoning request, for a Board/PC member to make a reasonable decision. To that end, Staff is proposing to create a new Neighborhood Master Plan process, which would be required with every rezoning. This Master Plan would require the aforementioned traffic study, open space and utility plan, unlike the previous Concept Plan process. To this end, Staff asked the Applicant if they would be willing to withdraw their May 9th rezoning request to incorporate some of these changes, and the Applicant agreed. Once the majority of these matters were resolved, the Applicant requested to move forward by providing some of these additional materials. The Town has no ability to require the new process or approval (since this application was submitted well before these workshops), but the issues raised (traffic, layout, engineering, lot diversity etc) are all appropriate questions or concerns related to any rezoning request. Staff has made a number of recommendations based on the amended Concept Plan recently provided, but without the new Neighborhood Master Plan process being codified, it will remain a recommendation with the intent that any future platting should clearly follow these recommendations to obtain platting approval.

The proposed changes discussed with the Town Board, will be brought to the PC for a June 27th workshop.

Preliminary Traffic Impact Study

The preliminary TIS report was completed with three access points along Berthoud Parkway and one along 4E. At the proposed density, 4,634 trips will be generated each day, with 70% of the trips going North or South on Hwy 287. Possible improvements such as turn lanes, etc. might be required as mentioned on page 17 of the study but will not be studied until a final traffic study is complete during the preliminary plat stage of approval. Staff does have a variety of concerns raised by this traffic study especially in regards to 4E and the access points along Berthoud Parkway, which have been discussed with the Town Traffic Engineer John Seyer. Staff has placed these concerns in recommendation form on the final page going forward, as recommendations of approval for future platting.

Preliminary Utility Plan

A preliminary utility plan has been provided showing the water line and sewer line connections (both would be 8"), capacity and demand, and where the lines would be located.

Preliminary Open Space

The open space plan has also been provided depicting the location and size of detention area, open space, and parks. Approximately 20% of the project would be within park or open space: 11.3 acres or 7.9% of the subdivision would be dedicated to parks, and 17 acres or 12% would be dedicated to open space. Staff has some concern regarding the sections of open space between the lots. In other developments, these areas have ben seeded with natural grasses, or are being used for drainage, and have quite a bit of slope, making their maintenance difficult (with overgrown grasses, weeds, and stagnant water). Staff has concern as to their grades, and would recommend adding trails, grass or other amenities so these areas do not become maintenance issues in the future.

Lot Diversity:

The new lot diversity standards require four different housing types. There are positives and negatives to establishing the higher density uses along 4E, but Staff acknowledges the concern of placing all such uses next to rural style development. In the future, as many of the larger cities and towns have developed, it is likely development will reach these areas and they will lose their rural character; therefore, allowing density at this time would in some ways decrease sprawl.

However, there are also numerous examples of developments which successfully incorporate or layer the development with higher density uses on the interior or mixed throughout. Vantage, Heritage Ridge, PrairieStar all have higher density uses on the interior or layered in throughout the development. Staff would recommend that these R-2 uses be better layered throughout the development, and not solely located in the Southwest corner of Berthoud Parkway and 4E

BACKGROUND

The current Overlook PUD was approved in 2007 with undefined mixed-use residential uses and an overall max density of 431 dwelling units, or 3.7 dwelling units per acre. The approved ODP stated that multi-family uses were to be limited to 8 dwelling units per acre but offered no other development standards other than arrows indicating future trail, street, and water and sewer connections. A PDP (or Preliminary Development Plan), was submitted in 2008, and included a waiver for the North South collector street to connect with Rose Farm (this was abandoned as it would have gone over wetland areas and the Dry Creek).

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area as Moderate Density Residential (yellow on the map), with residential uses/development at 2–6 units per gross acre. The Preferred Land Use Plan was approved in the 2014 Comprehensive Plan.

- ✓ Should a density of 5 units per acre as depicted on the Concept Plan be approved in the Platting stages, the zoning would satisfy the Comp Plan.

REZONING CRITERIA/FINDINGS

The criteria in Section 30-3-110.B of the Development Code for amending the official zoning map requires at least one of the following criteria to be met (with Staff analysis regarding each point below):

1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or

   x. Staff is not aware of any error.

2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or

   - ✓ The Town is moving away from PUD zoning, to the standard requirements of the development code which serves to benefit everyone through a more open and efficient process.

- ✓ The proposed zoning is consistent with the past PUD approvals and does not materially change the existing and previously approved uses and density for this property.

3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or

   x. Staff is not aware of any error.

4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or

   - ✓ The rezoning will allow for a more efficient development process, without requiring multiple amendments to an antiquated PUD that was never developed.
   - ✓ The rezoning conforms to the Preferred Land Use Plan, and the existing uses and density of the proposed zoning districts.

   x. There are community concerns regarding establishing the higher density uses at the LCR 4E location. Planning principles both encourage higher density uses along higher order roads, as well as encourage the mixing of different uses within the development.

5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or

   - ✓ No development similar to the current PUD has been realized.
   - ✓ Rezoning to a standard district should serve to encourage the development of the property with an easier and more efficient development process.

   x. There are no other adjoining multi-family uses in the area.

6. A rezoning to Planned Unit Development Overlay (PUD) district is requested and approved per provisions of this code.

   x. This factor is not applicable.

Staff finds that this proposal satisfies the rezoning criteria of factor #2, 4, and 5.

PUBLIC NOTICE AND COMMENT

Notice of the Town Board 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', with an invitation to comment on the request within three weeks of receipt. Staff did receive two in person visits in opposition to this request, and comments are found within the packet.

FINDINGS AND RECOMMENDATIONS

Move to recommend the Berthoud 160 zoning map amendment with the following zoning changes: 74.53 acres to R-1 (Single Family) and 45.87 acres to R-2 (Limited Multi-family), finding that the proposed rezoning:

1. **Satisfies the applicable zoning amendment criteria of Section 30-3-110.B of the Town's Development Code as found on pages 4-5 of this Staff Report; and**
2. **Is consistent with the Town of Berthoud's Comprehensive Plan and Preferred Land Use Map.**

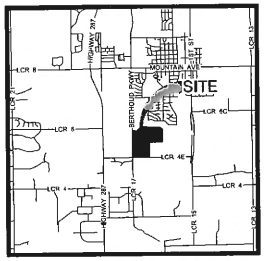
And also making the following recommendations to the proposed Concept plan as it goes to platting:

3. **That the Applicant make every effort to obtain a trail easement for a connection to Hillsdale Park.**
4. **Staff strongly recommends that the R-2 uses (townhouses, cottages, paired homes, rear loaded houses) be layered throughout the development, and not solely located in the Southwest corner of Berthoud Parkway and 4E as proposed on the Concept Plan. However, there is more than enough area within the proposed R-2 district to accomplish this.**
5. **Strongly consider adding open space or transferring park area to the North, to take advantage of its excellent view corridors and topography.**
6. **Strongly recommend that all lots fronting the central park are rear loaded to provide for a much more functional and pleasing amenity. In addition, the change of design would also provide another lot type to satisfy the lot diversity standards which are required.**
7. **Strongly recommend the removal of the single family lots with rear yards that back into the central park area that is to be enjoyed by all residents.**
8. **Berthoud Parkway Site Accesses**
    a. **The Site Plan in Figure 2 shows a building in the way of Access #5; reconcile whether there should be an access here or not**
    b. **Town standards call for a minimum access spacing along Berthoud Parkway of 330'; confirm if this can be met with three site accesses, and whether three access points are warranted.**
9. **US 287 & LCR 4E**
    a. **The Town is concerned about safety at this intersection, particularly with respect to WB left turns being able to see SB thru traffic**
        i. **Research recent crash history at this intersection to see if there is an existing crash pattern**
        ii. **Evaluate the sight distance for this movement**
    b. **CDOT must be included in the review stage of the final traffic study**

REZONING MAP

ZONING AMENDMENT MAP

A PORTION OF LOT 2, HICKS MRD S9-89, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP

1" = 5000'

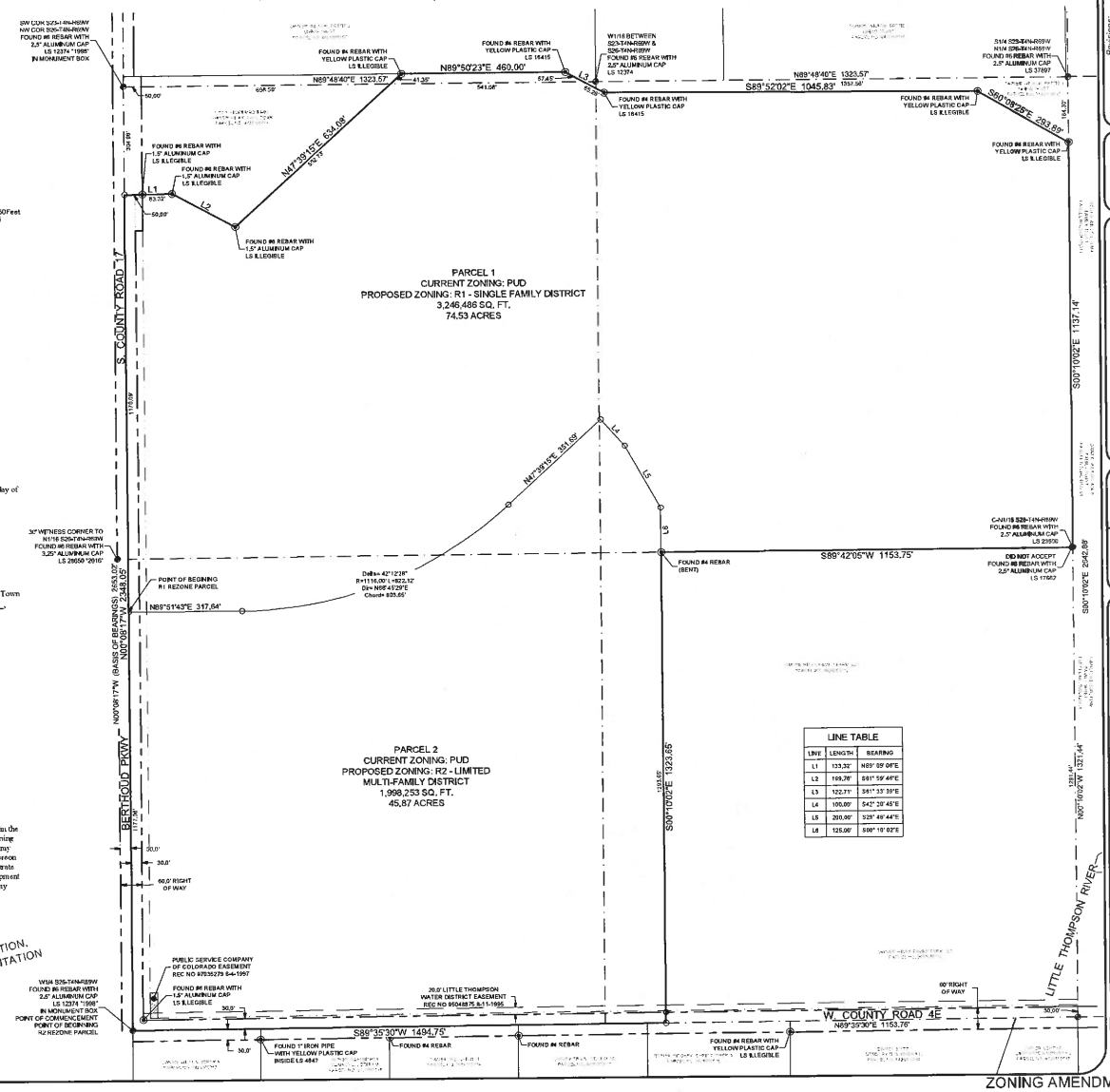
LEGEND

- RESERVED RIGHT OF WAY
- EXISTING RIGHT-OF-WAY
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- CALCULATED POSITION
- FOUND IN REBAR W/ORANGE PLASTIC CAP, LS 34995
- FOUND PROPERTY CORNER AS DESCRIBED
- FOUND SECTION CORNER AS DESCRIBED

NORTH

150 0 150 300 450Feet

(IN U.S. SURVEY FEET)
1 inch = 150 ft.



