



Board of Trustees Regular Meeting

**807 Mountain Avenue
Town Board Meeting Room
Berthoud, Colorado 80513
Tuesday, July 28, 2026, at 6:30 PM**

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

The Board of Trustees may act on any of the following agenda items as presented or modified prior to or during the meeting and items necessary or convenient to effectuate the agenda items.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of the Agenda**
- V. Citizen Participation**
- VI. Scheduled Items and Estimated Times for Discussion**
 - 1. Consent Agenda (5 Min)**

Consent Agenda items are considered to be routine by the Town Board and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, an item may be removed from the Consent Agenda and considered separately.

 - a. July 14, 2026 Meeting Minutes
 - b. July 2026 Board Report
 - c. Serenity Ridge Drainage Improvements Bid Award
 - 2. Appointment of Member to Planning Commission (10 Min)**
 - 3. Tundra Flats — Denial of Neighborhood Master Plan and Change of Zone (15 Min)**
 - a. Denial of Neighborhood Master Plan with Findings — Resolution 2026-18
 - b. Denial of Change of Zone with Findings — Ordinance 1387

July 28, 2026, Meeting Agenda

The order of agenda items listed above is approximate and intended as a guideline for the Town Board. Individuals needing special accommodation may request assistance by contacting the Town Clerk 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.

- 4. Berthoud Arboretum Cost Reduction Update (60 Min)**
- 5. Mountain Vista Park Cost Reduction and Financing (90 Min)**
- 6. Elected Official Reports (20 Min)**
 - a. Town Board -
 - b. Mayor -
 - c. Staff - Town Administrator, Attorney

VII. Adjourn

Town Clerk or Deputy Town Clerk

William Karspeck, Mayor

July 28, 2026, Meeting Agenda

The order of agenda items listed above is approximate and intended as a guideline for the Town Board. Individuals needing special accommodation may request assistance by contacting the Town Clerk 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.

BOARD OF TRUSTEES INFORMATION



ADMINISTRATION DEPARTMENT

Meeting Date:	July 28, 2026
Agenda Title/Subject:	Consent Agenda
Type of Item:	Regular Item
Purpose:	The Consent Agenda contains routine items that can be approved with a single action by the Board.
Presented by:	Christian Samora

ATTACHMENTS:

- a. July 14, 2026 Meeting Minutes
- b. July 2026 Board Report
- c. Serenity Ridge Drainage Improvements Bid Award

BACKGROUND:

The Consent Agenda is a group of routine matters to be acted on with a single motion and vote. The mayor will ask if any Board Member wishes to remove an item for discussion separately. Items removed from the consent agenda should be considered immediately following adoption of the amended Consent Agenda.

UPDATE/NEXT STEPS:

Any updates or next steps for the items on the Consent Agenda will be articulated in the information sheet provided for each item on the Consent Agenda.

FISCAL IMPACT AND FUND SOURCE:

Any fiscal information for the items on the Consent Agenda will be articulated in the information sheet provided for each item on the Consent Agenda.

COMMUNITY TOUCHSTONES:

Any Community Touchstones for the items on the Consent Agenda will be articulated in the information sheet provided for each item on the Consent Agenda.

RECOMMENDED ACTION(S):

“Move to combine and approve the items on the Consent Agenda.”

Followed by a second and a vote.



Board of Trustees Meeting Minutes

**807 Mountain Avenue
Town Board Meeting Room
Berthoud, Colorado 80513
Tuesday, July 14, 2026, at 6:30 PM**

7/14/2026 – Minutes

I. Call to Order

Mayor Karspeck called the meeting to order at 6:30 PM.

II. Pledge of Allegiance

Mayor Karspeck led the Pledge of Allegiance.

III. Roll Call

The following Board members were present:

Trustee Karen Anderson
Trustee Casey Grace
Trustee Sean Murphy
Trustee Arno Olbricht
Trustee Brett Wing
Mayor Pro-Tem May Soricelli-Albrecht
Mayor Will Karspeck

The following staff members were present:

Town Attorney Kendra Carberry
Town Administrator Chris Kirk
Town Clerk Christian Samora
Deputy Town Clerk Lexi Dovel
Larimer County Sheriff Sergeant Justin Williamson
Planning Manager Tawn Hillenbrand
Engineering Supervisor Luke Seeber
Community Development Director Anne Johnson
Director of Water Utilities Ken Matthews

IV. Citizen Participation

Amber Schneider discussed challenges facing senior citizens and requested the Board consider

establishing a senior center in Town.

Bridget Guccione addressed the implementation of Ordinance 1380 regarding backflow and cross-connection prevention. Guccione expressed concern about the Town's control of access to the community's irrigation water and the timing of its implementation.

Dave Melanson commented on limiting new development in Town, concerns regarding water availability, and limiting building height along Mountain Avenue to preserve viewshed.

V. Scheduled Items and Estimated Times for Discussion

1. Consent Agenda

**(5
Min)**

Consent Agenda items are considered to be routine by the Town Board and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, an item may be removed from the Consent Agenda and considered separately.

Trustee Murphy requested item "b" be removed from the Consent Agenda for individual consideration.

Trustee Anderson moved to combine and approve the items on the Consent Agenda minus item "b". Trustee Wing seconded the motion. In a 7-0 roll call vote, the motion Passed.

Trustee Murphy requested a separate vote on item "b. June 30, 2026 Meeting Minutes", as he was not present at the June 30, 2026 Board Meeting.

Trustee Anderson moved to approve item "b". Trustee Grace seconded the motion. In a 6-0 roll call vote, the motion Passed, with Trustee Murphy abstaining.

- a. July 14, 2026 Meeting Agenda
- b. June 30, 2026 Meeting Minutes
- c. May 2026 Financial Information
- d. Contract Regarding Purchase of Land Owned by Thompson School District

2. Public Hearing: Tundra Flats Application for Neighborhood Master Plan and Change of Zone

(20 Min)

Mayor Karspeck opened the Public Hearing.

Planning Manager Tawn Hillenbrand presented an overview of the Land Use Planning and Public Hearing processes and provided background on the Tundra Flats application, including the basis for the Planning Commission's recommendation for denial. Engineering Supervisor Luke Seeber provided additional information regarding the preliminary traffic study completed for the project.

The applicant, Matt Notter, and Don Ryan of LAI Design Group presented the Tundra Flats application, outlining the proposed development plan for the property and the obstacles to retail development at the site.

The Board asked questions regarding parking, the commercial to residential ratio, and site density.

Mayor Karspeck opened the public comment portion of the Public Hearing.

No one spoke during public comment.

Mayor Karspeck closed public comment.

The Board discussed whether the application met all applicable review criteria. After further deliberation, the following motion was made:

Trustee Anderson moved to deny the application for the Tundra Flats Neighborhood Master Plan and Change of Zone and to direct the Town Attorney to prepare an ordinance and a resolution for consideration at the next Board Meeting reflecting the Board's findings for denial. Trustee Grace seconded the motion. In a 7-0 roll call vote, the motion Passed.

3. Presentation: Larimer County Growth Management Area Boundary (30 Min) IGA Update

Community Development Director Anne Johnson provided an overview of comprehensive plans, intergovernmental agreements (IGA's), growth management areas (GMA's), and how these concepts interact.

Principal Planner for Larimer County, Matt Lafferty, presented the need for a GMA, the components of the proposed IGA, and the benefits of a GMA Overlay Zone District.

Mayor Karspeck opened the item to public comment.

No one spoke during public comment.

Mayor Karspeck closed the public comment.

The Board requested additional information on the differences between Larimer County's Land Use Code and Berthoud's Land Use Code.

Trustee Wing moved to direct staff to proceed with the development of an updated Intergovernmental Agreement between the Town of Berthoud and Larimer County regarding growth management, and to return to the Board with a proposed agreement for consideration at a future meeting. Mayor Pro-Tem Soricelli-Albrecht seconded the motion. In a 7-0 roll call vote, the motion Passed.

Mayor Karspeck called for a 5-minute break.

7. Proposition 123 — Town of Berthoud 3-Year Commitment Update (20 Min)

Trustee Anderson moved to continue the Proposition 123 - Town of Berthoud 3-Year Commitment Update to a future meeting. Trustee Grace seconded the motion. In a 7-0 roll call vote, the motion Passed.

VI. Executive Session

To hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), concerning the Revere development.

VII. Executive Session

To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), and to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), concerning the Farmstead development.

Trustee Anderson moved to go into Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. 24-6-402(4)(b), concerning the Revere development; and, to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. 24-6-402(4)(e), and to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. 24-6-402(4)(b), concerning the Farmstead development. Trustee Grace seconded the motion. In a 7-0 roll call vote, the motion Passed.

4. Water Efficiency Plan Presentation and Feedback Before Public Review (20 Min)

Water Utilities Director Ken Matthews and Consultant Courtney Black presented information on the draft Water Efficiency Plan, including its purpose, estimated reductions in per capita water use, strategies for increasing water-use efficiency and community outreach efforts.

The Board discussed community outreach and resident incentives, water use at the TPC golf course, and AMI implementation. The Board also requested further information on the financial impacts of reduced water-use revenue.

5. Berthoud Arboretum Cost Reduction Update (30 Min)

Trustee Murphy moved to amend the agenda to postpone the Berthoud Arboretum Cost Reduction Update and the Mountain Vista Park Cost Reduction and Financing items to a future meeting. Trustee Grace seconded the motion. In a 4-3 roll call vote, the motion Passed, with Trustee Olbricht, Mayor Pro-Tem Soricelli-Albrecht, and Mayor Karspeck having the dissenting votes.

Trustee Murphy moved to open general public comment. Trustee Wing seconded the motion. In a 7-0 roll call vote, the motion Passed.

6. Mountain Vista Park Cost Reduction and Financing (45 Min)

During general public comment, the following residents spoke regarding Mountain Vista Park:

Bill Hindman spoke in favor of the park project and the Certificates of Participation (COP's), emphasizing the need for an improved pool facility.

Joe Nesvara expressed concern regarding the proposed cost reductions and requested that the Board refine the project cost estimates.

8. Establish an Interview Committee to Fill Vacancy on the Planning Commission (5 Min)

Clerk Samora provided information on the Planning Commission vacancy and the process for establishing an interview committee to fill the vacancy.

Mayor Pro-Tem Soricelli-Albrecht moved to appoint Trustee Anderson and Trustee Murphy to the interview committee for the purposes of making a recommendation to the Town Board to fill a vacancy on the Planning Commission at the Board of Trustees Meeting on July 28, 2026. Trustee Wing seconded the motion. In a 7-0 roll call vote, the motion Passed.

9. Elected Official Reports (20 Min)

a. Town Board -

Trustee Grace reported on a seminar hosted by Larimer County regarding the role of elected officials during emergencies and inquired about pavement marking on Welch Street.

Trustee Murphy inquired about Work Session dates to discuss the Strategic Plan.

Trustee Anderson reported on a meeting of the Historic Preservation Advisory Committee, including discussions about a potential History Day event, the formation of a subcommittee, and four upcoming vacancies. Anderson also reported that the Library will be holding a Book Sale on August 15, 2026, and inquired about dates for a Work Session and a Water Open House.

Mayor Pro-Tem Soricelli-Albrecht discussed emergency protocols for Board members and reported on citizen feedback regarding the July 3rd event. Soricelli-Albrecht requested printed copies of the updated Comprehensive Plan for Board Members and requested that Board Members read the full motions aloud when making a motion.

b. Mayor -

Mayor Karspeck did not share a report.

c. Staff - Town Administrator, Attorney

Administrator Kirk announced that the Strategic Planning Work Session will be held on August 18 rather than August 4. Kirk discussed holding a Work Session on meeting procedures on September 1 and suggested implementing a recurring Work Session on the third Tuesday of every month to review informational update items only. Kirk reported on attendance data from the July 3rd event and provided an estimated timeline for the new Civic Academy currently in development.

VIII. Adjourn

The meeting was adjourned at 10:24 pm.

Town Clerk or Deputy Town Clerk

William Karspeck, Mayor

Berthoud Board Update

July 2026

August 4



AUGUST EVENTS NATIONAL NIGHT OUT

AUGUST 4

Town Park | 4:00 - 7:00 PM

National Night Out (NNO) is an annual community-building campaign that promotes strong police-community partnerships and neighborhood camaraderie to make our neighborhoods safer.

Locally, the Town of Berthoud will host this impactful event at Town Park along with the Larimer County Sheriff's Office (LCSO), Berthoud Fire, and Thompson Valley EMS.

[More Information](#)

END OF SUMMER BASH AT THE RECREATION CENTER

August 7 | 6:00 - 8:00 PM

Celebrate the end of summer with us at the Berthoud Recreation Center in partnership with the Berthoud Surveyor. Enjoy delicious food from Georgia Boys BBQ, Sizzlin Street Bites, and Sugar Buzz Gourmet Cotton Candy, complimentary tastings from local restaurants, and live music by David Tilmon. Bring a lawn chair, gather your family and friends, and join us for a fun evening with the community.

[More Information](#)

TREE WALK AT FICKEL PARK

August 15 | 10:00 AM

Community members of all ages are invited to join the final FREE Tree Walk of the season, led by ISA-certified arborist Brandon Koons. This engaging series will take participants on a walk through Fickel Park to explore the trees that help fill its canopy.

This month's topic: The Edible Forest. All tree walks begin at 10:00 am.

[More Information](#)

BERTHOUD MARKET

Every Saturday

Town Park | 9:00 AM - 1:00 PM

Join local growers and makers at Town Park to find unique items made locally. Enjoy live music, grab a bite to eat, and explore the wide variety of booths.

[More information](#)

PROJECTS

Submitted By Daniel Buendia, Project Engineer

Summary of Public Works Projects for June

Parks & Open Space

- Arboretum and MVP Projects have been in full VE phase with ROM values to be presented to the Board.
- A new xeric garden at Pioneer Park is underway, with FOS working on landscaping and irrigation. This will be completed through a joint operation with Parks and FOS staff.

Roads and Sidewalks

- The 2026 Roadway and Sidewalk Improvements Projects are well underway. Concrete work has been completed in Old Town, the Fickel subdivision, and Gateway Park.

Stormwater

- The Serenity Ridge Drainage Project has been opened to public bidding; bids are due back on 7/14 to be brought to the Board.

The Newell Farm Park Master Plan was approved by the Town Board on June 30. Town staff will create a public survey to go out in the month of August to get community feedback.



Streets crews are working daily to ensure safe and sustainable roadways, a large part of that effort involves maintaining the drainage infrastructure like this inlet in Gateway Park.





Test pits were opened at MVP project site to ensure soil quality and groundwater depths will give the construction team no surprises.

Concrete work began in Fickel and worked down into Old Town.



Robert's Lake appears to be a favorite haunt of local herons.

FORESTRY / OPEN SPACE

Submitted By Paul Furnas, Town Forester

In June, Berthoud's Forestry department completed the Pioneer Pickleball landscaping, wrapped up the spring planting season, upgraded irrigation lines, and ground stumps to make room for fall plantings. Berthoud's Forestry staff also attended the Berthoud Day event with other town booths to help spread information about the town's forestry department. Both Forestry and Open Space came together with parks and streets staff to install the two parklets on Mountain Ave for local businesses. Open Space staff took on two larger projects this month. The first was a maintenance overhaul for the Berthoud Bike Park. The other was the removal of Russian Olive suckers at the Berthoud Reservoir. Between these two large projects, they were able to mow all of their Open Space areas and keep on top of weeds around town. A water bottle filler/drinking fountain was installed at the Reservoir and is awaiting a final inspection before opening to the public.

Open Space Bike Park Maintenance



Jumps and landings have any loose soil blown off and discarded. Soil is then wet down with the water trailer (Below) then rolled with equipment to compact and give a smooth surface.



Once landings are smoothed out they are ready for final glueing. If jumps need shaping up on the top lips, material is brought to the top and hand compacted to reshape the lips of the landings.

Final touches: After jumps are shaped up and looking good, a final treatment of a soil stabilizer is applied to the riding surfaces to try to keep most of the material in place.



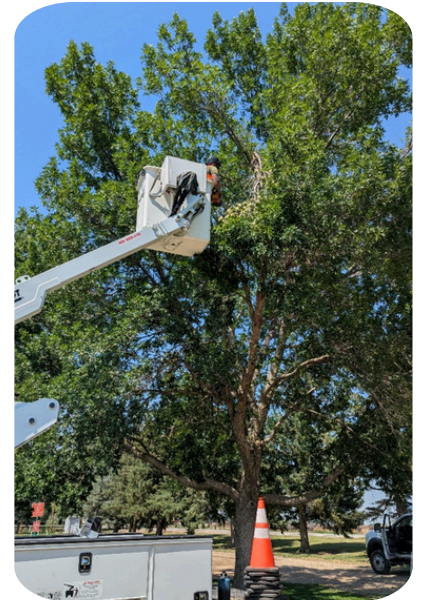


Open Space – 1) Russian Olive sucker removal at Reservoir and Hillsdale. 2) This picture shows the scale of how much Russian Olive was removed from the two Open Spaces in town by the Open Space crew.



Forestry: Finishing touches on Pickleball landscaping. Dead and broken branch clean-up.

Staff took some time to clear out a handful of dead and broken branches they noticed throughout the month of June.



Open Space: Weed management



Parklet install



STREETS DEPARTMENT

Submitted By Brandon Keegan, Streets Supervisor

June was a busy month with the Berthoud Day run and parade. The Streets crew focused on preparing and cleaning Mountain Avenue before the event. The Streets staff also installed several new pedestrian crossings around town to improve walkability and refreshed pavement markings in key areas.

In addition to planned work, crews responded to resident concerns and cleaned up debris after a hailstorm and addressed a sinkhole with a temporary repair until a permanent fix can be made.



County Road 14-Streets crew roadside mowing



Mountain Ave.- Streets crews installed pedestrian crossings on Mountain Ave at 2nd St, 3rd St, 6th St, and 7th St. Additional crossings were installed on Welch Ave at 6th St and 7th St, and at the Nielsen crossing on 5th St, 8th St, and 10th St.

County Road 14- Street crew installed a new 30mph sign after it was struck by a vehicle





1st Street- Street crew cleaning up debris from the previous night's hailstorm



3rd St. & Welch Ave.- Streets crew refreshed the tactical urbanism with new paint



1 & 2) Pyramid Peak St. & Turner Ave- Streets crew received a call regarding a sinkhole. We responded, removed the broken asphalt, stabilized the road base, and placed cold patch to temporarily repair the area. This will remain in place until a contractor can open up the roadway, determine the cause of the failure, and complete a permanent repair. 3) Serenity Ridge- A resident emailed a concern about an area where the asphalt was sinking, so I went out, measured the location, marked it with paint, and sent it to Daniel to record for future repair 4) Welch Ave. & 7th St.- Streets crew installed a thermoplastic crosswalk at the intersection at 7th St. so pedestrians can safely cross to town park



Mountain Ave.-Streets crew teamed up to clean Mountain Avenue ahead of the Berthoud Days parade.



Mountain Ave.- Streets crew sweeping after Berthoud Day parade



RECREATION

Submitted By Steve Hensley, Director of Recreation Services

Operations, Marketing, and Maintenance

During June, the Operations team focused on strengthening internal processes, improving customer communication, and preparing the Recreation Center for peak summer operations.

The team continued daily operational support through membership management, staff scheduling, reporting, swim lesson class entry coordination, and new hire onboarding while further developing the Operations SharePoint site as a central resource for procedures, training, and department information. The team also assisted with preparations for major community events, including Berthoud Market and the July 3rd celebration. June was a productive month for the marketing team, focused on supporting summer programs, community events, and upcoming seasonal promotions. The team finalized the Fall Activity Guide for digitization, prepared communications for the July release, and continued updates to Berthoud.org, REACH TV displays, and social media platforms to ensure consistent messaging.

Sports & Programs

June was a busy month for the Sports team, highlighted by strong summer programming and community events. Summer camps served 135 participants, including the first off-site trips to Town Park Splash Pad and Roberts Pond, as well as a camper color run. Youth sports remained active with 15 baseball teams, 12 T-ball teams, 59 track athletes, and 54 tennis players participating throughout Northern Colorado, while the Rockies Skills Challenge brought in 48 competitors with 8 athletes advancing to Sectionals. Skate-a-palooza was also a success on National Go-Skate Day, featuring 75+ deck design entries, multiple competitions, and strong partnerships with skate companies to support the event.



Active Adults (50+)

The Active Adult Program continued to provide meaningful social opportunities for the community through its drop-in card games, which maintained steady attendance throughout the month. One particularly rewarding moment occurred when a new community member visited the Recreation Center specifically seeking a place to play games and meet new people.

She was welcomed by the group and expressed genuine excitement about finding a place to connect, highlighting the important role the Active Adult Program plays in fostering friendships, building community, and helping residents feel at home.



Fitness

The Firework Color Run was a success, drawing 147 participants and continuing to grow as a community event. This year's race saw a notable increase in youth registrations, reflecting strong family engagement and the event's growing popularity. Participants, volunteers, and spectators helped create an energetic atmosphere that showcased the Recreation Center's commitment to promoting fun and community-centered events.

Aquatics

June was a busy and successful start to the summer season for aquatics, with strong participation in swim lessons, fitness classes, open swim, and additional group visits bringing 30–60 extra swimmers into the pool at a time. Swim lessons continued to see high demand, with 327 participants across 61 classes, while the CARA swim team reached capacity and prepared for three upcoming meets.



Farmers Market Water Safety Day



COMMUNITY DEVELOPMENT

Submitted By Anne Johnson, Community Development Director

Building Division data for June 2026



New Residential

June 2026: 8

YTD: 47



New Commercial

May 2026: 1

YTD: 10



Total Number of Permits

June 2026: 67



Total Valuation

\$14,500,764.05



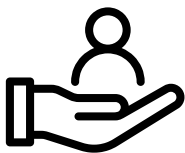
Engineering

Construction Site Inspections: 90

MS4 Inspections: 57

ROW Permits Processed: 11

Planning



Public Assistance

Emails: 6,067

Phone calls: 94

Site Visits: 4



Pre-Application meetings: 1

Public Hearings/Applications presented: 7

Codes/Comp Plan Action Items in process: 2

Applications in Process: 37



PARKS / CEMETERY

Submitted By Sami Kouns, Parks Supervisor

June was a busy month for the Town of Berthoud Parks and Cemetery Departments, highlighted by preparations for and cleanup after Berthoud Day, including expanding the event space, protecting irrigation infrastructure, and utilizing the Turf Tank to efficiently lay out vendor booths. Parks and Recreation staff also worked together throughout the month to keep the Town Park Splash Pad operating safely through regular maintenance and system upkeep. The department completed its annual backflow testing program, coordinating the testing, repair, and retesting of 48 irrigation, domestic, and fire suppression backflow devices to help protect the Town's drinking water. Crews also maintained mowing schedules, athletic fields, sidewalks, and parks, while completing several playground and restroom repairs to improve safety and address vandalism. At Green Lawn Cemetery, staff installed approximately 350 square feet of new drought-tolerant bluegrass sod over multiple gravesites to restore the turf and ensure proper root establishment, while also supporting two burials during the month. Overall, June focused on supporting community events, maintaining high-quality parks and facilities, ensuring regulatory compliance, and providing safe, welcoming public spaces for the Berthoud community.



Parks – Mowing and Edging

With the assistance of both irrigation and Mother Nature, the Town of Berthoud Parks greened up quite nicely during the month of June. This made adhering to our mowing schedules easier, as we were getting more consistent grass growth throughout our parks. Creating straight mow lines that keep the grass at a feasible height for sports and other park activities is something that the Parks Department likes to pride themselves on. We also aim to keep sidewalk edges clean and reduce overgrowth to keep the sidewalks clear of hazards. We want every park in Berthoud to be well maintained and beautiful for the public to use at any time.



Cemetery/Parks – Install Sod

At the Green Lawn Cemetery, 350 square feet of Colorado approved hybridized, drought tolerant, disease resistant bluegrass sod was installed over 10+ graves. This sod was then watered accordingly to make sure that it did not die and that the roots were properly established to help blend seamlessly into the surrounding turf and create beautiful, long lasting green grass



Parks – Splash Pad Maintenance

Getting the Town Park splash pad up and running has been a group effort across the board. Both the Recreation staff and Parks staff have worked together to address any issues as soon as possible to keep the splash pad operational for as close to the posted hours as possible. This has required additional cleaning of the strainers and hair baskets, changing out the CO2 tank, changing out the chlorine tank, cleaning the rain diverter filter, pumping out excess water from the pits after the rain, backwashing the large filters and anything else necessary to keep the splash pad running, at the correct pressure, and at the appropriate levels for a fun, memorable and safe aquatic experience.



Parks – Backflow Testing and Repairs

The month of June is when all Town of Berthoud backflows are scheduled to be tested for compliance. Any backflow that does not pass the initial test is repaired and then retested. The Town of Berthoud Parks Department currently oversees the testing of 48 different backflows that vary from irrigation to domestic to backflows that are connected to fire suppression systems. It is important that all of these backflows are functioning correctly to keep any contaminants from entering our potable water supply.



Park damage before repairs were made

Parks – Facility Maintenance

Being the most popular pavilions/facilities in town, the Waggenger Farm Park restroom and the Town Park restroom often require the most repairs. During June, the partition between the urinals at Waggenger was kicked off the wall. This partition was reinstalled with new concrete anchors and screws to give it a better, more secure fit that will hopefully make it more difficult to rip off the wall. At Town Park, someone tried to rip the seam between two partitions in the men's bathroom off. This thin metal seam was bent back straight, and additional hardware was added to keep it in place. Issues like these, along with keeping bathrooms clean and orderly, are top priorities for the Parks Department, especially during the busy summer months.



WATER/WASTEWATER

Submitted By Tyler Carpenter, Water Operations Manager

Water/Wastewater Operations Summary

June was another active operational month for the Water/Wastewater Utilities division, with continued focus on system maintenance, customer service, utility locates, and infrastructure repairs.

Staff completed 2 new meter installations, 11 meter repairs, 34 water shut-offs, and 713 utility locates for water, sewer, and storm, including 16 emergency tickets (1-hour response time during business hours and 2-hour response time after hours). Major work included the Water Sanitary Survey, implementation of new backflow tracking software (BSI Online), jetting a sewer line behind Cocina Cantina, raising a manhole in Valleyview, a meter pit repair at 1205 Cedar Dr, a curb stop repair at 31 E Hwy 56, replacement of the AirVac at the Heron Lakes Lift Station, and replacement of the vent on the 3-million-gallon storage tank (a CDPHE recommendation).



- 1) 3MG Storage Tank – Vent Replacement (Crane Lift) 2) 3MG Storage Tank – Old Vent
3) 3MG Storage Tank – New Vent





1) Manhole Raise – Valleyview 2) Manhole Raise – Valleyview 3) Manhole Raise – Valleyview



AirVac Replacement – Heron Lakes Lift Station



AirVac Replacement – Heron Lakes Lift Station



CLERK'S OFFICE

Submitted By Christian Samora, Town Clerk

June 2026



Passports

June 2026: 58

YTD 408



Municipal Court

New Cases: 60

Open Cases: 232



Code Violations

June 2026: 91

YTD: 705



Open Records

June 2026: 31

YTD: 109



WORTH NOTING



Congratulations to Steve Hensley, our new Director of Recreation Services

Brandon Koons: Summer Tree Walks – Brandon Koon held his first of three tree walks scheduled this summer at Fickel Park. His next walk will be on 8/15 at Fickel Park at 10AM.



Forestry Staff: Forestry Tech Richard Calhoun received confirmation that he passed the course to add a Tree Risk Assessment Qualification to his ISA Certification. This certification is training to help identify tree risk, quantifying it, and communicating it to other arborists or tree owners.



The Historic Preservation Advisory Committee hosted a walking tour of historic downtown Berthoud on Saturday, June 13th. Members of the Committee spoke about the history of some of Berthoud's most beloved landmark buildings over the one hour walking tour. Over 50 attendees participated and the Committee is excited to begin planning the next tour, which will be scheduled for the fall. Keep an eye out for information about the next tour!



Board of Trustees Information



Public Works Department

Meeting Date:	July 28, 2026
Agenda Title/Subject:	Serenity Ridge Drainage Improvements Bid Award
Type of Item:	Consent Agenda
Purpose:	To request Board approval to award the Serenity Ridge Drainage Project to Caraveo Construction, Inc, approve the Project License Agreement with the Serenity Ridge Homeowners Association, and authorize the Town Administrator to execute the Construction Services Agreement.
Presented by:	Daniel Buendia

Attachments:

1. Project Locations Map
2. Bid Results
3. Caraveo Construction Bid Tab
4. Project License Agreement -Serenity Ridge Drainage
5. Draft - Construction Services Agreement - Caraveo

Background:

Town staff received eight bids for the Serenity Ridge Drainage Project. After reviewing the bids, contractor qualifications, and the Town's previous experience with the bidders, staff recommend awarding the project to Caraveo Construction, Inc., in the amount of \$173,000.

The Serenity Ridge subdivision has experienced longstanding drainage issues. Unpredictable precipitation events can produce excess runoff that adversely affects nearby infrastructure and residential properties. The Town has been working with the Serenity Ridge Homeowners Association (HOA) to develop improvements intended to mitigate these impacts.

The project will install additional drainage infrastructure to redirect excess flows away from homes while maintaining historic drainage patterns and reducing sediment accumulation in the existing drainage basins. Improvements will be completed within Town-owned right-of-way and on HOA-owned property. A Project License Agreement with the HOA authorizing work on its property is included in the Board packet.

Update/Next Steps:

Upon Board approval, staff will finalize and execute the Construction Services Agreement and Project License Agreement, issue a notice of award and notice to proceed to Caraveo

Construction, Inc., and coordinate the construction schedule with the contractor and Serenity Ridge HOA. Staff will oversee construction and complete final inspection and project closeout following construction.

Fiscal Impact and Fund Source:

This Project is currently funded in the 2026 Budget.

28-00-5105.00 – Serenity Ridge Drainage Improvements - \$250,000

Caraveo Construction Bid - \$173,000.00 + \$25,950.00 (15% contingency) = \$198,950.00

Community Touchstones:

Storm drainage systems are vital to Berthoud's infrastructure. The long-term **resiliency** of these systems depends on intelligent implementation and ease of maintenance. Reducing peak flows through the system improves long-term functionality of each part. Redirecting erosive flows away from sensitive areas protects our waterways and residents. Improving maintainability strengthens the system's ability to withstand and recover from storm events while reducing long-term management costs. Well-managed drainage systems preserve downstream water quality which promotes environmental **sustainability**.

Recommended Action(s):

Staff recommends the Board of Trustees award the Serenity Ridge Drainage Project to Caraveo Construction, Inc., in the amount of \$173,000; approve an additional project contingency of \$25,950.00 (15%); and authorize the Town Administrator to execute the Construction Services Agreement and Project License Agreement.

Drainage Improvements Project Locations



Project Serenity Ridge
Date 7/14/26

Bidder	Bid Amount
Nicon Excavating	\$245,041.35
TLM Constructors	\$248,132.00
Concrete Works of Colorado	\$295,705.50
Caraveo Construction	\$173,000.00
Dunrite Excavation	\$214,210.58
Civil Specialties	\$276,517.69
Powell Restoration	\$281,128.05
GLH	\$233,358.49

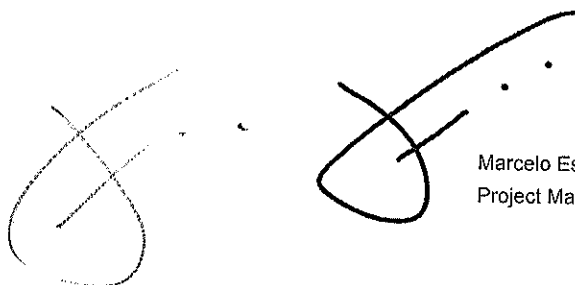
Serenity Ridge Drainage Project may consist of excavation and regrading existing drainage facilities, installation of precast concrete pipe, removal and replacement of existing asphalt roadway, removal and replacement of pedestrian trail, landscape restoration, and protection of adjacent facilities. Bidder acknowledges that quantities are not guaranteed, and final payment will be based on actual quantities determined as provided in the Contract Documents.

Bid Item A:

Item Description	Quantity	Unit	Unit Cost	Total Cost	Notes
Mobilization	1	LS	\$ 7,034.50	\$ 7,034.50	
Remove and replace existing gravel	212	SY	\$ 45.00	\$ 9,540.00	
Remove and replace existing asphalt road section	26	SY	\$ 90.00	\$ 2,340.00	
Inlet protection	4	EA	\$ 300.00	\$ 1,200.00	
5" stabilized crusher fines trail and landscape fabric	1,931	SF	\$ 3.00	\$ 5,793.00	
Sediment control log	186	LF	\$ 7.00	\$ 1,302.00	
Rock sock check dam	90	LF	\$ 7.00	\$ 630.00	
Erosion control blanket (3-year coconut straw)	2,177	SY	\$ 4.50	\$ 9,796.50	
Seeding (native)	2,177	SY	\$ 9.00	\$ 19,593.00	
Riprap (type VL)	37	CY	\$ 150.00	\$ 5,550.00	
Riprap (type L)	70	CY	\$ 150.00	\$ 10,500.00	
Geotextile fabric (under FES Riprap)	246	SY	\$ 9.00	\$ 2,214.00	
18" RCP pipe	95	LF	\$ 95.00	\$ 9,025.00	
18" RCP flared end section	2	EA	\$ 1,300.00	\$ 2,600.00	
30" RCP pipe	141	LF	\$ 170.00	\$ 23,970.00	
30" RCP flared end section	2	EA	\$ 1,700.00	\$ 3,400.00	
Type "13" valley inlet	2	EA	\$ 3,500.00	\$ 7,000.00	
Fine grading and shaping	0.6	AC	\$ 5,500.00	\$ 3,300.00	
Cut	1,342	CY	\$ 12.00	\$ 16,104.00	
Fill	29	CY	\$ 12.00	\$ 348.00	
Export Earthworks	1,313	CY	\$ 20.00	\$ 26,260.00	
Traffic Control	1	LS	\$5,500.00	\$ 5,500.00	
Add/Alt. #1 Directional bore	1	LS	\$ 140,000.00	\$140,000.00	

SUBTOTAL PROJECT COST A: \$ 173,000.00

TOTAL PROJECT COST A WITH ADD/ALT.#1: \$ 313,000.00



Marcelo Esmoris
Project Manager

Drainage Project License Agreement

This Drainage Project License Agreement (the "Agreement") is made and entered into this ____ day of _____, 2026 (the "Effective Date"), by and between the Serenity Ridge Homeowners Association, a Colorado nonprofit corporation with an address of _____, Berthoud, CO 80513 (the "HOA"), and the Town of Berthoud, a Colorado municipal corporation with an address of 807 Mountain Avenue, Berthoud, CO 80513 (the "Town") (each a "Party" and collectively the "Parties").

Whereas, the HOA owns certain real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, certain drainage infrastructure on the Property requires a one-time repair, which the Town desires to undertake in accordance with **Exhibit B**, attached hereto and incorporated herein by this reference (the "Project");

Whereas, the Town wishes to receive a one-time, limited license to use a portion of the Property, as more particularly described in **Exhibit C** (the "Licensed Property"), to complete the Project.

Now, Therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. Scope of Work

Subject to the terms of this Agreement, the Town shall complete the Project. The Town shall manage the Project, and all work shall comply with all applicable laws and regulations.

II. Term and Termination

This Agreement shall be effective upon the Effective Date and shall terminate upon expiration of the warranty period for the Project; provided that either Party may terminate this Agreement upon written notice to the other Party specifying the date of termination, such notice to be given not less than thirty days prior to the date specified therein.

