



Town of Berthoud Planning Commission
Town Hall
807 Mountain Avenue
Thursday, June 22, 2023, at 6:00 p.m.

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

Documents:

[06 08 2023 DRAFT PLANNING COMMISSION MINUTES.PDF](#)

5. Public Hearing For A Final Plat For PrairieStar 5th Filing, 4th Addition
Introduced By: Anne Johnson

Documents:

[01 PC INFORMATION FORM.PDF](#)
[02 STAFF REPORT.PDF](#)
[03 APPLICATION.PDF](#)
[04 FINAL PLAT.PDF](#)
[05 APPROVED FINAL DEVELOPMENT PLAN AND PRELIMINARY PLAT.PDF](#)
[06 LANDSCAPE PLANS.PDF](#)
[07 CONSTRUCTION PLANS.PDF](#)
[08 STAFF MEETING PRESENTATION.PDF](#)

6. Report By Staff
7. Adjourn

Join Zoom Meeting <https://us02web.zoom.us/j/86049631362> Meeting ID: 860 4963 1362
One tap mobile +17193594580,,86049631362# US

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



Planning Commission Minutes – June 08, 2023

1. **Call to Order** – The Planning Commission convened a regular meeting on June 08, 2023. Commissioner Anderson called the meeting to order at 6:00 p.m.

2. **Pledge of Allegiance**

3. **Roll Call** – Members present: Karen Anderson (Chairperson)
Chris Kurtz (Vice Chairperson)
Melissa Feldbush (Commissioner)
Abigail Smith (Commissioner)
Brett Wing (Commissioner)

Members Absent: John Van Benthem (Secretary)

Staff present: Anne Johnson (Community Development Director)
Will Charles (Baseline – Principal Planner)
Michelle Tovar (Deputy Town Clerk)
Jonathan Mitchell (Permit Technician)

4. **Approval of Minutes** – Minutes from the May 25, 2023 Planning Commission Meeting.
MOTION made by Commissioner Kurtz to APPROVE the Minutes for May 25, 2022.
SECONDED by Commissioner Smith.
With those all in favor, THE MOTION CARRIED.

5. **Public Hearing: Vantage 7th Filing Preliminary Plat**

Director Johnson presented the request for a Preliminary Plat for the creation of 60 residential lots intended for Single Family Attached (Duplexes) Residential. This would create 60 units total.

Public Comment was opened at 6:19 p.m.

Lynn Larson is concerned about proper tree maintenance and planning procedures.

Public Comment was closed at 6:21 p.m.

MOTION made by Commissioner Wing to RECOMMEND APPROVAL of the request for the 7th Filing Vantage development Preliminary Plat due to the findings in the Staff Report including compliance with the Land Use Code, the Criteria for Approval found in Section 30-3-107(B), the Vantage Neighborhood Master Plan, and the Comprehensive Plan to the Town Trustees for consideration.

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

6. **Work Session: Comprehensive Plan.**

7. Reports –

13 June – Town Board – Public Hearing: Caring Pathways

22 June – Planning Commission: Land Use Hearing

13 July – No Planning Commission meeting

22 July – Planning Commission: Public Hearing

8. Adjourn –

The meeting was adjourned at 7:22 p.m.

CHAIRPERSON

SECRETARY

PLANNING COMMISSION INFORMATION



COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	June 22, 2023
Agenda Title/Subject:	Public Hearing for a Final Plat for Vantage 5th Filing, 4th Addition
Type of Item:	Public Hearing
Purpose:	Request for approval of a Final Plat for Vantage 5th Filing, 4th Addition located at the northeastern corner of North Berthoud Parkway and State Highway 287
Presented by:	Anne Johnson, Community Development Director

ATTACHMENTS:

- Staff Report
- Application materials, public comments and referral responses

BACKGROUND:

The property is located at the northeastern corner of the intersection of North Berthoud Parkway and State Highway 287. The proposal is to create 15 lots to be used for residential and commercial purposes.

UPDATE/NEXT STEPS:

The Planning Commission is the final approving authority for Final Plats. Any Conditions of Approval will need to be met, the mapping/plat products will need to be recorded, and collateral for any public improvements will be needed along with the necessary construction permits (right-of-way, building, sign).

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town in consideration of this request to approve the request for a Final Plat which adheres to the Final Development Plan.