LINE TABLE		
LINE	LENGTH	BEARING
L1	133.32'	N89° 05' 00"E
L2	199.76'	S81° 59' 46"E
L3	122.71'	S81° 33' 39"E
L4	100.00'	S42° 20' 45"E
L5	200.00'	S25° 49' 44"E
L6	125.00'	S06° 10' 02"E

STATEMENT OF OWNERSHIP AND SUBDIVISION

Know all persons by these presents, that the undersigned owner of the following described land:

Lot 2, Hicks MRD S9-89 as recorded July 31, 1989 as Reception No. 89033670 of the Records of Larimer County, situate within the Southwest Quarter (SW1/4) of Section Twenty-three (S23) and the Northwest Quarter (NW1/4) of Section Twenty-six (S26), Township Four North (T-4N), Range Sixty-nine West (R-69W) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado.

Excepting Therefrom:

A portion of Lot 2, Hicks MRD S9-89 situate within the Southwest Quarter (SW1/4) of Section Twenty-six (S26), Township Four North (T-4N), Range Sixty-nine West (R-69W) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

BEGINNING at the Center Quarter Corner (C1/4) of said Section 26 and assuming the West line of the Northwest Quarter of said Section 26 as bearing North 00°08'17" West and monumented on the South by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 and monumented on the North by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 a distance of 2653.02 feet.

THENCE North 00°19'02" West along East line of said Lot 2 a distance of 1321.44 feet to the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 26, said corner monumented by a #6 Rebar with a 2.5" aluminum cap, L.S. 23550.

THENCE South 89°42'05" West along the North line of the Southeast Quarter of the Northwest Quarter of said Section 26 a distance of 1153.75 feet;

THENCE South 00°10'02" East a distance of 1323.65 feet to the South line of said Lot 2;

THENCE North 89°35'30" East along the South line of the Northwest Quarter of Section 26 a distance of 1153.76 feet to the POINT OF BEGINNING.

Said parcel contains 5,244,739 Sq. Ft or 120.40 acres, more or less

PROPOSED R1 ZONING

A portion of Lot 2, Hicks MRD S9-89 as recorded July 31, 1989 as Reception No. 89033670 of the Records of Larimer County, situate within the Southwest Quarter (SW1/4) of Section Twenty-three (S23) and the Northwest Quarter (NW1/4) of Section Twenty-six (S26), Township Four North (T-4N), Range Sixty-nine West (R-69W) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter Corner (W1/4) of said Section 26 and assuming the West line of the Northwest Quarter of said Section 26 as bearing North 00°08'17" West and monumented on the South by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 and monumented on the North by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 a distance of 2653.02 feet

THENCE North 00° 08' 17" West along the West line of said Northwest Quarter of Section 26 a distance of 1137.96 feet to the POINT OF BEGINNING

THENCE North 00° 08' 17" West continuing along said West line of the Northwest Quarter of Section 26 a distance of 1170.09 feet;
THENCE North 89° 69' 06" East along the Westerly prolongation of a Southerly line of Lot 1, Hicks MRD S9-89 a distance of 133.32 feet,
THENCE South 81° 59' 46" East along a Southwesterly line of said Lot 1 a distance of 199.76 feet,
THENCE South 47° 39' 15" East along the Southeasterly line of said Lot 1 a distance of 634.08 feet;
The following five (5) courses are along the Northerly, Northeasterly, and Easterly lines of Lot 2, Hicks MRD S9-89
THENCE North 89° 52' 33" East a distance of 460.00 feet;
THENCE South 61° 33' 39" East a distance of 122.71 feet;
THENCE South 89° 52' 02" East a distance of 1045.83 feet;
THENCE South 00° 08' 25" East a distance of 293.83 feet to the East line of the Northwest Quarter of said Section 26,
THENCE South 00° 10' 02" East along said East line of the Northwest Quarter of Section 26 a distance of 1137.14 feet,
THENCE South 89° 42' 05" West a distance of 1153.75 feet;
THENCE North 00° 10' 02" West a distance of 125.00 feet;
THENCE North 25° 49' 44" West a distance of 200.00 feet;
THENCE North 42° 20' 45" West a distance of 100.00 feet;
THENCE South 47° 39' 15" West a distance of 351.68 feet to a Point of Curvature,
THENCE along the arc of a curve concave to the Northwest a distance of 822.32 feet, said curve has a Radius of 1116.00 feet, a Delta of 42° 12' 38" and subtended by a chord bearing South 68° 45' 28" West a distance of 803.65 feet to a Point of Tangency;
THENCE South 89° 51' 43" West a distance of 317.64 feet to the POINT OF BEGINNING

Said parcel contains 3,246,488 Sq. Ft or 74.53 acres, more or less

PROPOSED R2 ZONING

A portion of Lot 2, Hicks MRD S9-89 as recorded July 31, 1989 as Reception No. 89033670 of the Records of Larimer County, situate within the Southwest Quarter (SW1/4) of Section Twenty-three (S23) and the Northwest Quarter (NW1/4) of Section Twenty-six (S26), Township Four North (T-4N), Range Sixty-nine West (R-69W) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

BEGINNING at the West Quarter Corner (W1/4) of said Section 26 and assuming the West line of the Northwest Quarter of said Section 26 as bearing North 00°08'17" West and monumented on the South by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 and monumented on the North by a #6 rebar with a 2.5" aluminum cap, L.S. No. 12374 a distance of 2653.02 feet

THENCE North 00° 08' 17" West a distance of 1177.96 feet;
THENCE North 89° 51' 43" East a distance of 317.63 feet to a Point of Curvature,
THENCE along the arc of a curve concave to the Southwest a distance of 822.32 feet, said curve has a Radius of 1116.00 feet, a Delta of 42° 12' 38" and subtended by a chord bearing North 68° 45' 28" East a distance of 803.65 feet to a Point of Tangency;
THENCE South 47° 39' 15" East a distance of 351.68 feet;
THENCE South 42° 20' 45" East a distance of 100.00 feet;
THENCE South 25° 49' 44" East a distance of 200.00 feet;
THENCE South 00° 10' 02" East a distance of 125.00 feet;
THENCE South 00° 10' 02" East a distance of 1323.65 feet;
THENCE South 89° 35' 30" West a distance of 1494.75 feet,

Said parcel contains 1,998,253 Sq. Ft or 45.87 acres, more or less

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.

SITE SPECIFIC DEVELOPMENT PLAN

This plan constitutes a site specific development plan as defined in Article 68 of Title 24, C.R.S., as amended, and Chapter 30 of the Berthoud Development Code available at the Berthoud Town Hall, 328 Massachusetts Avenue, Berthoud, Colorado 80513.

NOTES:

1) The linear unit of measurement for this survey is U. S. Survey Feet.

2) The Basis of Bearings is the West line of the Northwest Quarter of Section 26 as bearing North 00° 08' 17" West, and monumented as shown on drawing.

APPROVAL CERTIFICATE

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

_____
PLANNING COMMISSION

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

_____
Board

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

The foregoing plat is approved for filing and accepted by the County of Larimer, Colorado, this _____day of _____, 20____.

ATTEST: _____
County Clerk

SURVEYOR'S CERTIFICATE:

I, Steven A. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the survey for this Zoning Amendment Map was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, that the foregoing plat is an accurate representation thereof, and is in compliance with the Development Regulations of the Town of Berthoud, all to the best of my knowledge, information and belief.

DRAFT
2-25-19
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

Prepared on Behalf of Northern Engineering Services, Inc.
Steven A. Lund
Colorado Registered Professional
Land Surveyor No. 34995

Revisions:	By:	Date:

SECTION: 23 & 26
TOWNSHIP: 4 N
RANGE: 69 W of the 6th PM

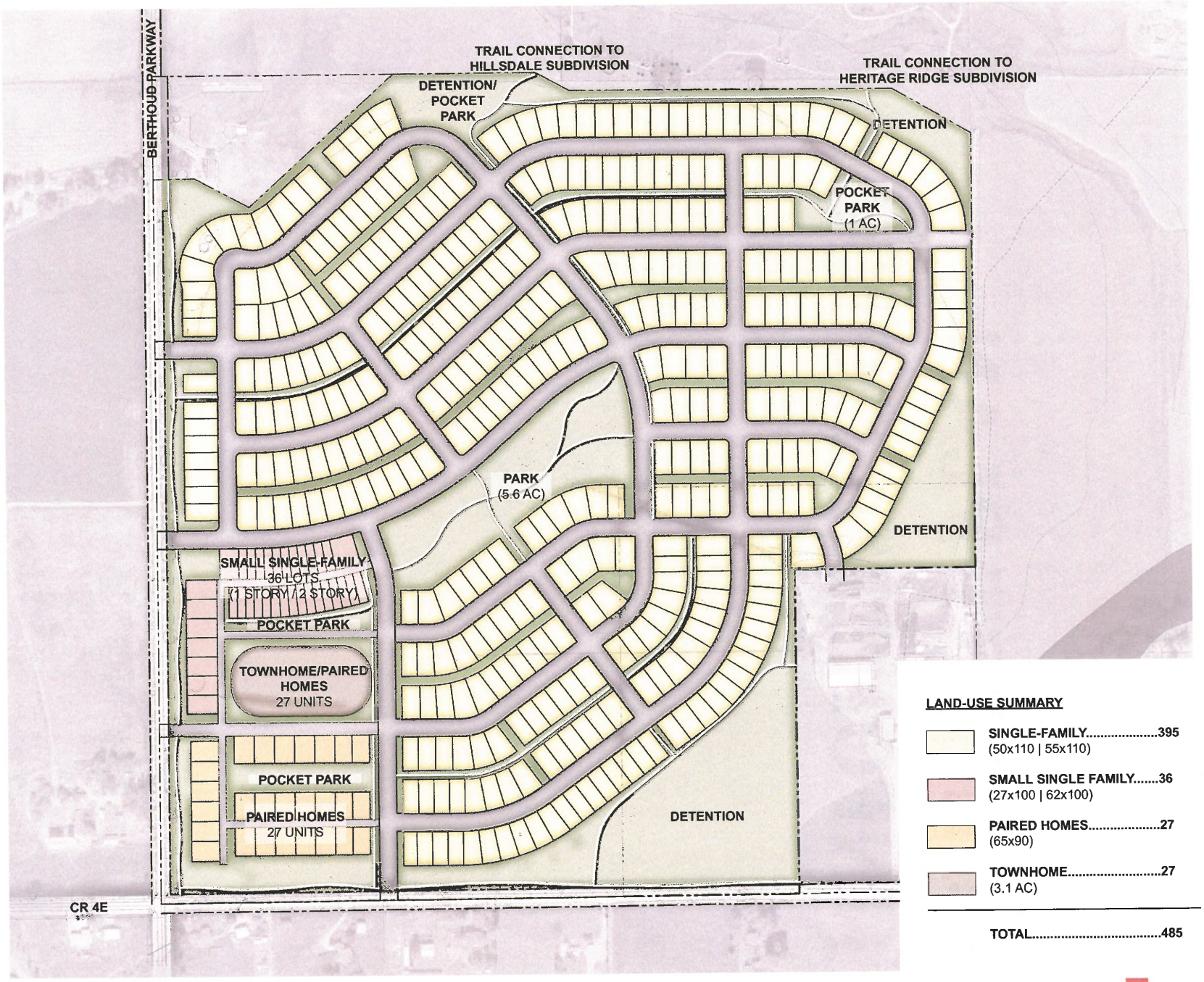
NORTHERN ENGINEERING
FORT COLLINS, 301 North Howes Street, Suite 100, 80521
FORT COLLINS, 4969 Ronald Reagan Blvd, 80528
970.221.4158
northern-eng.com

DATE: 02/21/2019
SCALE: 1" = 150'
PROJECT: 98P-009
DESIGNED BY: T. Lund
DRAWN BY: T. Lund
REVIEWED BY: S. Lund

ZONING AMENDMENT MAP
PORTION OF LOT 2, HICKS MRD S9-89
TOWN OF BERTHOUD, COLORADO

Sheet
1
Of 1 Sheets

CONCEPT PLAN (INFORTMATIONAL)