III. License

A. The HOA hereby grants to the Town a revocable license to use and occupy the Licensed Property to complete the Project. The Town's right to use and occupy the Licensed Property is not exclusive and the HOA reserves the right to grant a similar use to itself or any other person or entity at any time. The Parties understand and agree that this Agreement is a limited grant of authority subject in all respects to applicable federal, state and local laws and regulations.

B. The Town shall strictly comply with the following conditions:

1. The Town shall coordinate with the HOA regarding scheduling and performance of work on the Project, including without limitation notification of any scope or scheduling changes;
2. The Town shall maintain the Licensed Property in a clean, litter-free and well-kept manner and shall take such actions as are necessary to maintain the Licensed Property in a good and safe condition at all times; and
3. The Town shall at all times comply with all applicable law, including without limitation all federal, state and local statutes, regulations, ordinances and rules.

C. The Town shall be responsible for all damage to the Licensed Property arising out of or resulting from the use of the Licensed Property by the Town, its agents, employees, visitors, patrons and invitees. The HOA shall notify the Town immediately upon discovery of any damage to the Licensed Property. The Town shall correct and repair the damage within 30 days of notification or knowledge unless otherwise directed by the HOA.

IV. HOA Obligations

A. At all times during the term of this Agreement, the HOA shall:

1. Maintain and manage the Property as defined in the HOA's governing documents;
2. Provide the Town unobstructed access to the Licensed Property;
3. Serve as the primary point of contact for matters involving the HOA's residents and the Property; and
4. Notify the HOA's residents of the performance of work, the schedule and community impact regarding the Project.

B. Upon expiration of this Agreement, the HOA shall be responsible for the maintenance and repair of the Licensed Property, including without limitation those portions of the Project lying within the Licensed Property. The Town expressly disclaims any warranties regarding its work in designing, installing, repairing and completing the Project and the functioning of the Project.

V. General Release

The HOA forever releases and discharges the Town and its respective officers, directors, employees, agents, representatives, attorneys, contractors, predecessors, successors and assigns from any and all claims, controversies, liabilities, obligations, warranties, payments, reimbursements, set offs, recoupment, amounts due or owing or both, duties, injuries, demands, actions, causes of action, suits, losses, promises, acts, agreements, damages, costs and expenses of any kind or nature, whether known or unknown, suspected or unsuspected, foreseen

or unforeseen, based upon law or equity, now existing or hereafter asserted arising out of or relating to any and all circumstances, disputes or disagreements that now exists or may have existed regarding this Agreement and the Project.

VI. Indemnification

The HOA agrees to indemnify, hold harmless and defend the Town and its representatives, officers, employees, agents and contractors from and against all liabilities, injuries, penalties, costs, losses, damages, expenses, causes of action, claims, demands or judgements, including without limitation reasonable attorney fees arising from or in any way connected with the use of the Licensed Property or any act, omission, condition or other matter related to or occurring on or about the Licensed Property under this Agreement. The HOA agrees to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims or demands alleged are groundless, false or fraudulent.

VII. Miscellaneous

A. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.

B. *No Waiver.* Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. *Integration.* This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

E. *Notice.* Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent prepaid, first-class United States mail to the Party at the address set forth on the first page of this Agreement.

F. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. *Modification.* This Agreement may only be modified upon written agreement of the Parties.

H. *Assignment.* Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

I. *Governmental Immunity.* The Town and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary

limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. *Rights and Remedies.* The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

L. *Force Majeure.* No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, storms, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

M. *Electronic Signatures.* The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq.*

In Witness Whereof, the Parties have duly executed this Agreement as of the Effective Date.

Town of Berthoud, Colorado

Chris Kirk, Town Administrator

Attest:

Christian R. Samora, CMC, Town Clerk

Serenity Ridge Homeowners Association

By: _____

State of Colorado)
) ss.
County of _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ____ day of _____, 2026, by _____ as _____ of Serenity Ridge Homeowners Association.

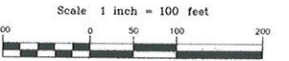
My commission expires:

(Seal)

Notary Public

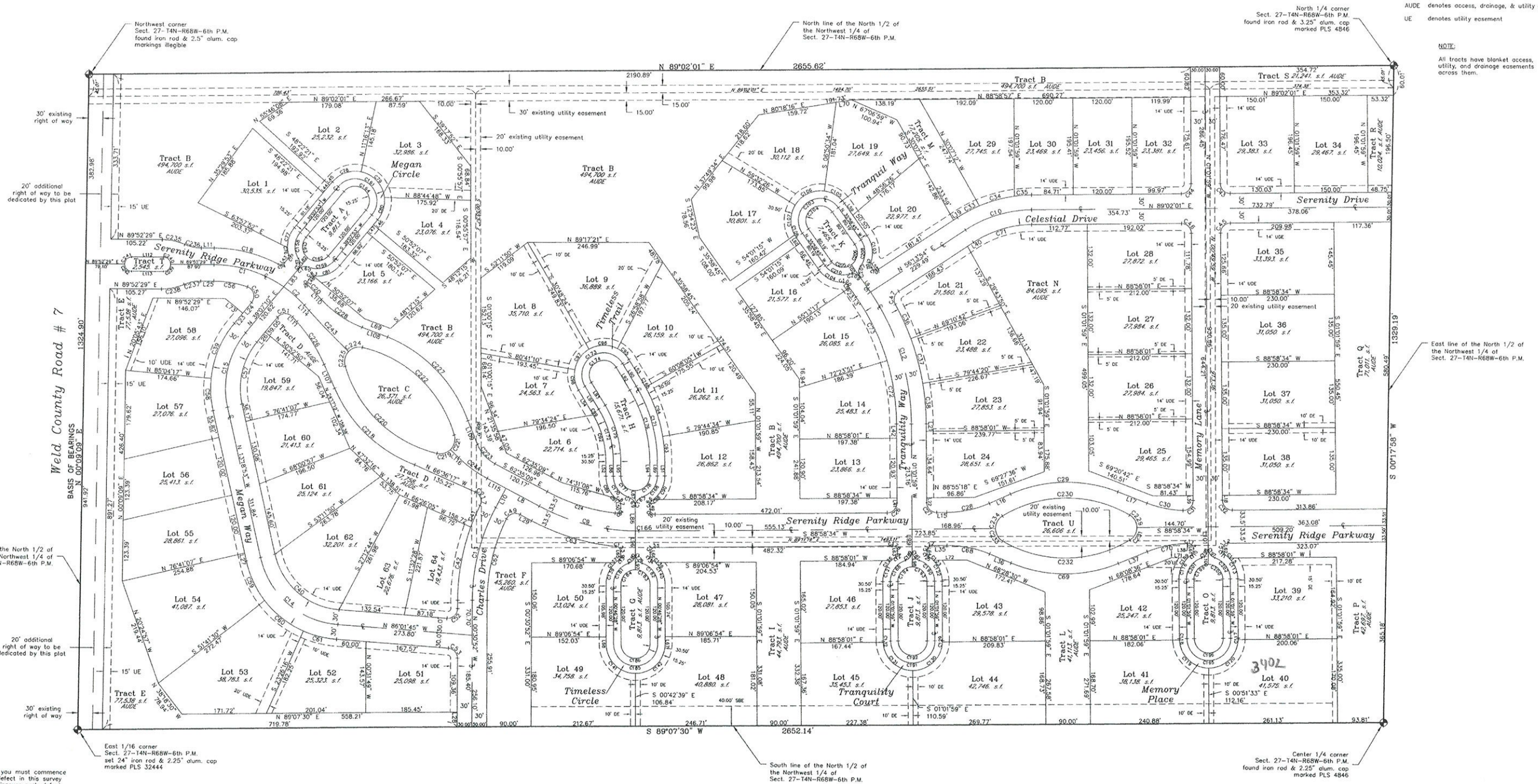
Exhibit A
Licensed Property

Final Plat of
Serenity Ridge at Wilson Homestead P.U.D.
Being a tract of land lying in the North 1/2 of the Northwest 1/4 of
Section 27, Township 4 North, Range 68 West of the 6th Principal Meridian,
Town of Berthoud, Weld County, Colorado.



Legends:
DE denotes drainage easement
UDE denotes utility & drainage easement
AUDE denotes access, drainage, & utility easement
UE denotes utility easement

NOTE:
All tracts have blanket access,
utility, and drainage easements
across them.



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 any defect in
this survey be commenced more than ten years from
the date of the certification shown herein.

REVISIONS		
Date 05/20/01	By: CRW	Description: remove planning cert add easement
Date 02/16/01	By: JRM	Description: revise curves, lines, tables and street names
Date 09/18/00	By: WGY	Description: ADDED PROP. EASEMENTS

Date 7/20/00	Drawn: WGY
Party Chief: KGD	Checked: WGY
Scale: 1"=100'	Approved: MBS

CLIENT
JRJ Land Development, LLC.

Frederick Land Surveying, Inc.
1528 North Lincoln Avenue Suite 2 Loveland, Colorado 80538
Phone: (970) 669-2100 FAX: (970) 669-3725

TITLE
Serenity Ridge
Section 27, Twp 4 N, Rng 68 W, 6PM, Berthoud, Colo.

PROJECT NO.
99037.003

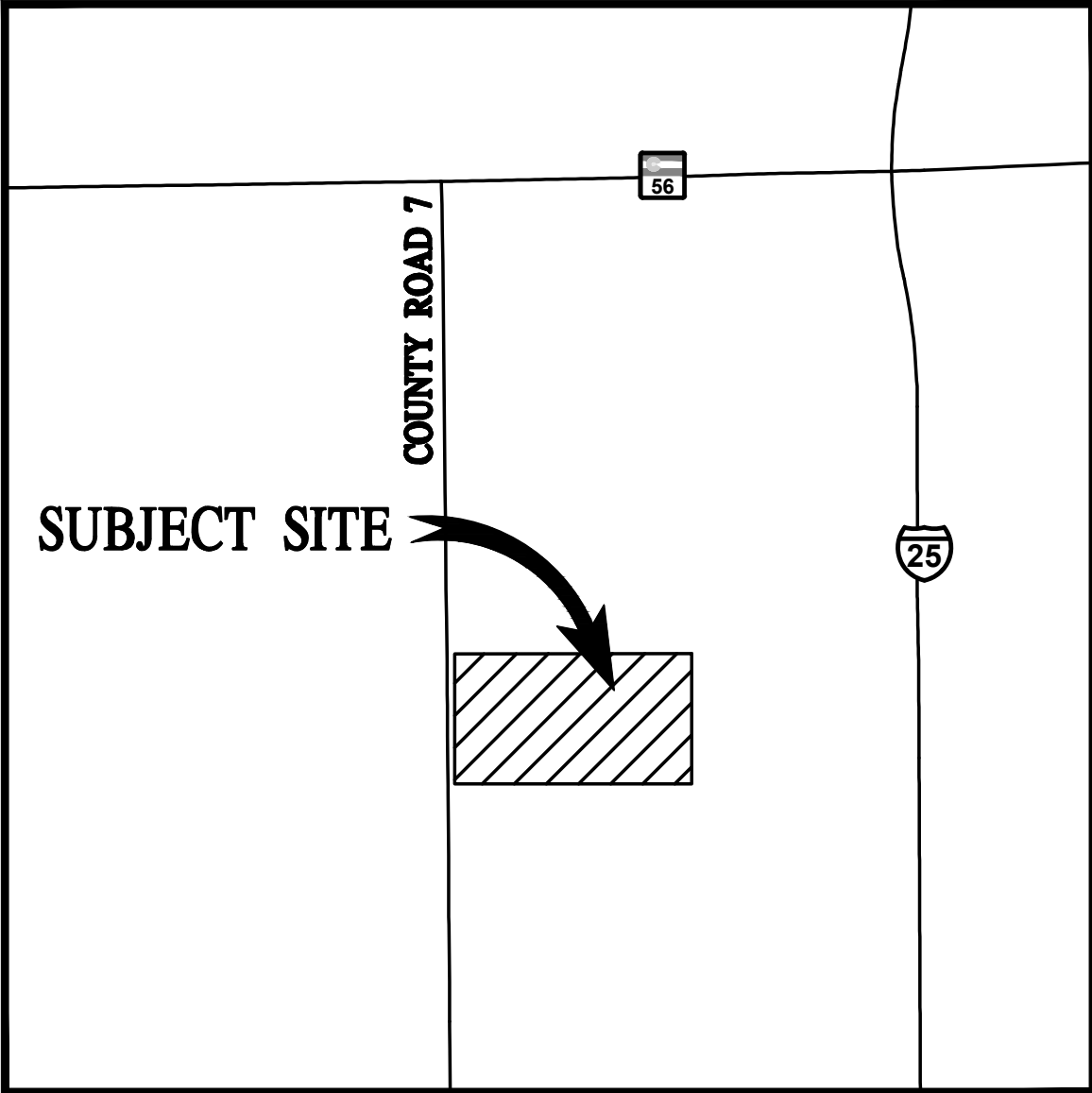
SHEET NO.
2

Exhibit B
Description of the Serenity Ridge Drainage Project

N:\c03407 - Berthoud On-Call Services\2020 Berthoud Projects\PW-20-00-04 Serenity Ridge Drainage\Drawings\Construction Documents\3407-PW-20-20-04-Cover-Detail.dwg, 12/9/2025 10:32:08 AM, Corrett Tsouproke

CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO



VICINITY MAP
1" = 2000'

BASIS OF BEARINGS

ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2 INCH BRASS CAP STAMPED PLS 20142 AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 38281 AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 22 TO BEAR SOUTH 00°33'58" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2653.07 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK

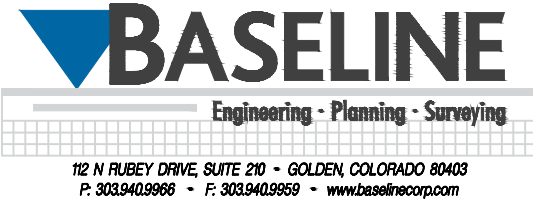
CP MOTO WITH AN ELEVATION OF 5024.51, NAVD 88

Sheet List Table

SHEET NUMBER	SHEET TITLE
C1	COVER
C2	GENERAL NOTES
C3	GRADING, EROSION AND SEDIMENT CONTROL PLAN I
C4	GRADING, EROSION AND SEDIMENT CONTROL PLAN II
C5	GRADING, EROSION AND SEDIMENT CONTROL PLAN II
C6	STORM DRAIN PLAN & PROFILE I
C7	STORM DRAIN PLAN & PROFILE II
C8	DETAILS I
C9	DETAILS 2

CONTACTS:

MUNICIPALITY
TOWN OF BERTHOUD
807 MOUNTAIN AVENUE
BERTHOUD, CO 80513
970.344.5807
CONTACT: DANIEL BUENDIA
ENGINEER
BASELINE ENGINEERING
112 N. RUBEY DRIVE, #201
GOLDEN, CO 80403
303.940.9966
CONTACT: LUKE MYERS, P.E.



ROW IMPROVEMENTS

ITEM NO	CDOT ITEM CODE #	DESCRIPTION - INSIDE RIGHT-OF-WAY	QUANTITY	UNIT
1	626-00000	MOBILIZATION	1	LS
2	202-00027	REMOVE & REPLACE EXISTING GRAVEL	212	SY
3	202-00220	REMOVE EXISTING ASPHALT ROAD SECTION	26	SY
4	950-00100	REPLACE EXISTING ASPHALT ROAD SECTION	26	SY
5	208-00053	INLET PROTECTION	4	EA
6	213-00067	REPLACE 5" MIN. DEPTH STABILIZED CRUSHER FINES TRAIL AND LANDSCAPE FABRIC	37	SF
7	216-00042	EROSION CONTROL BLANKET (3-YEAR COCNUT STRAW)	101	SY
8	212-00005	SEEDING (NATIVE)	101	SY
9	506-00206	RIPRAP (TYPE VL)	37	CY
10	506-00210	RIPRAP (TYPE L)	64	CY
11	213-00070	GEOTECH FABRIC (UNDER FES RIPRAP)	191	SY
12	603-01180	18" RCP PIPE	95.0	LF
13	603-05018	18" FLARED END SECTION	2	EA
14	603-01300	30" RCP PIPE	48.0	LF
15	603-05030	30" FLARED END SECTION	1	EA
16	604-13005	TYPE '13' VALLEY INLET	2	EA
17	950-00303	FINE GRADING & SHAPING	0.1	ACRE
18	950-00303	CUT	161	CY
19	950-00303	FILL	2	CY
20	950-01400	EXPORT EARTHWORK	159	CY

OPEN SPACE IMPROVEMENTS

ITEM NO	CDOT ITEM CODE #	DESCRIPTION - OPEN SPACE	QUANTITY	UNIT
21	626-00000	MOBILIZATION	1	LS
22	208-00002	SEDIMENT CONTROL LOG	186	LF
23	208-00041	ROCK SOCK CHECK DAM	90	LF
24	216-00042	EROSION CONTROL BLANKET (3-YEAR COCNUT STRAW)	2,076	SY
25	212-00005	SEEDING (NATIVE)	2,076	SY
26	506-00209	RIPRAP (TYPE L) (@ EA 30 RCP FES)	6	CY
27	213-00070	GEOTECH FABRIC (UNDER FES RIPRAP)	55	SY
28	603-01300	30" RCP PIPE	93	LF
29	603-05030	30" FLARED END SECTION	1	EA
30	950-00303	FINE GRADING & SHAPING	0.5	ACRE
31	950-00303	CUT	1,181	CY
32	950-00303	FILL	27	CY
33	950-01400	EXPORT EARTHWORK	1,154	CY
34	213-00067	REPLACE 5" MIN. DEPTH STABILIZED CRUSHER FINES TRAIL AND LANDSCAPE FABRIC	1,894	SF



112 N. RUBEY DRIVE, SUITE 201 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9969 • www.baselinecorp.com

DESIGNED BY
ITT
DRAWN BY
ITT
CHECKED BY
NUN

DATE
3/7/2024

PREPARED BY
BEC/ITT
GCT

CONSTRUCTION DRAWINGS
2025-08-13 DANIEL B. REVISIONS

WELD COUNTY

TOWN OF BERTHOUD

SERENITY RIDGE DRAINAGE

SERENITY RIDGE PARKWAY & TRANQUILITY WAY

COVER

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL
3/7/2024

DRAWING SIZE
24" X 36"

SURVEY FIRM
BASELINE

SURVEY DATE
12/03/2020

JOB NO.
PW-20-20-04

DRAWING NAME
3407-PW-20-20-04-Cover-Detail.dwg

SHEET
01 OF 9

C1



Know what's below.
Call before you dig.

CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO

GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, COLORADO DEPARTMENT OF TRANSPORTATION, MOUNTAIN VIEW FIRE PROTECTION DISTRICT REQUIREMENTS, UTILITY COMPANIES, AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS, AND PERMITS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE MOUNTAIN VIEW FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED TOWN OF BERTHOUD PERSONNEL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN ENGINEER, GEOTECHNICAL ENGINEER, AND ALL UTILITY OWNERS, AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, SAFETY OF PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE TOWN CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR TOWN APPROVAL BY THE TOWN OF BERTHOUD PRIOR TO CONSTRUCTION AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MUTCD WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, SIZE, TYPE, AND LOCATION OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ALONG THE ROUTE OF THE WORK. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE TOWN OF ANY DISCREPANCIES. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSE CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM TOWN ENGINEER AND THE UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NONMUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE TOWN ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCCC.ORG).
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES, OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED TOWN PERSONNEL.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, WITHIN 48 HOURS OF PROJECT COMPLETION.
- PRIOR TO THE BEGINNING OF WORK, A PRECONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE TOWN, THE RESPONSIBLE PARTY WHO IS SCHEDULED TO PERFORM THE WORK, THE DESIGNATED ON-SITE FIELD REPRESENTATIVE, THE CONSULTING ENGINEER OR LANDSCAPE PROFESSIONAL, AND ANY OTHER ENTITIES INVOLVED IN THE CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. THE TOWN OF BERTHOUD MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY THE TOWN OF BERTHOUD.
- DEVELOPMENT PHASING OF ANY PROJECT MUST BE SHOWN ON THE CONSTRUCTION PLANS, APPROVED BY THE TOWN ENGINEER AND MADE A PART OF THE APPLICATION PROCEDURE. NO PHASING SHALL BE PERMITTED UNLESS THIS REQUIREMENT HAS BEEN ADHERED TO.
- NO WORK SHALL BEGIN UNTIL THE INSTALLING RESPONSIBLE PARTY IS IN POSSESSION OF AN APPROVED SET OF PLANS AND THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, AND ALL NECESSARY PERMITS FOR THE IMPROVEMENTS HAS BEEN ISSUED BY THE TOWN. TOWN ENGINEERING'S APPROVAL SHALL BE FOR GENERAL CONFORMITY TO THE UTILITY SPECIFICATIONS AND SHALL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE RESPONSIBLE PARTY, CONSULTING ENGINEER, OR LANDSCAPE ARCHITECT OF THEIR RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.
- THE RESPONSIBLE PARTY SHALL FURNISH REASONABLE AID AND ASSISTANCE REQUIRED BY THE TOWN ENGINEER FOR THE PROPER EXAMINATION OF THE MATERIALS AND WORK. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ANY WORK NOT ACCEPTED BY THE TOWN ENGINEER SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE TOWN ENGINEER RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBEYED AT ONCE BY THE RESPONSIBLE PARTY. THE TOWN SHALL NOT SUPERVISE SET OUT WORK, OR GIVE LINE AND GRADE STAKES.
- THE MATERIALS USED IN PROJECTS SHALL BE NEW AND SUBJECT TO THE INSPECTION AND APPROVAL OF THE INSPECTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL WITH THESE STANDARDS. NO MATERIAL SHALL BE USED BEFORE BEING INSPECTED AND APPROVED BY THE INSPECTOR. FAILURE OR NEGLECT ON THE PART OF THE INSPECTOR TO CONDEMN OR REJECT INFERIOR MATERIALS OR WORK SHALL NOT BE CONSTRUED TO IMPLY THEIR ACCEPTANCE SHOULD THEIR INFERIORITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO REJECT DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE RESPONSIBLE PARTY SHALL CORRECT THE DISCREPANCIES IN QUESTION.
- WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE RESPONSIBLE PARTY SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS AND CONSTRUCTION FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE TOWN

- ENGINEER. IN THE EVENT THE RESPONSIBLE PARTY FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE TOWN ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE RESPONSIBLE PARTY.
- INSPECTION SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM ANY OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND CORRECTED BY THE RESPONSIBLE PARTY AT HIS SOLE EXPENSE, WHENEVER SO ORDERED BY THE TOWN ENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION.
 - EXCEPT IN CASES OF EMERGENCY, MAINTENANCE, OR PROTECTION OF WORK ALREADY COMPLETED, NO WORK SHALL BE ALLOWED BETWEEN THE HOURS OF 7 P.M. AND 7 A.M.; NOR ON SATURDAY, SUNDAY, OR LEGAL HOLIDAYS UNLESS APPROVED BY THE TOWN ENGINEER IN EACH CASE. WHEN ANY INSPECTOR IS REQUIRED TO WORK OUTSIDE THE HOURS OF 7 A.M. TO 4 P.M. ON REGULAR TOWN BUSINESS DAYS, OVERTIME SHALL BE CHARGED TO THE RESPONSIBLE PARTY. HOWEVER, SUCH INSPECTORS SHALL REMAIN EMPLOYEES OF THE TOWN FOR ALL PURPOSES. REQUESTS FOR OVERTIME SHALL BE MADE TO THE TOWN ENGINEER AT LEAST 48 HOURS IN ADVANCE. PAYMENT FOR SUCH OVERTIME WORK SHALL BE MADE TO THE TOWN PRIOR TO FINAL ACCEPTANCE.
 - IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT ALONG WITH THE TOWN ENGINEER, THE INSTRUCTIONS GIVEN BY THE TOWN ENGINEER SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS.
 - ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST NOT BE STEEPER THAN 48:1 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RISE EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M STANDARDS (SEE DETAIL M-608-1, ETC).
 - PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIFLINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.
 - RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
 - THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. FINAL AS-BUILT PLANS PREPARED BY THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE TOWN OF BERTHOUD.
 - IF A FOUNDATION UNDERDRAIN SYSTEM IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE FOLLOWING STATEMENT SHALL BE INCLUDED IN THE DRAWINGS:
 - "THE FOUNDATION UNDERDRAIN SYSTEM IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR ITS ASSIGNS. THE TOWN IS NOT RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF SAID SYSTEM."

GRADING NOTES

- CONSTRUCTION SHALL ADHERE TO THE FOLLOWING SEQUENCE UNLESS OTHERWISE SPECIFIED BY THE TOWN ENGINEER: SANITARY SEWER INSTALLATION, WATER MAIN INSTALLATION, CURB AND GUTTER INSTALLATION, WATER SERVICE INSTALLATION.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE TOWN OF BERTHOUD PRIOR TO FINAL ACCEPTANCE.
- ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A TOWN REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.
- DEVELOPER AND BUILDER SHALL REGULARLY PATROL THE PUBLIC LANDS ADJACENT TO THE DEVELOPMENT TO REMOVE CONSTRUCTION DEBRIS AND KEEP THE SITE CLEAN AND SAFE.
- ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. LATEST EDITION. A CORP GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES SHALL BE OBTAINED PRIOR TO ANY GRADING BEING PERFORMED ON SITES ONE (1) ACRE OR LARGER IN SIZE. THESE PERMITS CAN BE OBTAINED FROM THE STATE WATER QUALITY CONTROL DIVISION.
- NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
- TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROPER MEASURES TAKEN TO CONTROL EROSION AND SEDIMENT MOVEMENT. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
- PERMANENT SLOPES SHALL NOT EXCEED 4:1 (H:V) IN AREAS TO BE SEEDED OR SODDED. RETAINING WALLS SHALL BE REVIEWED AND APPROVED BY SEPARATE APPLICATION TO THE TOWN OF BERTHOUD.
- THIS EROSION AND SEDIMENT CONTROL PLAN HAS BEEN SUBMITTED TO THE TOWN OF BERTHOUD AND IS IN GENERAL CONFORMANCE WITH THE TOWN'S EROSION CONTROL STANDARDS. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURE MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEM OR IF THE PROPOSED EROSION CONTROL MEASURES DO NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS EROSION CONTROL PLAN AND THE OBLIGATION OF THE LANDOWNER SHALL RUN WITH THE LAND UNTIL SUCH TIME AS THE EROSION CONTROL PLAN IS PROPERLY COMPLETED, OFFICIALLY MODIFIED, OR VOIDED.

SITE SPECIFIC NOTES:

- PERMANENT OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO ALL DISTURBED AREAS AND SOIL STOCKPILES WITHIN 90 DAYS TO ALL AREAS INCLUDING AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 60 DAYS.
- ALL DISTURBED AREAS SHALL BE RESEEDED. THE SEED MIX SHALL BE IN ACCORDANCE WITH THE APPROVED MATERIALS LIST OF SEED MIXES WITHIN THE TOWN OF BERTHOUD CODE.

TOWN OF BERTHOUD WAIVER STATEMENT:

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPTS ONLY AND GENERAL CONFORMANCE WITH THE TOWN'S STANDARDS AND SPECIFICATIONS. THE REVIEW BY THE TOWN OF BERTHOUD DOES NOT IMPLY RESPONSIBILITY BY THE TOWN OF BERTHOUD OR THE TOWN ENGINEER FOR ACCURACY AND CORRECTNESS OF THE PLANS OR CALCULATIONS.

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
--- 5280 ---	--- 5280 ---	MAJOR CONTOUR (5' INTERVAL)
----- 81 -----	----- 81 -----	MINOR CONTOUR (1' INTERVAL)
		EDGE OF ASPHALT
		EDGE OF GRAVEL
		CURB AND GUTTER (SPILL/CATCH)
x x x x	x x x x	WIRE FENCE
--->--->--->--->---	--->--->--->--->---	DITCH FLOWLINE
--- ST --- ST ---	--- ST --- ST ---	STORM SEWER
EXISTING SYMBOLS	PROPOSED SYMBOLS	
		SANITARY MANHOLE
		SPOT ELEVATION
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
		NOMINAL SLOPE ON CUT OR FILL
		CONCRETE FLARED END SECTION
		METAL FLARED END SECTION
		SIGN
		UTILITY CROSSING
		EROSION CONTROL BLANKET
		INLET PROTECTION
		SEDIMENT CONTROL LOG
		ROCK SOCK

SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWAP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

August 2013



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DESIGNED BY
ITT

DRAWN BY
ITT

CHECKED BY
NUN

DATE
3/7/2024

PREPARED BY
BEC/ITT

GCT

CONSTRUCTION DRAWINGS

2025-08-13 DANIEL B. REVISIONS

WELD COUNTY

TOWN OF BERTHOUD

SERENITY RIDGE DRAINAGE
SERENITY RIDGE PARKWAY & TRANQUILITY WAY

GENERAL NOTES

TOWN OF BERTHOUD

PREPARED UNDER THE DIRECT SUPERVISION OF

COLORADO LICENSED PROFESSIONAL ENGINEER
44383
12/09/25

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL
3/7/2024

DRAWING SIZE
24" x 36"

SURVEY FIRM
BASELINE

SURVEY DATE
12/03/2020

JOB NO.
PW-20-20-00

DRAWING NAME
3407-PW.20.20.04-Cover.Detail.dwg

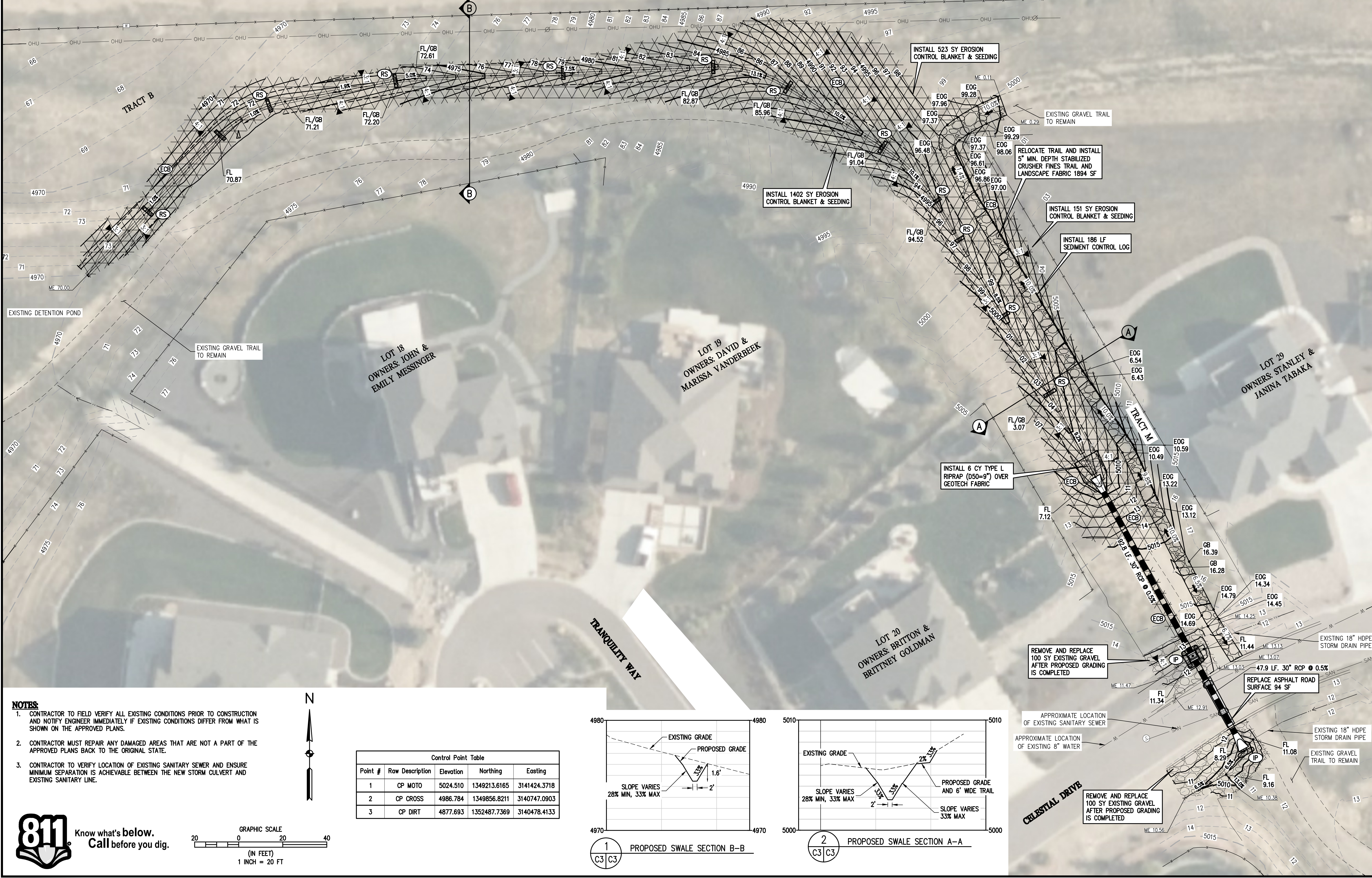
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CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO

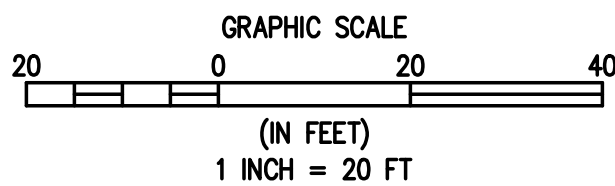


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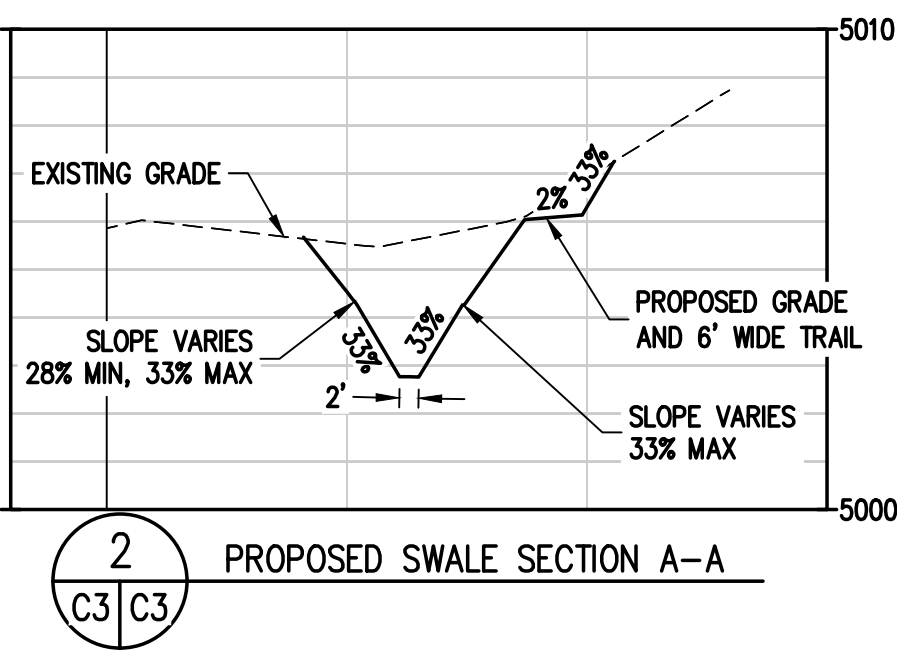
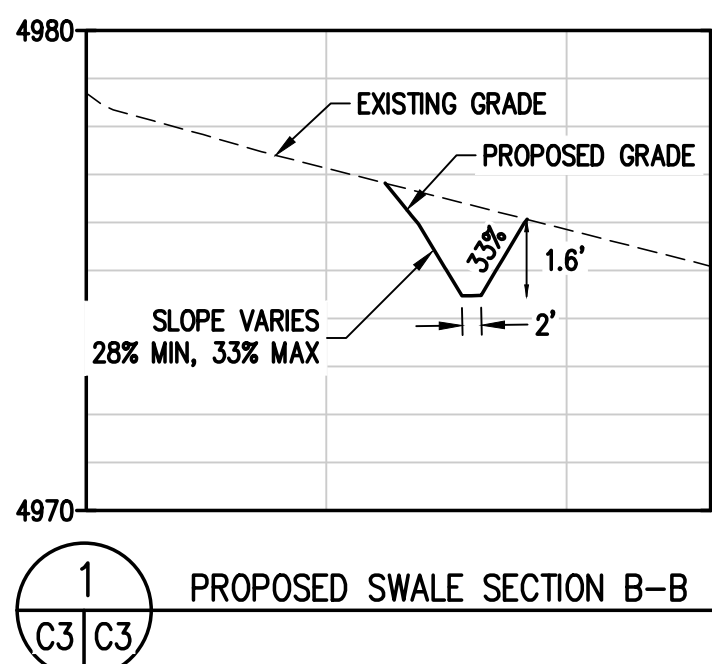
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE APPROVED PLANS.
- CONTRACTOR MUST REPAIR ANY DAMAGED AREAS THAT ARE NOT A PART OF THE APPROVED PLANS BACK TO THE ORIGINAL STATE.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY SEWER AND ENSURE MINIMUM SEPARATION IS ACHIEVABLE BETWEEN THE NEW STORM CULVERT AND EXISTING SANITARY LINE.