COMMUNITY TOUCHSTONES:

Consideration of this request does not negatively impact community touchstones and in fact is supportive of the 2021 Comprehensive Plan update for commercial and residential development at this location (Suburban Business).

RECOMMENDED ACTION(S):

Planning Commission reviewed the application and found that the materials meet the requirements found in the Criteria for Approval for a Final Plat in Section 30-6-108(C) of the Municipal Code. See suggested motions.



STAFF REPORT: PRAIRIE STAR 5TH FILING 4TH ADDITION FINAL PLAT

DATE: June 22, 2023

GENERAL INFORMATION		
Applicant:	Scott Sarbaugh – Prairie Star	Size: 9.505
Site Location:	This property is located at the northeast corner of Berthoud Parkway and Highway 287	
Applicant's Request:	The Applicant is requesting a final plat to subdivide the property into 15 lots for residential and commercial uses.	
Current Zoning:	Prairie Star Planned Unit Development (PUD)	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning/ Buffer required if rezoned
North: Prairie Star PUD	Residential	N/A
South: Prairie Star PUD	Vacant	N/A
West: C2	Commercial	N/A
East: Prairie Star PUD	Residential/ Future Commercial	N/A

Prairie Star Amended Final Development Plan 2020 Dimensional Standards

The 2020 FDP is the controlling document for this area. This area is contained within the Village Center portion of the plan, and lists uses such as Commercial, Townhomes, and Mixed Use as possible options. Dimensional standards such as building height, setbacks, max/min square footages are all determined based on the use proposed. More information can be found in the FDP attached to this report.

Proposal

To subdivide the existing parcel into 15 lots consistent with the design and intent of the preliminary plat approved in 2020 along with the Amended Final Development Plan for the area.

Background

Prairie Star is a master planned community with an approved Final Development Plan (FDP) which at final buildout will have approximately 850 residential units and 200,000 square feet of commercial space. Previous Filings are either already built or currently under construction. In 2020 the FDP was amended to allow for a different layout to the commercial areas located in this filing with a similar layout to what is proposed in this final plat. Additionally, the Preliminary Plat was included as part of the FDP submittal at that time.

Final Plat Process

The final plat process is intended to divide land consistent with Town of Berthoud standards. The Town shall use the following criteria to evaluate the applicant's final plat application:

30-6-108(C) Review Criteria	Finding	Rationale
1. The Final Plat is in substantial conformance with the approved Preliminary Plat. For the purposes of this Code, "Substantial conformance." Includes design adjustments made to meet any conditions of preliminary plat approval, and is determined as follows: a. Does not change any land use of the proposed plat. b. Does not change the number of lots or residential density by more than 5%. c. Does not contain changes which would render the final plat in nonconformance with requirements of this Code. d. Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvements, utility lines or facilities. e. Does not change any measurable standard (other than above) by more than 15 percent.	Yes	This project is in substantial conformance with the previously approved preliminary plat. Minor deviations to road alignment of Great Plains Avenue and lot quantities were made, however all changes were within the parameters allowed by this section.
2. The development complies with this Code, the Comprehensive Plan and the PORT Plan.	Yes	This development is a part of a Planned Unit Development (PUD). PUDs
30-6-108(C) Required Elements	Finding	Rationale
3. All applicable technical standards including the provision of water in sufficient amount and quality have been met.	Yes	The project meets this criterion. The Town of Berthoud Public Works Department and Town Engineers reviewed the application and no conflicts were found.

PUBLIC NOTICE AND COMMENT

Notice of the Planning Commission Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code on June 15, 2023. In addition, the application was sent out to all property owners within 500 feet, with an invitation to comment on the request within three weeks of receipt. No Comments were received.

FINDINGS AND RECOMMENDATIONS

Staff recommends Planning Commission approve the Final Plat as presented with the following Condition of Approval. The staff recommendation is due to the application's compliance with the previously-approved Final Development Plan, the Future Land Use Map and Title 30 of the Land Use Code:

1. The applicant shall enter into a Development Agreement with the Town inclusive of landscaping, curb, gutter, street improvements, drainage improvements, and stormwater quality, for example.