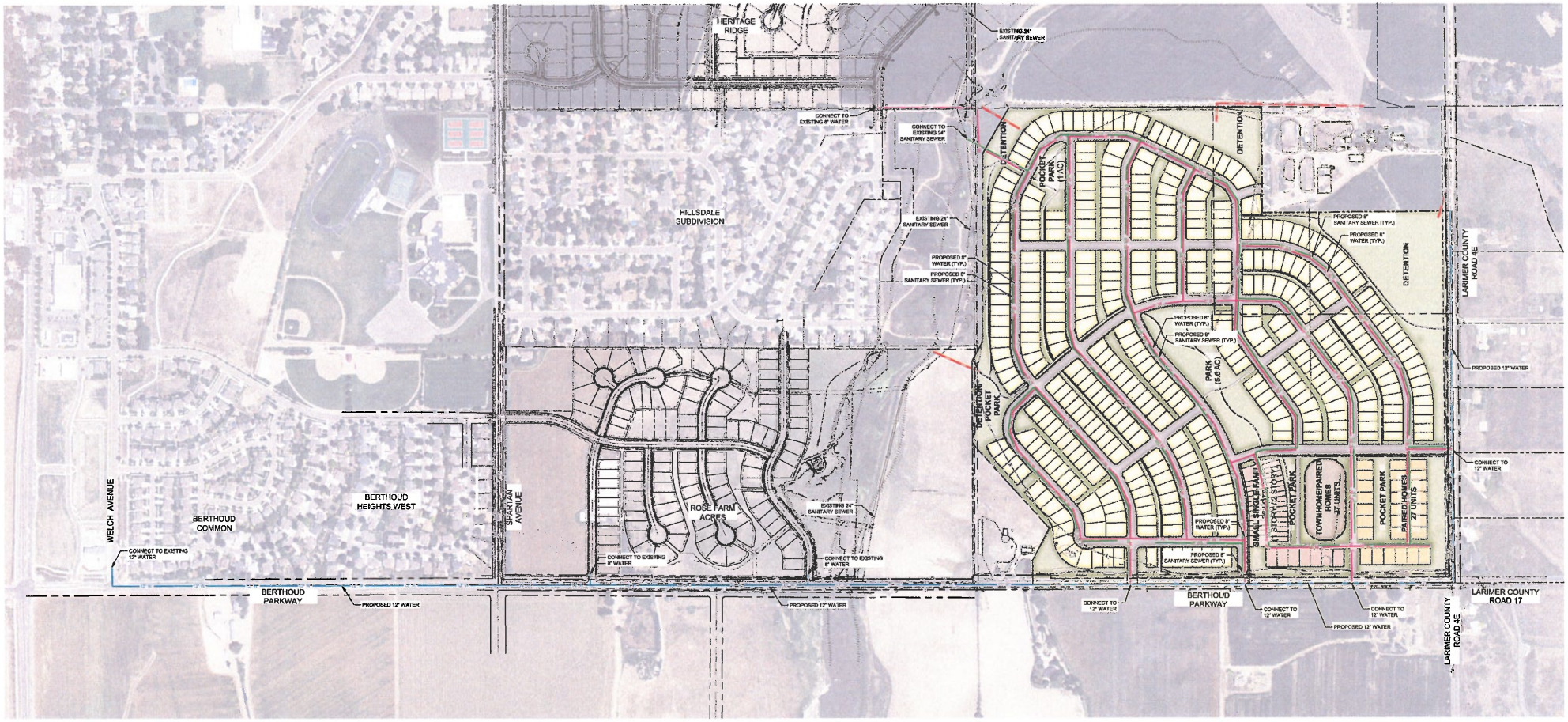
PK BERTHOUD - CONCEPT PLAN

6.4.19

1:100

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave. Berthoud, CO 80513 | tel. 970.532.5891 | www.TBGroup.us

PRELIMINARY UTILITY PLAN



WATER IMPACTS																			
			Assumptions:										Calculations:						
Description/ Land Use	Acres	Equivalent Dwelling Units	Assumed Demand (gpd /day /person)	Assumed F.A.R.	Total Floor Space, asf (acres)	People per Unit	Average Day		Max Day		Max Hour		Average Day		Max Day		Max Hour	
							Residential (gpm/ac)	Non-Residential (gpm/ac)	Residential (gpm/ac)	Non-Residential (gpm/ac)	Residential (gpm/ac)	Non-Residential (gpm/ac)	Residential (gpm)	Non-Residential (gpm)	Residential (gpm)	Non-Residential (gpm)	Residential (gpm/ac)	Non-Residential (gpm/ac)
Single and Multi-Family Residential (PUD)	141.3	510	145	n/a	n/a	2.66	0.10	n/a	0.28	n/a	0.45	n/a	136	n/a	380	n/a	610	n/a
SUB-TOTAL													136	0	380	0	610	0
TOTAL =	141.3												136		380		610	

SANITARY SEWER PROJECTED FLOW DETERMINATION																		
Design Point Location	Design Point	Residential									Infiltration		Sewer Design					
		Zoning or Land Use	Area (acres)	Equivalent Dwelling Units	Capita Per Unit	Per Capita Flow Rate	Equivalent Population	Average Flow	Peak Flow Factor	Peak Flow (cfs)	Flow Factor (GPAD)	Infiltration (cfs)	Total Peak Sewage Flow (cfs)	Pipe Size (in)	Pipe Slope (ft/100 ft)	Required Capacity (cfs)	Capacity Provided (cfs)
Entire Site	1	PUD	141.3	510	2.66	95	1357	0.20	3.00	0.60	500	0.020	0.62	8	0.5	0.720	0.854

(IN FEET)
1 INCH = 250 FEET

JUNE 4, 2019

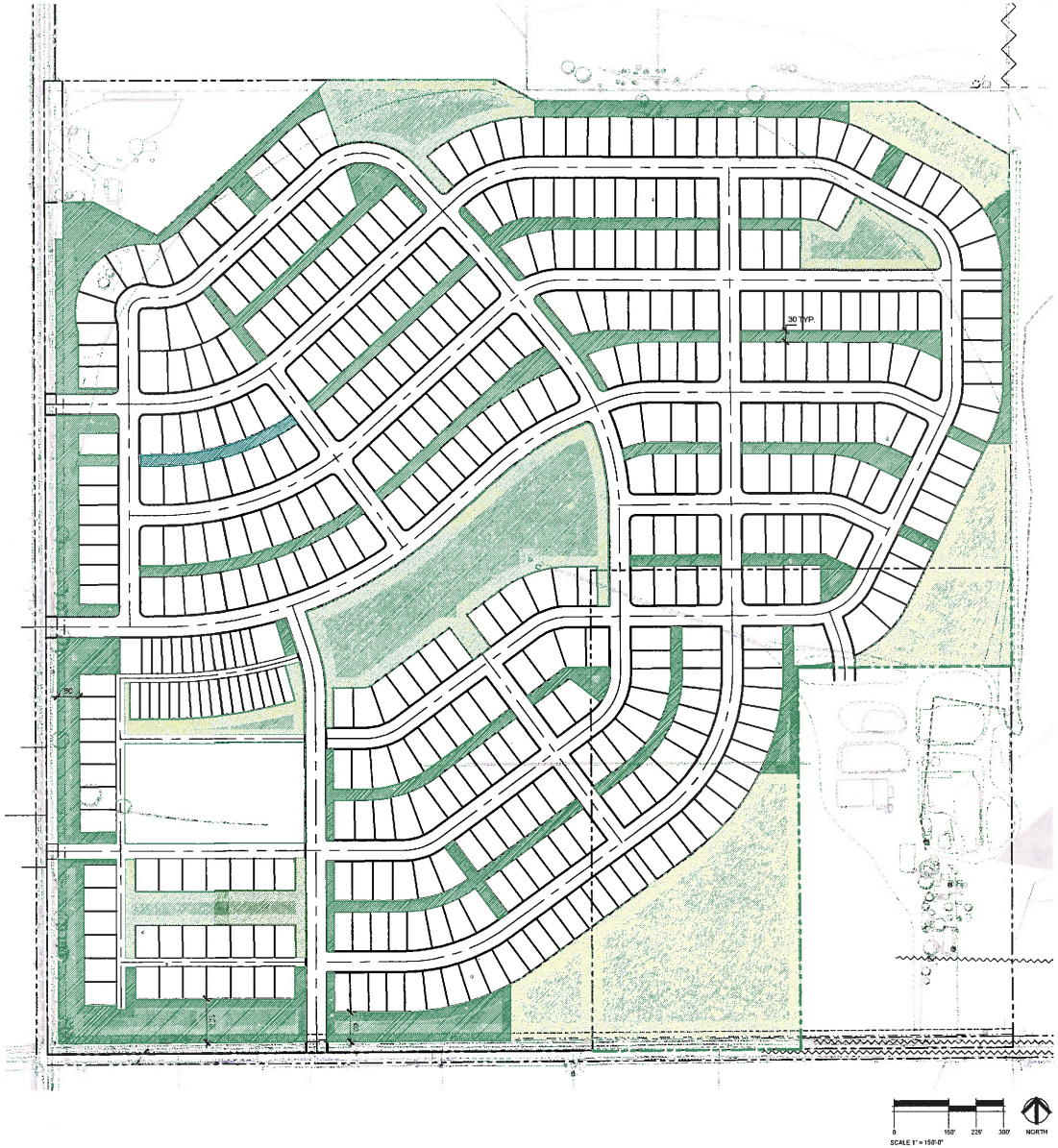
NORTHERN ENGINEERING

P:\317-001\DWG\CONSTR\PK BERTHOUD_UTILITY AND SCHARD EXHIBIT.DWG

PK BERTHOUD
BERTHOUD, CO

CONCEPTUAL UTILITIES
SANITARY SEWER AND WATER USAGE

PRELIMINARY OPEN SPACE/ PARKS



OPEN SPACE CALCULATIONS:

PARKS/POCKET PARKS =	11.3 AC	7.9%
OPEN SPACE =	17.0 AC	12.0%
DETENTION =	12.7 AC	8.9%
TOTAL OPEN SPACE/PARKS =	41.0 AC	29.0%
TOTAL SITE ACREAGE =	~141.3 AC	

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
P.O. 970.532.5891
WEB TBGroup.us

BERTHOUD 160

BERTHOUD, CO

OWNER:
BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

MARCH 6, 2019

OPEN SPACE CONCEPT

Sheet Number: 1

Of: 1

OVERLOOK ODP (CURRENTLY APPROVED)

THE OVERLOOK at DRY CREEK

OVERALL DEVELOPMENT PLAN

Town of Berthoud, Colorado

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 2, HICKS MRD 89-89, ACCORDING TO THE RECORDED PLAT THEREOF, AND IN THE NW1/4 OF SECTION 26 AND THE SW1/4 OF SECTION 23, T4N, R69W OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 26, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 26 BEARS N00°01'00"W, THENCE N00°00'00"W, 2348.04 FEET ALONG THE WEST LINE OF SAID SECTION 26 TO THE NORTH LINE EXTENDED WESTERLY OF SAID LOT 2;

THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ARE ALONG THE NORTHERLY LINE EXTENDED WESTERLY AND THE NORTHERLY AND EASTERLY LINES OF SAID LOT 2:

THENCE N89°17'23"E, 133.32 FEET;

THENCE S61°51'29"E, 199.76 FEET;

THENCE N47°47'32"E, 634.06 FEET;

THENCE N89°58'40"E, 460.00 FEET;

THENCE S61°25'22"E, 122.71 FEET;

THENCE S89°43'45"E, 1045.83 FEET;

THENCE S60°00'08"E, 293.89 FEET TO THE EAST LINE OF THE NW1/4 OF SAID SECTION 26;

THENCE S00°01'45"E, 1137.14 FEET ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE NORTHEAST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 26;

THENCE S89°50'22"W, 1153.75 FEET ALONG THE NORTH LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 26;

THENCE S00°01'45"E, 1323.65 FEET ALONG AN EASTERLY LINE OF SAID LOT 2;

THENCE S89°43'47"W, 1494.75 ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 26 TO THE W1/4 OF SAID SECTION 26 AND THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM EXISTING RIGHT-OF-WAYS FOR LARIMER COUNTY ROADS 17 AND 4E.