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Control Point Table				
Point #	Raw Description	Elevation	Northing	Easting
1	CP MOTO	5024.510	1349213.6165	3141424.3718
2	CP CROSS	4986.784	1349856.8211	3140747.0903
3	CP DIRT	4877.693	1352487.7369	3140478.4133



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CHECKED BY
NUN

PREPARED BY
BC/ITT

DATE
3/7/2024

REVISION DESCRIPTION
CONSTRUCTION DRAWINGS

2025-08-13 DANIEL B REVISIONS

TOWN OF BERTHOUD
WELD COUNTY

SERENITY RIDGE DRAINAGE
SERENITY RIDGE PARKWAY & TRANQUILITY WAY
GRADING, EROSION AND SEDIMENT CONTROL PLAN I

TOWN OF BERTHOUD
PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF
BASELINE ENGINEERING, INC.

INITIAL SUBMITTAL 3/7/2024

DRAWING SIZE 24" x 36"

SURVEY FIRM 12/03/2020

JOB NO. PW-20-20-04

DRAWING NAME 3407-PW-20-20-04 - Grad.dwg

SHEET 03 OF 9

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CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO

LOT 11
OWNERS: JEFFERY ROBERT
THOMAS JOHNSON

LOT 12
OWNERS: NAU EVAN

LOT 14
OWNERS: STEPHANIE WALLIN

LOT 13
OWNERS: SHAWNA PURVIS

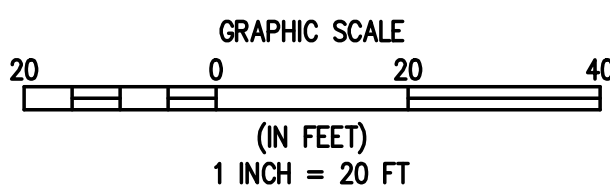
LOT 16
OWNERS: CHANING M INLOW

NOTES

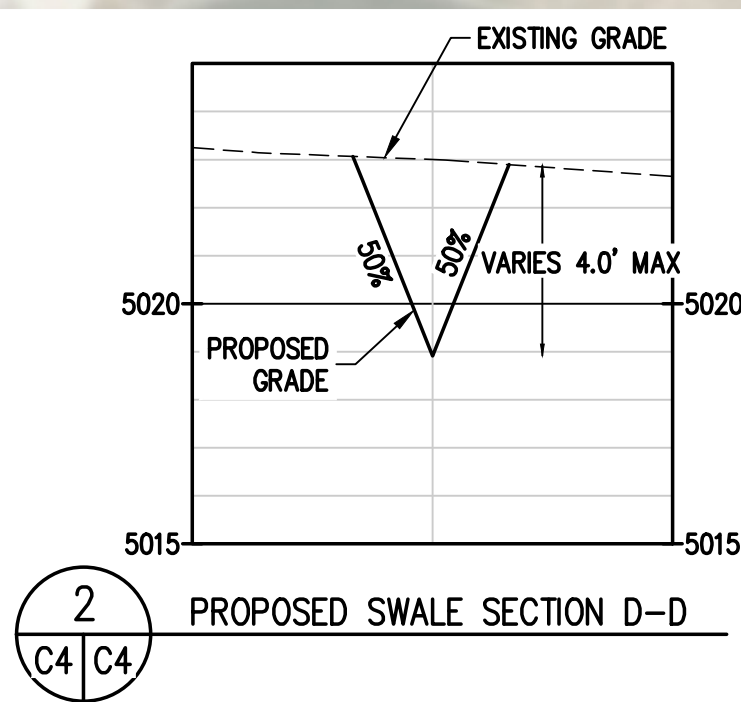
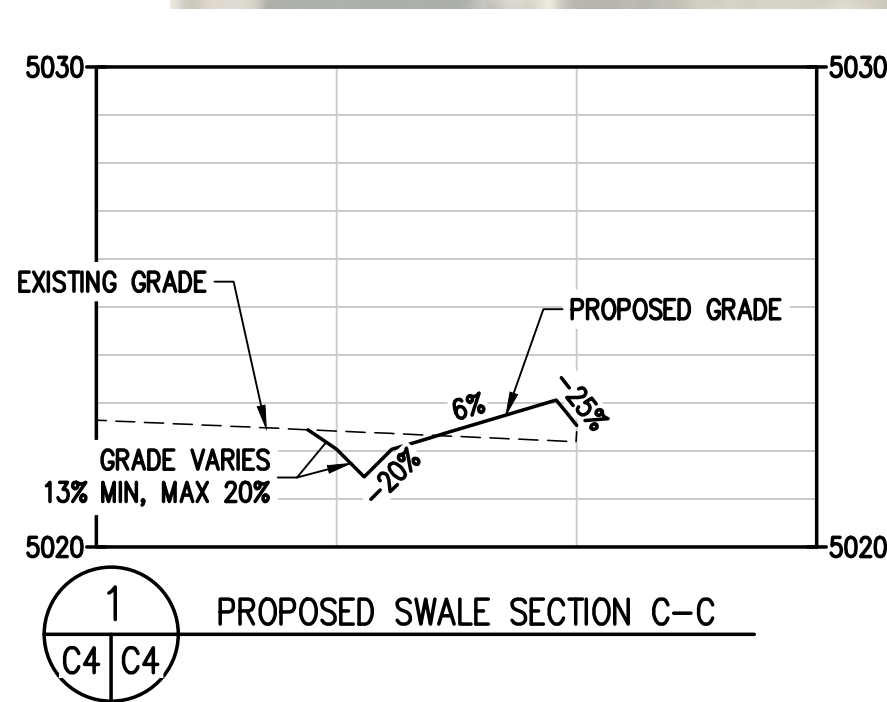
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PREPARED BY
BEC/ITT

DATE
3/7/2024

REVISION DESCRIPTION
CONSTRUCTION DRAWINGS

2025-08-13 DANIEL B REVISIONS

WELD COUNTY

TOWN OF BERTHOUD

SERENITY RIDGE DRAINAGE

SERENITY RIDGE PARKWAY & TRANQUILITY WAY

GRADING, EROSION AND SEDIMENT CONTROL PLAN II

TOWN OF BERTHOUD

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 3/7/2024

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE
BASELINE 12/03/2020

JOB NO. PW-20-20-04

DRAWING NAME
3407-PW-20.20.04 - Grad.dwg

SHEET 04 OF 9

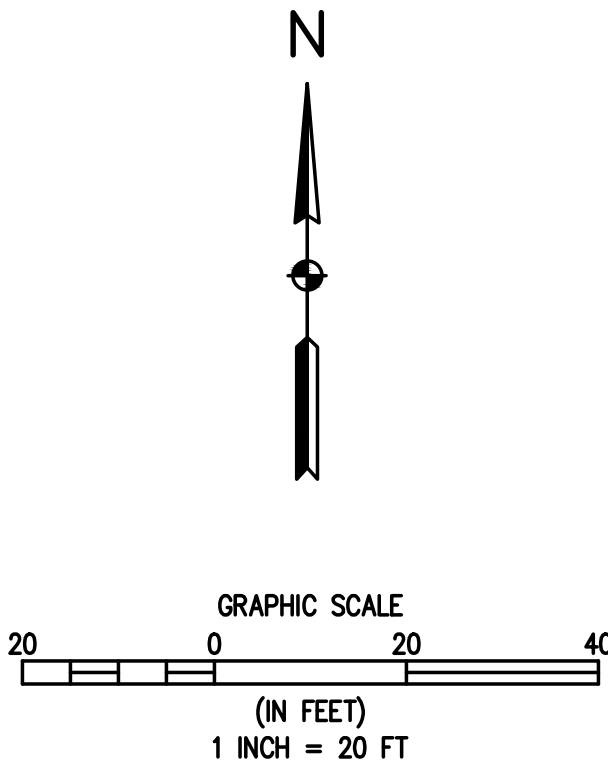
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CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO



- NOTES**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE APPROVED PLANS.
 2. CONTRACTOR MUST REPAIR ANY DAMAGED AREAS THAT ARE NOT A PART OF THE APPROVED PLANS BACK TO THE ORIGINAL STATE.
 3. CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY SEWER AND ENSURE MINIMUM SEPARATION IS ACHIEVABLE BETWEEN THE NEW STORM CULVERT AND EXISTING SANITARY LINE.

Control Point Table				
Point #	Raw Description	Elevation	Northing	Easting
1	CP MOTO	5024.510	1349213.6165	3141424.3718
2	CP CROSS	4986.784	1349856.8211	3140747.0903
3	CP DIRT	4877.693	1352487.7369	3140478.4133

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102 N RIBEY DRIVE SUITE 210 • GOLDEN COLORADO 80403
P. 303.940.9966 • F. 303.940.9963 • www.baselinecorp.com

DESIGNED BY
ITT

DATE
3/7/2024

PREPARED BY
BEC/ITT

CONSTRUCTION DRAWINGS

REVISION DESCRIPTION

2025-08-13 DANIEL B REVISIONS

DRAWN BY
ITT

CHECKED BY
NUN

TOWN OF BERTHOUD

WELD COUNTY

SERENITY RIDGE DRAINAGE
SERENITY RIDGE PARKWAY & TRANQUILITY WAY
GRADING, EROSION AND SEDIMENT CONTROL PLAN II

TOWN OF BERTHOUD

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL
3/7/2024

DRAWING SIZE
24" X 36"

SURVEY FIRM
BASELINE

SURVEY DATE
12/03/2020

JOB NO.
PW-20-20-04

DRAWING NAME
3407-PW-20-20-04 - Grad.dwg

SHEET
05 OF 9

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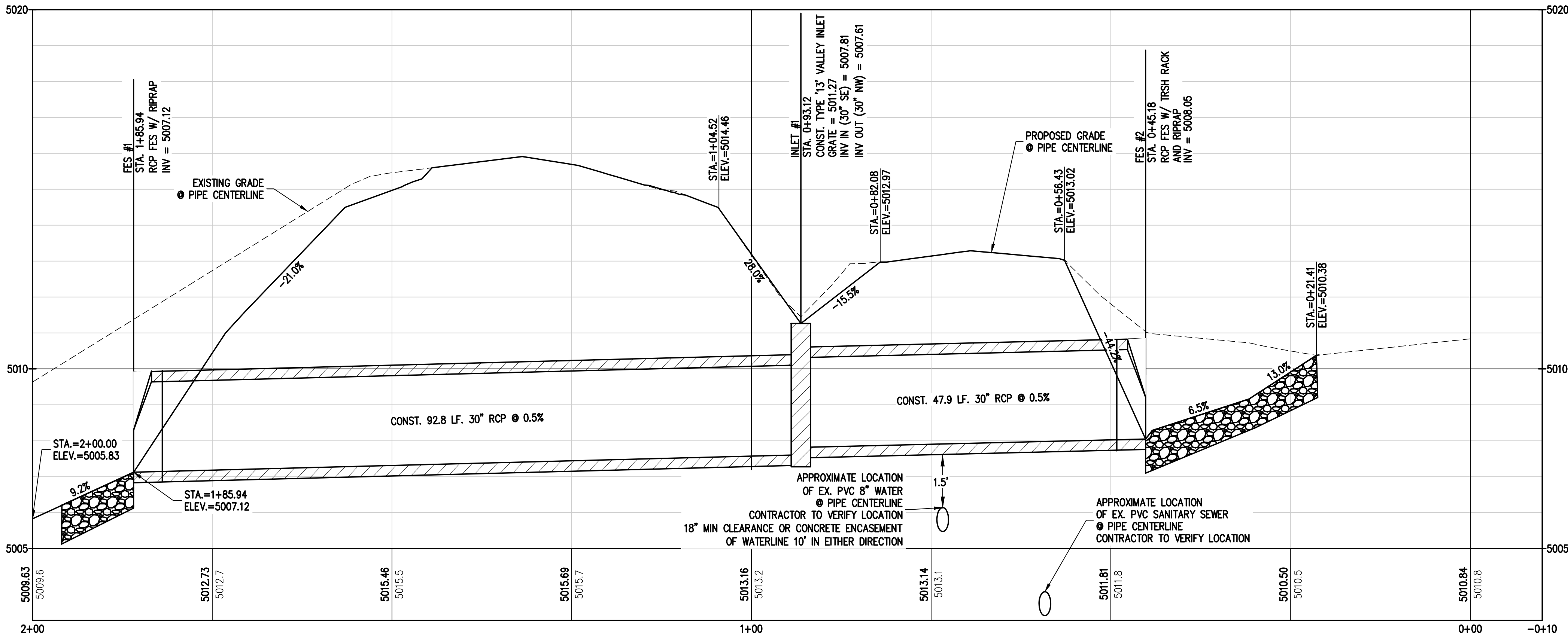
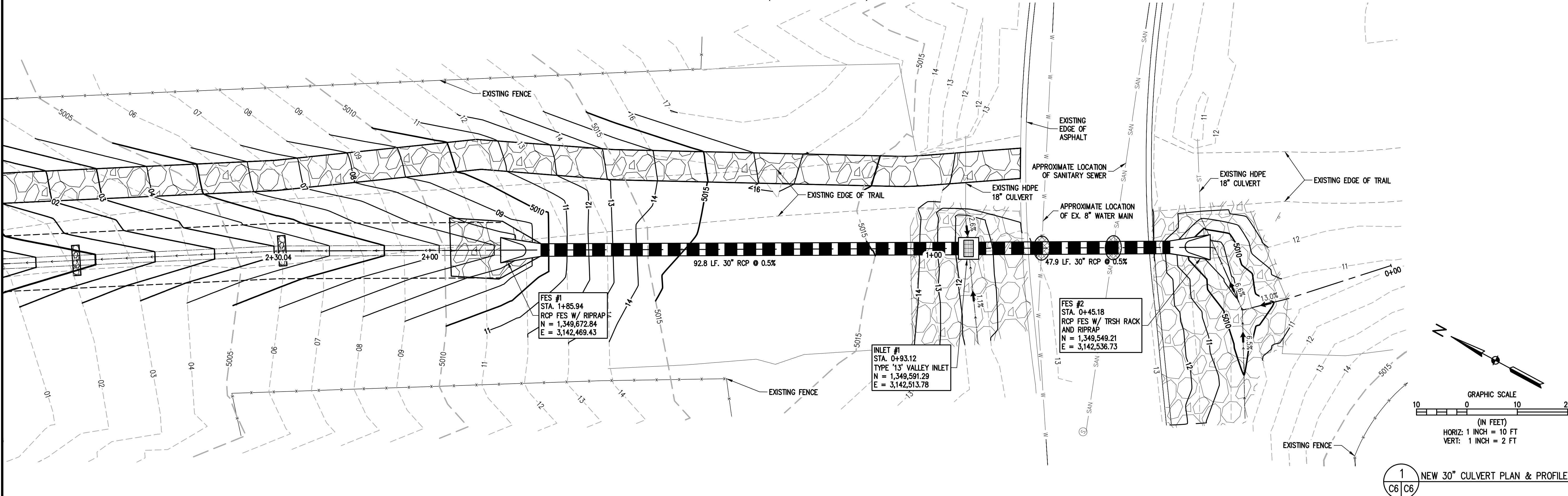
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CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO

NOTES:

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- CONTRACTOR MUST REPAIR ANY DAMAGED AREAS THAT ARE NOT A PART OF THE APPROVED PLANS BACK TO THE ORIGINAL STATE.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY SEWER AND ENSURE MINIMUM SEPARATION IS ACHIEVABLE BETWEEN THE NEW STORM CULVERT AND EXISTING SANITARY LINE.



DESIGNED BY	ITT
DRAWN BY	ITT
CHECKED BY	NJN
DATE	3/7/2024
PREPARED BY	BE/ITT
CONSTRUCTION DRAWINGS	GCT
REVISION DESCRIPTION	2025-08-13 DANIEL B. REVISIONS

TOWN OF BERTHOUD
SERENITY RIDGE DRAINAGE
SERENITY RIDGE PARKWAY & TRANQUILITY WAY
STORM DRAIN PLAN & PROFILE 1

FOR AND ON BEHALF OF
BASELINE CORPORATION
12/09/25
14383
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
BASELINE CORPORATION
12/09/25
14383
PROFESSIONAL ENGINEER

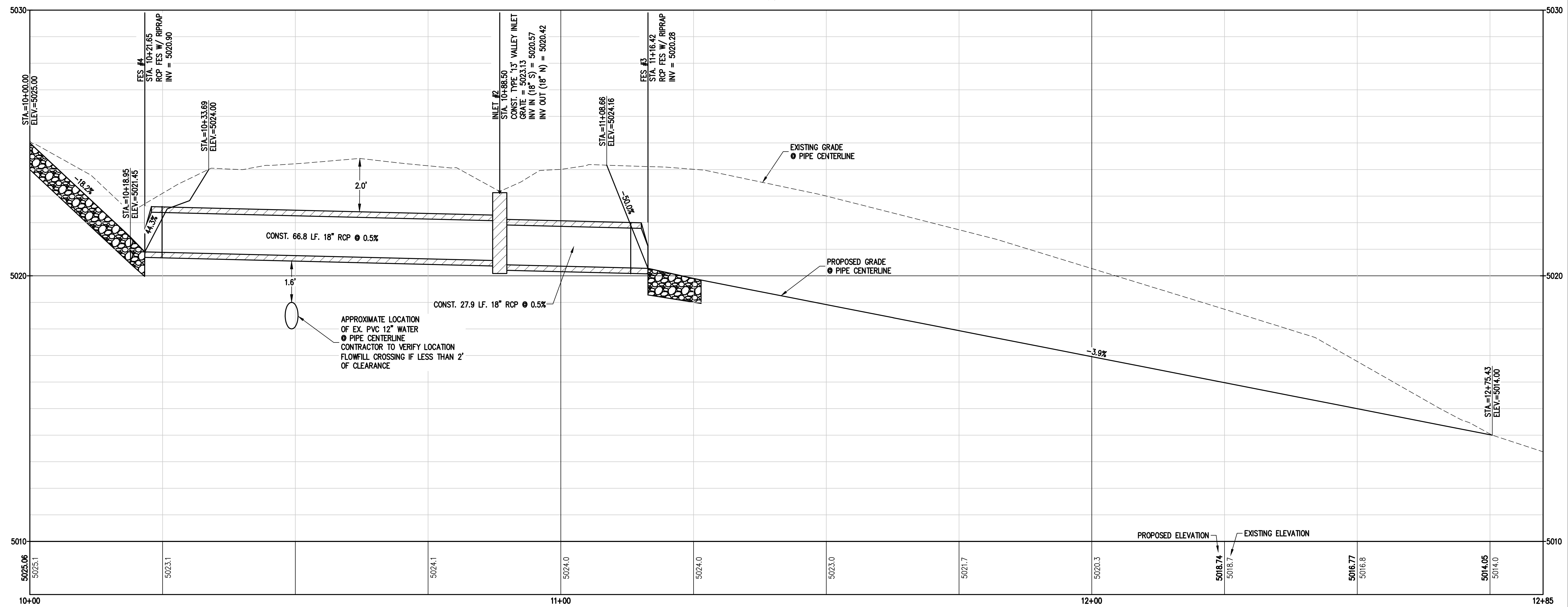
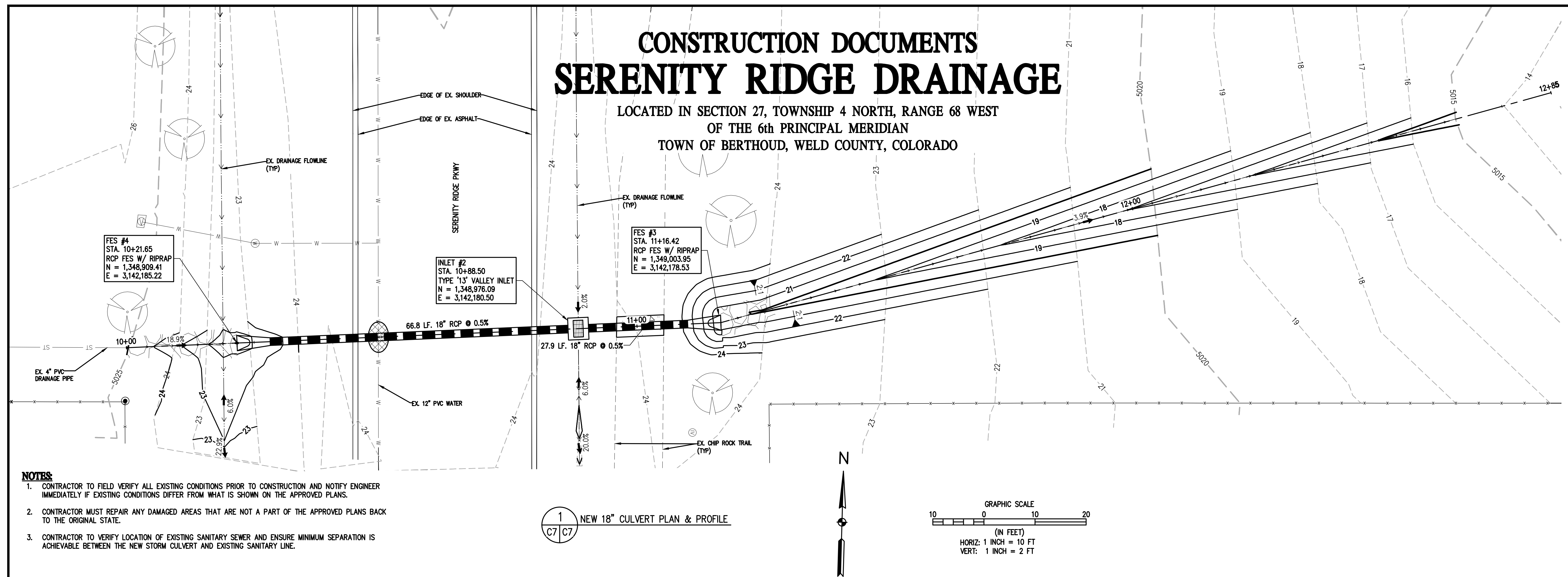
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DRAWING SIZE	24" x 36"
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SURVEY DATE	12/03/2020
JOB NO.	PW-20-20-04
DRAWING NAME	3407-PW-20-20-04 -Pipe.dwg
SHEET	05 OF 9

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CONSTRUCTION DOCUMENTS

SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO



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REVISION	DESCRIPTION	PREPARED BY	DATE	DESIGNED BY
CONSTRUCTION	DRAWINGS	BEC/ITT	3/7/2024	ITT
2025-08-13	DANIEL B REVISIONS	GCT		DRAWN BY
				ITT
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TOWN OF BERTHOUD

WELD COUNTY

SERENITY RIDGE DRAINAGE
SERENITY RIDGE PARKWAY & TRANQUILITY WAY
STORM DRAIN PLAN & PROFILE II

TOWN OF BERTHOUD

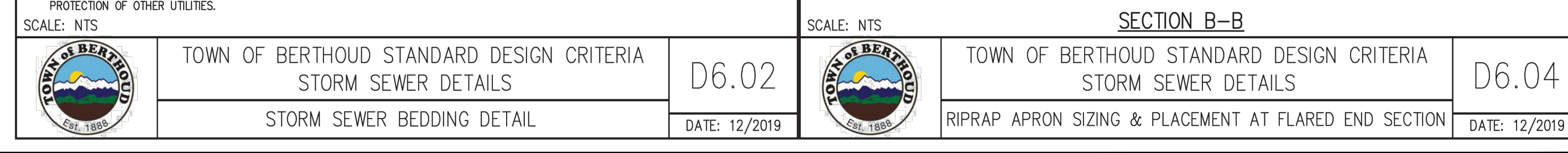
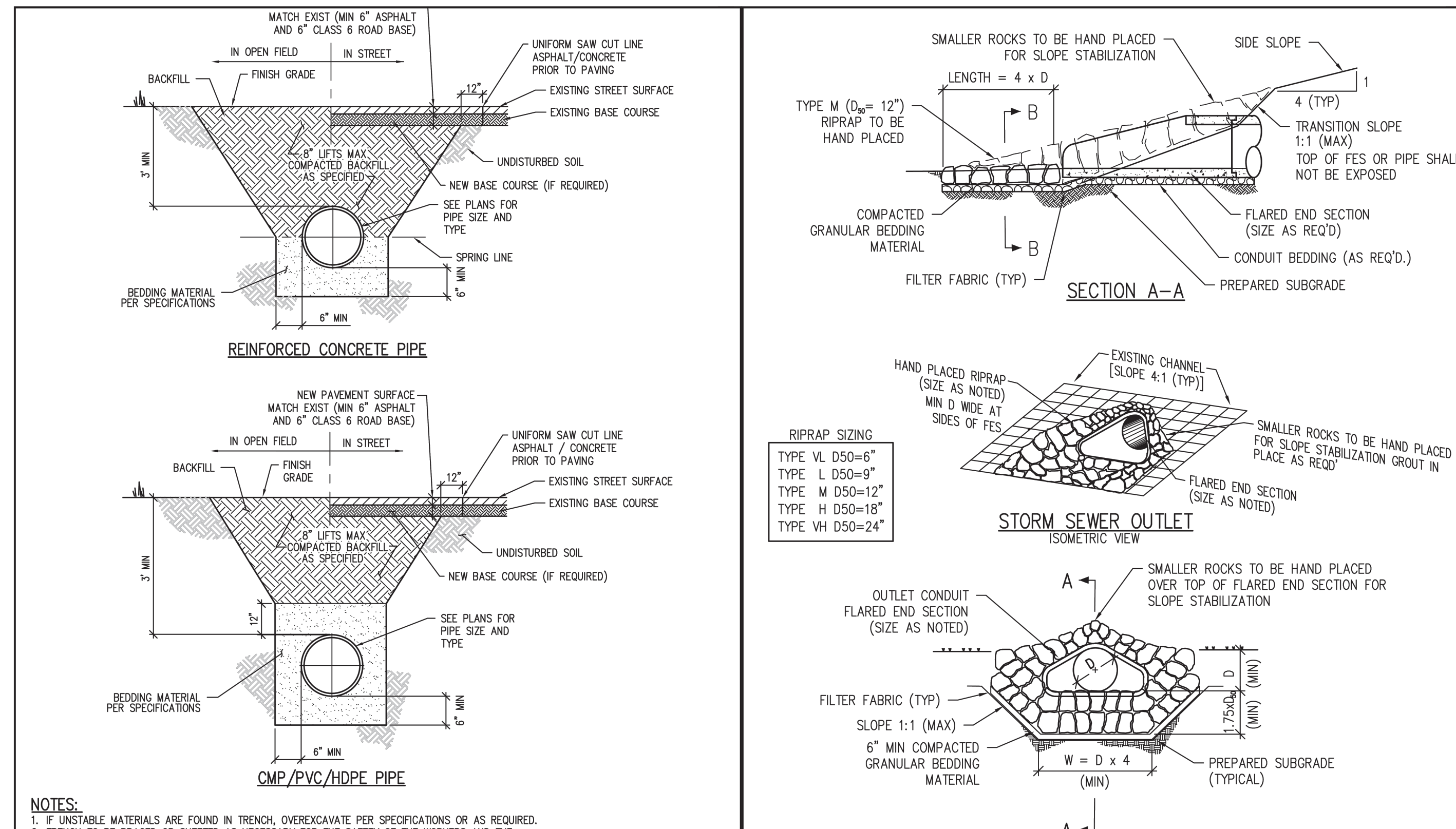
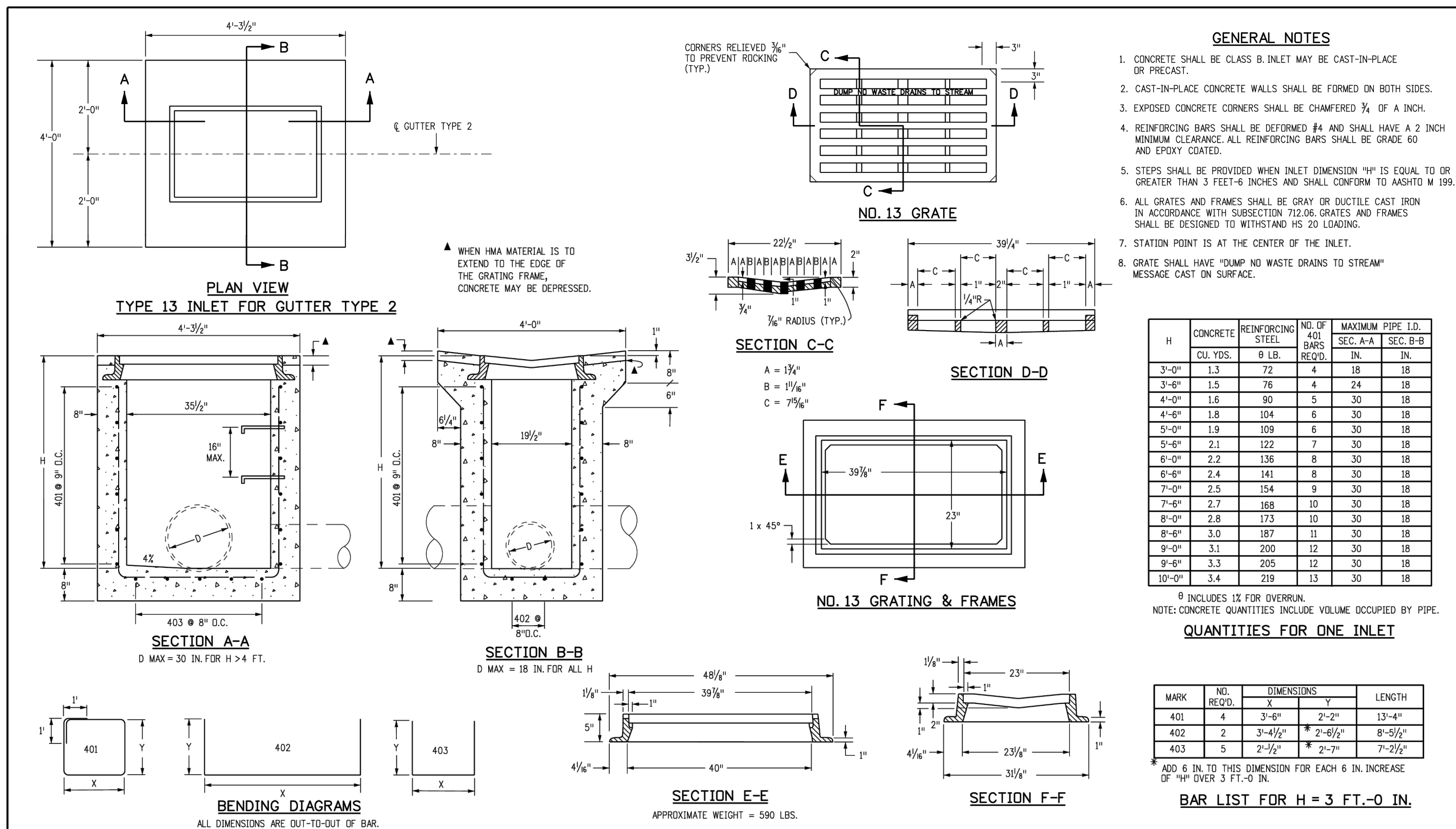
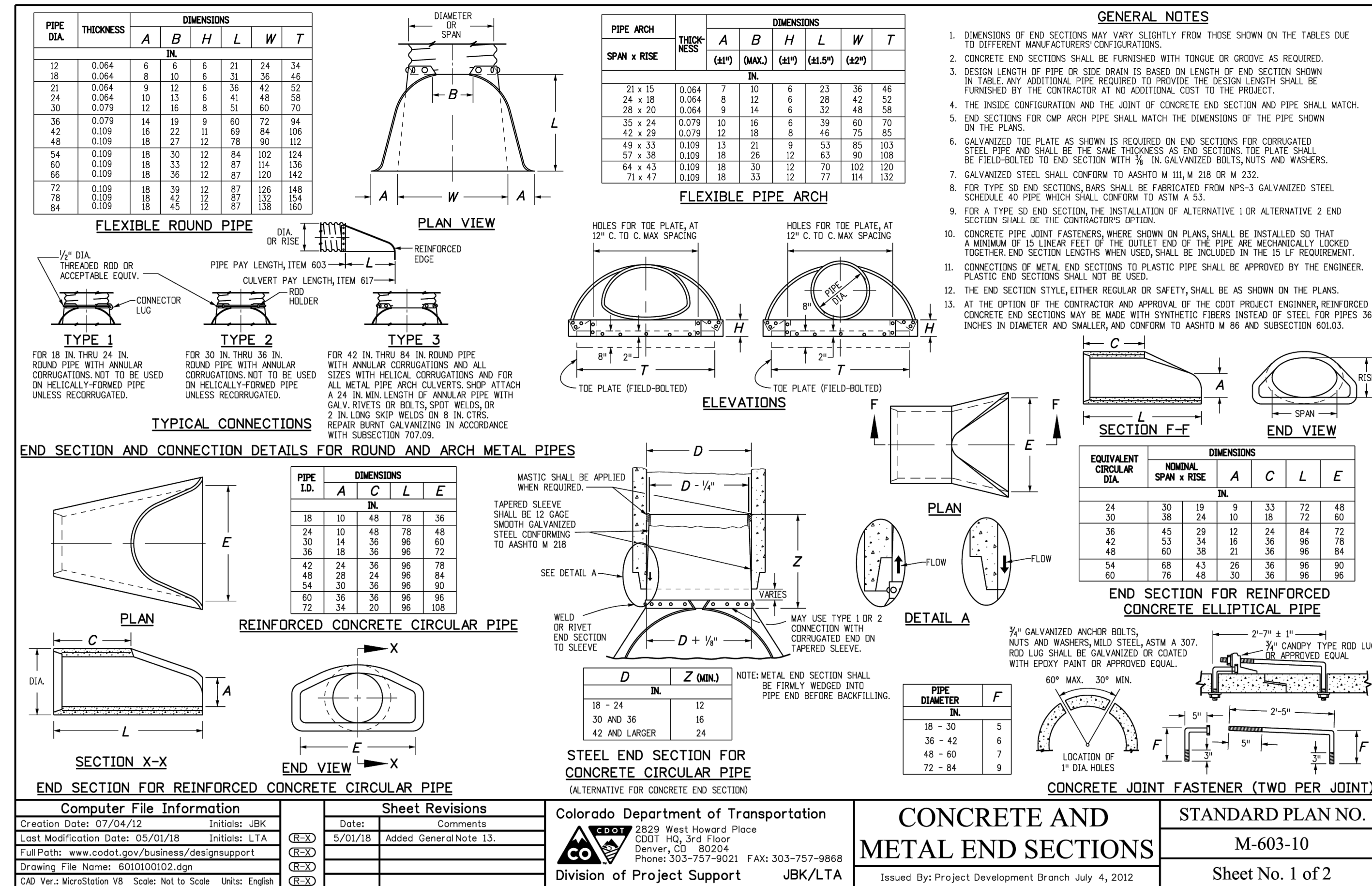
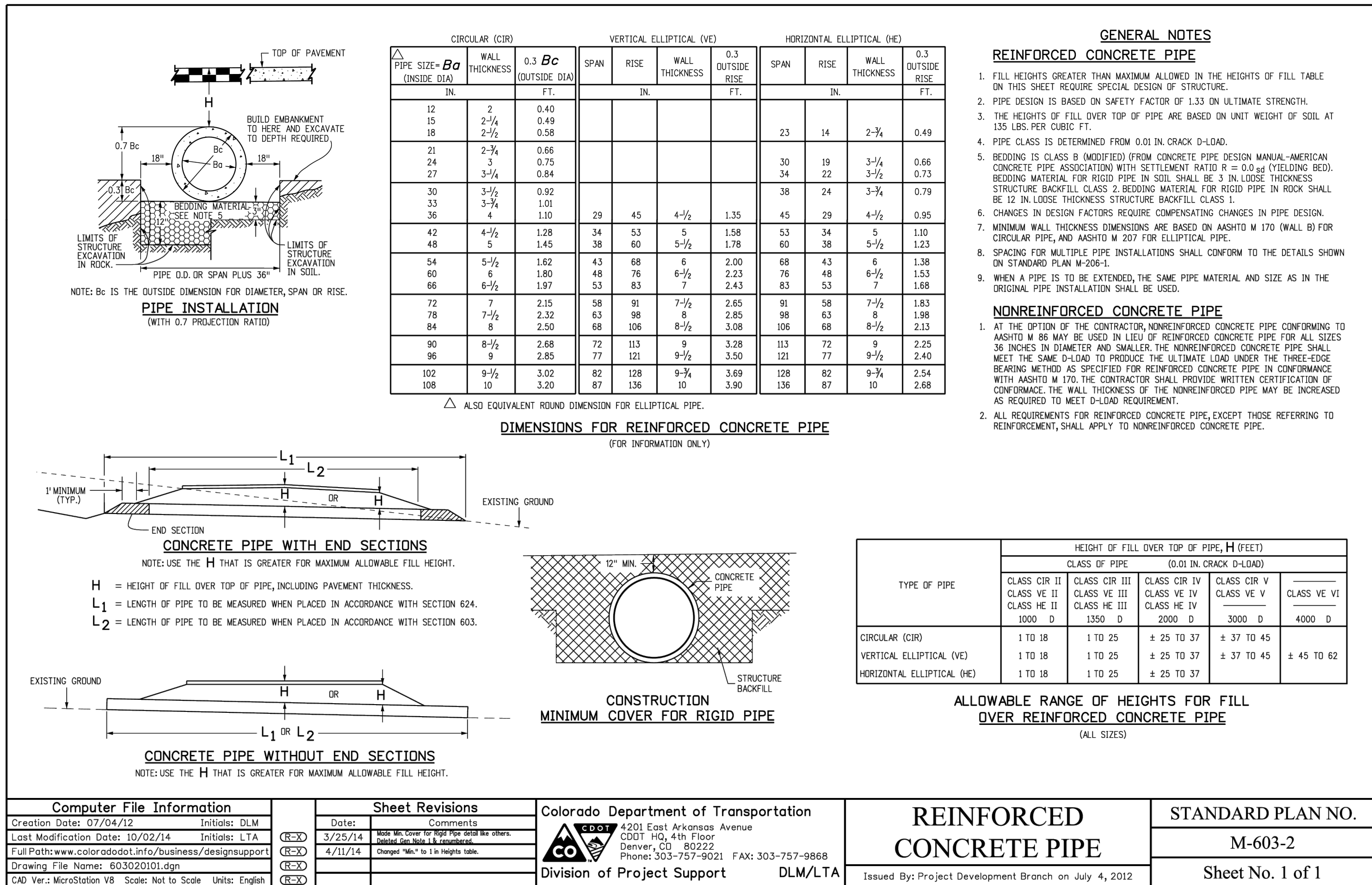
PREPARED UNDER THE DIRECT
SUPERVISION OF



FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	3/7/2024
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE 12/03/2020
JOB NO.	PW-20-20-0
DRAWING NAME 3407-PW.20.20.04 -Pipe.dwg	
SHEET	07 OF 9
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CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO



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DESIGNED BY
ITT

DRAWN BY
ITT

CHECKED BY
NUN

DATE
3/7/2024

PREPARED BY
GCT

REVISION DESCRIPTION
CONSTRUCTION DRAWINGS

2025-08-13 DANIEL B. REVISIONS

TOWN OF BERTHOUD

SERENITY RIDGE DRAINAGE

SERENITY RIDGE PARKWAY & TRANQUILITY WAY

DETAILS 1

FOR AND ON BEHALF OF
BASELINE CORPORATION

PROFESSIONAL SEAL
12/09/25
44383

FOR AND ON BEHALF OF
BASELINE CORPORATION

1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH, OVEREXCAVATE PER SPECIFICATIONS OR AS REQUIRED.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES.

INITIAL SUBMITTAL
3/7/2024

DRAWING SIZE
24" x 36"

SURVEY FIRM
BASELINE

SURVEY DATE
12/03/2020

JOB NO.
PW-20-20-04

DRAWING NAME
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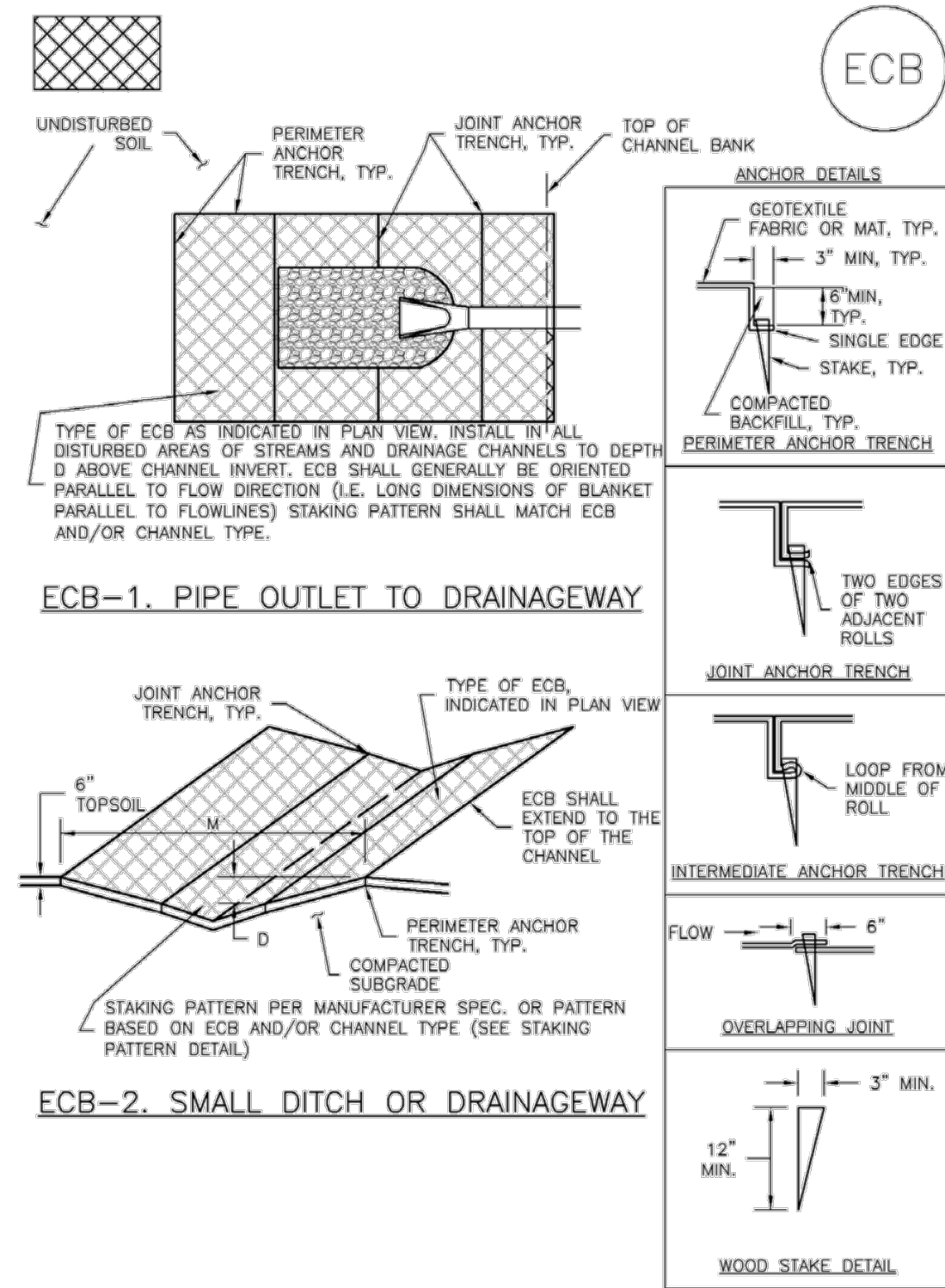
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CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

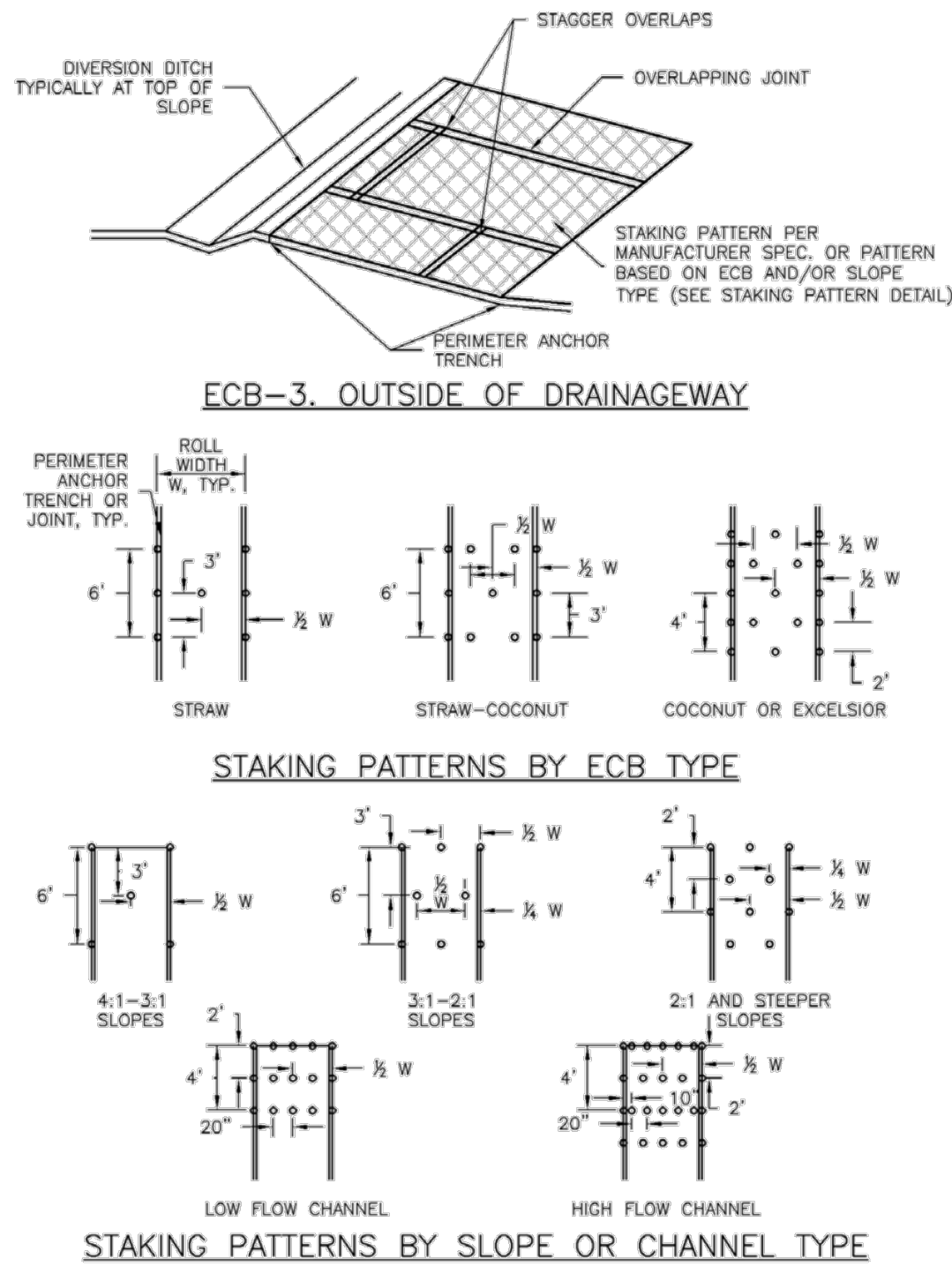
LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO

EC-6 Rolled Erosion Control Products (RECP)



RECP-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-6 Rolled Erosion Control Products (RECP)



RECP-7 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF ECB
-TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
-AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.
- DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS				
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	—	100%	—	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN	70% MAX	—	DOUBLE/NATURAL
COCONUT	100%	—	—	DOUBLE/NATURAL
EXCELSIOR	—	—	100%	DOUBLE/NATURAL

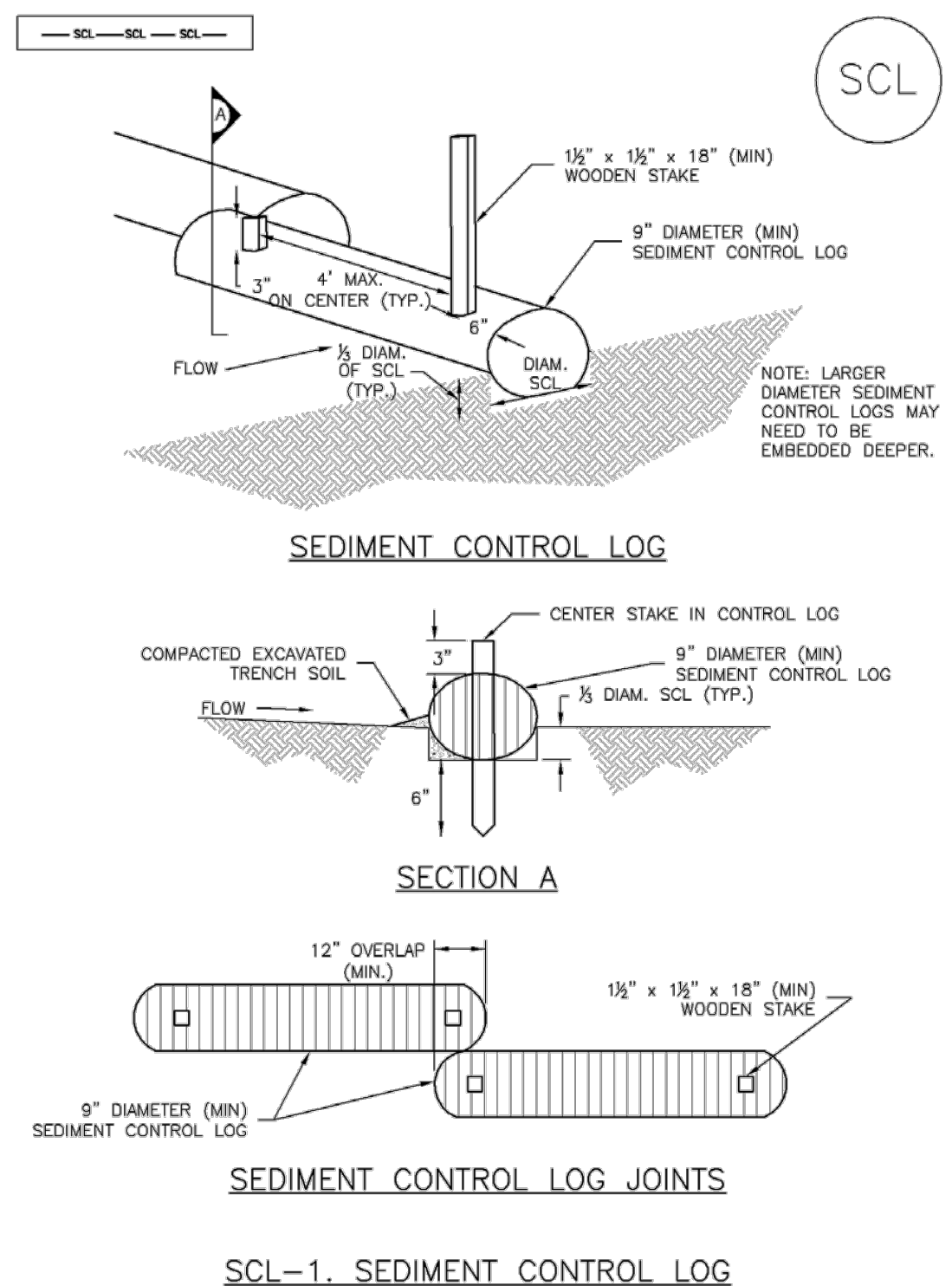
*STRAW ECBs MAY ONLY BE USED UPSTREAM OF URBANE AND DRAINAGE CHANNEL.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

EROSION CONTROL BLANKET MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
 - ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO REVEAL A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

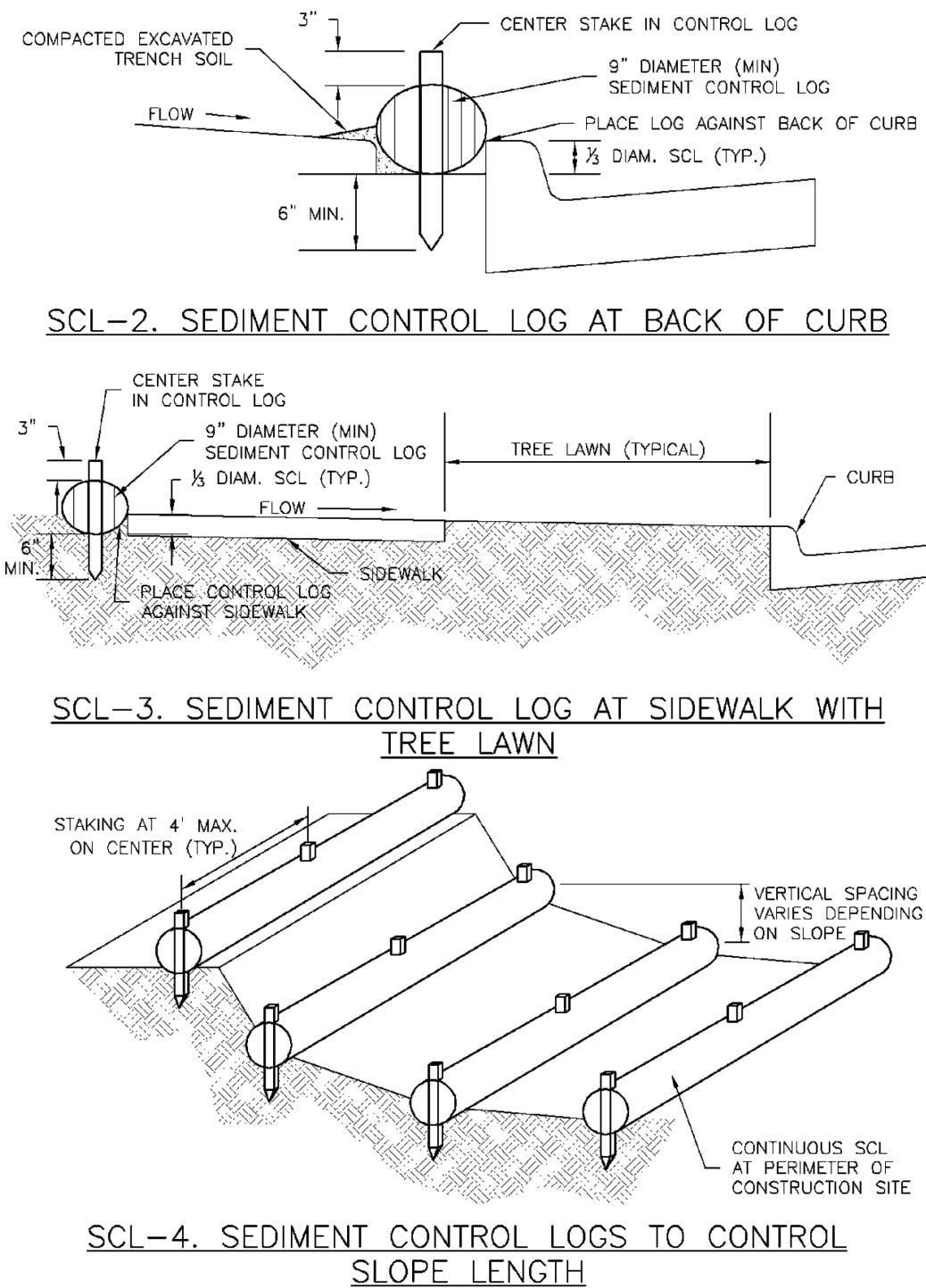
EC-6 Rolled Erosion Control Products (RECP)

SC-2 Sediment Control Log (SCL)



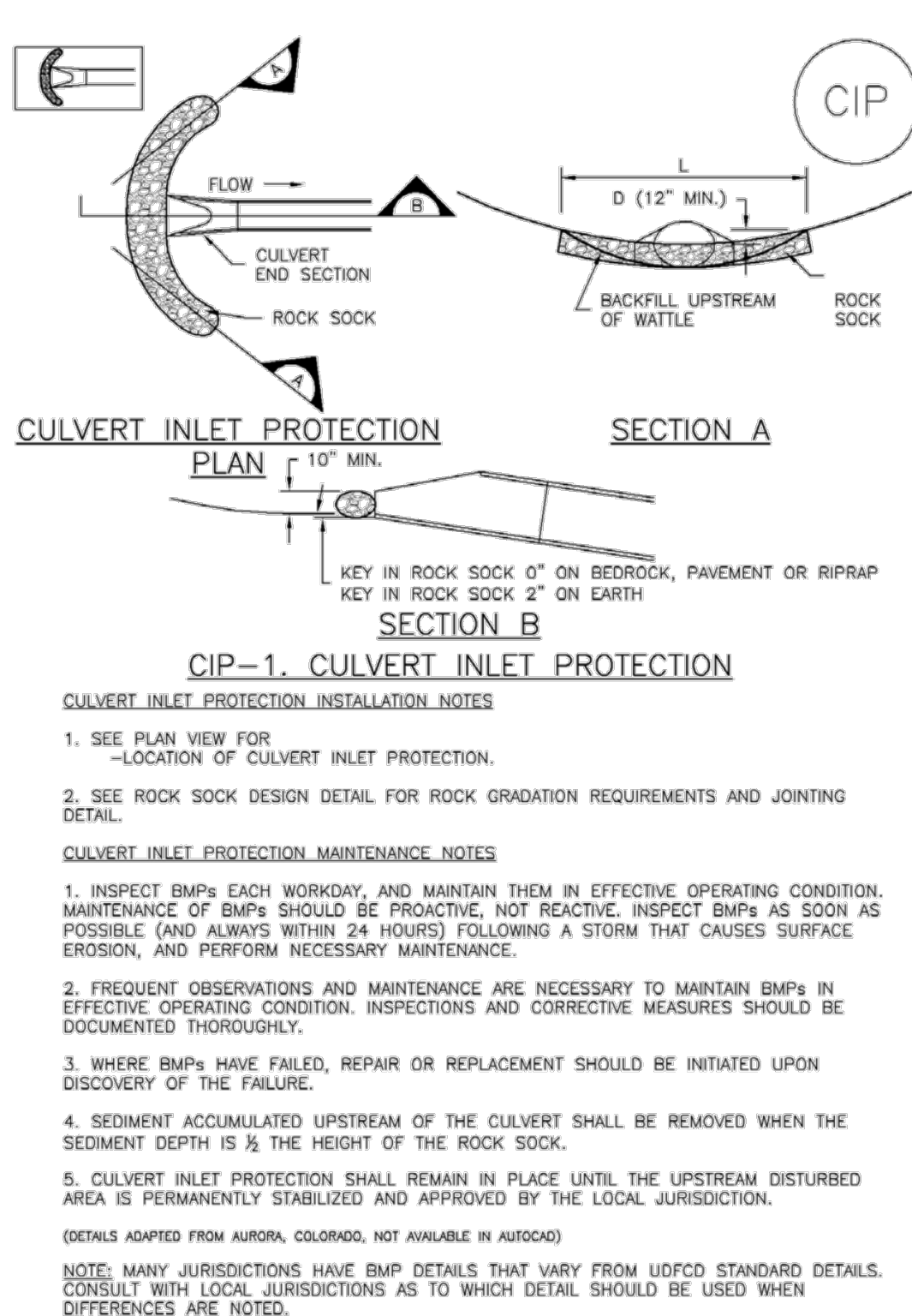
SCL-3 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

SC-2 Sediment Control Log (SCL)



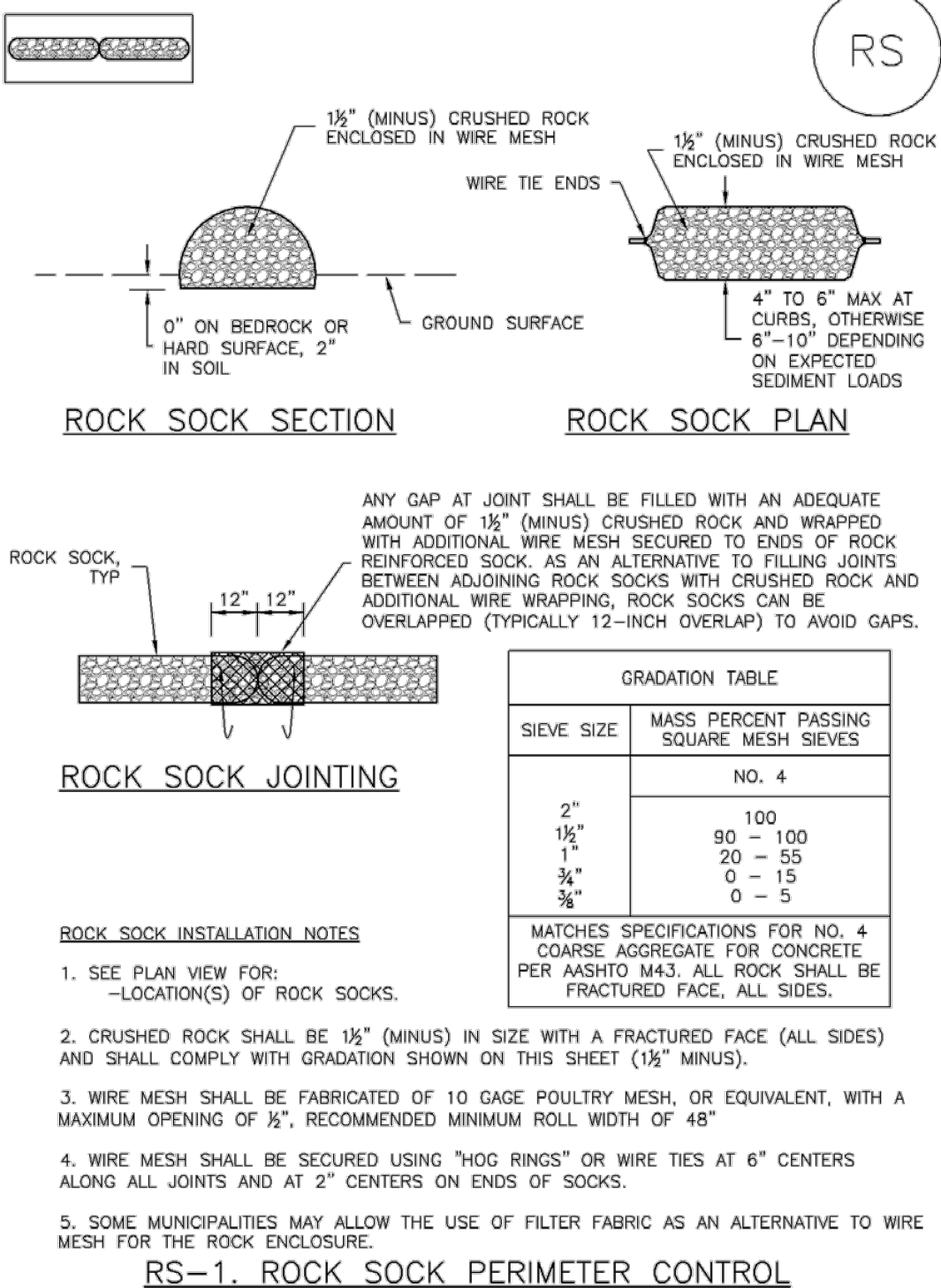
SCL-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

IP-7 Inlet Protection (IP)



IP-7 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 August 2013

SC-5 Rock Sock (RS)



RS-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

DESIGNED BY
ITT
DRAWN BY
ITT
CHECKED BY
NUN

DATE
3/7/2024
PREPARED BY
BEC/ITT
GCT

REVISION DESCRIPTION
CONSTRUCTION DRAWINGS
2025-08-13 DANIEL B. REVISIONS

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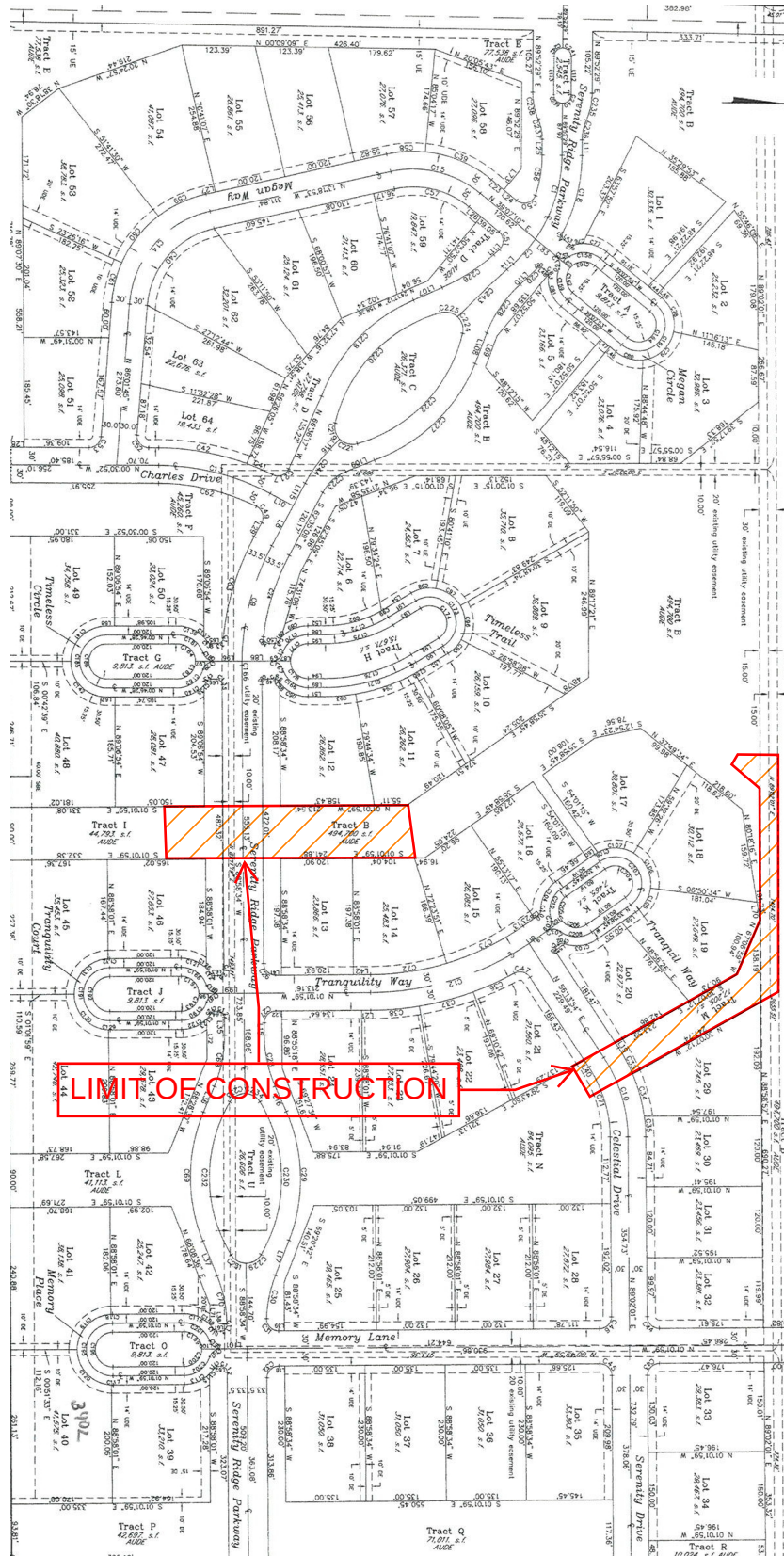
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2025-08-13 DANIEL B. REVISIONS

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REVISION DESCRIPTION
CONSTRUCTION DRAWINGS
2025-08-13 DANIEL B. REVISIONS

Exhibit C
Licensed Property



Agreement for Services
(Fixed Fee)

This Agreement for Services (the "Agreement") is made and entered into this ____ day of _____, 2026 (the "Effective Date"), by and between the Town of Berthoud, a Colorado municipal corporation with an address of 807 Mountain Avenue, Berthoud, CO 80513 (the "Town"), and Caraveo Construction, Inc., an independent contractor with a principal place of business at 1056 N Knox Ct, Denver, CO 80204 ("Contractor") (each a "Party" and collectively the "Parties").

Whereas, the Town requires services; and

Whereas, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

Now Therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Scope of Services.

a. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, and known as: Serenity Ridge Drainage Project 100% CDs.

b. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

2. Term and Termination.

a. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

b. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

3. Compensation. In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor \$173,000. This amount shall include all fees, costs and

expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Contractor may submit periodic invoices, which shall be paid by the Town within 30 days of receipt.

4. Responsibility.

a. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other contractors in the same or similar type of work in the applicable community.

b. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

c. Contractor shall at all times comply with all applicable law, including all federal, state and local statutes, regulations, ordinances, decrees and rules relating to the emission, discharge, release or threatened release of a hazardous material into the air, surface water, groundwater or land, the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a hazardous material, and the protection of human health and safety, including without limitation the following, as amended: the Comprehensive Environmental Response, Compensation and Liability Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Clean Water Act; the Clean Air Act; the Occupational Safety and Health Act; the Solid Waste Disposal Act; the Davis Bacon Act; the Copeland Act; the Contract Work Hours and Safety Standards Act; the Byrd Anti-Lobbying Amendment; the Housing and Community Development Act; and the Energy Policy and Conservation Act.

d. Contractor shall comply with the accessibility standards for an individual with a disability adopted by the State Office of Information Technology pursuant to C.R.S. § 24-85-103, and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Contractor's noncompliance with such accessibility standards.

5. Ownership. Any materials, items, and work specified in the Scope of Services, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Services constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change the Work Product without providing notice to or receiving consent

from Contractor; provided that Contractor shall have no liability for any work that has been modified by the Town.