Attachments

1. Application form
2. Final Plat
3. Approved Final Development Plan and Preliminary Plat
4. Construction Drawings
5. Landscape Drawings



Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513
970 532 2643

DEVELOPMENT REVIEW APPLICATION

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

Parcel Number(s): PrairieStar Filing No. 5, Fourth Addition

Site Address: Vacant Land, Berthoud, CO 80513

Project Name: PrairieStar Village Center

Brief description of project:

APPLICATION TYPE *(Check as appropriate):*

☐ Annexation	☐ Preliminary Subdivision Plat	☐ Final Site Plan
☐ Rezoning	☒ Final Subdivision Plat	☐ PUD Amendment
☐ Concept Plan	☐ Plat Amendment	☐ PUD Preliminary Development Plan
☐ Minor Subdivision	☐ Oil and Gas	☐ PUD Final Development Plan
☐ Special Use Review	☐ ROW Vacation	☐ Other _____

APPLICANT

Name: PrairieStar, Inc

E-mail: scott@sarbaugh.com

Phone: 303-995-1618

Mailing Address: 2738 Pine Street

City/State/Zip: Boulder, CO 80302

CONTACT PERSON *(will receive correspondence from Town Staff/Referral Agencies)*

Name: Neil Almy

E-mail: neil.almy@gmail.com

Phone: 720-252-6237

Mailing Address: PO BOX 1888

City/State/Zip: Edwards, CO 81632

OWNER(S) *(If different than applicant)*

Name:

E-mail:

Phone:

Mailing Address:

City/State/Zip:

CONSULTANT *(Engineer, Surveyor, or Planner)*

Name: Frank Drexel, Civil Arts

E-mail: fdrexel@civilarts.us

Phone: 303-682-1131

Mailing Address: PO BOX 1438

City/State/Zip: Longmont, CO 80502

LAND USE INFORMATION

Existing Use: PUD

Proposed Use: PUD

Existing Zoning: PUD

Proposed Zoning: (if applicable):

Number of acres: 19.715

Proposed Access: Berthoud Pkwy Roundabout

Adjacent zoning / land use:

East Side: PUD

North Side: PUD

West Side: Berthoud
Parkway
ROWSouth Side: US 287
ROW**UTILITY SERVICE INFORMATION**

Water: Town of Berthoud

Sewer: Town of Berthoud

PROJECT INFORMATION

Number of proposed units:

26

Number of phases:

2

Number of Units per phase:

10-phase 1 and 16-phase 2

Number of lots proposed:

30

Lot size minimum:

1,900 sf

Lot size maximum:

228,835 sf

Lot size average:

19,820 sf

Gross density (units/acre):

as determined in FDP

Net density (units/acre):

as determined in FDP

Area and percent open space:

to be determined through site review

Non-Residential Building Area (Sq. Ft.) Proposed:

to be determined in site review

Non-Residential Construction Floor Area Ratio

Proposed: to be determined in site review

Total Number of Parking Spaces: to be determined

Acreage of Site:

a. Gross: 19.71

b. Right-of-Way: 3.23

c. Net (a-b) 16.48

Type of Housing Proposed (please check):☐ Future Single Family☒ Duplex☐ Multi-family

(# of units:)

☒ Townhouse☐ Condominium**Signatures are required for ALL Property Owners and the Applicant**

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

Property Owner(s):

Date:

Property Owner(s):

Date:

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

Applicant:

Date:

FOR OFFICE USE ONLY**Received By:****Date:**

FINAL PLAT

PRAIRIESTAR FILING NO. 5, FOURTH ADDITION

A SUBDIVISION OF A PART OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M.,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.
AREA = 9.505 ACRES, MORE OR LESS.

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE SOLE OWNERS OF A PART OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 2, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 2 BEARS S00°37'55"E, 2663.62 FEET (BASIS OF BEARING), THENCE S00°37'55"E, 887.78 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 2 TO A SOUTHWESTERLY CORNER OF PRAIRIESTAR FILING NO. 1, A SUBDIVISION OF THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED JUNE 11, 2014, AS RECEPTION NO. 20140030665 OF THE RECORDS OF LARIMER COUNTY, COLORADO, ALSO BEING THE NORTHERLY LINE OF PARCEL 232A OF U.S. HIGHWAY 287 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN RULE AND ORDER RECORDED MAY 28, 2003, AS RECEPTION NO. 20030065028 OF THE RECORDS OF LARIMER COUNTY, COLORADO; THENCE N89°22'05"E, 57.01 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 1 AND ALONG THE NORTHERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF; THENCE S13°58'20"E, 163.02 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 1 AND ALONG THE EASTERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF; THENCE S00°14'09"W, 6.17 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 1 AND ALONG THE EASTERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO THE SOUTHWESTERLY CORNER OF SAID PRAIRIESTAR FILING NO. 1 AND THE POINT OF BEGINNING;