AREA = 120.402 ACRES, MORE OR LESS

NET AREA = 117.730 ACRES, MORE OR LESS

APPROVAL CERTIFICATES

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BETHOUD, COLORADO THIS 23rd DAY OF January, AD., 2007

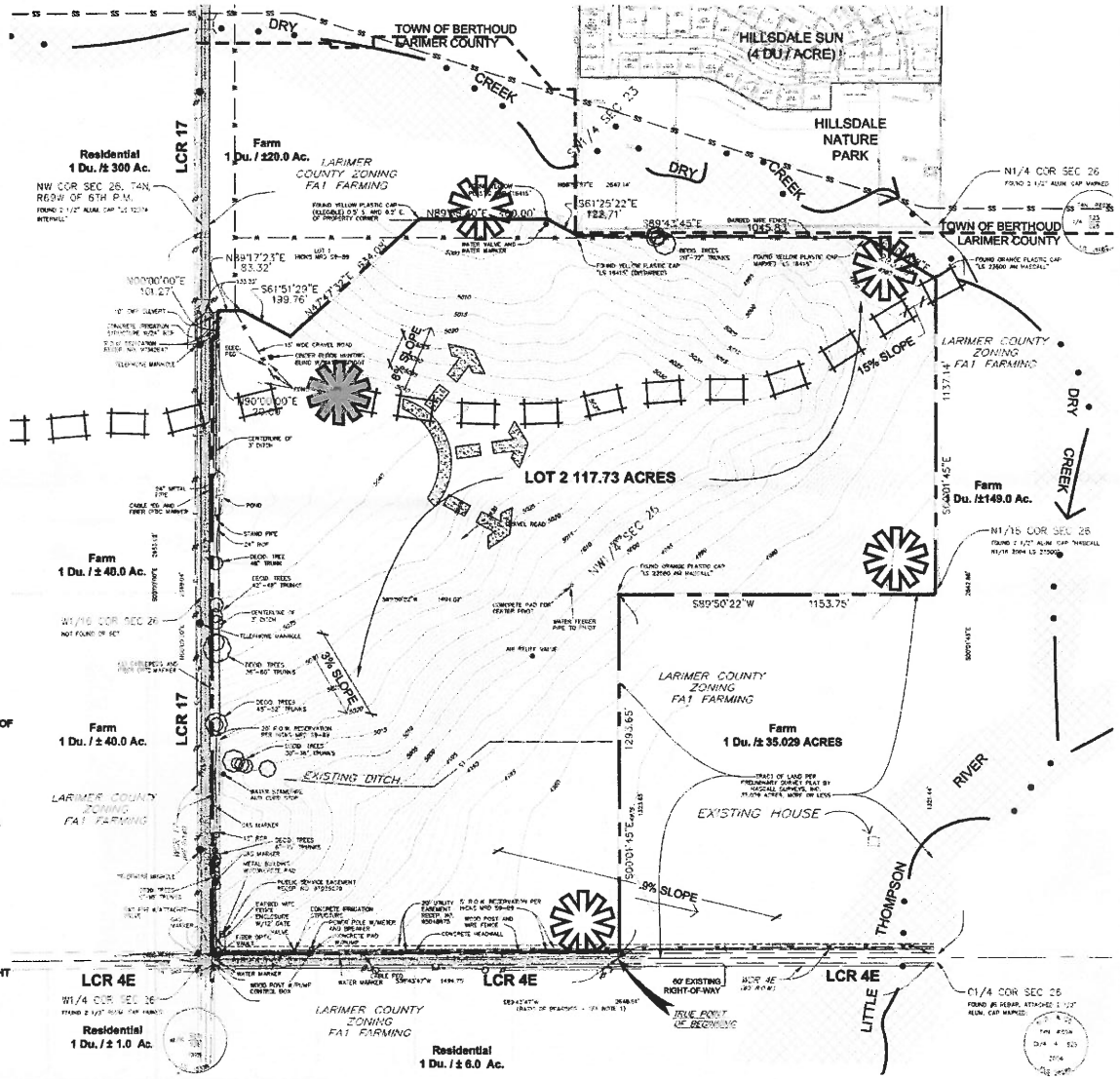
Milan Karspeck
MAYOR

THE FOREGOING PLAN IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS 7th DAY OF May, A.D. 2007

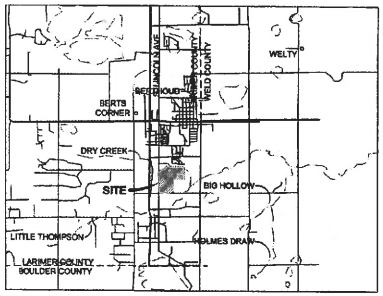
ATTEST: Mary K Lounsdin
TOWN CLERK

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.



EXISTING CONDITIONS MAP



VICINITY MAP
Not to Scale

SHEET INDEX:

SHEET 1 OF 2 - EXISTING CONDITIONS
SHEET 2 OF 2 - LAND USE PLAN
SHEET 3 OF 3 - GENERAL NOTES AND STANDARDS

LEGEND:

- MINOR RIDGE LINE
- MAJOR DRAINAGE
- MINOR DRAINAGE
- ELECTRICAL POWER LINES
- ENCLOSED VIEWS
- OPEN VIEWS
- HIGH POINT
- LOW POINT
- EXISTING TREES
- FLOODPLAIN
- PROPERTY LINE
- SECTION LINE
- 5890 — 10' CONTOUR INTERVAL
- EXISTING DITCH
- LCR — LARIMER COUNTY ROAD
- V — EXISTING WATER LINE
- SS — EXISTING SEWER LINE

NOTES:

1. THERE ARE NO NATURAL OR HISTORICAL RESOURCES ON THE SUBJECT PROPERTY.
2. 0% - 3% SLOPE AREA SOILS ARE LOAM - CLAY LOAM
   7% - 5% SLOPE AREA SOILS ARE LOAM - COMPLEX
   6% - 9% SLOPE AREA SOILS ARE LOAM

THE REPRODUCTION OF ANY INFORMATION GENERATED BY ARCHITECTS, ENGINEERS OR OTHER CONSULTANTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF COORDINATION AND USE BY REFERENCE ONLY. ACCURACY OF THE INFORMATION IN THESE DRAWINGS DOES NOT CONSTITUTE REPRESENTATION BY PLAN WEST INC AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.

OWNER AND PROFESSIONAL INFORMATION:

OWNER:
ST. VRAIN PROPERTIES INC.
521 DIAMOND HILL DRIVE
BERTHOUD, COLORADO 80513

OWNER REPRESENTATIVE:
GUENTIN HENDENHALL
11724 PLEASANT HILL ROAD
LONGMONT, COLORADO 80504
(720) 944-3254

PLANNER/LANDSCAPE ARCHITECT:
PLAN WEST INC.
6130 GREENWOOD PLAZA BLVD.
SUITE #110
GREENWOOD VILLAGE, CO 80111
303-741-1411

ENGINEER:
DREXEL, BARRELL & CO.
1500 38TH STREET
BOULDER, CO 80301 - 2620
303-442-1336

North — Scale 1" = 200'

THE OVERLOOK AT DRY CREEK
BERTHOUD, COLORADO

OVERALL DEVELOPMENT PLAN

REVISIONS	
1st Resubmittal	1-23-06
2nd Resubmittal	3-21-06
3rd Resubmittal	6-19-06
4th Resubmittal	9-5-06
5th Resubmittal	3-7-07

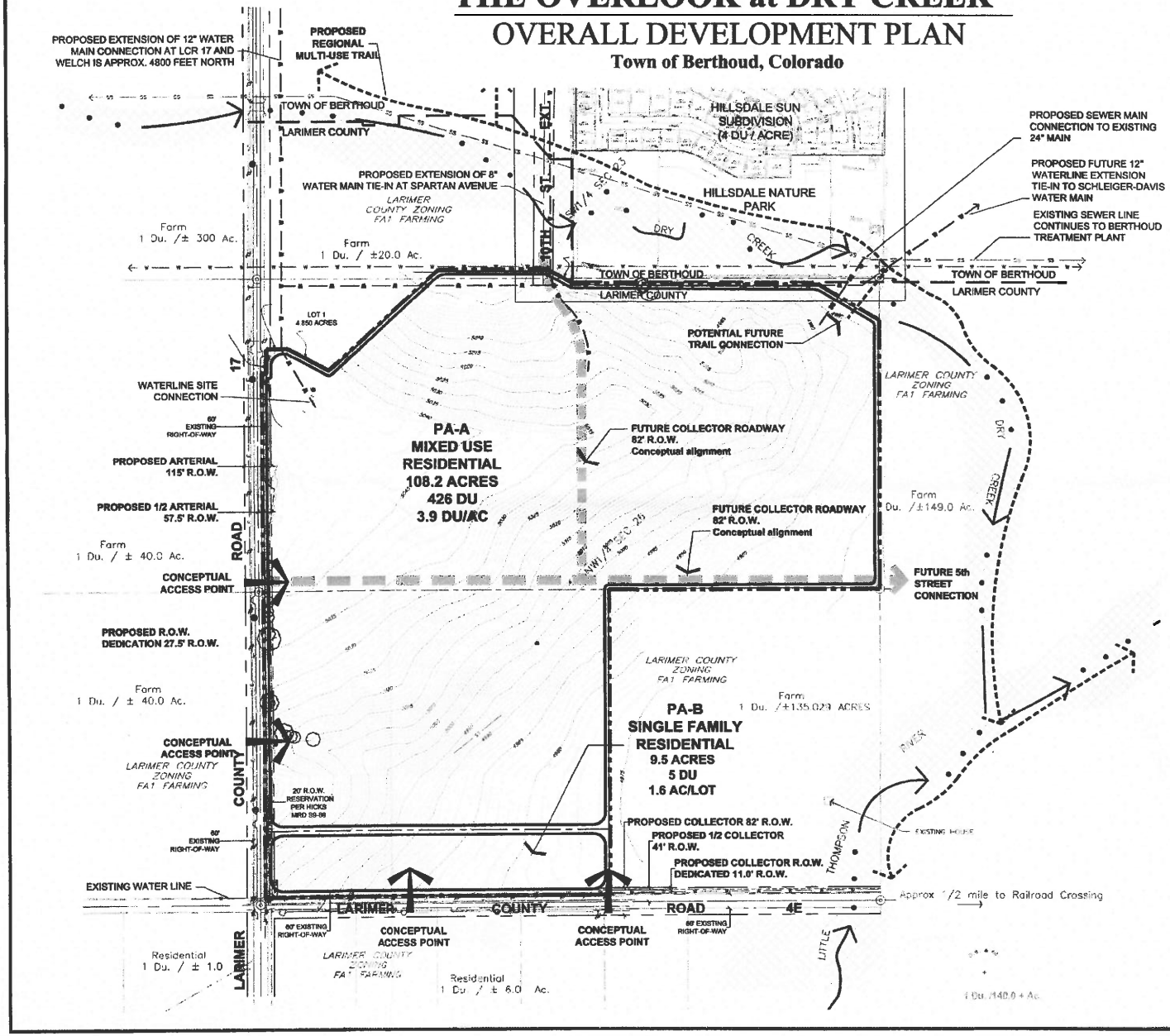
PLAN WEST INC
6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
tel: (303) 741-1411
fax: (303) 741-1492

DATE: 10-19-05
PROJECT NO: 41/05

THE OVERLOOK at DRY CREEK

OVERALL DEVELOPMENT PLAN

Town of Berthoud, Colorado



LAND USE TABLE

PLANNING AREA	ACRES	DU/AC	DU	% OF ACRES
PA-A MIXED USE RESIDENTIAL	108.2	3.9 net	426	91.9%
PA-B SINGLE FAMILY RESIDENTIAL	9.5	1.8 ac/lot net	5	8.1%
TOTAL	117.7	3.7 gross	431	100.0%

LEGEND

- PLANNING AREA TRACT LINE
- PROPOSED R.O.W.
- EXISTING R.O.W.
- EASEMENT
- RIVER
- PROPERTY LINE
- SECTION LINE
- BERTHOUD TOWN LIMITS
- ROAD CENTER LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- CONCEPTUAL ACCESS POINT
- PROPOSED SANITARY SEWER LINE EXTENSION
- PROPOSED WATER LINE EXTENSION
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING TREES

OWNER AND PROFESSIONAL INFORMATION:

OWNER:
ST. VRAIN PROPERTIES, INC.
1521 DIAMOND HALL DRIVE
BERTHOUD, COLORADO 80513

OWNER REPRESENTATIVE:
GUENTIN HENDENHALL
11724 PLEASANT HILL ROAD
LONGMONT, COLORADO 80504
(720) 314-3234

PLANNER/LANDSCAPE ARCHITECT:
PLAN WEST INC.
6150 GREENWOOD PLAZA BLVD.,
SUITE 110
GREENWOOD VILLAGE, CO 80111
303-741-1411

ENGINEER:
DREXEL, BARRELL & CO.
1000 30TH STREET
BOULDER, CO 80301 - 2620
303-442-4338

North — Scale 1" = 200'

THE OVERLOOK AT DRY CREEK

BERTHOUD, COLORADO

OVERALL DEVELOPMENT PLAN

REVISIONS	
1st Resubmittal	1-23-06
2nd Resubmittal	3-21-06
3rd Resubmittal	6-19-06
4th Resubmittal	8-05-06
5th Resubmittal	3-07-07
1ST SUBMITTAL	

PLAN WEST INC
6150 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
tel: (303) 741-1411
fax: (303) 741-1492

DATE: 10-19-05

PROJECT NO: 41/05

THE OVERLOOK at DRY CREEK

OVERALL DEVELOPMENT PLAN

Town of Berthoud, Colorado

GENERAL NOTES AND STANDARDS

1. Planning area boundaries include proposed collector and arterial street rights-of-way. Boundaries are approximate and are not legally described. Parcel areas and rights-of-way are subject to revision during the Preliminary Development Plan (PDP) and Final Development Plan (FDP) process and do not require an amendment to the Overall Development Plan (ODP).