6. Independent Contractor. Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

7. Insurance.

a. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

i. Worker's Compensation insurance as required by law.

ii. Commercial General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

b. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

c. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

8. Indemnification. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including reasonable attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind

whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor; provided that Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

9. Miscellaneous.

a. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Larimer County, Colorado.

b. *No Waiver.* Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

c. *Integration.* This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

d. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

e. *Notice.* Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

f. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. *Modification.* This Agreement may only be modified upon written agreement of the Parties.

h. *Assignment.* Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

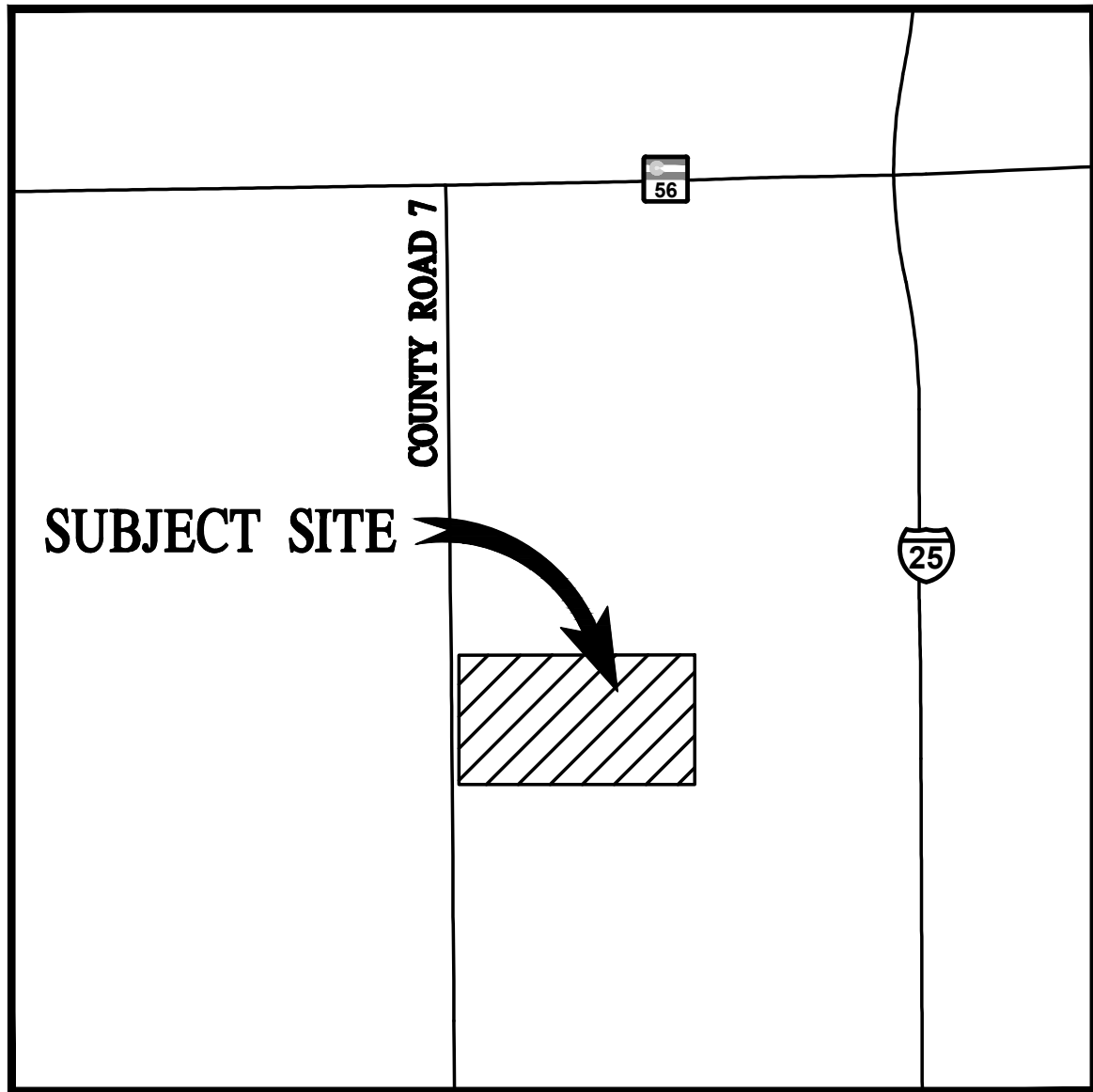
i. *Governmental Immunity.* The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

Exhibit A
Scope of Services

N:\co3407 - Berthoud On-Call Services\2020 Berthoud Projects\PW-20-00-04 Serenity Ridge Drainage\Drawings\Construction Documents\3407-PW-20-20-04-Cover-Detail.dwg, 12/9/2025 10:32:08 AM, Corrett Tsouproke

CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO



VICINITY MAP
1" = 2000'

BASIS OF BEARINGS

ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2 INCH BRASS CAP STAMPED PLS 20142 AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 38281 AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 22 TO BEAR SOUTH 00°33'58" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2653.07 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

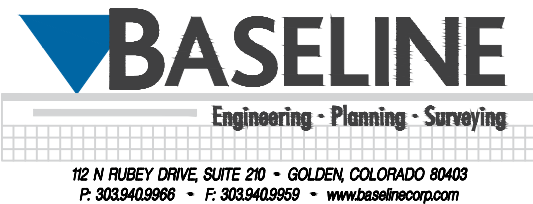
BENCHMARK

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Sheet List Table	
SHEET NUMBER	SHEET TITLE
C1	COVER
C2	GENERAL NOTES
C3	GRADING, EROSION AND SEDIMENT CONTROL PLAN I
C4	GRADING, EROSION AND SEDIMENT CONTROL PLAN II
C5	GRADING, EROSION AND SEDIMENT CONTROL PLAN II
C6	STORM DRAIN PLAN & PROFILE I
C7	STORM DRAIN PLAN & PROFILE II
C8	DETAILS I
C9	DETAILS 2

CONTACTS:

MUNICIPALITY
TOWN OF BERTHOUD
807 MOUNTAIN AVENUE
BERTHOUD, CO 80513
970.344.5807
CONTACT: DANIEL BUENDIA
ENGINEER
BASELINE ENGINEERING
112 N. RUBEY DRIVE, #201
GOLDEN, CO 80403
303.940.9966
CONTACT: LUKE MYERS, P.E.



ROW IMPROVEMENTS				
ITEM NO	CDOT ITEM CODE #	DESCRIPTION - INSIDE RIGHT-OF-WAY	QUANTITY	UNIT
1	626-00000	MOBILIZATION	1	LS
2	202-00027	REMOVE & REPLACE EXISTING GRAVEL	212	SY
3	202-00220	REMOVE EXISTING ASPHALT ROAD SECTION	26	SY
4	950-00100	REPLACE EXISTING ASPHALT ROAD SECTION	26	SY
5	208-00053	INLET PROTECTION	4	EA
6	213-00067	REPLACE 5" MIN. DEPTH STABILIZED CRUSHER FINES TRAIL AND LANDSCAPE FABRIC	37	SF
7	216-00042	EROSION CONTROL BLANKET (3-YEAR COCNUT STRAW)	101	SY
8	212-00005	SEEDING (NATIVE)	101	SY
9	506-00206	RIPRAP (TYPE VL)	37	CY
10	506-00210	RIPRAP (TYPE L)	64	CY
11	213-00070	GEOTECH FABRIC (UNDER FES RIPRAP)	191	SY
12	603-01180	18" RCP PIPE	95.0	LF
13	603-05018	18" FLARED END SECTION	2	EA
14	603-01300	30" RCP PIPE	48.0	LF
15	603-05030	30" FLARED END SECTION	1	EA
16	604-13005	TYPE '13' VALLEY INLET	2	EA
17	950-00303	FINE GRADING & SHAPING	0.1	ACRE
18	950-00303	CUT	161	CY
19	950-00303	FILL	2	CY
20	950-01400	EXPORT EARTHWORK	159	CY

OPEN SPACE IMPROVEMENTS				
ITEM NO	CDOT ITEM CODE #	DESCRIPTION - OPEN SPACE	QUANTITY	UNIT
21	626-00000	MOBILIZATION	1	LS
22	208-00002	SEDIMENT CONTROL LOG	186	LF
23	208-00041	ROCK SOCK CHECK DAM	90	LF
24	216-00042	EROSION CONTROL BLANKET (3-YEAR COCNUT STRAW)	2,076	SY
25	212-00005	SEEDING (NATIVE)	2,076	SY
26	506-00209	RIPRAP (TYPE L) (@ EA 30 RCP FES)	6	CY
27	213-00070	GEOTECH FABRIC (UNDER FES RIPRAP)	55	SY
28	603-01300	30" RCP PIPE	93	LF
29	603-05030	30" FLARED END SECTION	1	EA
30	950-00303	FINE GRADING & SHAPING	0.5	ACRE
31	950-00303	CUT	1,181	CY
32	950-00303	FILL	27	CY
33	950-01400	EXPORT EARTHWORK	1,154	CY
34	213-00067	REPLACE 5" MIN. DEPTH STABILIZED CRUSHER FINES TRAIL AND LANDSCAPE FABRIC	1,894	SF



112 N. RUBEY DRIVE, SUITE 201 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9963 • www.baselinecorp.com

DESIGNED BY	ITT
DRAWN BY	ITT
CHECKED BY	NJN

DATE	3/7/2024
PREPARED BY	BC/ITT
	GCT

REVISION	DESCRIPTION	DATE
1	CONSTRUCTION DRAWINGS	2025-08-13
2	DANIEL B. REVISIONS	

TOWN OF BERTHOUD	WELD COUNTY
SERENITY RIDGE DRAINAGE	
SERENITY RIDGE PARKWAY & TRANQUILITY WAY	
COVER	

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 3/7/2024

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

BASELINE 12/03/2020

JOB NO. PW-20-20-04

DRAWING NAME

3407-PW-20-20-04-Cover-Detail.dwg

SHEET 01 OF 9

C1



Know what's below.
Call before you dig.

CONSTRUCTION DOCUMENTS

SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, COLORADO DEPARTMENT OF TRANSPORTATION, MAINTAIN VME FIRE PROTECTION DISTRICT REQUIREMENTS, UTILITY COMPANIES, AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS, AND PERMITS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE MOUNTAIN VIEW FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
3. THE CONTRACTOR SHALL OBTAIN HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED TOWN OF BERTHOUD PERSONNEL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN ENGINEER, GEOTECHNICAL ENGINEER, AND ALL UTILITY OWNERS, AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, SAFETY OF PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE TOWN CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL MAINTAIN CLEAR TRAFFIC CONTROL THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MUTCD WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
8. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS BASED ON INFORMATION BY OTHERS, NOT ALL UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, SIZE, TYPE, AND LOCATION OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ALONG THE ROUTE OF THE WORK. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE TOWN OF ANY DISCREPANCY. THE ENGINEER AND/OR OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND COMPLETELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM TOWN ENGINEER AND THE UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NONMUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE TOWN ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCCO.ORG).
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE LOCATED UNDER SUBPART F, PART 1926 OF THE FEDERAL REGISTER. EXCAVATING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT COLLAPSE, UNDESIRABLE SLOUGHING OF TRENCH, WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES, OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY. MATERIALS ARE REQUIRED ON A DAILY BASIS TO BE REMOVED FROM THE PROJECT SITE BY THE TOWN OF BERTHOUD PERSONNEL.
12. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, WITHIN 48 HOURS OF PROJECT COMPLETION.
13. PRIOR TO THE BEGINNING OF WORK, A PRECONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE TOWN, THE RESPONSIBLE PARTY WHO IS SCHEDULED TO PERFORM THE WORK, THE DESIGNATED ON-SITE FIELD REPRESENTATIVE, THE CONSULTING ENGINEER OR LANDSCAPE PROFESSIONAL, AND ANY OTHER ENTITIES INVOLVED IN THE CONSTRUCTION.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3," THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. THE TOWN OF BERTHOUD MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DESIGN, CONSTRUCTION, AND MAINTENANCE OF EROSION CONTROL MEASURES. THE TOWN OF BERTHOUD IS NOT RESPONSIBLE FOR THE PROPER DESIGN, CONSTRUCTION, AND MAINTENANCE OF EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY THE TOWN OF BERTHOUD.
15. DEVELOPMENT PHASING OF ANY PROJECT MUST BE SHOWN ON THE CONSTRUCTION PLANS, APPROVED BY THE TOWN ENGINEER AND MADE A PART OF THE APPLICATION PROCEDURE. NO PHASING SHALL BE PERMITTED UNLESS THIS REQUIREMENT HAS BEEN ADHERED TO.
16. NO WORK SHALL BEGIN UNTIL THE INSTALLING RESPONSIBLE PARTY IS IN POSSESSION OF AN APPROVED SET OF PLANS AND THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, AND ALL NECESSARY PERMITS FOR THE IMPROVEMENTS HAS BEEN ISSUED BY THE TOWN. TOWN ENGINEER'S APPROVAL SHALL BE FOR GENERAL CONFORMITY TO THE UTILITY SPECIFICATIONS AND SHALL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIALS OR EQUIPMENT SHOWN. FOR SUCH SUCH APPROVAL, RELIEVE THE RESPONSIBLE PARTY, CONSULTING ENGINEER OR LANDSCAPE ARCHITECT OF THEIR RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.
17. THE RESPONSIBLE PARTY SHALL FURNISH REASONABLE AID AND ASSISTANCE REQUIRED BY THE TOWN ENGINEER FOR THE PROPER EXAMINATION OF THE MATERIALS AND WORK. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ANY WORK NOT ACCEPTED BY THE TOWN ENGINEER SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE TOWN ENGINEER RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBEYED AT ONCE BY THE RESPONSIBLE PARTY. THE TOWN SHALL NOT SUPERVISE SET OUT WORK, OR GIVE LINE AND GRADE STAKES.
18. THE MATERIALS USED IN PROJECTS SHALL BE NEW AND SUBJECT TO THE INSPECTION AND APPROVAL OF THE INSPECTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL WITH THESE STANDARDS. NO MATERIAL, OR MUD OR DEBRIS BEING REMOVED OR APPROVED BY THE TOWN ENGINEER OR INSPECTOR OR NOT SUBJECT TO THE INSPECTOR TO CONDEMN OR REJECT DEFECTIVE MATERIALS OR WORK SHALL BE CONSTRUED TO IMPLY THAT THE TOWN HAS ACCEPTANCE SHOULD THEIR INFERIORITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO REJECT DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE RESPONSIBLE PARTY SHALL CORRECT THE DISCREPANCIES IN QUESTION.
19. WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE RESPONSIBLE PARTY SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS AND CONSTRUCTION FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE TOWN

- ENGINEER. IN THE EVENT THE RESPONSIBLE PARTY FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE TOWN ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE RESPONSIBLE PARTY.
20. INSPECTION SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM AN OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND RECONSTRUCTED BY THE RESPONSIBLE PARTY AT THE FULL EXPENSE, WHENEVER SO ORDERED BY THE TOWN ENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION.
21. EXCEPT IN CASES OF EMERGENCY, MAINTENANCE, OR PROTECTION OF WORK ALREADY COMPLETED, NO WORK SHALL BE ALLOWED BETWEEN THE HOURS OF 7 P.M. AND 7 A.M.; NOR ON SATURDAY, SUNDAY, OR LEGAL HOLIDAYS UNLESS APPROVED BY THE TOWN ENGINEER IN EACH CASE. WHEN ANY INSPECTOR IS REQUIRED TO WORK OUTSIDE THE HOURS OF 7 A.M. TO 4 P.M. ON REGULAR TOWN BUSINESS DAYS, OVERTIME SHALL BE CHARGED TO THE RESPONSIBLE PARTY. HOWEVER, SUCH INSPECTORS SHALL REMAIN EMPLOYEES OF THE TOWN FOR ALL PURPOSES. REQUESTS FOR OVERTIME SHALL BE MADE TO THE TOWN ENGINEER AT LEAST 48 HOURS IN ADVANCE. PAYMENT OF OVERTIME SHALL BE MADE BY THE TOWN ENGINEER TO THE TOWN.
22. IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT ALONG WITH THE TOWN ENGINEER, THE INSTRUCTIONS GIVEN BY THE TOWN ENGINEER SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS.
23. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST NOT BE STEEPER THAN 48:1 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST NOT BE STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMP AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RISE EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505. ACCESSIBLE PARKING SPACES AND ACCESSIBLE DRIVEWAYS SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY LOCATION OF FLAKING OR SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT STANDARDS (SEE DETAIL M-608-1, ETC).
24. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
25. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 26. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
 27. FOR THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRADE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. FINAL AS-BUILT PLANS PREPARED BY THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE TOWN OF BERTHOUD.
 28. IF A FOUNDATION UNDERDRAIN SYSTEM IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE FOLLOWING STATEMENT SHALL BE INCLUDED IN THE DRAWINGS:
 - 28.1. "THE FOUNDATION UNDERDRAIN SYSTEM IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR ITS ASSIGNS. THE TOWN IS NOT RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF SAID SYSTEM."

GRADING NOTES

1. CONSTRUCTION SHALL ADHERE TO THE FOLLOWING SEQUENCE UNLESS OTHERWISE SPECIFIED BY THE TOWN ENGINEER: SANITARY SEWER INSTALLATION, WATER MAIN INSTALLATION, CURB AND GUTTER INSTALLATION, WATER SERVICE INSTALLATION.
2. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE TOWN OF BERTHOOD PRIOR TO FINAL ACCEPTANCE.
3. ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A TOWN REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.
4. DEVELOPER AND BUILDER SHALL REGULARLY PATROL THE PUBLIC LANDS ADJACENT TO THE DEVELOPMENT TO REMOVE CONSTRUCTION DEBRIS AND KEEP THE SITE CLEAN AND SAFE.
5. ALL GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOIL INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF BERTHOOD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS; LATEST EDITION. A CDPS GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES SHALL BE OBTAINED PRIOR TO ANY GRADING BEING PERFORMED ON SITES ONE (1) ACRE OR LARGER IN SIZE. THESE PERMITS CAN BE OBTAINED FROM THE STATE WATER QUALITY CONTROL DIVISION.
6. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
7. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROPER MEASURES TAKEN TO CONTROL EROSION AND SEDIMENT MOVEMENT. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL COMPECT DAMAGE TO ADJACENT PROPERTY.
9. PERMANENT SLOPES SHALL NOT EXCEED 4:1 (H:V) IN AREAS TO BE SEEDDED OR SOODED. RETAINING WALLS SHALL BE REVIEWED AND APPROVED BY SEPARATE APPLICATION TO THE TOWN OF BERTHOOD.
10. THIS EROSION AND SEDIMENT CONTROL PLAN HAS BEEN SUBMITTED TO THE TOWN OF BERTHOOD AND IS IN GENERAL CONFORMANCE WITH THE TOWN'S EROSION CONTROL STANDARDS. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURE MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEM OR IF THE PROPOSED EROSION CONTROL MEASURES DO NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS EROSION CONTROL PLAN AND THE OBLIGATION OF THE LANDOWNER SHALL RUN WITH THE LAND UNTIL SUCH TIME AS THE EROSION CONTROL PLAN IS PROPERLY COMPLETED, OFFICIALLY MODIFIED, OR VOIDED.

SITE SPECIFIC NOTES

1. PERMANENT OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO ALL DISTURBED AREAS AND SOIL STOCKPILES WITHIN 30 DAYS TO ALL AREAS INCLUDING AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 60 DAYS.
2. ALL DISTURBED AREAS SHALL BE RESEED. THE SEED MIX SHALL BE IN ACCORDANCE WITH THE APPROVED MATERIALS LIST OF SEED MIXES WITHIN THE TOWN OF BERTHOUD CODE.

TOWN OF BERTHOUD WAIVER STATEMENT

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPTS ONLY AND GENERAL CONFORMANCE WITH THE TOWN'S STANDARDS AND SPECIFICATIONS. THE REVIEW BY THE TOWN OF BERTHOUD DOES NOT IMPLY RESPONSIBILITY BY THE TOWN OF BERTHOUD OR THE TOWN ENGINEER FOR ACCURACY AND CORRECTNESS OF THE PLANS OR CALCULATIONS.

LEGEND

<u>EXISTING UNETYPES</u>		<u>PROPOSED UNETYPES</u>	
	5280		MAJOR CONTOUR (5' INTERVAL)
	81		MINOR CONTOUR (1' INTERVAL)
			EDGE OF ASPHALT
			EDGE OF GRAVEL
			CURB AND GUTTER (SPILL/CATCH)
			WIRE FENCE
			DITCH FLOWLINE
	ST		STORM SEWER

<u>EXISTING SYMBOLS</u>	<u>PROPOSED SYMBOLS</u>	
		SANITARY MANHOLE
		SPOT ELEVATION
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
		NOMINAL SLOPE ON CUT OR FILL
		CONCRETE FLARED END SECTION
		METAL FLARED END SECTION
		SIGN
		UTILITY CROSSING

		EROSION CONTROL BLANKET
		INLET PROTECTION
		SEDIMENT CONTROL LOG
		ROCK SOCK

SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF INLET PROTECTION.
-TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE. (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES:

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE AFTER A RAIN EVENT WITHIN 24 HOURS FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 3% OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

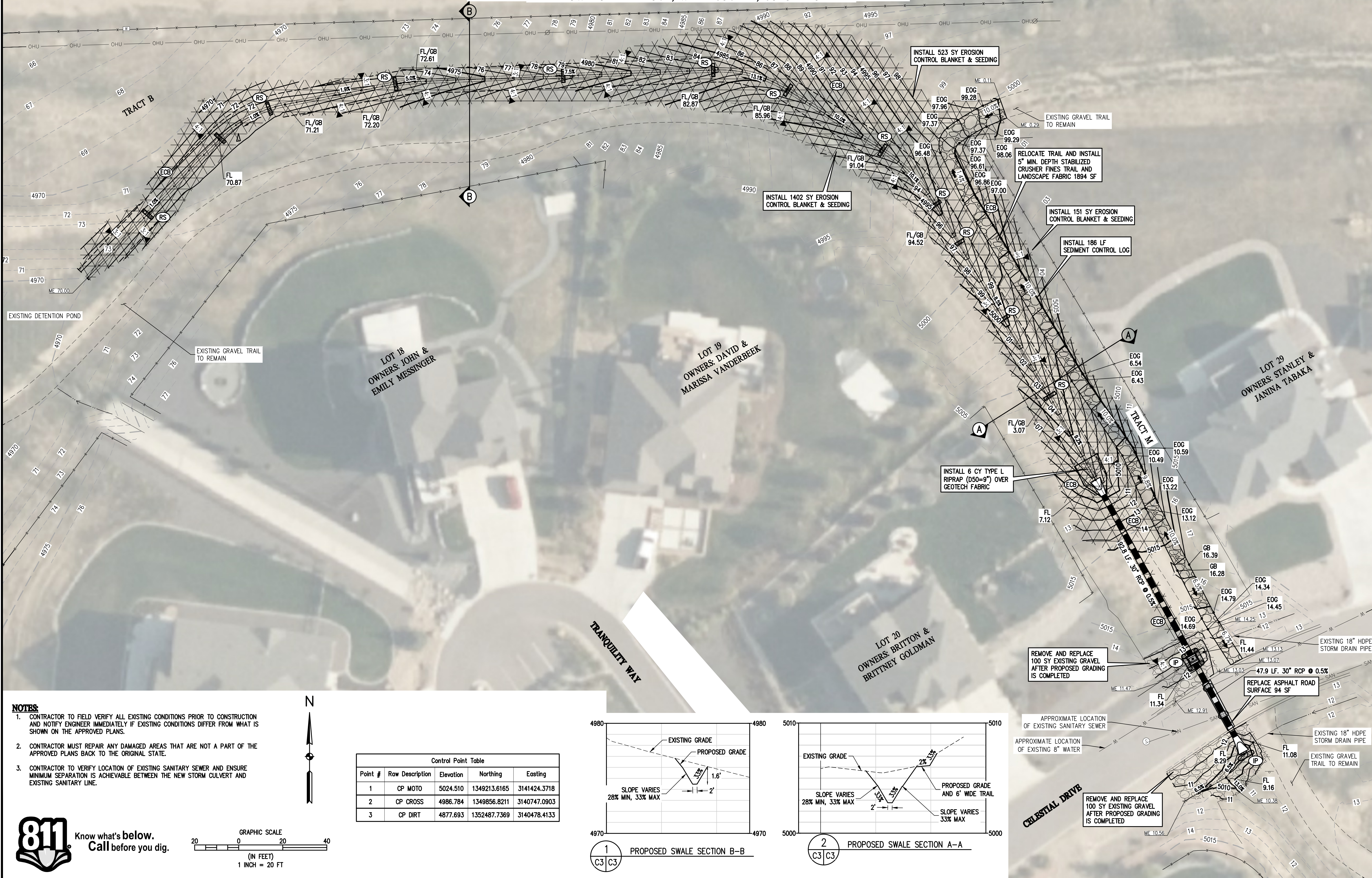


Know what's **below**.
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N:\c3407 - Berthoud On-Call Services\2020 Berthoud Projects\20-00-04 Serenity Ridge Drainage\Drawings\Construction Documents\3407-PW-20-20-04 - Grad.dwg, 12/9/2025 10:35:29 AM, Carrett Tsouprake

CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO



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ITT	3/7/2024	BC/ITT	CONSTRUCTION DRAWINGS
ITT		GCT	2025-08-13 DANIEL B REVISIONS
NUN			

TOWN OF BERTHOUD

SERENITY RIDGE DRAINAGE
SERENITY RIDGE PARKWAY & TRANQUILITY WAY
GRADING, EROSION AND SEDIMENT CONTROL PLAN I

TOWN OF BERTHOUD
WELD COUNTY

FOR AND ON BEHALF OF
BASELINE CORPORATION
12/09/25
12/09/25

FOR AND ON BEHALF OF
BASELINE CORPORATION
12/09/25
12/09/25

INITIAL SUBMITTAL 3/7/2024
DRAWING SIZE 24" x 36"
SURVEY FIRM 12/03/2020
JOB NO. PW-20-20-04
DRAWING NAME 3407-PW-20-20-04 - Grad.dwg
SHEET 03 OF 9

C3

N:\co3407 - Berthoud On-Call Services\2020 Berthoud Projects\PW-20-00-04 Serenity Ridge Drainage\Drawings\Construction Documents\3407-PW-20-00-04 Serenity Ridge Drainage.dwg, 12/9/2025 10:40:26 AM, Carrell Tsouproke

CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO

LOT 11
OWNERS: JEFFERY ROBERT
THOMAS JOHNSON

LOT 12
OWNERS: NAU EVAN

LOT 14
OWNERS: STEPHANIE WALLIN

LOT 13
OWNERS: SHAWNA PURVIS

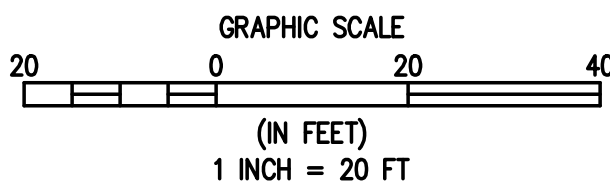
LOT 16
OWNERS: CHANING M INLOW

NOTES

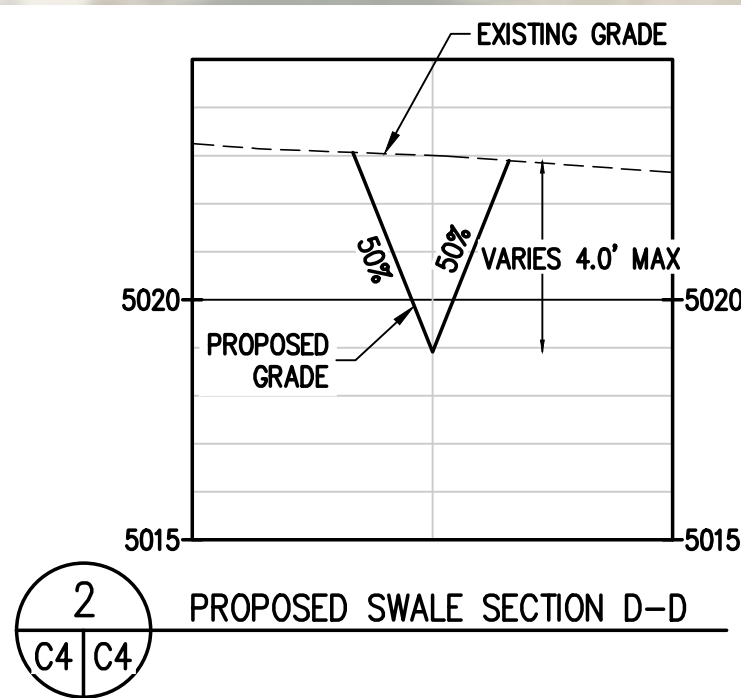
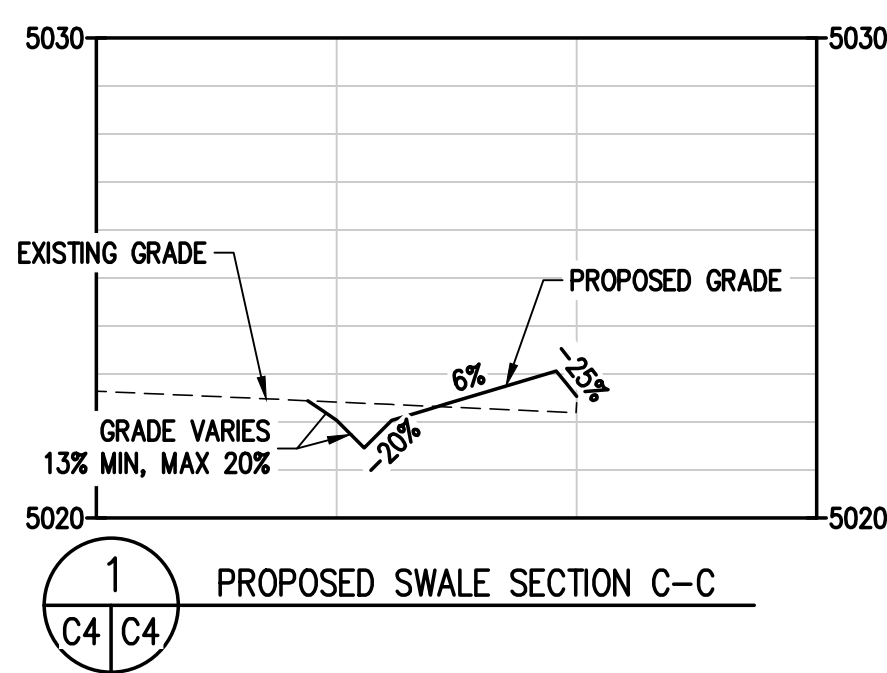
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE APPROVED PLANS.
- CONTRACTOR MUST REPAIR ANY DAMAGED AREAS THAT ARE NOT A PART OF THE APPROVED PLANS BACK TO THE ORIGINAL STATE.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY SEWER AND ENSURE MINIMUM SEPARATION IS ACHIEVABLE BETWEEN THE NEW STORM CULVERT AND EXISTING SANITARY LINE.