THENCE S89°44'05"E, 352.97 FEET ALONG THE SOUTHERLY LINE OF SAID PRAIRIESTAR FILING NO. 1;

THENCE S01°55'55"W, 85.13 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY, 26.81 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 269.00 FEET, A CENTRAL ANGLE OF 5°42'38", AND BEING SUBTENDED BY A CHORD THAT BEARS S2°35'24"E, 26.80 FEET;

THENCE S5°26'43"E, 37.61 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY, 142.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 489.00 FEET, A CENTRAL ANGLE OF 16°41'16", AND BEING SUBTENDED BY A CHORD THAT BEARS S13°47'21"E, 141.92 FEET;

THENCE SOUTHERLY, 66.13 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 49°51'18", AND BEING SUBTENDED BY A CHORD THAT BEARS S0°30'27"E, 64.06 FEET;

THENCE SOUTHERLY, 12.20 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 9°11'44", AND BEING SUBTENDED BY A CHORD THAT BEARS S28°54'17"W, 12.18 FEET;

THENCE S33°30'10"W, 44.90 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY, 55.26 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 35°34'23", AND BEING SUBTENDED BY A CHORD THAT BEARS S15°42'58"W, 54.37 FEET;

THENCE S2°04'13"E, 161.60 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 51.38 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 42°39'52", AND BEING SUBTENDED BY A CHORD THAT BEARS S23°24'09"E, 50.20 FEET;

THENCE S44°44'05"E, 131.77 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 55.76 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S67°14'05"E, 54.34 FEET;

THENCE S89°44'05"E, 368.11 FEET TO AN ANGLE POINT OF PRAIRIESTAR FILING NO. 5, THIRD ADDITION, A SUBDIVISION OF THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE WESTERLY AND SOUTHWESTERLY LINES OF SAID PRAIRIESTAR FILING NO. 5, THIRD ADDITION:

THENCE S01°55'55"W, 52.00 FEET;

THENCE N89°44'05"W, 205.00 FEET;

THENCE S01°55'55"W, 117.94 FEET TO THE SOUTHWESTERLY CORNER OF SAID PRAIRIESTAR FILING NO. 5, THIRD ADDITION AND TO THE NORTHERLY LINE OF PARCEL 232 OF U.S. HIGHWAY 287 CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN RULE AND ORDER RECORDED MAY 28, 2003, AS RECEPTION NO. 20030065028 OF THE RECORDS OF LARIMER COUNTY, COLORADO;

THENCE LEAVING THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 5, THIRD ADDITION, N89°44'05"W, 631.18 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF;

THENCE N44°44'58"W, 70.73 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF;

THENCE N01°4'09"E, 893.07 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 AND ALONG THE EASTERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO THE SOUTHWEST CORNER OF SAID PRAIRIESTAR FILING NO. 1 AND THE POINT OF BEGINNING;

AREA = 9.505 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "PRAIRIESTAR FILING NO. 5, FOURTH ADDITION", AND BY THESE PRESENTS DO DEDICATE TO THE TOWN OF BERTHOUD IN FEE SIMPLE THE STREETS, ALLEYS, AND PUBLIC "RIGHTS-OF-WAY" AS SHOWN ON THE PLAT, AND GRANT TO THE TOWN OF BERTHOUD SUCH EASEMENTS AND RIGHTS-OF-WAY, AND ALL RIGHT, TITLE AND INTEREST IN REAL PROPERTY TO THE ABOVE DESCRIBED LANDS, INCLUDING ALL SURFACE INTERESTS AND ALL MINERALS WITHIN OR UNDERLYING SAID LANDS, AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, REPLACE AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS PUBLIC UTILITIES, AS MAY BE NECESSARY TO PROVIDE SUCH UTILITY, CABLE TELEVISION, WATER, ELECTRIC, NATURAL GAS AND SANITARY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, THROUGH, OVER, UNDER, AND ACROSS STREETS, UTILITY AND OTHER EASEMENTS, AND OTHER PUBLIC PLACES AS SHOWN ON THE PLAT.

OWNER: PRAIRIESTAR, INC.