2. Residential units maybe transferred between parcels so long as the maxium number of residential units approved for the overall project is not exceeded. Residential units shall not be transfered to PA-B. Final parcel densities shall be determined with the PDP.

3. Thompson School District R2-J requirements shall be met through the District's "fee-in-lieu of land" policy, per District and Town of Berthoud IGA (Intergovernmental Agreement).

4. Parkland dedication shall be consistent with the Town's parkland dedication requirements and depicted on the PDP.

5. Detention areas, pocket parks, entry monuments and fencing adjacent to open space areas shall be owned and maintained by the Homeowners' Association created upon Final Plat approval. Open Space tracts shall be dedicated to the Town of Berthoud and maintained by the Homeowner's Association.

6. Streets
   A. Larimer County Road (LCR) 17 is designated as an arterial roadway in the Town's Master Street Plan (MSP). LCR 4E is presently designated as a collector street in the MSP. Additionally, the Master Street Plan Update designates an east-west collector street at a mid-point of the subject property and a north-south collector (10th Street extended) to a mid-point of the property. South of the mid-point it is a local roadway. Improvements will be made to the roadway per Town's standard arterial road and collector road sections and as determined by the traffic analysis.

7. Lots adjacent to arterial and collector roadways are not permitted to have driveway access to those roadways.

8. Conceptual access points are indicated on this ODP. These and other access points may be proposed and approved during the PDP/FDP process.

9. The street pattern shall be a continuation of the Town's grid pattern, as modified for local conditions (i.e. natural features and parks, etc.) Traffic calming measures, including parking on both sides of local streets, neckdowns for pedestrian crossings, knuckles, and roundabouts on collectors may be used to comply with the Town's Best Development Practices.

10. No historic structures exist on the property.

11. Status of ditches:
    The existing ditch in the center of the property will be abandoned. The existing ditch along the south property line will either be piped or allowed to continue in its present form. This is subject to change depending upon Ditch Company comment / approval.

12. Development shall be consistent with the Town's Architectural Design Standards, as amended.

Uses and Design Standards

Planning Area A - Mixed Use Residential

1. Intent
   This residential parcel offers the opportunity to develop attached / detached residential uses consistent with the goal of the Berthoud Comprehensive Plan to provide for housing with a diversity of style, density, and price.

2. Uses
   Uses subject to PDP / FDP approval
   A. Single family dwellings, (up to 5 dwelling units per acre)
   B. two-family dwellings, (up to 8 dwelling units per acre)
   C. multi-family dwellings, (up to 8 dwelling units per acre)
   D. Schools, parks, trails and open space.

   Uses permitted by special review:
   A. Other uses as defined and permitted during Preliminary Development Plan / Final Development Plan process.

3. Additional habitable space ("mother-in-law units") above detached garages and neighborhood commercial are not permitted uses per this ODP, however, such uses as well as other compatible uses maybe considered by the Board of Trustees at the time of the PDP/FDP.

4. Setbacks, building heights, and yard/lot requirements shall be determined during the PDP / FDP process.

5. The residential neighborhood will be organized around a central public park.

6. The Town's 2001 Land Use Plan identfies the area of this ODP for residential at 4-6 dwelling units per acre.

Planning Area B - Single Family Residential

1. Intent
   This residential parcel will provide larger lot single family detached residential to buffer large lots on the south side of LCR 4E.

2. Uses
   Uses subject to PDP/FDP approval
   A. Single family dwellings, with attached or detached garages, up to 1 dwelling unit per gross acre;
   B. Home occupations as defined by Town of Berthoud code; and, open space
   C. Schools, parks, trails and open space.

3. Additional habitable space ("mother-in-law units") above detached garages is not a permitted use in this ODP, however, such use as well as the other uses\ associated with Single Family detached residential may considered by the Board of Trustees at the time of the PDP/FDP.

4. Setbacks, building heights, and yard/lot requirements shall be determined during the PDP / FDP process.

THE REPRODUCTION OF ANY INFORMATION REPRESENTED BY ARCHITECTS, ENGINEERS OR OTHER CONSULTANTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF COORDINATION AND CARE OF REFERENCE ONLY. RELIANCE OF SAID INFORMATION ON THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY PLAN WEST INC TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.

OWNER AND PROFESSIONAL INFORMATION:

OWNER:
ST. VRAIN PROPERTIES, INC.
1521 DIAMOND HALL DRIVE
BERTHOUD, COLORADO 80515

OWNER REPRESENTATIVE:
QUENTIN MENDENHALL
11724 PLEASANT HILL ROAD
LONGMONT, COLORADO 80504
(720) 944-8254

PLANNER/LANDSCAPE ARCHITECT:
PLAN WEST INC.
6130 GREENWOOD PLAZA BLVD.,
SUITE 110
GREENWOOD VILLAGE, CO 80111
303-741-1411

ENGINEER:
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301 - 2620
303-442-4338

THE OVERLOOK AT DRY CREEK
BERTHOUD, COLORADO

OVERALL DEVELOPMENT PLAN

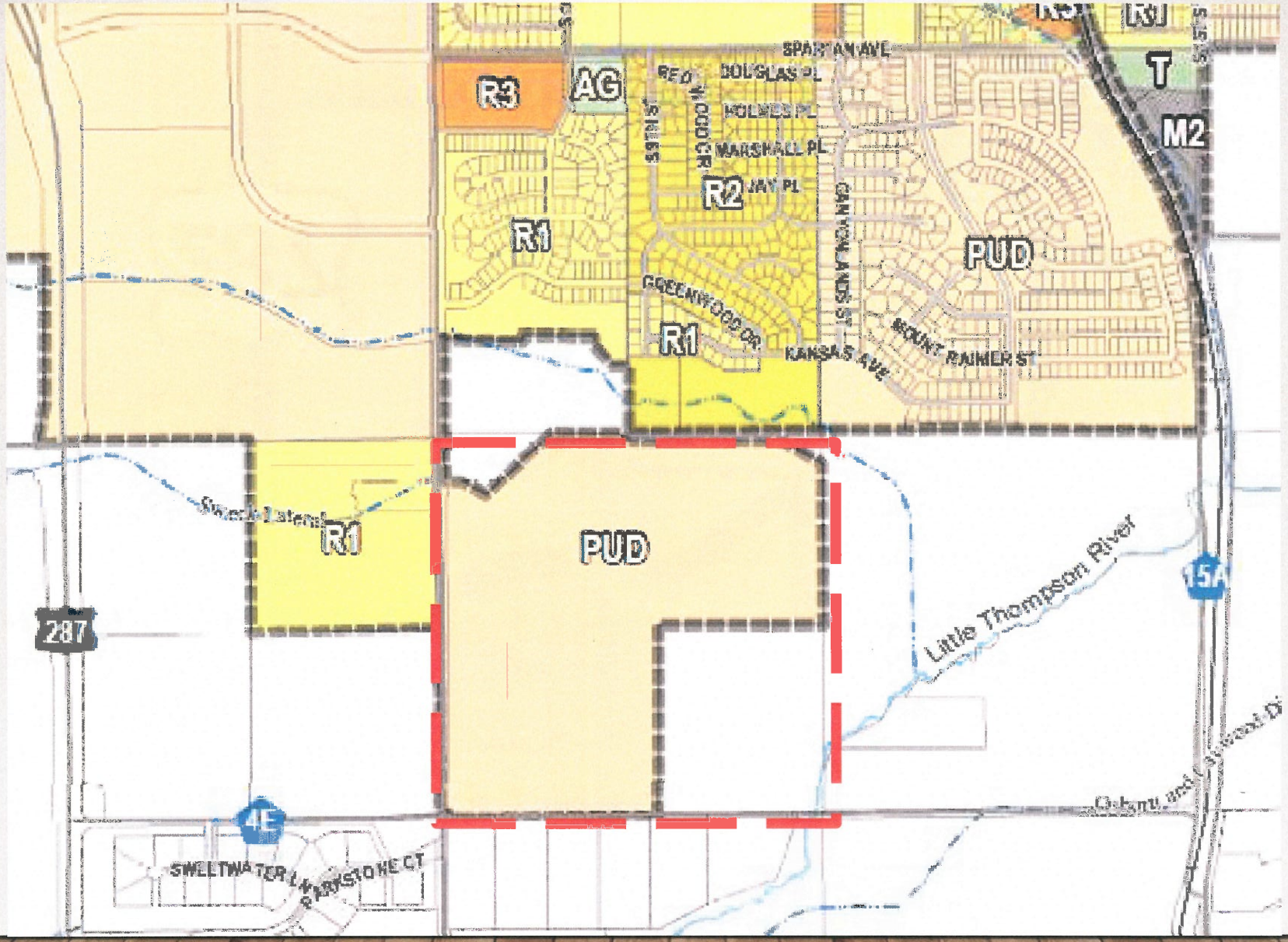
REVISIONS	
1st Resubmittal	1-23-06
2nd Resubmittal	3-21-06
3rd Resubmittal	6-19-06
4th Resubmittal	9-5-06
5th Resubmittal	3-7-07

PLAN WEST INC
6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
tel: (303) 741-1411
fax: (303) 741-1492