Know what's below.
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Control Point Table				
Point #	Raw Description	Elevation	Northing	Easting
1	CP MOTO	5024.510	1349213.6165	3141424.3718
2	CP CROSS	4986.784	1349856.8211	3140747.0903
3	CP DIRT	4877.693	1352487.7369	3140478.4133



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DRAWN BY
ITT

CHECKED BY
NUN

DATE
3/7/2024

PREPARED BY
BEC/ITT

GCT

REVISION DESCRIPTION
CONSTRUCTION DRAWINGS

2025-08-13 DANIEL B. REVISIONS

WELD COUNTY

TOWN OF BERTHOUD

SERENITY RIDGE DRAINAGE

SERENITY RIDGE PARKWAY & TRANQUILITY WAY

GRADING, EROSION AND SEDIMENT CONTROL PLAN II

TOWN OF BERTHOUD

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 3/7/2024

DRAWING SIZE 24" X 36"

SURVEY FIRM BASELINE

SURVEY DATE 12/03/2020

JOB NO. PW-20-00-04

DRAWING NAME 3407-PW-20-00-04 - Grad.dwg

SHEET 04 OF 9

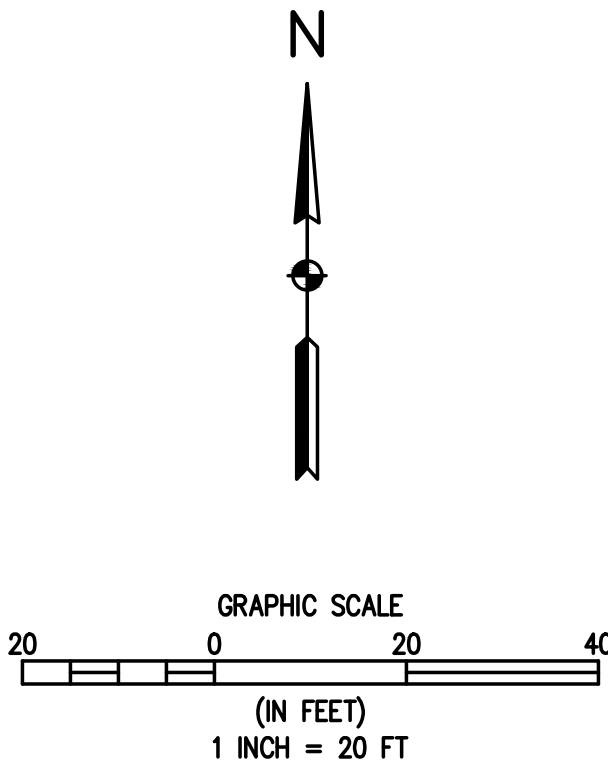
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CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO



- NOTES**
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3	CP DIRT	4877.693	1352487.7369	3140478.4133

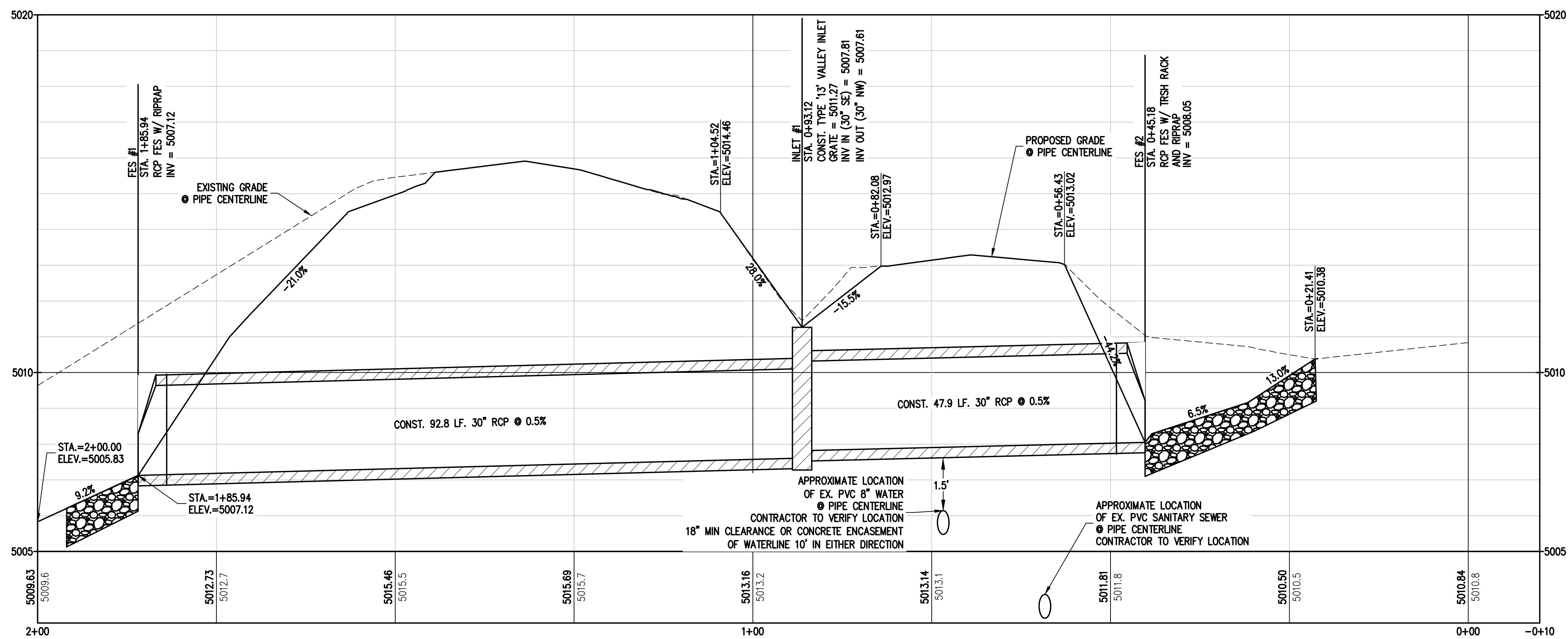
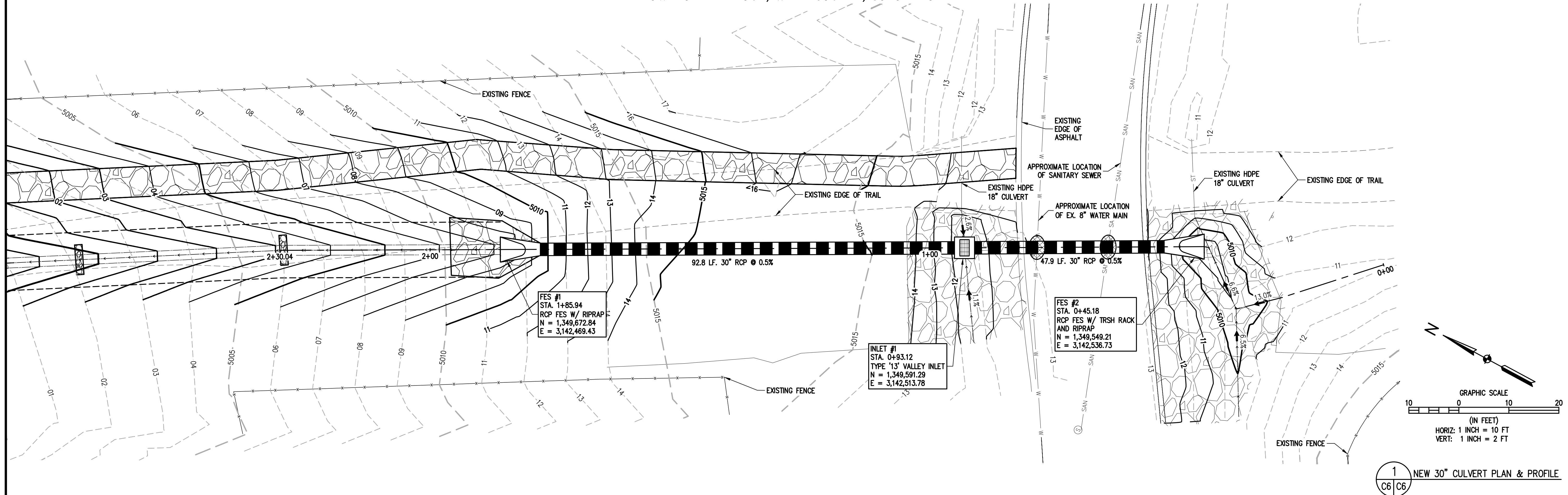
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CHECKED BY NUN	DATE 3/7/2024
REVISION DESCRIPTION CONSTRUCTION DRAWINGS 2025-08-13 DANIEL B. REVISIONS	
TOWN OF BERTHOUD SERENITY RIDGE DRAINAGE SERENITY RIDGE PARKWAY & TRANQUILITY WAY GRADING, EROSION AND SEDIMENT CONTROL PLAN II	
TOWN OF BERTHOUD WELD COUNTY	
FOR AND ON BEHALF OF BASELINE CORPORATION 12/09/25 PROFESSIONAL ENGINEER	
INITIAL SUBMITTAL 3/7/2024	
DRAWING SIZE 24" X 36"	
SURVEY FIRM BASELINE	
SURVEY DATE 12/03/2020	
JOB NO. PW-20-20-04	
DRAWING NAME 3407-PW-20-20-04 - Grad.dwg	
SHEET 05 OF 9	
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CONSTRUCTION DOCUMENTS
SERENITY RIDGE DRAINAGE

LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO

NOTES:

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TOWN OF BERTHOUD

SERENITY RIDGE DRAINAGE
SERENITY RIDGE PARKWAY & TRANQUILITY WAY
STORM DRAIN PLAN & PROFILE I

TOWN OF BERTHOUD

PREPARED UNDER THE DIRECT
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FOR AND ON BEHALF OF
BASELINE CORPORATION

AL SUBMITTAL 3/7/2024

WING SIZE	24" X 36"
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SURVEY FIRM	SURVEY DATE
BASELINE	12/03/2020

NO.	PW-20-20-
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WING NAME

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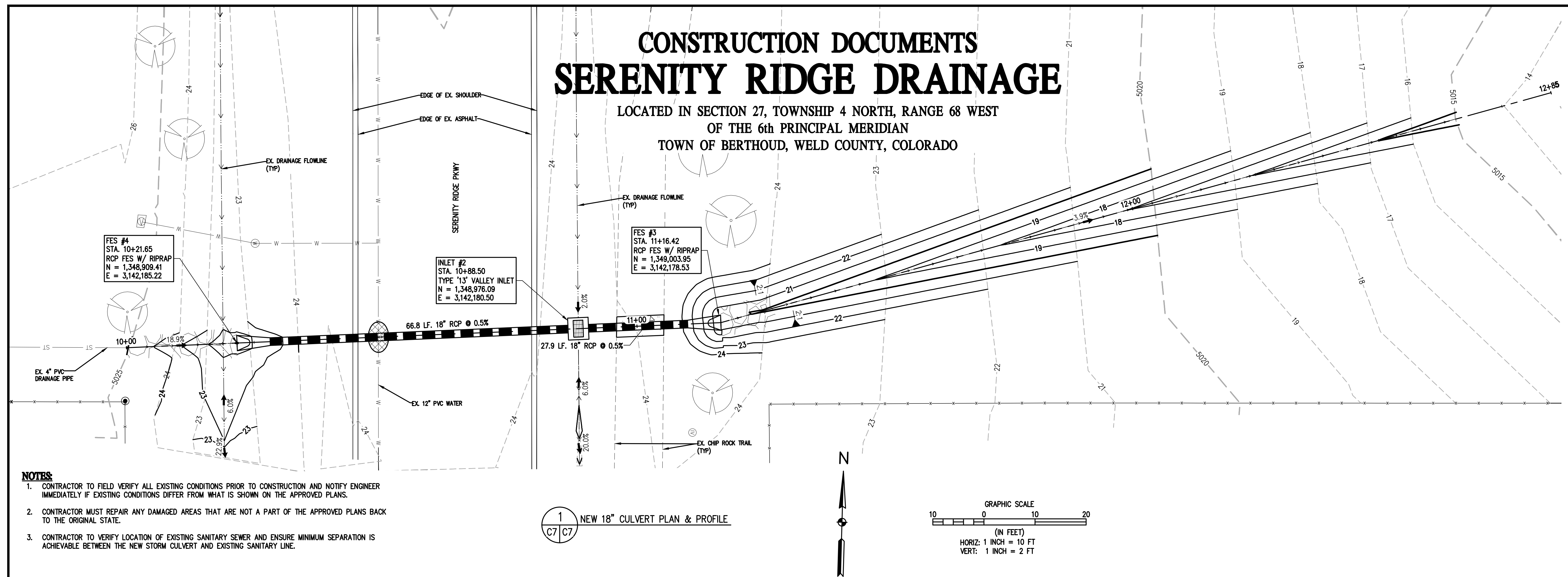
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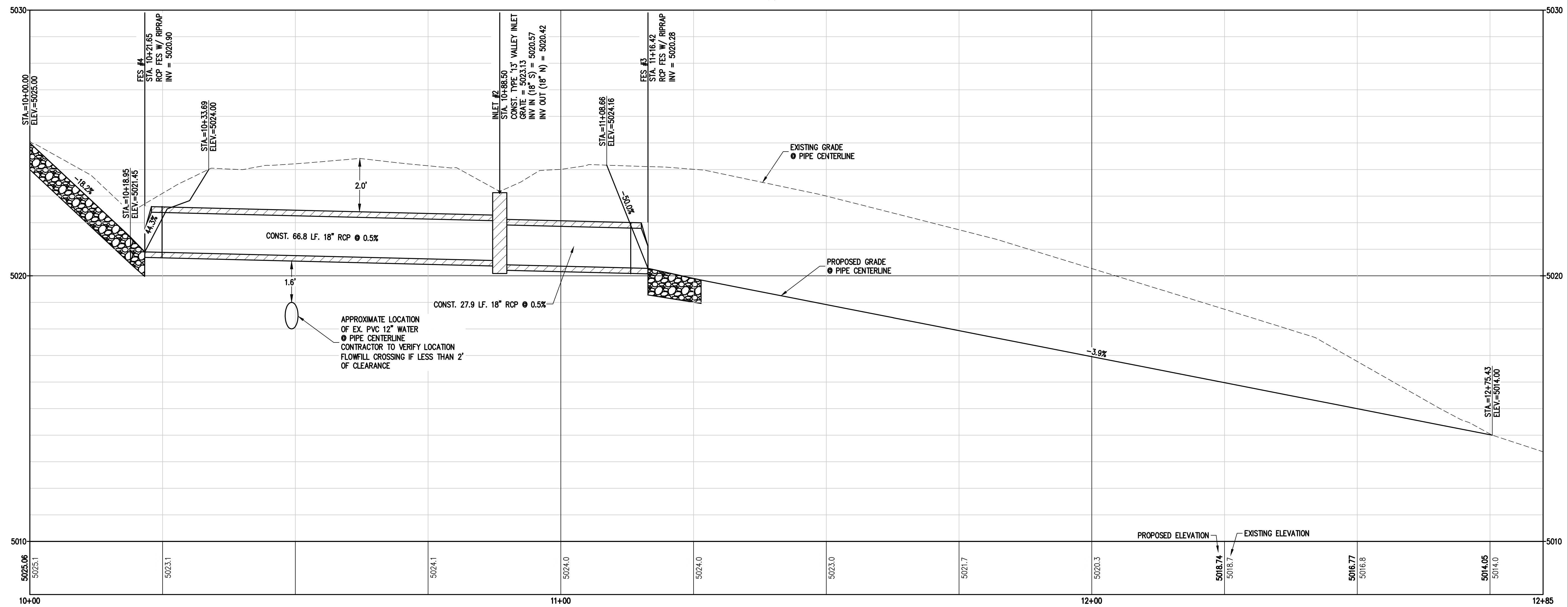
CONSTRUCTION DOCUMENTS

SERENITY RIDGE DRAINAGE

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OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO



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SERENITY RIDGE PARKWAY & TRANQUILITY WAY
STORM DRAIN PLAN & PROFILE II

TOWN OF BERTHOUD

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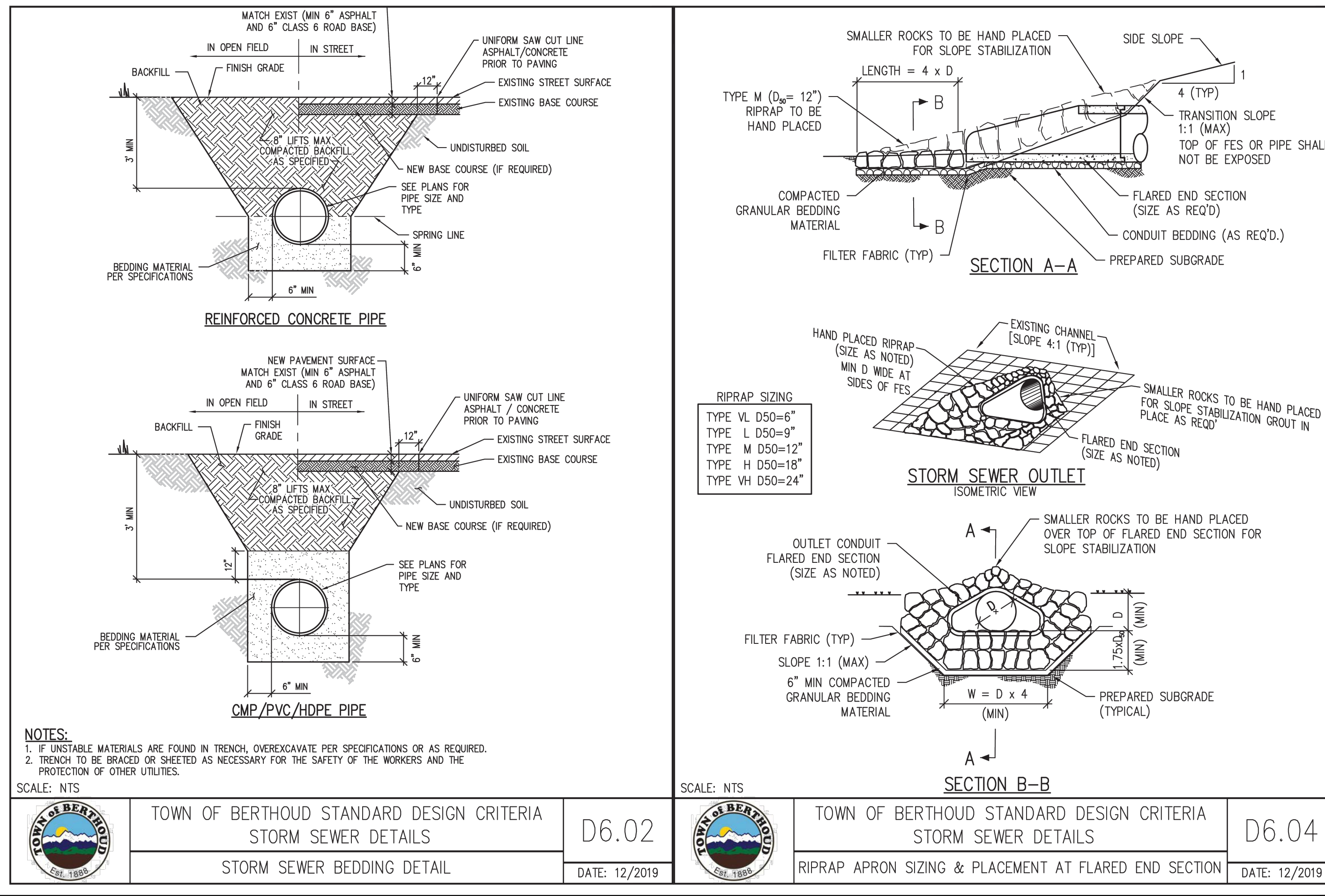
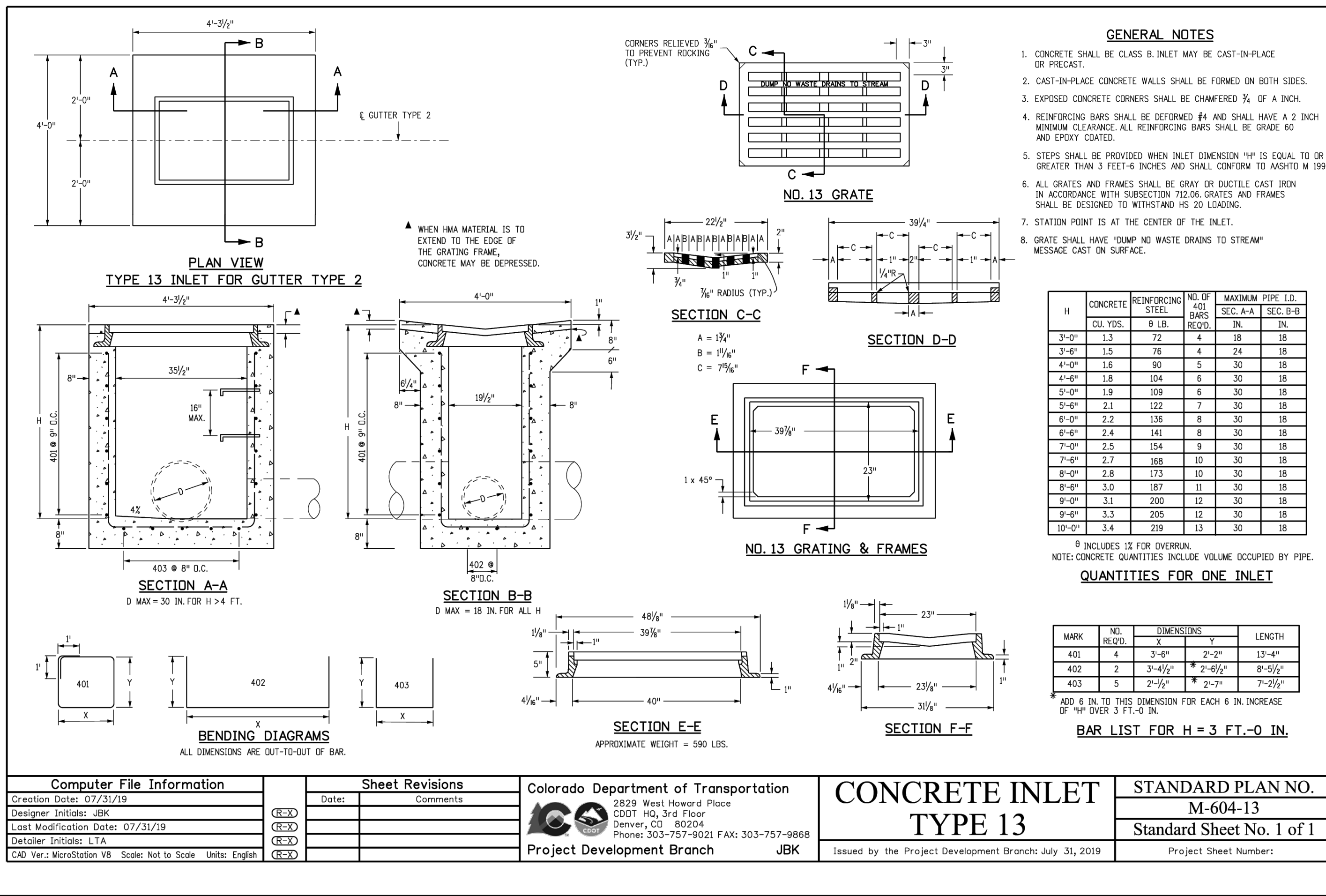
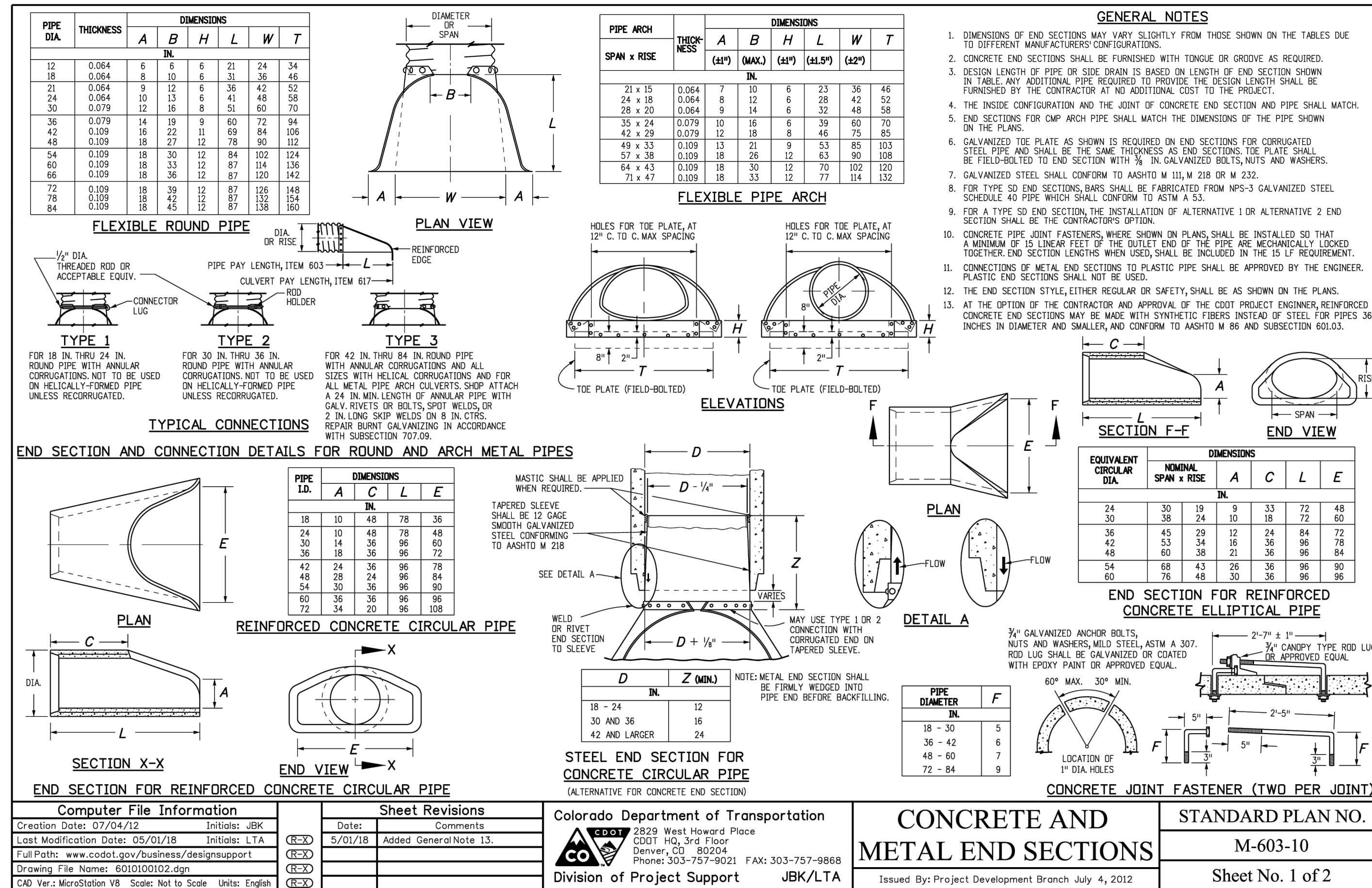
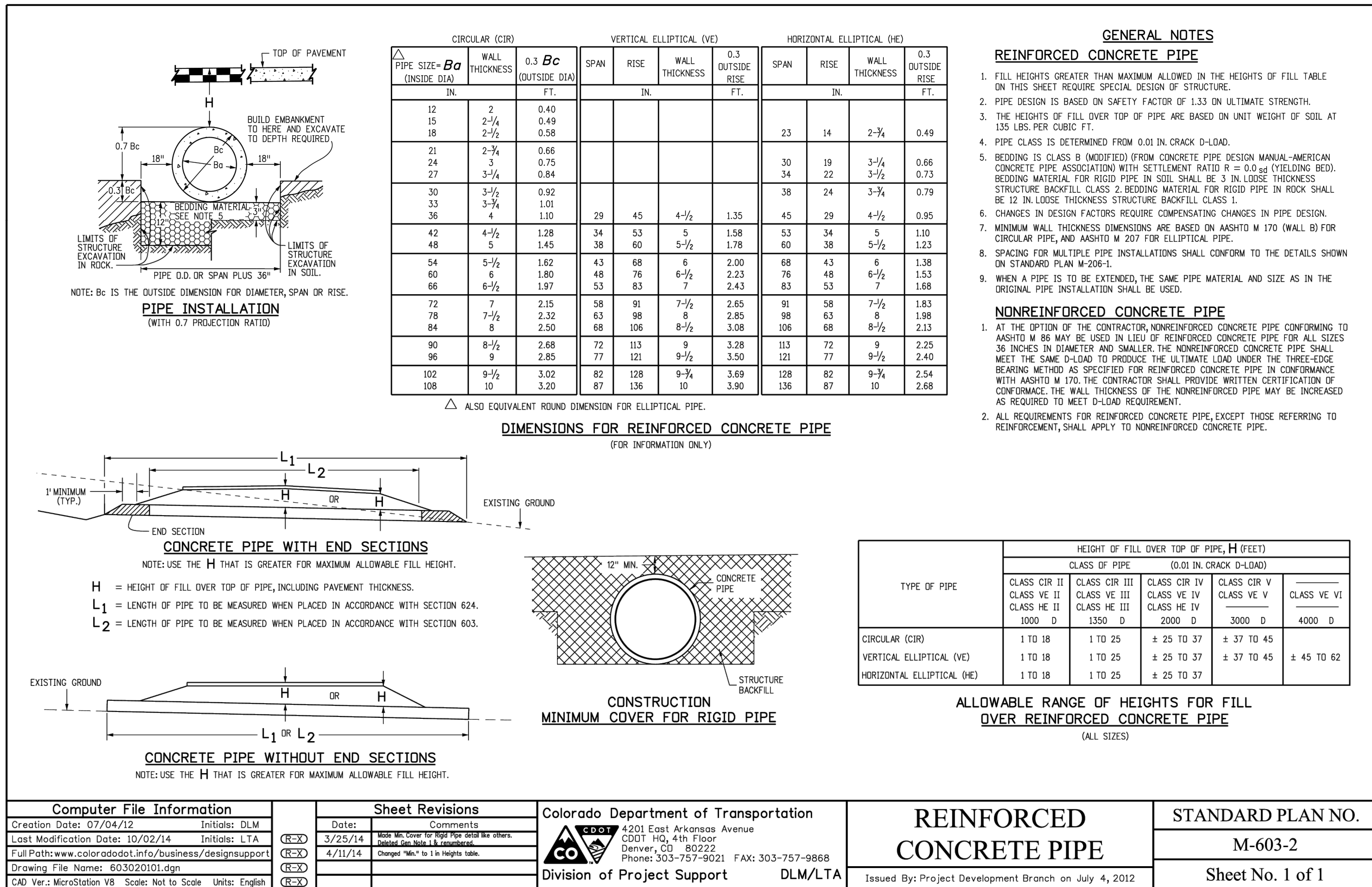


FOR AND ON BEHALF OF BASELINE CORPORATION	
DATE OF SUBMITTAL	3/7/2024
PIPE SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	12/03/2020
NO.	PW-20-20-0
PIPELINE NAME	
PW-20.20.04 -Pipe.dwg	
DATE	07 OF 9

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CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

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TOWN OF BERTHOUD, WELD COUNTY, COLORADO



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PREPARED BY	BC/ITT
CONSTRUCTION DRAWINGS	GCT
REVISION DESCRIPTION	2025-08-13 DANIEL B. REVISIONS

TOWN OF BERTHOUD
SERENITY RIDGE DRAINAGE
SERENITY RIDGE PARKWAY & TRANQUILITY WAY
DETAILS 1

TOWN OF BERTHOUD
FOR AND ON BEHALF OF
BASELINE CORPORATION
12/09/25
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PROFESSIONAL SEAL

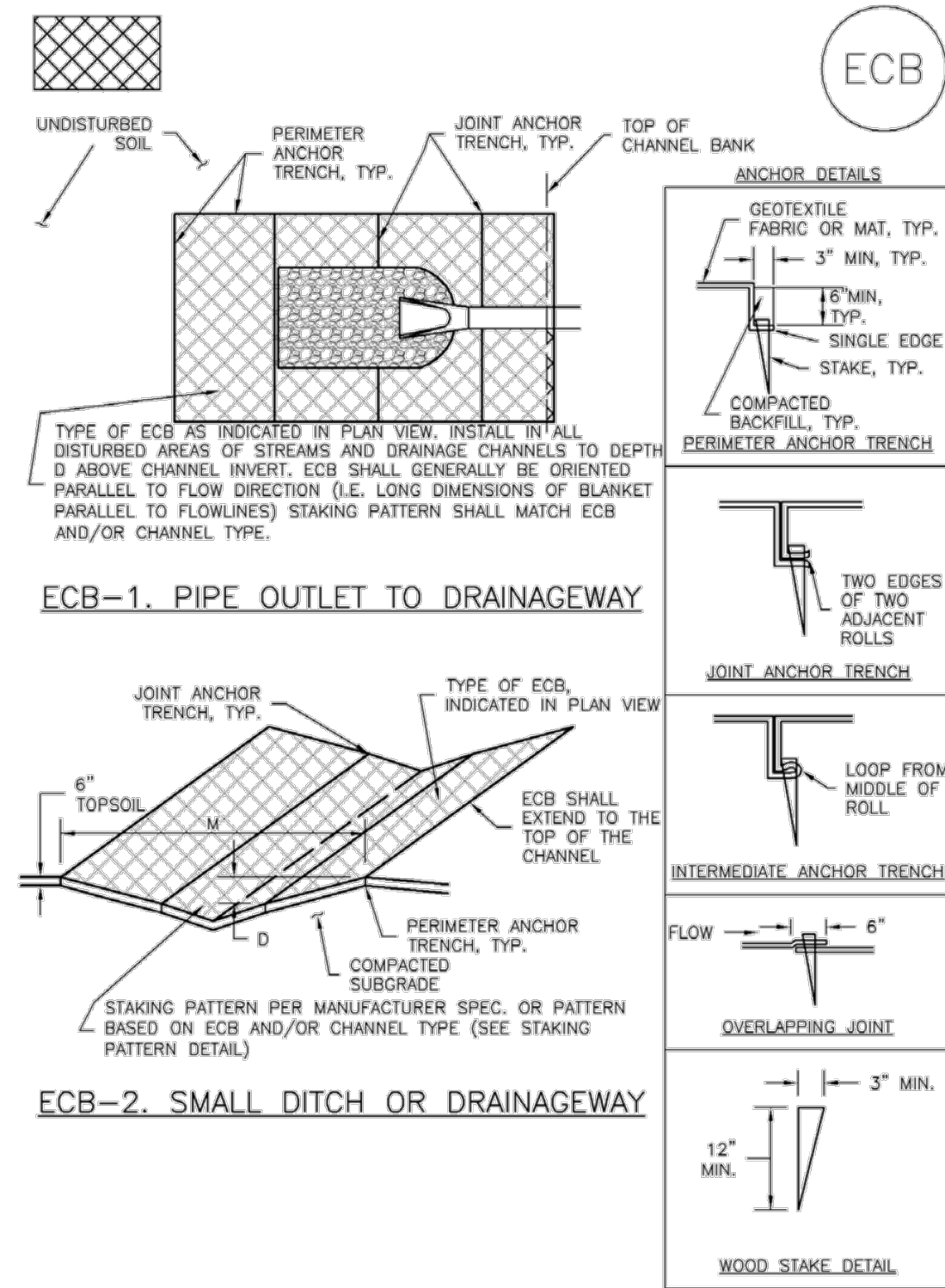
FOR AND ON BEHALF OF
1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH, OVEREXCAVATE PER SPECIFICATIONS OR AS REQUIRED.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES.