BY: SCOTT SARBAUGH, PRESIDENT

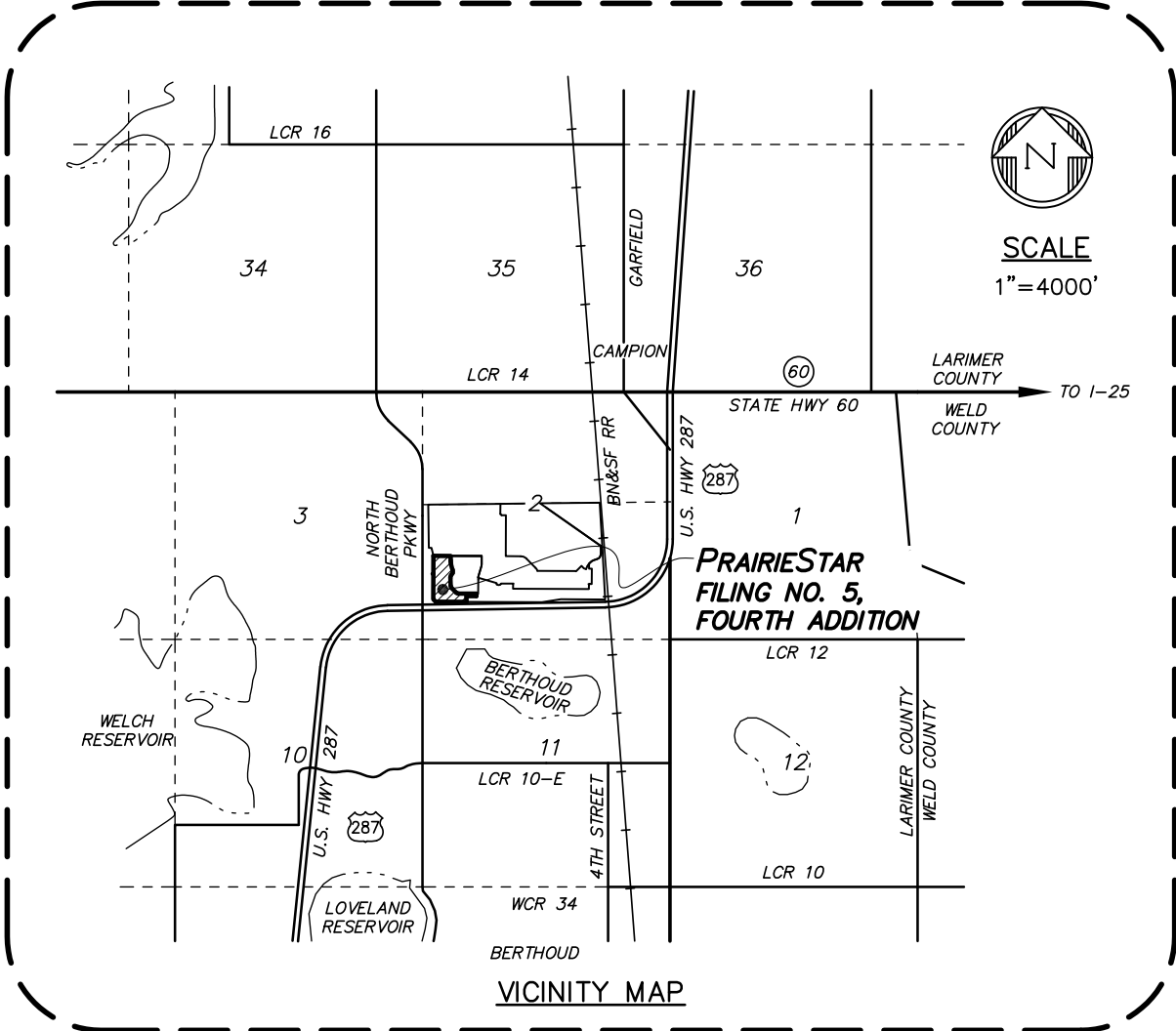
STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY SCOTT SARBAUGH, PRESIDENT OF PRAIRIESTAR, INC.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____