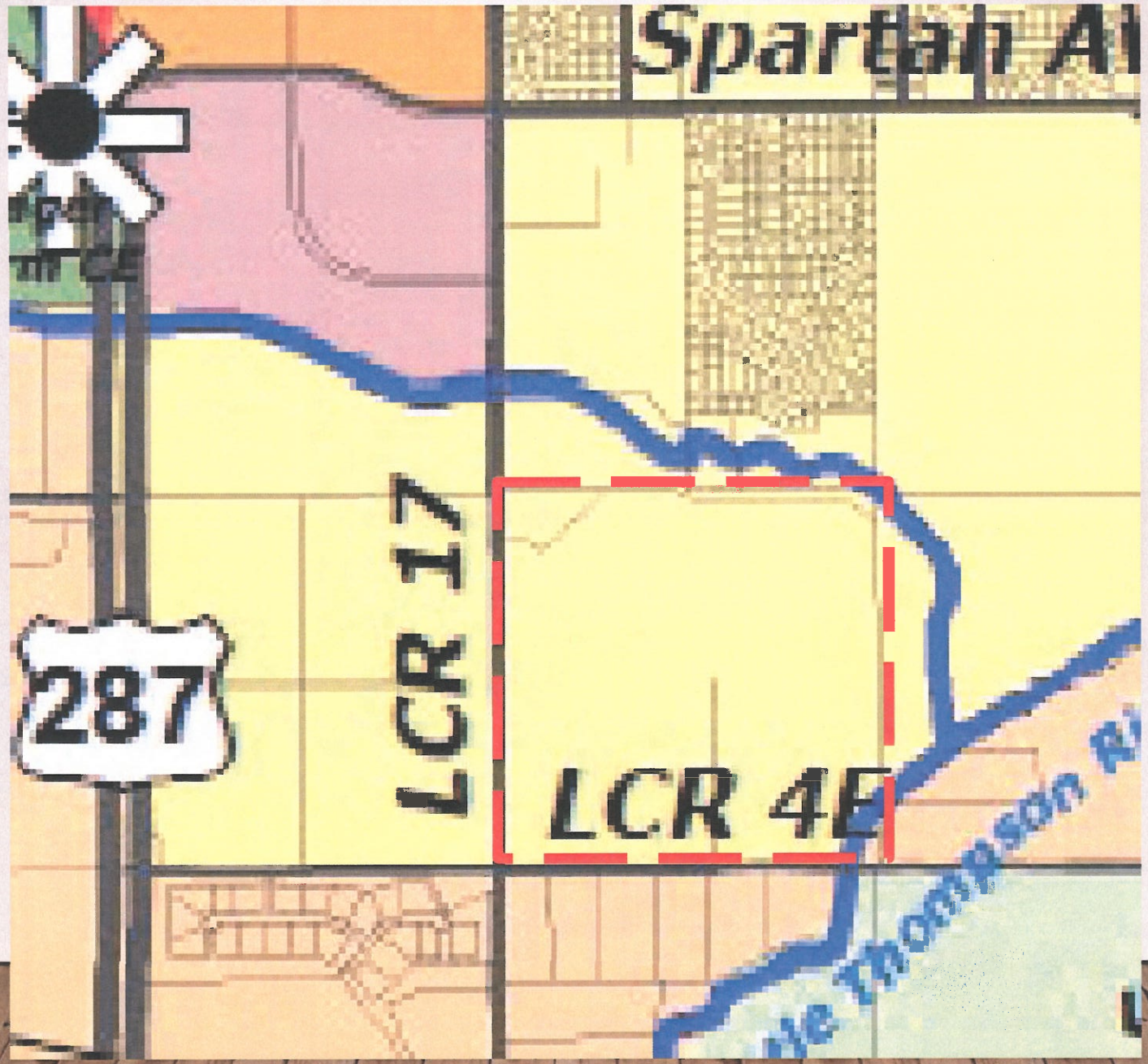
DATE: 10-19-05

PROJECT NO: 41/05

ZONING:


R3
AG
SPARTAN AVE
DOUGLAS PL
HOLMES PL
MARSHALL PL
JAY PL
RED WOOD CR
R2
R1
PUD
T
M2
GREENWOOD DR
KANSAS AVE
MOUNT RAINIER ST
R1
PUD
Little Thompson River
287
15A
4E
SWEETWATER

PREFERRED LAND USE MAP: YELLOW MODERATE DENSITY RESIDENTIAL



PRELIMINARY Traffic Study
PK Berthoud

June 5, 2019

Prepared for:
Arbor Capital Partners LLC

Rollins Consult LLC

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1 INTRODUCTION

This study presents some preliminary findings regarding the potential traffic impacts of the proposed PK Berthoud project in the Town of Berthoud, Colorado. Rollins Consult LLC conducted the study in support of the development application for the proposed project.

PROJECT DESCRIPTION

The PK Berthoud project (to be referred to as the Project) is located in the Town of Berthoud, west of Larimer County Road (CR) 17 (known as Berthoud Parkway north of the site) and north of CR 4E. The project site is surrounded by undeveloped land. Figure 1 illustrates the project location and study area.

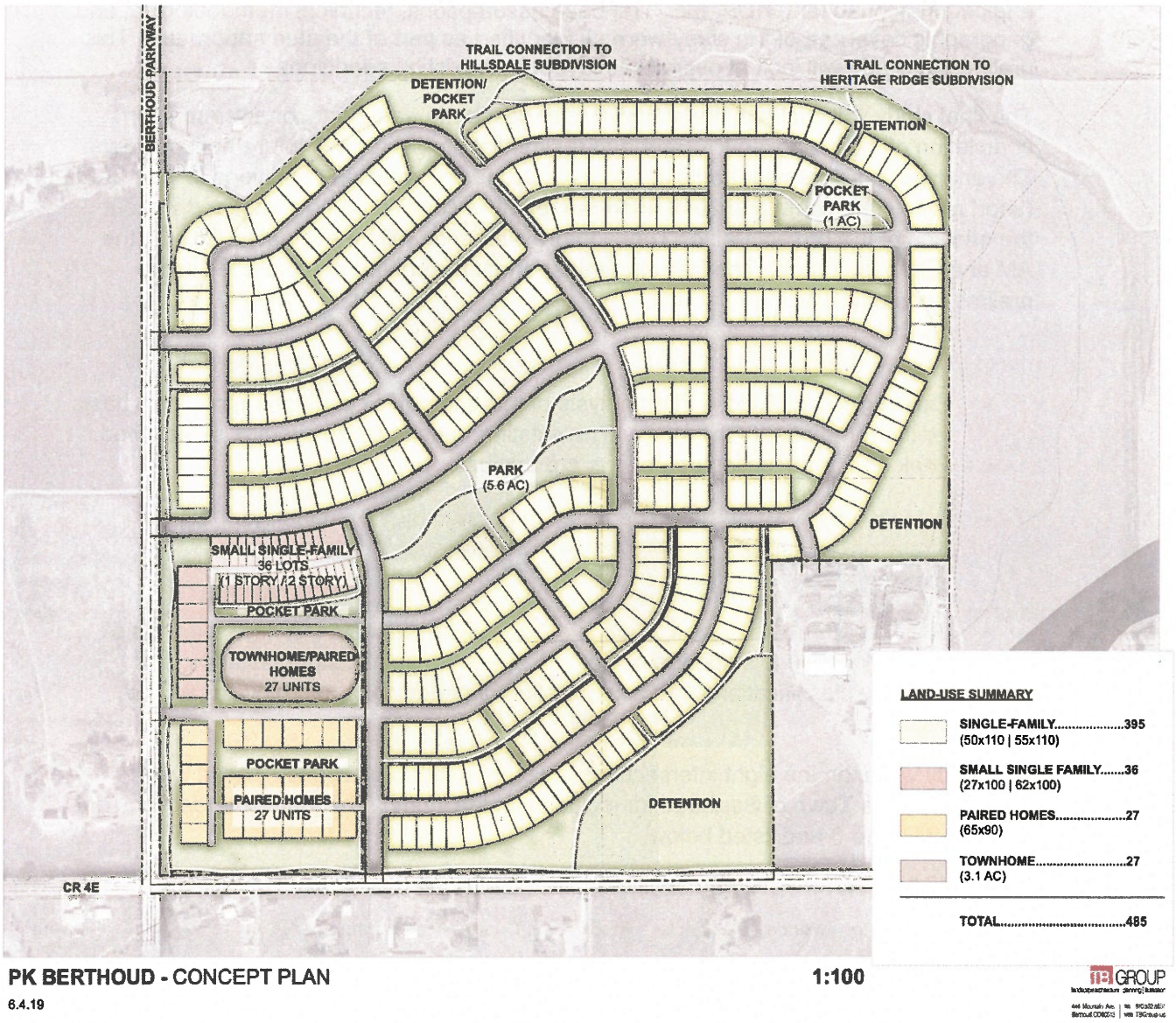
The Project site is depicted on Figure 2. There are four roadways that will connect to the adjacent county roads. The internal roadways were designed as a curvilinear grid. The site plan was designed to allow for connections to future developments to the east and south. There is also a pedestrian and bicycle trail proposed that will provides connections to the north.

The Project proposes the following land uses:

- There are 431 single family homes proposed.
- 27 townhomes and 27 paired homes would be located in the southwestern part of the project.
- Access to adjacent roadways would be provided at four connections. Three access locations are proposed from CR 17. One access is provided to CR 4E.
- The internal roadway system has been designed to accommodate the project traffic in a desirable grid. The proposed trail system will further accommodate movements of bicycles and pedestrians both within the project and connecting to other planned trails.

Figure 1 – Project Location

Figure 2 – Site Plan



PK BERTHOUD - CONCEPT PLAN **1:100**

6.4.19

STUDY SCOPE

The scope of work for this study was developed in conjunction with Berthoud's engineering consultant, HDR, Inc. The base assumptions, technical methodologies, and geographic coverage of the study were all identified as part of the study approach. This preliminary study will look at overall site layout and existing conditions

The final study will evaluate the potential changes to the transportation system after completion of the proposed PK Berthoud residential project for two future horizon years. The analysis of future year traffic forecasts is based on projected conditions in year 2021 (short range conditions) and 2040 (long range future conditions) both with and without the addition of the project traffic. These future scenarios will be evaluated for both the AM and PM peak hours. The following transportation elements are provided in the preliminary study:

- **Existing Conditions** – The analysis of existing traffic conditions provides a basis for the remainder of the study. The existing transportation system is described. Peak hour intersection operations are evaluated.
- **Project Travel Demand** – The traffic generated by the Project, for both the First Phase and Full Buildout, will be estimated, distributed and assigned to the transportation network.
- **Site Design** – The design of the site plan will be evaluated to determine if the roadway network is adequate, location of access points, sight distance, and roadway classifications. Accommodation of pedestrians and bicycles will be discussed.

The study will examine eight intersections adjacent to the project site. These were identified by the Town of Berthoud for inclusion in the study. The study intersections are shown on Figure 3 and listed below.

1. US 287 & CR 4E
2. CR 17 & Spartan Avenue
3. CR 17 & CR 4E
4. CR 15 & CR 15A
5. CR 17 & Southern Access (proposed)
6. CR 17 & Central Access (proposed)
7. CR 17 & Northern Access (proposed)
8. Western Access (proposed) & CR 4E

Figure 3 – Study Intersections

2 EXISTING CONDITIONS

The transportation system has numerous elements that are described in this chapter. The roadway network identified for this study is described and traffic volume information presented for the study intersections.

ADJACENT LANDUSE

The Project site is located east of CR 17 and north of CR 4E. The site is currently undeveloped land and is located to the south of downtown Berthoud. North of the site is both undeveloped land and residential uses. The proposed Rose Farm residential development we be located north of the site. East and south of the site is undeveloped land. West of the site is both undeveloped land and the proposed Arbor Ridge residential development. The planned development projects will be included the final study for both the 2021 and 2040 study years.

TRANSPORTATION NETWORK

The primary roadways that serve the Project site are described below. Roadway designations were provided in the Town of Berthoud *Comprehensive Plan, Map 2 of 3, Transportation Plan,* May 2014.

Roadway Network

US 287 is a north-south state highway that connects cities within northern Colorado from Fort Collins south to Longmont. US 287 is a four-lane highway with paved shoulder and room for a center left-turn lane. The speed limit in the study area is 65 mph.

CR 17 is a north-south two-lane roadway. This major collector is currently posted with a 40 mph speed limit. There are no auxiliary lanes on CR 17 within the study area.

CR 15 is a major collector located east of the Project site. This two-lane facility runs parallel to the Burlington Northern Railroad. North of the study area, CR 15 becomes 1st Street.

Spartan Avenue is a two-lane east-west roadway north of the project site. It provides access to adjacent residential uses and the Berthoud High School. Spartan is classified as a minor collector east of CR 17. The Town has identified Spartan to extend to the west and connect to US 287 at a future signalized intersection. The speed limit is 30 mph.

CR 4E is a two-lane east-west county road that boarders the southern edge of the Project site. It is identified as a minor collector.

EXISTING TRAFFIC CONDITIONS

Existing intersection operations were evaluated for both the morning and evening peak hours. Intersection count data was collected on Tuesday, November 27, 2018. Appendix A includes intersection turning movement count data. The resulting peak hour turning movement volumes are provided on Figure 4. The current lane configurations of the study intersections are shown on Figure 5.

Intersection Level of Service Analysis Methodologies

Transportation professionals evaluate intersections to determine how they are currently operating and will operate in the future. The methods employed can be found in the Transportation Research Board's, 6th Edition, 2016 *Highway Capacity Manual* (HCM). Level of service (LOS) is based on a "graded" system from LOS A, very little to no delays to LOS F which represents excessive delays and congestion.

Table 1 provides the thresholds for acceptable level of service. This standard is from the Larimer County, *Urban Area Street Standards,* most recently updated September 19, 2016. The City of Loveland standards were utilized for this analysis.