INITIAL SUBMITTAL 3/7/2024
DRAWING SIZE 24" x 36"
SURVEY FIRM BASELINE
SURVEY DATE 12/03/2020
JOB NO. PW-20-20-04
DRAWING NAME 3407-PW-20.20.04-CoverDetail.dwg
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CONSTRUCTION DOCUMENTS SERENITY RIDGE DRAINAGE

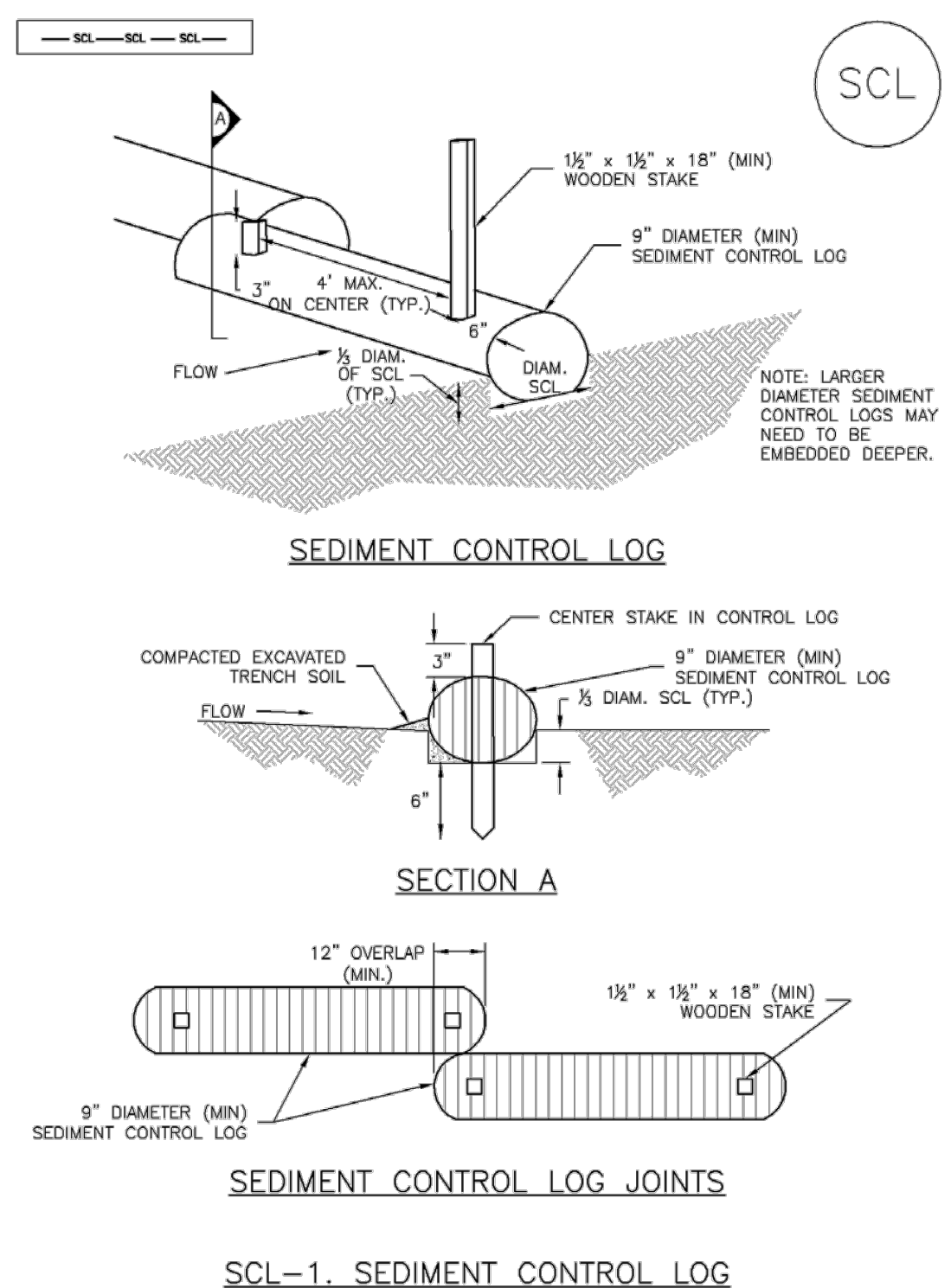
LOCATED IN SECTION 27, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, WELD COUNTY, COLORADO

EC-6 Rolled Erosion Control Products (RECP)



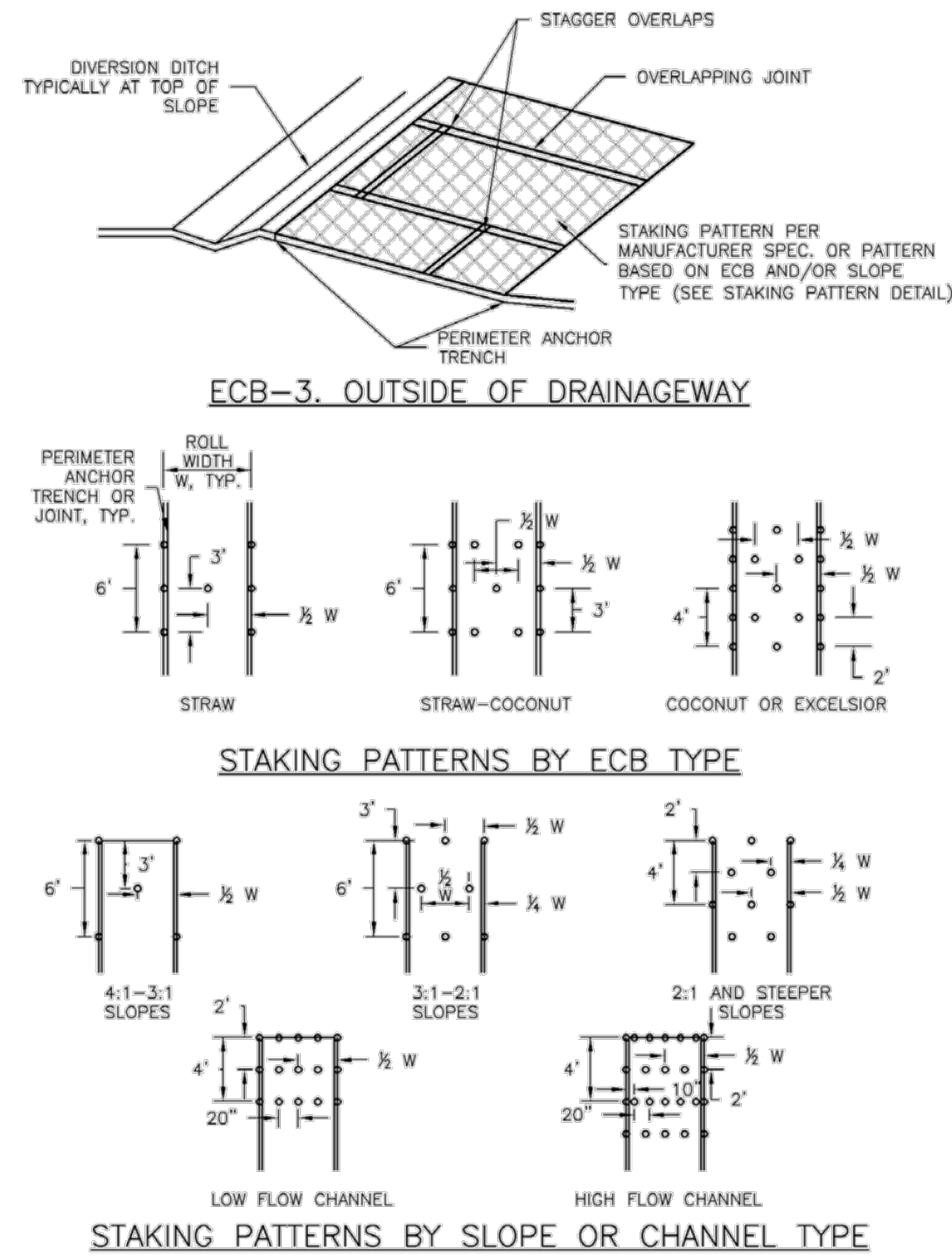
RECP-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Sediment Control Log (SCL) SC-2



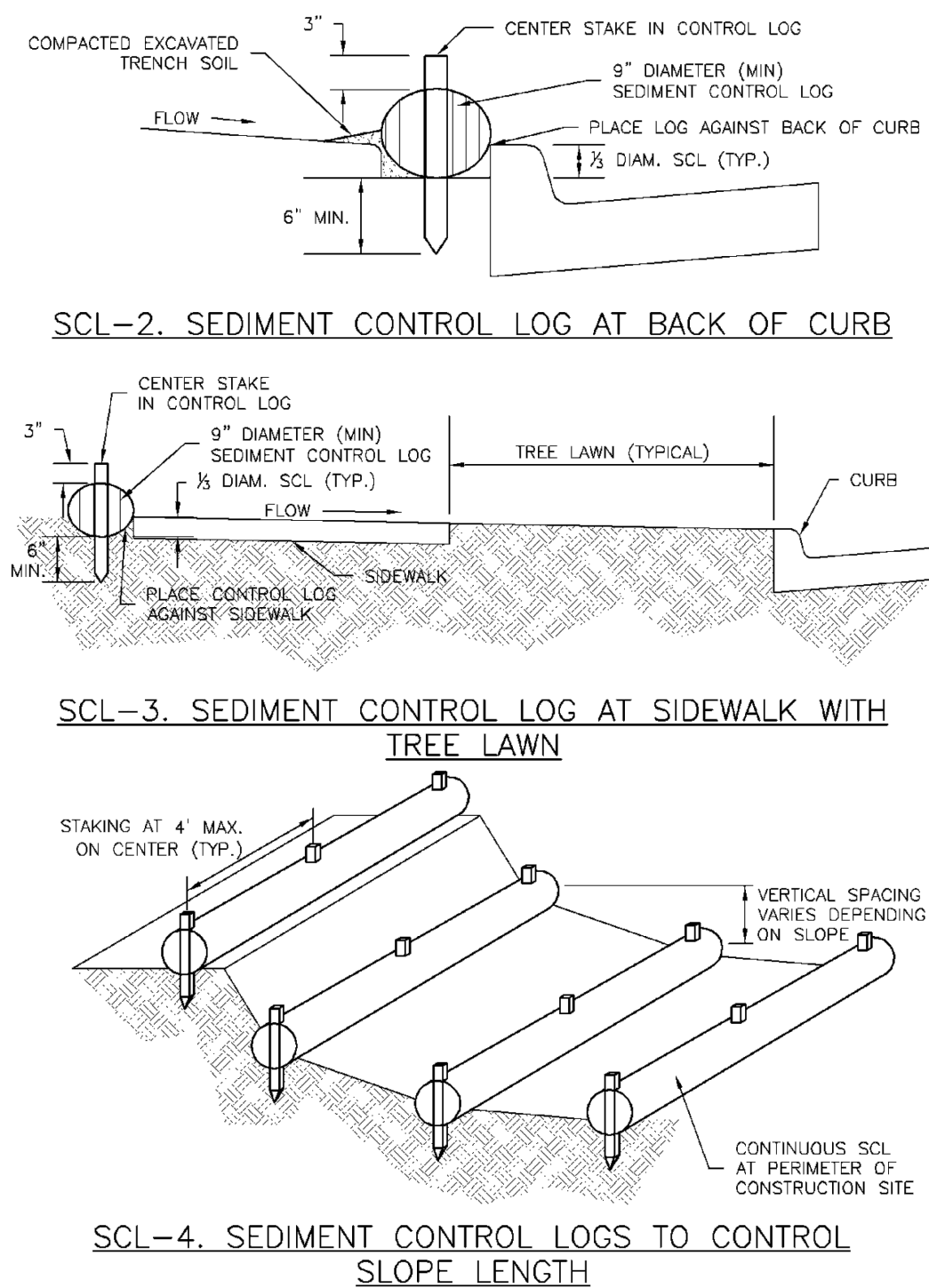
November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SCL-3

Roller Erosion Control Products (RECP) EC-6



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RECP-7

SC-2 Sediment Control Log (SCL)



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SCL-4

EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

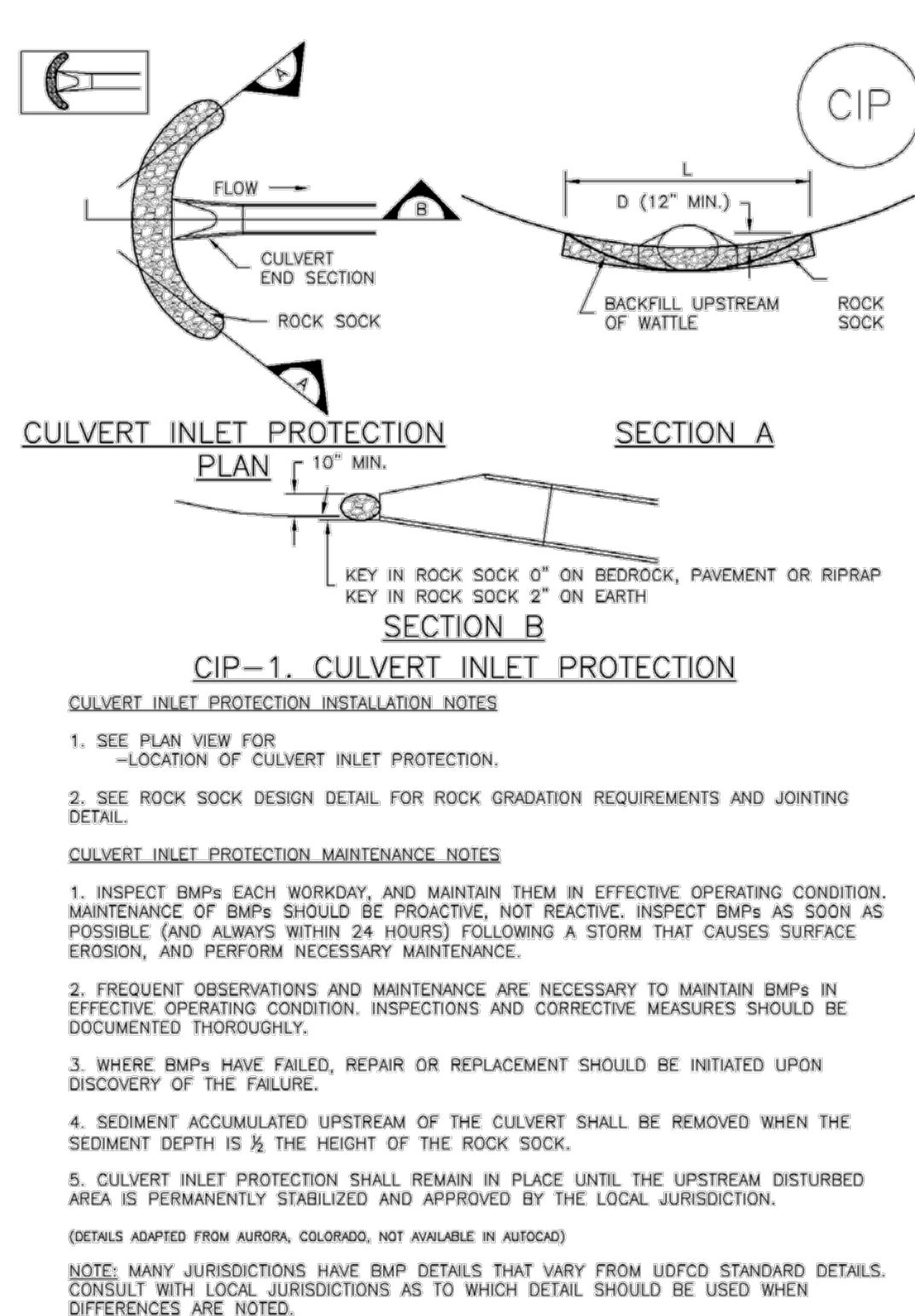
- SEE PLAN VIEW FOR:
-LOCATION OF ECB
-TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
-AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.
- DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS				
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	—	100%	—	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN	70% MAX	—	DOUBLE/NATURAL
COCONUT	100%	—	—	DOUBLE/NATURAL
EXCELSIOR	—	—	100%	DOUBLE/NATURAL

*STRAW ECBs MAY ONLY BE USED UPSTREAM OF URBANE AND DRAINAGE CHANNEL.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

RECP-8 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Inlet Protection (IP) SC-6



CULVERT INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF CULVERT INLET PROTECTION.
 - SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
 - CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

August 2013 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 IP-7

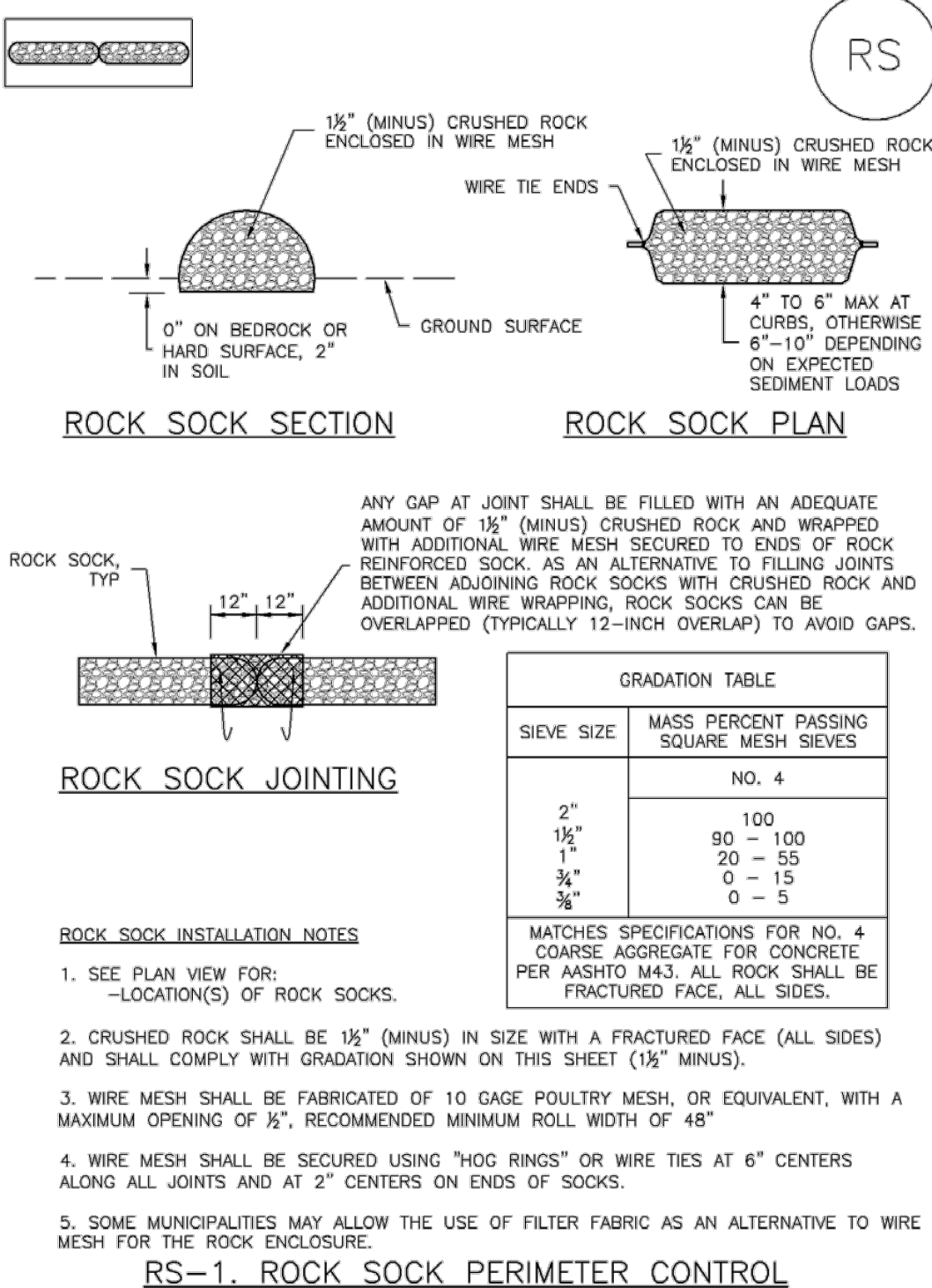
Roller Erosion Control Products (RECP) EC-6

EROSION CONTROL BLANKET MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
 - ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO REVEAL A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RECP-9

SC-5 Rock Sock (RS)



ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1 1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2"; RECOMMENDED MINIMUM ROLL WIDTH OF 48".
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
- SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RS-2



DESIGNED BY ITT
DRAWN BY ITT
CHECKED BY NJN

DATE 3/7/2024
PREPARED BY BEC/ITT
GCT

REVISION DESCRIPTION
CONSTRUCTION DRAWINGS
2025-08-13 DANIEL B. REVISIONS

REVISION DESCRIPTION
CONSTRUCTION DRAWINGS
2025-08-13 DANIEL B. REVISIONS

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REVISION DESCRIPTION
CONSTRUCTION DRAWINGS
2025-08-13 DANIEL B. REVISIONS

Board of Trustees Information



Administration Department

Meeting Date:	July 28, 2026
Agenda Title/Subject:	Appointment of Member to Planning Commission
Type of Item:	Regular Item
Purpose:	To appoint one citizen to serve on the Planning Commission, filling a vacancies that currently exist.
Presented by:	Christian Samora

Attachments:

1. Planning Commission Application - Hardy
2. Planning Commission Application - Schneider

Background:

There are currently two vacancies on the Berthoud Planning Commission. The purpose of this appointment is to fill a vacancy that will be created upon the expiration of a term in August 2026.

The vacancy was advertised for at least 30 days, and two applications were received from the following individuals:

- Tim Hardy
- Amber Schneider

The Interview Committee was established as follows:

- Two Town Board Members (Murphy and Anderson)
- Chair of the Planning Commission
- Community Development Director

Virtual interviews to fill the vacancy are scheduled for July 27, 2026.

The current members of the Planning Commission are as follows:

- Stacey Sigman — September 2027
- David Pond — July 2027
- Nick Semedallas — August 2026
- Marc Hofmans — January 2027
- Bryce Filho — September 2027
- Marlene Buttice — September 2027

- Brandon Terrazas — September 2028

Update/Next Steps:

No additional action is needed after an appointment is made to the Planning Commission.

Fiscal Impact and Fund Source:

There is not any fiscal impact anticipated with this request.

Community Touchstones:

The Planning Commission works to ensure that development applications are in compliance with the Berthoud Municipal Code as part of Berthoud's Community Identity.

Recommended Action(s):

A Board Member may “move to appoint _____ to the Planning Commission for a term to expire September 30, 2028. Followed by a second and a voice vote.

Print

Advisory Committee Application - Submission #10426

Date Submitted: 6/10/2026

Name of Committee or Commission

Planning Commission

▼

First Name

Tim

Last Name

Hardy

Address

740 8th street

City

Berthoud

State

Co

Zip Code

80513

Email Address

tshphoto@gmail.com

Phone Number

970-690-4213

How long have you resided within the boundaries of the Town of Berthoud?

lifetime

Do you currently serve, or have you served previously, on a board, commission or committee? If so, please list.

Yes. previously on planning commission. town trustee and historic preservation committee

not previously on planning commission, town trustee and historic preservation committee

What interests you about becoming a member of this committee?

I am wanting to continue to serve my community

Briefly explain what you believe are the two most important issues facing this committee, and how do you believe this committee should address each issue?

Growth and water. It seems that most of the community is concerned about how growth is happening and at what rate we should grow. There is also the concern about if we have enough water for all our growth.

List any abilities, skills, licenses, certificates, specialized training, past related experience or interests you have which are applicable to this committee.

8 years on town board, 6 years on planning commission

Please specify any activities which might create a conflict of interest that would prevent you from official action if you should be appointed to this committee.

no conflicts that i can think of

Have you recently attended a meeting of the committee you are applying to?



Yes



No

If not appointed at this time, would you be interested in serving on any other advisory committees? If so, please list any preferences:

All applicants are strongly encouraged to attend a regularly scheduled meeting of the committee for which they are applying prior to submitting an application. The Town of Berthoud will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 532-2643 for assistance. I certify that all statements on this form are true and complete. I further understand that false statements shall be sufficient cause for rejection of this application.

Signature (Please type your name)

Tim Hardy

Date

06/10/2026

Print

Advisory Committee Application - Submission #10420

Date Submitted: 6/9/2026

Name of Committee or Commission

Planning Commission

▼

First Name

Amber

Last Name

Schneider

Address

524 Redwood Circle

City

Berthoud

State

Colorado

Zip Code

80513

Email Address

Kizmit77@yahoo.com

Phone Number

303-589-9900

How long have you resided within the boundaries of the Town of Berthoud?

6 Years

Do you currently serve, or have you served previously, on a board, commission or committee? If so, please list.

No

What interests you about becoming a member of this committee?

Slowing growth when possible and getting a senior center going

Briefly explain what you believe are the two most important issues facing this committee, and how do you believe this committee should address each issue?

Growth is the most important issue and should be limited however possible. Trustees should also change codes when buildings overstep what Berthoud is. I want limitations on big spending projects.

List any abilities, skills, licenses, certificates, specialized training, past related experience or interests you have which are applicable to this committee.

Very educated and opinionated about the way Berthoud should develop.

Please specify any activities which might create a conflict of interest that would prevent you from official action if you should be appointed to this committee.

None

Have you recently attended a meeting of the committee you are applying to?

☒

Yes

☐

No

If not appointed at this time, would you be interested in serving on any other advisory committees? If so, please list any preferences:

Senior board yet to be created

All applicants are strongly encouraged to attend a regularly scheduled meeting of the committee for which they are applying prior to submitting an application. The Town of Berthoud will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 532-2643 for assistance. I certify that all statements on this form are true and complete. I further understand that false statements shall be sufficient cause for rejection of this application.

Signature (Please type your name)

Amber Schneider

Date

6/9/2026

Board of Trustees Information

Community Development Department



Meeting Date:	July 28, 2026
Agenda Title/Subject:	Tundra Flats — Denial of Neighborhood Master Plan and Change of Zone
Type of Item:	Regular Item
Purpose:	To review and accept the revised Neighborhood Master Plan Resolution and Zoning Map Amendment Ordinance for the Tundra Flats property, reflecting the Town Board's decision to deny the request.
Presented by:	Tawn Hillenbrand

Attachments:

1. Tundra Flats NMP Denial-Resolution 2026-18
2. Tundra Flats Rezone Denial-Ordinance 1387

Background:

The Town Board of Trustees heard a request for Neighborhood Master Plan and Rezone approval for the Tundra Flats development at their regularly scheduled hearing on July 14, 2026, and moved to deny the Neighborhood Master Plan. The zoning request was to rezone the property from PUD – Planned Unit Development to C1 – Neighborhood Commercial. The Town attorney offered to revise the draft Resolution and Ordinance to reflect findings of denial and to bring back to the Town Board for acceptance.

Update/Next Steps:

Tonight, the Town Board will review the revised Resolution and Ordinance reflecting findings of denial. Once accepted and signed by the Mayor, the project will be closed.

Fiscal Impact and Fund Source:

There is no negative impact to the Town in consideration of this request.

Community Touchstones:

Consideration of this request does not negatively impact community touchstones.

Recommended Action(s):

The Town Attorney has provided a Resolution and Ordinance for the Board's consideration.

**Resolution No. 18
Series 2026**

A Resolution of the Town of Berthoud Board of Trustees Denying the Application for Approval of a Neighborhood Master Plan for the Property known as Tundra Flats

Whereas, Golden Eye Investment ("Applicant") is the owner of the real property more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on July 30, 2025, Applicant filed an application for approval of a Neighborhood Master Plan for the Property (the "Application");

Whereas, on May 28, 2026, the Planning Commission held a properly-noticed public hearing on the Application, and recommended that the Board of Trustees deny the Application; and

Whereas, on July 14, 2026, the Board of Trustees conducted a properly-noticed public hearing on the Application.

Now Therefore be it Resolved by the Board of Trustees of the Town of Berthoud as follows:

Section 1. Findings of Fact. The Board of Trustees, upon reviewing the recommendation of the Planning Commission, hearing the statements of staff and the public, and giving due consideration to the matter, finds and determines that the Application does not comply with Chapter 30 of the Berthoud Municipal Code, as the Code existed on the day the Application was filed (the "2025 Code"), for the following reasons:

a. The Application does not comply with § 30-6-106.G.1 of the 2025 Code, because the land use mix proposed by the Application does not conform to the proposed zone district or the Comprehensive Plan's Preferred Land Use Map, and the Application does not further the goals and policies of the Comprehensive Plan. Specifically:

i. The Property is within the Suburban Business Character District, which the Comprehensive Plan contemplates to be a walkable commercial district with a variety of businesses. The Application contemplated a primarily residential use with a small commercial element.

ii. The Property is also within the Mountain Avenue Overlay District, and specifically the Berthoud West Character District. This district is envisioned to be a "vibrant walkable commercial district" with preferred commercial land uses including without limitation retail, grocery stores, other commercial, or office space. Residential uses are allowed, but contemplated as appropriate for upper floors of otherwise commercial buildings. The Application contemplates a primarily residential use with a small commercial building at the east end of the Property, which does not meet the vision of the Berthoud West Character District.

b. The Application does not comply with § 30-6-106.G.4 of the 2025 Code, because negative impacts on adjacent land uses have not been identified and mitigated. The viewsheds altered by the Application may have negative impacts on the area.

c. The Application does not comply with § 30-6-106.G.5 of the 2025 Code, because the Application does not help achieve a balance of land use in the Town. This district contemplates primarily ground-floor commercial uses with residential uses appropriate for upper levels of a mixed-use building, while the Application only contemplates a small commercial building on the east end of the Property with the rest of the development being entirely residential.

d. The Application is not consistent with the Town's Comprehensive Plan. The Comprehensive Plan lists the Property within the Mountain Avenue Overlay District, and specifically the Berthoud West Character District. These districts contemplate a mixed use with a primarily commercial use and with residential use as a supplemental element of the development. The Application is primarily residential with a small commercial element and is therefore inconsistent with the Town's Comprehensive Plan.

e. The Application is inconsistent with and does not implement the intent of the zone district in which the property is located, because: the Application seeks rezoning to C1 – Neighborhood Commercial and the Application contemplates a primarily residential use; and the current zoning of the Property, PUD, is actively being phased out by the Town.

Section 2. Decision. Based on the foregoing findings, the Board of Trustees hereby denies the Application.

Introduced, approved and adopted this ____ day of _____, 2026.

Town of Berthoud

William Karspeck, Mayor

Attest

Christian Samora, Town Clerk

**Ordinance No. 1387
Series 2026**

An Ordinance of the Town of Berthoud Denying the Application to Rezone the Property Known as Tundra Flats from Planned Unit Development to Neighborhood Commercial

Whereas, Golden Eye Investments ("Applicant") is the owner of the real property more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on November 11, 1999, by Ordinance No. 831, the Property was zoned Planned Unit Development;

Whereas, on July 30, 2025, Applicant filed an application to rezone the Property to Neighborhood Commercial (the "Application");

Whereas, on May 28, 2026, the Planning Commission held a properly-noticed public hearing on the Application, and recommended that the Board of Trustees deny the Application; and

Whereas, on July 14, 2026, the Board of Trustees conducted a properly-noticed public hearing on the Application.

Now Therefore be it Ordained by the Board of Trustees of the Town of Berthoud as follows:

Section 1. Findings of Fact. Upon consideration of the Application, the applicable criteria set forth in Chapter 30 of the Berthoud Municipal Code, as that Code existed on the day Application was filed (the "2025 Code"), the recommendation of the Planning Commission, and the statements of Town staff and the public, the Board of Trustees finds and determines as follows:

a. Section 30-3-110.D of the 2025 Code states that the Town's Zoning Map shall not be amended unless one of the following applies:

- i. To correct a manifest error in an ordinance establishing the zoning for a specific property;
 - ii. 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;
 - iii. 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;
 - iv. 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

- v. 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.
- b. Applicant did not cite to, and the Board of Trustees did not find, a manifest error in the zoning for the Property.
- c. The proposed change in condition for the Property, as outlined by the Application, is inappropriate for the conditions of the area, because it contains an unbalanced mix of residential to commercial land use and threatens viewsheds of the surrounding properties and land uses.
- d. Applicant did not cite to, and the Board of Trustees did not find, an error in the zoning as presently zoned or any inconsistency with the Comprehensive Plan.
- e. The proposed rezoning is not necessary, because the Application does not propose a use that is appropriate for the community or provide for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan. Rather, the Application proposes a use that was anticipated by, but does not fulfill the vision and goals of, the Comprehensive Plan. Although the Comprehensive Plan envisions a mixed use, primarily commercial development with residential appropriate for upper levels, the Application contemplates a primarily residential development with only a small commercial building on the east end of the Property.
- f. The area where the Property is located has not changed in such a way that it is in the public interest to encourage development or redevelopment of the area. The development proposed by the Application is not in the public interest, because it contemplates a primarily residential use in a zoning and overlay district that contemplates a primarily commercial use with residential as an appropriate supplemental use.
- g. 2025 Code § 30-6-106.E states that a Neighborhood Master Plan is required for all residential and/or mixed-use rezonings or subdivisions of ten acres, and all new zoning amendments shall require a new Neighborhood Master Plan. On July 14, 2026, the Board of Trustees denied the application for a Neighborhood Master Plan, and therefore the Application does not contain a new Neighborhood Master Plan.

Section 2. Decision. Based on the foregoing findings, the Board of Trustees hereby denies the rezone request as set forth in the Application.

Section 3. Severability. If any provision of this Ordinance is determined to be invalid for any reason, such determination shall not affect the validity of the remaining provisions of this Ordinance, and the Board of Trustees hereby declares that it would have passed this Ordinance and each provision thereof irrespective of the fact that any one or more provisions may be declared invalid.

Section 4. Repeal. Existing ordinances or provisions thereof inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Introduced, approved and adopted this 28th day of July, 2026.

Town of Berthoud

William Karspeck, Mayor

Attest

Christian R. Samora, CMC, Town Clerk

Board of Trustees Information



Parks Department

Meeting Date:	July 28, 2026
Agenda Title/Subject:	Berthoud Arboretum Cost Reduction Update
Type of Item:	Regular Item
Purpose:	Review the Berthoud Arboretum project cost reductions and provide direction on the proposed project scope.
Presented by:	Daniel Buendia

Attachments:

1. Berthoud Arboretum - VE Diagrams
2. Board Presentation - Berthoud Arboretum Update

Background:

At the May 26 Board of Trustees meeting, the Board directed staff to review project costs in order to reduce costs to make the project within budget and advise the board on the success of reduction and share what would be included and excluded. At the June 9 Board of Trustees meeting, the Board authorized staff to work with Golden Triangle Construction (GTC), the recommended contractor, and Wenk Associates, the project designer, to further refine the project scope and reduce overall project costs. The adjusted project costs shown below are not yet finalized but represent high-confidence estimates provided by GTC. Based on the Board's direction, staff would direct GTC to finalize the project scope, pricing, and lump-sum contract. Staff would then return to the Board at a future meeting with a final construction contract for consideration and approval to proceed with construction of the project.

The original low bid project total presented to the Board was **\$12,544,019.31**. This total project cost included Add/Deduct Alternative items.

1. Irrigation Turnout Structure - \$723,975.00
2. **Trail Paving Width decrease – (-\$362,281.00) Cost Reduction**
3. **Creek and Pond System – 827,766.00**
4. Parking Lot Paving – \$582,146.00

Staff recommends including only Alternates #2 and #3 in the project. The Irrigation Turnout Structure is not necessary at this time, as staff continues to pursue a regional pump station at Loveland Reservoir. Paving the parking lot is also not necessary for the project and can be removed from the project scope. With these recommendations, the adjusted project cost is **\$11,237,898.31**.

The project also includes water and sewer utility improvements totaling **\$975,392.95**. While these improvements are not integral to the Arboretum project, they will be completed

concurrently to improve construction efficiency. The utility improvements will be funded through the Town's Water and Wastewater Funds and are not part of the Arboretum project budget. Excluding these utility improvements, the adjusted Arboretum project cost is **\$10,262,505.36**.

The following are staff-recommended cost reductions that preserve the primary vision and functionality of the project:

Reduction in Play Equipment – \$197,030.00

Staff recommends removing the village play huts, musical play equipment, and beaver dam log jam from the project scope. The hillside slide, irrigation swing pivot, and turtle log climber would remain as the primary play features within the project.

Reduction in Site Furnishings – \$84,615.10

Staff recommends reducing the number of trash and recycling receptacles (6 each), benches (9), and picnic tables (3). These amenities can be phased in by staff at a later date if necessary.

Reduction in Structures – \$156,078.83

Staff recommends removing one lawn trellis, the arbor, and the gazebo from the event lawn area. One lawn trellis would remain in the project along with the event lawn pavilion, and the removed features could be added in a future phase if desired.

Stormwater Materials – \$129,249.28

Staff identified a cost savings opportunity by changing the stormwater pipe material from reinforced concrete pipe (RCP) to high-density polyethylene (HDPE) or polyvinyl chloride (PVC), where appropriate. This modification maintains project functionality while reducing overall construction costs.

Adjust Plantings – \$106,933.78

Staff recommends reducing the initial planting scope by phasing landscape improvements over multiple years whether by town staff, contractors, or volunteer projects. Wenk Associates will revise the planting plan so that deferred plantings can be added in future phases while maintaining the overall design intent. The project is still anticipated to include more than 600 tree plantings in the initial phase.

Trail Reduction – \$99,532.52

Staff reviewed the trail network and identified potential cost savings by reducing trail widths in select areas and deferring smaller trail segments that staff can install at a later date if needed. Concrete trail widths would continue to range from 6 to 10 feet, depending on the location within the project, with a 3-foot soft surface trail adjacent to most concrete trails. Soft surface trails would range from 3 to 4 feet in width.

Site Lighting Alteration - +\$6,772.22 (Increase cost)

Following additional review of the site lighting, staff recommends removing the majority of the bollard lighting, which primarily provides ambient lighting rather than safety lighting. The bollard lighting would be replaced with additional overhead light poles along the 10-foot-wide concrete trail to maintain appropriate illumination for pedestrian safety.

Misc. Savings - \$475,922.81

- Utilizing the current parking infrastructure (lighting, drainage, staging area) - \$137,749.02
- Reduce area of gravel paving (tree nursery & parking lot) - \$111,282.90
- Remove flagstone paving from event area (add crusher fines) - \$17,884.89

- TOB supply wood mulch tree plantings - \$15,552.00
- Remove 2-year maintenance contract following construction - \$193,454.00

Total Staff Recommend Cost Reductions - \$1,242,590.10

Adjusted overall project cost including the above cost reductions - \$9,019,915.26

Additional Potential Cost Savings – TBD

- **Restroom Facility:** GTC and Wenk Associates are evaluating alternative restroom vendors that can provide a high-quality facility at a lower cost than the currently specified design.
- **Irrigation System Adjustments:** Additional savings are anticipated through modifications to the irrigation system that correspond with the proposed planting reductions. These savings will be finalized once the revised planting plan is complete.

Overall Project Budget

Staff recommends setting a project budget for \$9,500,000.00. Which includes complete construction of the arboretum, 5% contingency, and construction administration services allowance.

Update/Next Steps:

Following Board direction, staff would work with GTC to finalize the revised project scope, lump-sum contract amount, and construction contract. Staff would then return to the Board at a future meeting with a recommended contract for consideration and award.

Fiscal Impact and Fund Source:

60-09-5200.01 – Construction - \$8,500,000.00

60-03-5200.02 – Arboretum – Construction Admin - \$100,000.00

Community Touchstones:

The Berthoud Arboretum project will strengthen community identity by creating a unique public space that reflects the Town's character and natural environment. Through sustainable landscaping, tree preservation, and open space enhancements, the project promotes environmental stewardship, resiliency, and long-term community benefit.

Recommended Action(s):

Provide direction on the proposed project cost reductions and authorize staff to finalize a revised construction contract with Golden Triangle Construction (GTC) for future Board consideration.



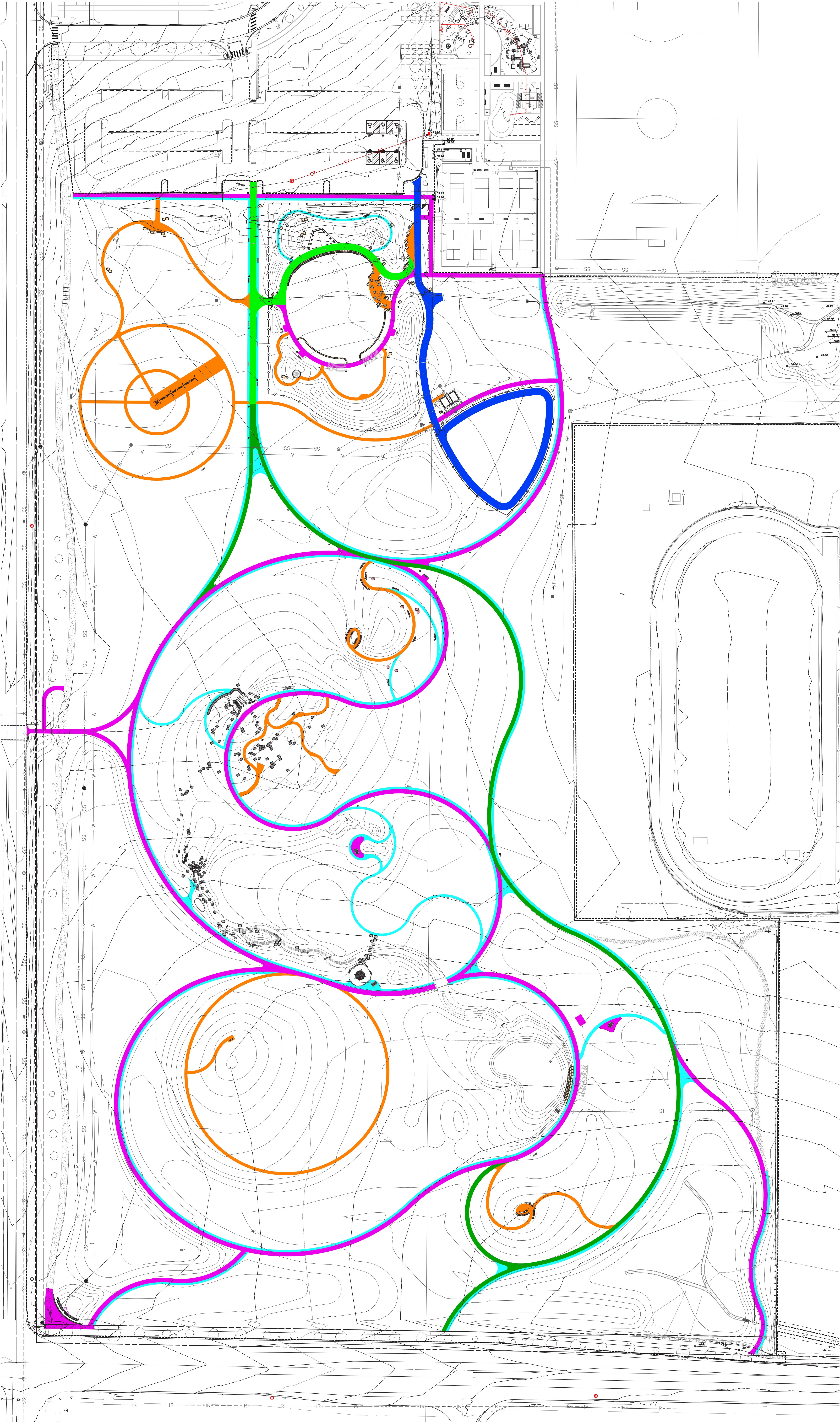
Legend

- ① Parking Lot
- ② Event Lawn and Demonstration Garden
- ③ Irrigation Relic/Crop Circle
- ④ Tree Nursery
- ⑤ Water Wise Garden
- ⑥ Embankment Slide
- ⑦ Picnic Tables
- ⑧ Waggener Creek
- ⑨ Nature Play
- ⑩ Pond
- ⑪ Southwest Entry/Monument Signage
- ⑫ Waggener Farm Park and Arboretum Vehicular Entrance
- ⑬ Restroom
- ⑭ Shade Shelter
- ⑮ Trellis for Vine Growth
- ⑯ Gazebo
- ⑰ BEET House (Relocated Historic Structure)

TRAILS

Legend

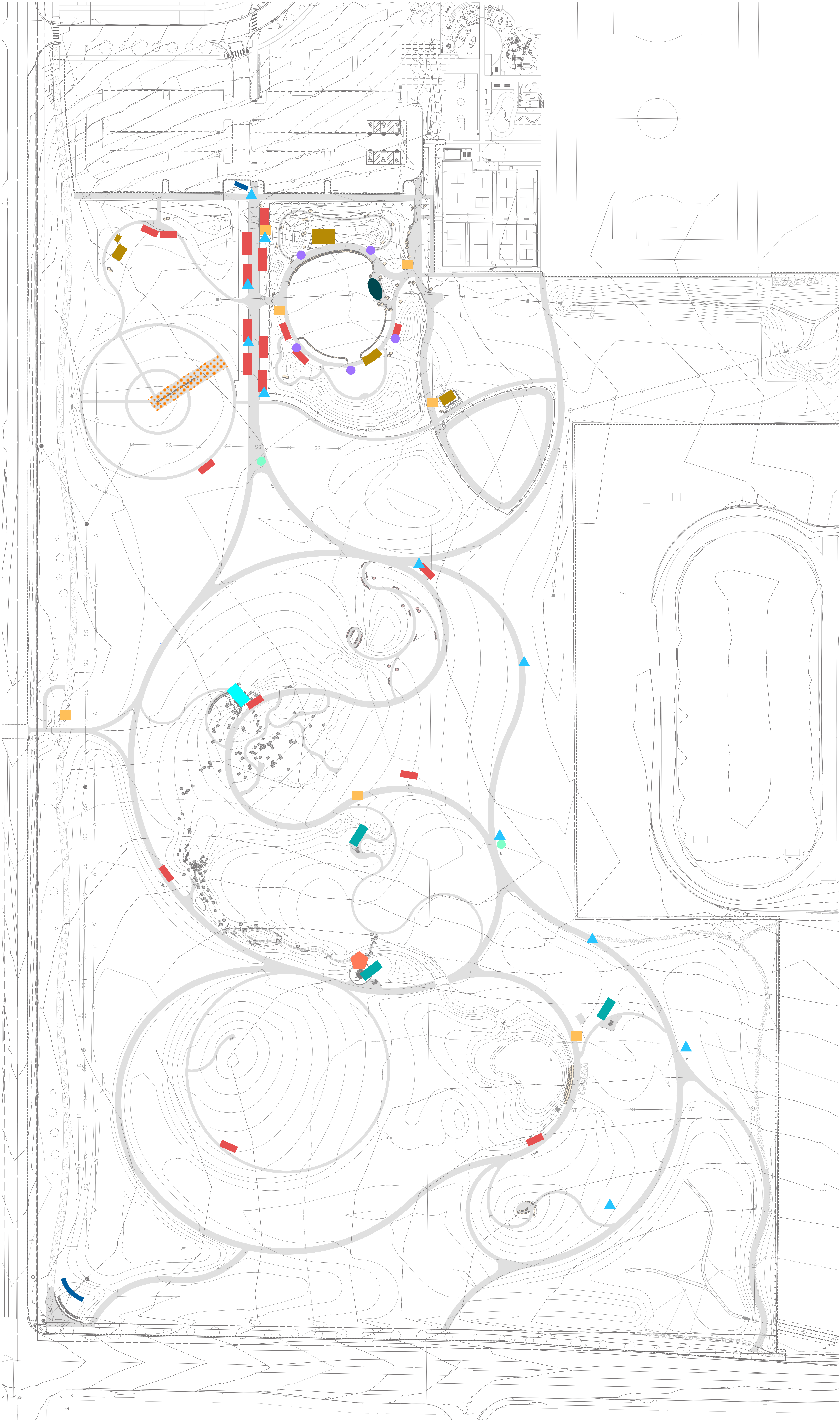
- Proposed 6' Pedestrian, Conc.
- Proposed 6' Vehicular, Conc.
- Proposed 10' Vehicular, Reinf.
- Proposed 3' Crusher Fines
- Proposed 4' Crusher Fines
- Proposed 10' Stabilized Vehicular Trail



LIGHTING & FURNISHING

Legend

- ▲ Pole light, proposed
- Bollard light, proposed
- Bench
- Trash & Recycling
- Dog Waste Station
- Picnic Table
- Entry Sign
- Play Feature
- Structures
- Cafe Tables (10)
- Hillside Slide
- Irrigation Pivot Swing





Berthoud Arboretum at Waggener Farm Park

Daniel Buendia, Public Works Project Engineer



Location

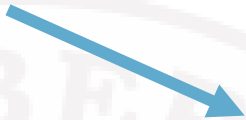


Imagery Date: 3/2/2025 40°19'

PORT Planning Process



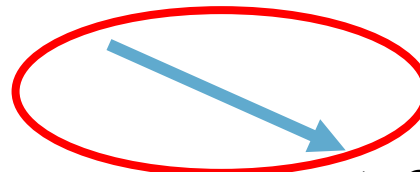
PORT Inventory



Conceptual Design



Design Development



Property Construction

Cost Reduction Overview



Item	Deduction	Updated Project Cost
Low Bid Project Cost	-	\$ 12,544,019.31
Add/Deduc Alternative	\$ (1,306,121.00)	\$ 11,237,898.31
Water/WW Improvements*	\$ (975,392.95)	\$ 10,262,505.36
Reduction in Play Equipment	\$ (197,030.00)	\$ 10,065,475.36
Reduction in Site Furnishings	\$ (84,615.10)	\$ 9,980,860.26
Reduction in Structures	\$ (156,078.83)	\$ 9,824,781.43
Stormwater Materials	\$ (129,249.28)	\$ 9,695,532.15
Adjust Plantings	\$ (106,933.78)	\$ 9,588,598.37
Trail Reduction	\$ (99,532.52)	\$ 9,489,065.85
Site Lighting Alteration	\$ 6,772.22	\$ 9,495,838.07
Misc. Reductions	\$ (475,922.81)	\$ 9,019,915.26

+ 5% Contingency and
Construction Administrative
Services.

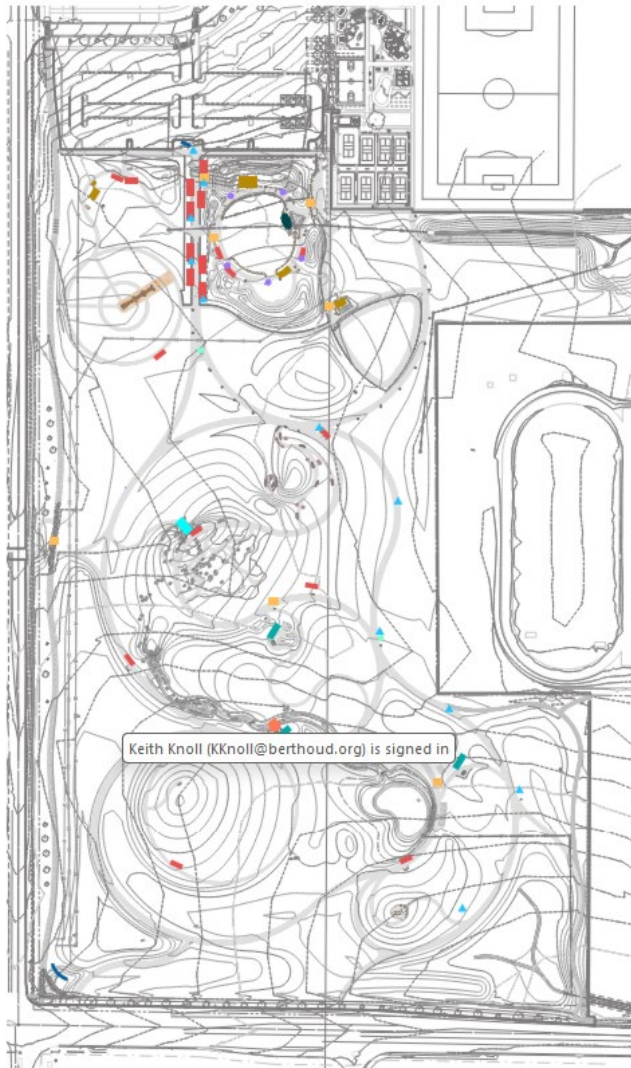
Recommended Budget
\$9.5 M

***To Be Funded Through Water/Wastewater**

LIGHTING & FURNISHING

Legend

- ▲ Pole light, proposed
- Bollard light, proposed
- Bench
- Trash & Recycling
- Dog Waste Station
- Picnic Table
- Entry Sign
- Play Feature
- Structures
- Cafe Tables (10)
- Hillside Slide
- Irrigation Pivot Swing



TRAILS

Legend

- Proposed 6' Pedestrian, Conc.
- Proposed 10' Vehicular, Conc.
- Proposed 10' Vehicular, Reinf.
- Proposed 3' Crusher Fines
- Proposed 4' Crusher Fines
- Proposed 10' Stabilized Vehicular Trail



Board of Trustees Feedback



Provide direction on the proposed project cost reductions and authorize staff to finalize a revised construction contract with Golden Triangle Construction (GTC) for future Board consideration.

TOWN TRUSTEES INFORMATION



ADMINISTRATION DEPARTMENT

Meeting Date:	July 28, 2026
Agenda Title/Subject:	Mountain Vista Park (MVP) Cost Reduction and Financing
Type of Item:	Regular Item
Purpose:	Direct staff regarding cost reduction and financing steps for MVP
Presented by:	Chris Kirk, Town Administrator

ATTACHMENTS:

- MVP Phase 1 Diagram with Parking Reduction
- Rough Order of Magnitude Cost and Reduction Log
- Parks Capital Project Financial Estimates

PURPOSE:

The purpose of this agenda item is to provide the Board of Trustees with a status update on Mountain Vista Park Phase 1, including current construction cost estimates, the resulting budget gap, potential scope reduction options, and anticipated impacts to the project schedule and financing. Following the presentation and discussion, staff will ask the Board to vote on recommended cost reductions and direct staff to pursue the next steps in financing the project.

BACKGROUND:

The Town began formal design work for Mountain Vista Park in 2022. Mountain Vista Park (formerly referred to as Richardson Park) had been identified in the Town's 2028 Parks Master Plan as a priority location for new athletic fields and other desired park amenities. These amenities included ball fields for baseball and softball, multipurpose fields, water access, sport courts, a destination playground, amphitheater, bike park, trails, and other park amenities. At that time, the estimated project budget from staff was \$32 million. As design progressed, the project cost increased substantially, driven largely by inflation and the addition of a large outdoor pool complex.

At approximately 30% design, the architect estimated the total project cost to be approximately \$45 million. In response, Town staff made modifications to the project with the goal of reducing the estimated cost to at least \$36 million while preserving the list of amenities originally identified in the Parks Master Plan.

At approximately 60% design, the Town retained a contractor to provide an independent cost estimate. That contractor estimated the project cost at nearly \$90 million. This estimate made it clear

that the project was not financially viable within the Town's available resources. In response, staff, the design team, and the PORT Committee and Board moved toward a phased project approach and initiated additional reductions in scope.

The phasing plan and overall design went through several iterations following the 60% design estimate. While the Bike Park was already constructed as a separate project on the same land, Phase 1 of the larger Mountain Vista Park- which is now 100% designed- includes a large outdoor aquatics facility and a four-field baseball/softball complex. The major amenities include:

- An 8-lane outdoor lap pool with a zero-entry area and two diving boards;
- A large aquatic play structure with water slides;
- A lazy river;
- A large slide tower with three water slides;
- Support buildings and related aquatics amenities;
- Four natural grass baseball/softball fields;
- Field lighting;
- Parking; and
- Associated site, utility, access, and infrastructure improvements.

In January 2026, the Town solicited proposals from interested contractors using a substantially complete design plan set. At the time of solicitation, the plans for the Phase 1 ball fields and site amenities were nearly 100% complete. The pool design was approximately 60% complete because of a year's long design review process with the Town Board and PORT Committee to decide on the overall scope and location of the pool. As part of that solicitation process, contractors were asked to provide an Opinion of Probable Cost (OPC) for Phase 1. The contractor ultimately selected by the Town estimated that Phase 1 would cost approximately \$42 million and identified additional cost savings that might be available with design modifications. Based on that information, staff believed there was a reasonable path to bring the project near the Town's construction budget of \$38 million.

Since that time, staff, the design team, and the contractor have continued working through final plans for the pool, some constructability issues, pricing assumptions, and potential value engineering options. Unfortunately, after finalizing the plans and completing additional pricing review, including receiving 100's of bids from subcontractors and vendors, the estimated construction cost of the full Phase 1 project design increased to approximately \$48 million.

This left the Town with a significant gap between the available construction budget originally identified in 2024, and the cost of the project as currently designed in 2026. As result, several design changes and cost reduction options have been identified. The value engineering log is attached for reference and will be presented and discussed at the upcoming Board meeting.

In summary, Town staff and the contractor have identified a list of modifications to the park that are expected to be largely invisible to the future visiting public, including items such as:

- Reducing landscaping in strategic locations
- Reserving some parking areas for future expansion
- Changing surface and building finishes
- Selecting alternative site furnishings or equipment
- Eliminating the concessions at the ball fields with the expected need being filled by temporary stands or food trucks.
- Other similar aesthetic changes that will still deliver a beautiful and long-lasting project, but in a simpler and less expensive way.

In addition to these less visible changes, staff believes that other scope reductions and alternatives should be accepted to reduce the project cost. These reductions include items such as:

- Removing shade structures in strategic locations
- Removing field lighting from two of the four ball fields
- Removing one slide from the slide tower, leaving two remaining slides on the tower

While it represents an increase in costs, Staff would like to suggest that the two larger fields have artificial turf infields installed, leaving the outfields as natural grass. Turf will increase playability and flexibility for those two fields.

In total, staff believe that the reductions in cost can bring the total projected project construction cost to approximately \$43.5 Million, inclusive of contingency and soft costs.

For budgeting context, a reasonable construction-cost escalation since mid-2025 is approximately 7%, using cost data from CDOT, the Bureau of Labor Statistics, and other publicly available sources. This would put a \$38 Million project in mid-2025 at a rough cost of \$40.67 Million today. While inflation cannot fully explain the current project cost, it does indicate a sense of urgency in moving this project forward if the Town Board intends to complete it in the coming years. For instance, assuming another 7% increase in construction cost between now and July 2027, the same \$43.5 Million project could climb to \$46.5 Million. This would be generally consistent with the construction cost trends we have seen since the pandemic.

In addition to the cost implications of the project, the current schedule and the significant lead times needed for acquisition of some major equipment, have made it effectively impossible to open a pool to the public in 2027. Even with a quick decision of the Town Board, additional time will be needed to revise the plans to reflect identified cost savings options and to initiate construction. This will push this project into a late 2027 or early 2028 completion date.

Staff recognizes the significance of missing the 2027 aquatics season. However, proceeding with a project that is not aligned with the Town's available budget would create greater long-term risk than acknowledging the delay now and making a controlled scope decision.

OPTIONS:

Staff believes the following options should be considered by the Town Board.

Option 1: Preserve the Full Phase 1 Scope by Increasing the Budget

Under this option, the Town would proceed with the full Phase 1 scope as currently designed, including the lap pool, aquatic play structure, lazy river, slide tower, support buildings, four baseball/softball fields, lighting, parking, and related infrastructure.

This option would require the Board to identify additional funding for the project. Staff DOES NOT recommend this option. The primary concern is that the Town would need to fund approximately \$10 Million in additional construction costs. This would require a significant, and unreasonable, drawdown of Town reserves.

Option 2: Reduce the Phase 1 Scope to Fit the Available Budget

Under this option, the Board would direct staff to remove or defer major amenities from Phase 1 in

order to bring the project closer to the current construction budget as outlined above. Staff DOES recommend this option. This option keeps the project moving forward to avoid potential inflationary increases. It also keeps our current allocated funds from having to further draw down reserves, leaving larger reserves for other projects. Unfortunately, it does require the postponement of at least one significant amenity (e.g. the slide tower) but preserves the majority of the important scope of the project.

Option 3: Reconsider the Phasing and the Total Scope

Under this option, the Town would direct staff to work with the design team and contractor to further rephase, redesign, or rebid the project. Staff DOES NOT recommend this option. In addition to being expensive and time consuming in the short-term, this option reduces long-term impact and creates more uncertainty. The significant time spent with the public, the Town Board, and committees, to get the project to this point would be partly wasted by repackaging the project. Further delays create budget uncertainty as well.

FISCAL IMPLICATIONS:

The original project budget included cash funding from several Town funds, as well as the \$28 Million Certificates of Participation (COP) issuance previously discussed. Staff believes that the COP issuance is still the appropriate method of financing for the project and that the \$28 Million financing is still well within the Town's financial capacity.

The difference in cost between the original \$38.5 Million budget and the \$43.5 Million budget will need to be made up with additional Town funds. Three of the proposed funding sources not originally included in the budget are the Water Improvements Fund, the Road Impact Fund, and the Public Facilities Impact Fund. These three funds are made up of payments by new development to mitigate growth's impact to the Town's water infrastructure capacity, roadway system, and public facilities respectively.

Part of the park construction includes major water infrastructure upgrades necessary to serve other areas of Town. Money is budgeted in 2026 for these improvements in the water fund and the \$1.2 Million in water funding will help offset the increased cost of the project. In addition to water expansion, Berthoud Parkway will need to be partially widened to accommodate additional traffic from this project and surrounding growth. A portion of the road impact funds will be used for this part of the project. Lastly, the new aquatics facility includes full-time offices for our aquatics and recreation team. The public facilities impact funds will offset this cost.

In addition to the three impact fee sources, additional funding will be needed from the Town's General Fund, Park Development Fund, and the Town's 2019 1% Fund reserves. These reserves are primarily being saved for capital projects and the additional funds given to this project will not have a negative impact on the Town's ability to operate. Even with additional funds given to this project, and the Arboretum project, the Town's General Fund will still end with a balance nearly four times the Government Finance Officers Association recommended minimum ending balance.

A summary sheet is attached to this memo to help explain the increases in costs and funding. This will be presented in more detail at the Board meeting.

STAFF RECOMMENDATION:

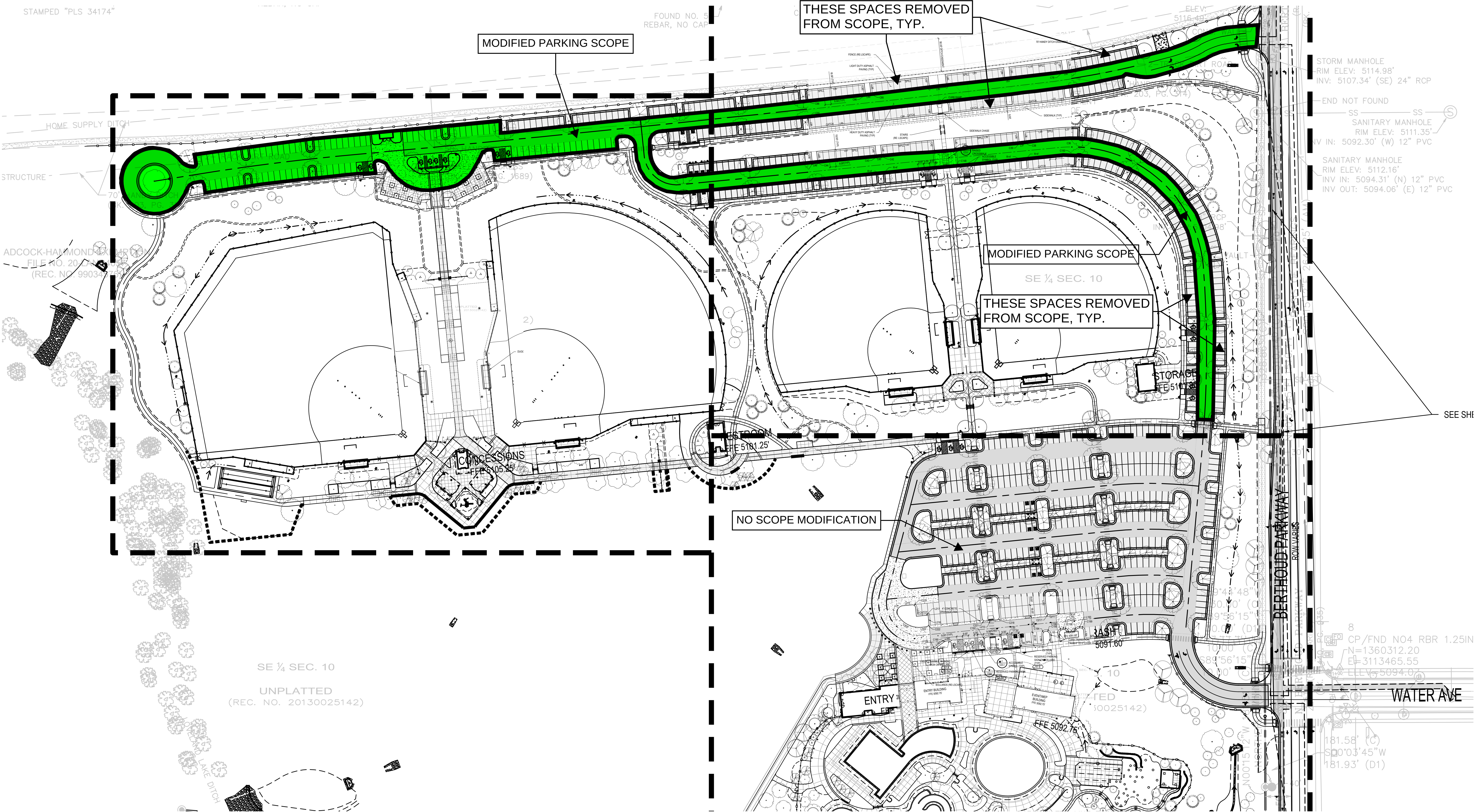
Staff recommends that the Board accept the reductions in Phase 1 scope as outlined, including removal of one slide from the project and lighting only 2 of the 4 ball fields. Staff also recommends

adding artificial turf infields to the 2 largest ball fields.

Staff further recommends the following next steps:

- Formally establish the maximum available construction budget for Phase 1 at \$43.5 Million (including contingencies and soft costs), increasing the current budget for the project from \$38.5 Million;
- Direct Staff to prepare a design contract with DTJ Design for necessary revisions to the construction plans;
- Direct Staff to prepare a construction contract with ECI Site Construction; and
- Direct staff to prepare the resolution necessary to formally authorize the issuance of Certificates of Participation.

All of these decisions will need to be formally made by the Town Board at a future meeting.



Mountain Vista Park VE/Scope Reduction Trend Log

		5% Contingency	Total w/contingency
Current Estimate Total	\$47,185,692.96	\$2,359,284.65	\$49,544,977.61
Average of Total VE Selections	-\$5,911,636.33		
Adjusted Estimate	\$41,274,056.63	\$2,063,702.83	\$43,337,759.46

Target Budget Value Engineering Options

Item #	Description		High Range	Low Range	Add/Deduct	Clarifications
	Selected					
1	Earthwork - Export Material	Selected	\$ (100,000.00)	\$ (50,000.00)	Deduct	Leave Export material on-site
2	Remove Synthetic Turf Install Detailing at all Ball Fields	Selected	\$ (2,000,000.00)	\$ (1,250,000.00)	Deduct	Delete Underdrain and Subgrade preparation for Synthetic Turf Fields
3	Concrete Type 1 Reduction	Selected	\$ (150,000.00)	\$ (100,000.00)	Deduct	Reduce 25% Type 1 Concrete Paving
4	Concrete Type 2,3,4 Finish and Color Change	Selected	\$ (65,000.00)	\$ (50,000.00)	Deduct	Change Colored Concrete to Standard Grey
5	Curb and Gutter at parking lots, size adjustment	Selected	\$ (60,000.00)	\$ (50,000.00)	Deduct	Change 30" C&G to 24" C&G
6	Landscape Planting quantity adjustment	Selected	\$ (175,000.00)	\$ (150,000.00)	Deduct	Reduce Planting Quantity by 25%
7	Remove Rock Mulch Areas	Selected	\$ (50,000.00)	\$ (20,000.00)	Deduct	Reduce by 25%, Replace with Native Seed
8	Remove Concession Building	Selected	\$ (400,000.00)	\$ (350,000.00)	Deduct	Remove Concessions building and utility conenctions replace with plaza or planting zone
9	Remove Irrigation Pump System	Selected	\$ (646,012.59)	\$ (516,810.07)	Deduct	Regional non-pot system to follow
10	Remove 1 of 2 Trash Enclosures	Selected	\$ (30,000.00)	\$ (20,000.00)	Deduct	Defer Additional Trash Enclosure to Future Phase
11	Remove Storage Shed	Selected	\$ (300,000.00)	\$ (250,000.00)	Deduct	Remove entirely from Project and all associated sitework and utility connections associated
12	Utility - Storm Drainage Modifications	Selected	\$ (600,000.00)	\$ (500,000.00)	Deduct	Reduction of Storm Drainage Piping System 25% target - Does not include Syn. Turf Underdrain carried in item 2 above
13	Remove Landscape Curbing & Mow bands	Selected	\$ (200,000.00)	\$ (80,000.00)	Deduct	Remove 75% of Concrete landscape curbing and 100% of gravel mowbands and steel edger
14	Remove (2) Themed Ranch Gate Entries at Ballfield	Selected	\$ (150,000.00)	\$ (120,000.00)	Deduct	Remove Structure, gate, fences, and 80% of landscape/planting panels at these (2)locations
15	Site Amenities Value Engineering	Selected	\$ (100,000.00)	\$ (50,000.00)	Deduct	Alternate vendors/manufacturers, quantity reductions
16	Waterpark Plaza Concrete Finish change (Type 1,2,3 Only)	Selected	\$ (250,000.00)	\$ (200,000.00)	Deduct	Change all concrete to Standard Grey
17	Architecture Design Changes/Reductions	Selected	\$ (700,000.00)	\$ (350,000.00)	Deduct	Target 10% to 20% Reduction by changing finishes, fixtures, and scope at Ballfield Restroom and Pool Entry Building
18	EV Charging Stations - Reduced Qty and Conduit only	Selected	\$ (50,000.00)	\$ (35,000.00)	Deduct	Defer some EV Charging Stations to future phase to the extent that code will allow
19	Remove Cabanas From Aquatics Center	Selected	\$ (207,000.00)	\$ (207,000.00)	Deduct	Remove Cabanas from Aquatics Center and Electrical Charging Stations that go with them, Keep conduit runs
20	Remove Baseball Shade Structures for future phase	Selected	\$ (250,000.00)	\$ (175,000.00)	Deduct	Remove all Shade Structures over bleachers at all ballfields and reserve for future improvements.
21	Reduce Ballfield Bulpens	Selected	\$ (20,000.00)	\$ (5,000.00)	Deduct	Remove all curbing, underdrain, and fencing. Keep all as short backstop fence panel with pitching rubber and catcher homeplate
22	Investigate Alternate Backstop Netting Options	Selected	\$ (100,000.00)	\$ (50,000.00)	Deduct	Identify less expensive netting system
23	IWF/Splashpad Concrete Pad Color/Finish change (Type 4)	Selected	\$ (75,000.00)	\$ (40,000.00)	Deduct	Change from Sand Finish to plain grey
24	Parking Lot - Eliminate some parking North Lot and Middle Lot	Selected	\$ (700,000.00)	\$ (400,000.00)	Deduct	Target 7000 SY reduction
25	IWF feature reduction	Selected	\$ (250,000.00)	\$ (100,000.00)	Deduct	Target reduction in features
26	Slide Option 1: Remove 1 Slide Flume and convert to prefab tower	Pending	\$ (250,000.00)	\$ (150,000.00)	Deduct	Remove associated pumps and infrastructure
27	Reserve Sports field Lighting for 2 fields and reserve for future phase	Pending	\$ (500,000.00)	\$ (400,000.00)	Deduct	Provide Electrical stubs and pole footings for future retrofit (2 Softball)
	Subtotal Reductions		\$ (8,378,012.59)	\$ (5,668,810.07)		

Item #	Description		High Range	Low Range	Add/Deduct	Clarifications
1	Synthetic Turf Infield at Field 3	Pending	\$ 542,250.00	\$ 398,000.00	Add	36147 SF- \$11/SF Low, \$15/SF High
2	Synthetic Turf Infield at Field 4	Pending	\$ 552,000.00	\$ 405,000.00	Add	36805 SF- \$11/SF Low, \$15/SF High
3	Sod in Lieu of Seed at Fields 3 & 4 Outfields	Pending	\$ 201,300.00	\$ 125,000.00	Add	122,000 SF @ \$1.65/SF
	Subtotal Additions		\$ 1,295,550.00	\$ 928,000.00		
	Average Range					
	Subtotal Reductions	\$ (7,023,411.33)	\$ (8,378,012.59)	\$ (5,668,810.07)		
	Subtotal Additions	\$ 1,111,775.00	\$ 1,295,550.00	\$ 928,000.00		
	Total Budget Adjustment	\$ (5,911,636.33)				

Transfers to Capital Fund 2026 - Shaded Cells Represent Additions Beyond 2026 Budget										
	GF	Water	Road Impact	Public Facilities	MM7	Park Dev	1998 1%	2019 1%	Financing	TOTAL
Richardson	\$ 5,500,000.00	\$ 1,250,000.00	\$750,000	\$750,000	\$ 1,000,000.00	\$ 750,000.00	\$ 1,000,000.00	\$ 4,500,000.00	\$ 28,000,000.00	\$ 43,500,000.00
Arboretum	\$ 1,000,000.00	\$ 1,000,000.00	\$ -		\$ -	\$ 1,500,000.00	\$ 2,500,000.00	\$ 3,500,000.00	\$ -	\$ 9,500,000.00

Ongoing Revenue for Park Development (starting 2027) - Annual 3.5% escalation										
	GF				MM7	Park Dev	1998 1%	2019 1%	COP	TOTAL
	\$ 750,000.00				\$ 150,000.00	\$ 450,000.00	\$ 900,000.00	\$ 1,000,000.00	\$ -	\$ 3,250,000.00

Town Budget Ending Fund Balances - NO REDUCTION TO CURRENT EXPENSES		
	CURRENT 2026	CHANGED 2026
General Fund	\$ 12,040,438.00	\$ 11,540,438.00
Water	\$ 17,403,371.00	\$ 15,203,371.00
Road Impact	\$ 2,618,925.00	\$ 1,868,925.00
Public Facilities	\$ 2,856,051.00	\$ 2,106,051.00
MM7	\$ 95,546.00	\$ 95,546.00
Park Development	\$ 528,276.00	\$ 278,276.00
1998 1% Fund	\$ 780,532.00	\$ 780,532.00
2019 1% Fund	\$ 3,343,217.00	\$ 1,343,217.00

Draft Budget Includes:

- ☑ COP Payment in 2019 1% Fund for 25 years with increasing payments
- ☑ Continued \$300,000 Reserved Annually for Open Space
- ☑ Continued funds for Road and Sidewalk Improvements
- ☑ Increased Revenue and Operating Expenses for Richardson

Added

\$ 500,000.00	2026 Budget is \$5,000,000
\$ 2,200,000.00	2026 Budget is \$0
\$ 750,000.00	2026 Budget is \$0
\$ 750,000.00	2026 Budget is \$0
\$ 250,000.00	2026 Budget is \$500,000
\$ 2,000,000.00	2026 Budget is \$2,500,000
\$ 6,450,000.00	