Table 1 - Loveland (GMA and City Limits)
Motor Vehicle LOS Standards (Intersections)

Intersection Component	Major Intersection[1]	Minor Intersection[2]	Driveway
Overall (City Limits)	LOS C	LOS C	No Limit
Overall (GMAs)	LOS D	LOS D	No Limit
Any Leg	LOS D	LOS E	No Limit
Any Movement	LOS E	LOS F	No Limit

[1] Includes all signalized and unsignalized arterial/arterial and arterial/ major collector intersections.

[2] Includes all unsignalized intersections (except major intersections) and high volume driveways

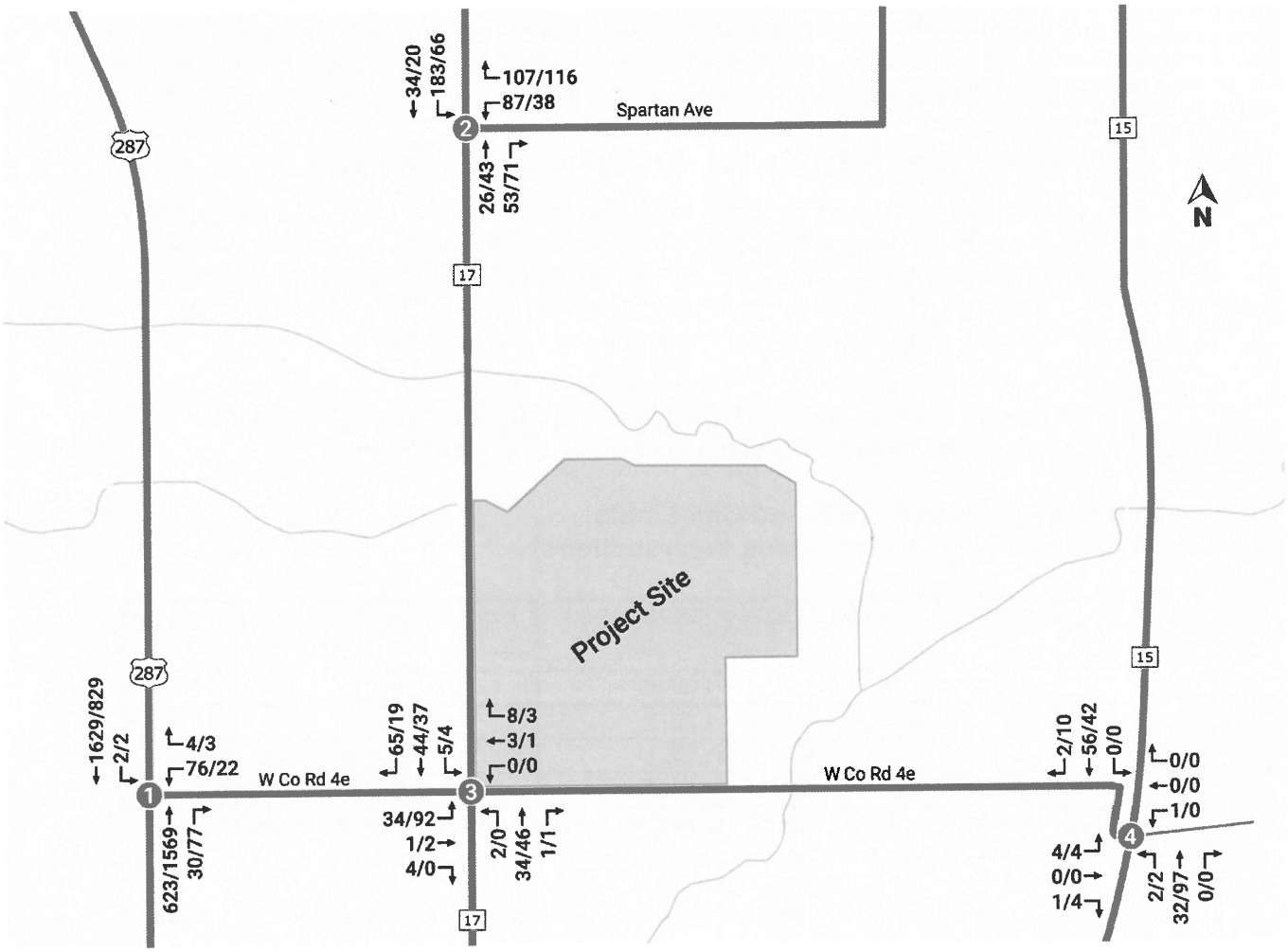
[3] There are no LOS standards for I-25 Interchanges.

[4] On State Highways, overall LOS D is acceptable.

Unsignalized Intersection

Peak hour levels of motor vehicle delay at unsignalized intersections were estimated using the method from Chapter 17 of the 2016 *Highway Capacity Manual.* The delays for the entire intersection and for the movement or approach with the highest delay are reported. Table 2 summarizes the relationship between average control delay per vehicle and LOS for unsignalized intersections.

Figure 4 – Existing Peak Hour Traffic Volumes



AM/PM Peak Hour Turning Movements

Figure 5 – Existing Lane Configurations

Table 2 Unsignalized Intersection Level of Service Definitions

Level of Service	Average Control Delay Per Vehicle (Seconds)	Description
A	≤10.0	No delay for stop-controlled approaches.
B	10.0 and ≤15.0	Operations with minor delay.
C	>15.0 and ≤25.0	Operations with moderate delays.
D	>25.0 and ≤35.0	Operations with increasingly unacceptable delays.
E	>35.0 and ≤50.0	Operations with high delays, and long queues.
F	>50.0	Operations with extreme congestion, and with very high delays and long queues unacceptable to most drivers.

Source: Transportation Research Board, Highway Capacity Manual, 2016.

Existing Intersection Conditions

Using the HCM methodology, the weekday AM and PM peak hour intersection operations were determined. The results are provided in Table 3. As indicated in the table, each of the existing intersections are currently operating at acceptable levels of service. The westbound approach on CR 4E at US 287 is projected to operate with high delays. This is typical for minor roadways that intersect state highways at a stop-controlled intersection. The detailed analysis worksheets are provided in Appendix B.

Table 3 Existing Weekday Peak-Hour Intersection Level of Service

#	Intersection	Overall Movement	AM Peak		PM Peak	
			Delay	LOS	Delay	LOS
1	US 287 & CR 4E T Stop Control	Overall	4	A	1.6	A
		WB	117	F	162	F
		SB LT	9.1	A	15.6	C
2	CR 17 & Spartan Ave T Stop Control	Overall	8	A	5.8	A
		WB	13	B	10	B
		SB LT	7.7	A	7.6	A
3	CR 17 & CR 4E Two Way Stop Control	Overall	2.6	A	4.8	A
		NB LT	7.5	A	0	A
		EB	9.6	A	9.8	A
		WB	8.9	A	8.8	A
		SB LT	7.3	A	7.3	A
4	CR 15 & CR 15A Two Way Stop Control	Overall	0.7	A	0.5	A
		NB LT	7.3	A	7.3	A
		EB	9	A	0	A
		WB	9.1	A	9.1	A

Notes:

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. Average vehicle delay (in seconds per vehicle) is reported for both overall intersection and each constrained STOP-controlled movement or approach.
3. Delays greater than 50 seconds are rounded to nearest second.

3 PROJECT TRAVEL DEMAND

This chapter provides an overview of the project and a description of the travel demand methodology to estimate vehicle trip generation, distribution, and assignment of project-generated traffic along area roadways and intersections.

PROJECT CHARACTERISTICS

The proposed PK Berthoud project is a residential project located east of CR 17 and north of CR 4E. The project site plan was depicted on Figures 2. As shown on the figure, vehicular access to the project will be from: CR 17 (three locations), and CR 4E. The project will be developed with 431single family and 54 multi-family dwellings. The transportation characteristics of the site includes a grid roadway layout, a pedestrian/bicycle trail that allows for future connections to the north.

PROJECT TRIP GENERATION

The trip generation characteristics of the project were estimated using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual,* 10th Edition. Table 4 provides the trip generation estimated for the project. As indicated in the table, the full buildout of the project is estimated to generate approximately 4,435 daily trips, 345 morning and 460 evening peak hour trips.

PROJECT TRIP DISTRIBUTION | ASSIGNMENT

The distribution of the project traffic onto the roadway system was based on: the existing peak hour traffic counts, the roadway network, the adjacent land use, the location of the project within northern Colorado and the Town of Berthoud, traffic forecasts from the North Front Range Metropolitan Planning Organization (NFRMPO) and input from the City's traffic engineering consultant. The project trip distribution is depicted on Figure 6. The project traffic will be assigned to the roadway system based on this distribution.

Table 4- Estimated Trip Generation

ITE Land Use Code & Rates		Project	Project Trip Generation				
Land Use	Land Use Code	Dwelling Units	Daily	AM		PM	
				IN	Out	IN	Out
Single-Family Detached	210	431	4,069	80	239	269	158
Multi-Family Low Rise	220	54	367	6	20	22	13
TOTAL BUILDOUT			4,436	86	260	290	171

Based on ITE Trip Generation 10th Edition

Figure 6 – Trip Distribution

4 SITE DESIGN

The site design was reviewed to determine if the internal roadway system is adequate to accommodate the proposed Project traffic. As mentioned earlier, the roadway network is a curvilinear grid which is allows for a connected system of facilities to serve all modes of transportation.

The potential use of the internal roadway network was evaluated to assist in determining the roadway classifications. The results indicate that the internal roadways can be designed to a local street standard with the following two exceptions:

- The central roadway is estimated to accommodate 1,700 daily trips between CR 17 and the park.
- The north/south roadway that connects from the project to CR 4E will carry approximately 2,000 daily trips.

The roadway standards set forth in the Larimer County Urban Area Street Standards (LCUASS) for the City of Loveland recommend a Connector Local Street for roadways with projected traffic between 1,000 and 2,500 vehicles per day. The two roadway segments mentioned above fall within this threshold.

Two elements of the sight design to be determined are: the need for auxiliary turn lanes to/from CR 17 and CR 4E, and sight distance. The auxiliary turn lane requirements will be determined when the total traffic projections (with build-out of the Project) have been forecasted in the Final Traffic Study. The locations of the Project access roadways where they connect to CR 17 and CR 4E will be evaluated to determine if there is adequate stopping sight distance. This will be performed by the Northern Engineering and documented in the Final Traffic Study.

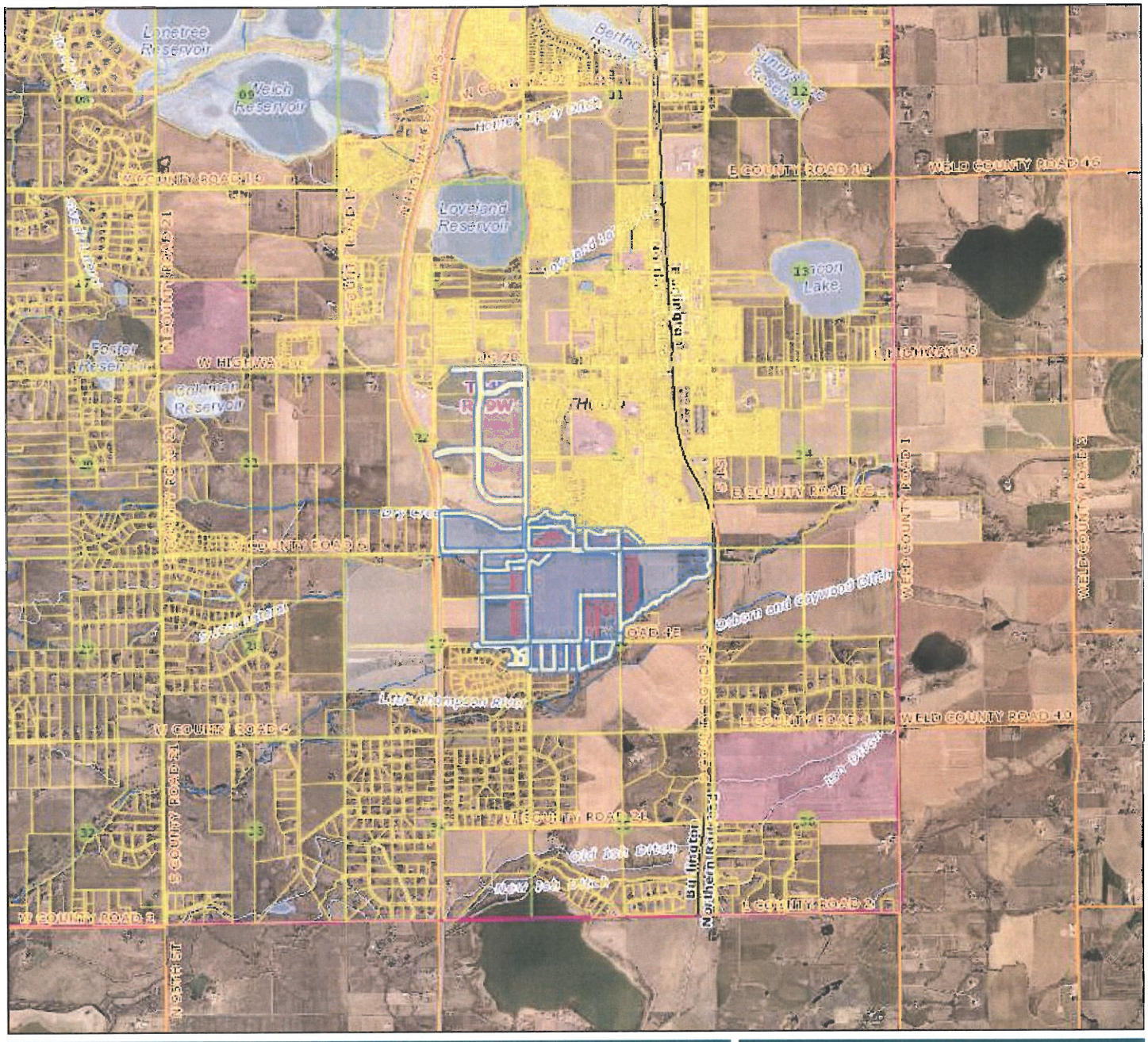
5 INITIAL FINDINGS

This study was undertaken to provide an initial framework for the potential traffic impacts of the proposed PK Berthoud project in the Town of Berthoud. The following summarizes the results of this analysis:

- The full buildout proposed Project consists of 431 single family homes and 54 multi-family dwelling units.
- The Project site is located nouth of CR 4E and east of CR 17 on land that is undeveloped.
- The Project is expected to generate approximately 4,435 daily trips, 345 trips during the AM peak hour and 460 trips during the PM peak hour.
- Currently the study intersections are operating at acceptable levels overall. At the intersection of US 285 and CR 4E, the westbound movement currently experiences high delays. This is typical for a roadway that intersects a state highway with stop control.
- It is anticipated that the internal roadways can be designed as Local Streets with two exceptions. The central east/west roadway from CR 17 to the proposed park and the north/south roadway from CR 4E should be designed as Connector Local Streets.
- The site layout should be evaluated to determine if auxiliary turn lanes to/from the Project are required. The sight distance at each roadway that intersects CR 17 and CR 4E will be evaluated to ensure that adequate stopping sight distance is provided.
- The Final traffic study will address future traffic conditions for both the short and long range future conditions. This will take into account overall growth in traffic and traffic from nearby proposed development projects.

NOTICING MAP

Larimer County Web Map



Legend

- Tax Parcels
- PLSS Township and Range
- PLSS Sections
- Railroads
- Major Road System
- County Boundary
- Rocky Mountain National Park
- Incorporated Areas
- City or Town
- County

Notes

0.6 0 0.6 Miles

Date Prepared: 3/14/2019 11:58:57 AM

Scale
1: 47,576

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

PUBLIC COMMENT

March 27 2019

Community Development Department
POB 1229
Berthoud CO 80513

RE: Berthoud 160 Rezone

Who would of thought that 27 years ago, when we moved from Longmont to Berthoud to live in the country, that we are now going to be looking at multiple rooftops across the road. We knew this was going to happen sooner or later when Paul Hicks sold his farm to developers some years ago. It's hard to believe that we won't get to watch planting and harvesting of the crops, see cattle grazing from the fall until spring, and watch the wildlife (geese, wild turkeys, bald eagle), etc.

The rooftops and people will now multiply because of the new proposed R2 multifamily zoning. It will also increase traffic on Rd 17 and Rd 4E tremendously. Rd 4E between Rd 17 and Rd 15A is a route that is favored by joggers, walkers, and bicycle riders. It's also used in the Fall by the Berthoud High School cross country team. Rd 4E is a historical road as it's one of Little Thompson Valley's early thoroughfare that provided a way to get to the mountains. When it was created, traces of the Arapahoe Indian were found in the form of grinding stones, scrapers and arrowheads left behind at their camps. Also on the NW corner of Rd 17 and Rd 4E is a farm that was homesteaded and now has the status of a 100 year farm. All this history will be destroyed with blacktop and rooftops.

I ask you, why does the southern portion of the development need to be changed to R2 zoning? I think we know some of the reasons. If you have to do it, locate it in the middle of the development. And to keep up the landscape of the mini farms on the south side of Rd 4E, why not leave the R1 zoning and develop into half or one acre lots? This would blend nicely into Larimer county and also keep Berthoud's image as a farming community, which is important to many community members. You won't have the harsh reality of town on one side of the road and rural on the other.

Jerry and Debra Wilson
1220 SCR 17
Berthoud CO

June 6, 2019

RE: Public comment on Berthoud 160 development project

Hello,

I would like to express my concern over the proximity of the Berthoud 160 development to Hillsdale Park and nature area which lies north of the development area.

Hillsdale Park is a unique spot for the people of Berthoud. It is a place where folks can find respite from the urban sprawl and disruption that is happening throughout Berthoud. Due to its proximity to the Dry Creek basin, Hillsdale Park is a corridor for a wide variety of wildlife, including eagles, fox, owls, cranes, hawks, ducks, and many other bird species. The rolling pasture land and large trees that border the south side of the park are integral not only to that wildlife habitat, but also to the beauty and feeling of tranquility that the Park offers its visitors. Yet that is the space that could most adversely affect Hillsdale Park, both aesthetically and materially, if not sensibly managed. It is my hope that town officials and the developers will work together to provide a solution which would create a substantial buffer zone of undisturbed land between new construction and the existing park. As our town grows it is wonderful to see more and more folks enjoying Hillsdale Park and makes it even more important that the park and surrounding land remain undisturbed as an oasis for rest, recreation, and renewal for families and the community.

Thank You,
David Sampson
911 Kansas Ave.

Good morning, Curt and Chris,

I would like to submit the following questions for consideration at the next Planning Commission meeting on Thursday, 6.13.19.

1. Are there plans to physically buffer the southern boundary of Hillsdale Park with Open Space or similar accommodation? Will there be direct access to Hillsdale Park from Berthoud 160, and if so, where will it be and how will it be maintained? What about the Park itself? How will the paths and marsh be maintained to support the expected increase of pedestrians, bikers, and dogs?

2. What are the plans to ensure vehicle and pedestrian safety on 17E and 4E, given the expected influx of construction traffic? Specifically, during morning and evening commutes? What are the plans to repair/maintain the road surfaces on both 17E and 4E?

3. What steps will be taken to manage construction waste responsibly? For example, while building Heritage Ridge, construction waste, such as drywall, cardboard, paint cans, lunch remnants, and other garbage, was piled to overflowing in dumpsters, after which the wind blew this refuse throughout the neighborhood and park space. It was only after repeated complaints from residents that any effort was made to contain / clean up that garbage. What will be done to prevent a similar scenario from happening as Berthoud 160 is built?

4. What steps will be taken to keep blowing dust and dirt to a minimum? Again, during the construction of Heritage Ridge, there were no efforts taken to mitigate the dust and dirt resulting from construction until complaints from residents were made. Eventually, a couple of water trucks were used sporadically to dampen the blowing dirt. What will be done at Berthoud 160 to prevent excessive blowing dust/dirt from happening ?

Thank you for your consideration.

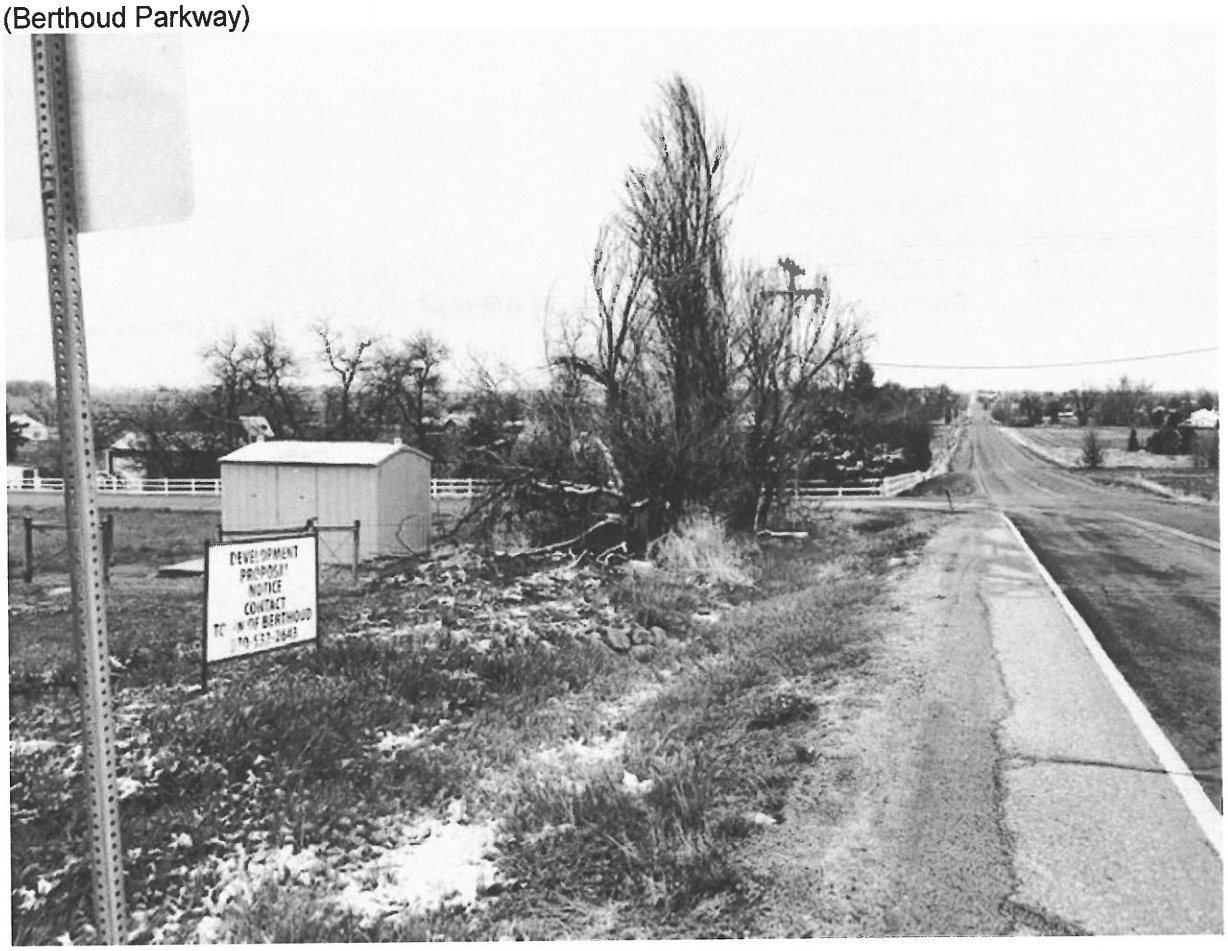
Timmy Sampson
(720) 341-6550

TB GROUP
landscape architecture | planning | illustration

TO: Town of Berthoud
FROM: Kristin Turner
DATE: April 30, 2019
RE: Berthoud 160 Rezone Sign Posting Affidavit

Proposed development signs, provided by the Town of Berthoud, were posted on the Berthoud 160 property on Tuesday 4.30.19. This is the second posting of the site with the first sign posted on Thursday 4.25.19. Two signs were posted with one along CR 4E and another along Berthoud Parkway per the requirements in the Land Use Code.

(CR 4E)

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

(Berthoud Parkway)