PROJECT TEAM

DEVELOPER / APPLICANT



PrairieStar, Inc.
2738 Pine Street
Boulder, Colorado 80302
(303) 443-3939

ENGINEERING / SURVEYOR



CivilArts
1500 Kansas Avenue, Suite 2-E
Longmont, Colorado 80501
(303) 682-1131

OWNER

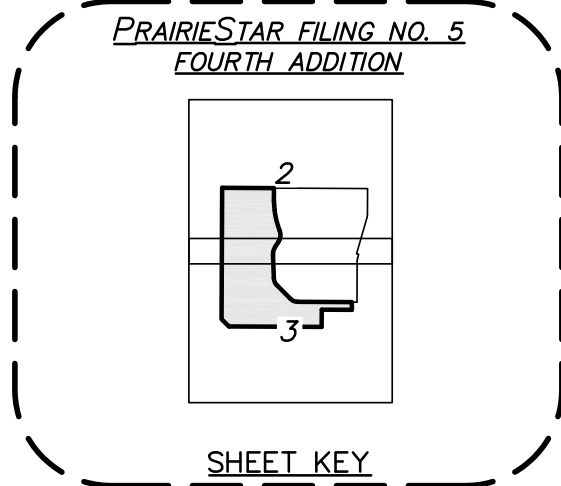
PrairieStar, Inc.
2738 Pine Street
Boulder, Colorado 80302
(303) 443-3939

DATE OF PREPARATION:

JANUARY 20, 2022

REVISIONS:

APRIL 6, 2022
MAY 12, 2022
JUNE 22, 2022
NOVEMBER 15, 2022
APRIL 19, 2023
MAY 26, 2023



LEGEND	
AC	ACRE
ALUM	ALUMINUM
COR	CORNER
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FH	FIRE HYDRANT
MKD	MARKED
NR	NOT RADIAL
REC	RECEPTION NO.
POL	POINT ON LINE
SEC	SECTION
SF	SQUARE FEET
—X—X—	FENCE
7	BLOCK NUMBER

LEGEND	
XXXXXX	NO ACCESS TO U.S. HWY. 287, REC. 20030065028
—+—	PROPERTY CORNER
—o—	RIGHT-OF-WAY CENTERLINE CORNER
—o—	RIGHT-OF-WAY CORNER
—+—	TRACT CORNER
—+—	EASEMENT CORNER
—+—	SET 18" LONG #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL.
—+—	FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL.
—+—	MONUMENT NOT FOUND OR SET.

RIGHT TO FARM STATEMENT

THE TOWN OF BERTHOUD HAS ADOPTED A "RIGHT TO FARM" POLICY. ALL NEW AND EXISTING RESIDENTS ARE EXPECTED TO READ AND UNDERSTAND THE POLICY. FOR A COPY OF THE POLICY, PLEASE CONTACT THE TOWN OF BERTHOUD.

SITE SPECIFIC DEVELOPMENT PLAN

THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED, AND CHAPTER 30 OF THE BERTHOUD DEVELOPMENT CODE AVAILABLE AT THE BERTHOUD TOWN HALL, 807 MOUNTAIN AVE., BERTHOUD, COLORADO 80513.

GENERAL NOTES

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M., BEARS S00°37'55"E FROM THE W1/4 CORNER OF SECTION 2, A FOUND #6 REBAR W/ 2-1/2" ALUM. CAP MKD. "LS 25619 1996" 0.2' ABOVE GROUND LEVEL, AND THE SOUTHWEST CORNER OF SECTION 2, A FOUND #6 REBAR W/ 2-1/2" ALUM. CAP MKD. "CIVILARTS DREXEL PLS 24305 2006" IN MONUMENT BOX.
- SET 18" LONG #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "FND". DID NOT FIND OR SET A MONUMENT WHERE NOTED "NFS".
- RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. FCC25201867-4 EFFECTIVE DATE MAY 22, 2023. NO ADDITIONAL RESEARCH WAS COMPLETED.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 08069C1400G, MAP REVISED FEBRUARY 6, 2013, PANEL 1400 OF 1420, LARIMER COUNTY, COLORADO AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN ZONE X OF OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE POSITION OF ANY AREA DESIGNATED ON THE FIRM MAP RELATIVE TO THE SUBJECT PROPERTY, AS MAY BE NOTED OR SHOWN ON THIS MAP, IS BASED ON GRAPHICALLY SPOTTING OR SCALING THE BOUNDARIES OF THE SUBJECT PROPERTY RELATIVE TO IDENTIFIABLE FEATURES, SUCH AS ROADS, DRAINAGES, OR REFERENCED SECTION LINES, AND MAY NOT BE ACCURATE. OWNER IS RESPONSIBLE FOR VERIFYING ALL FLOOD MATTERS.
- LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
- TRACT AG, TRACT AH, OUTLOT A, AND LANDSCAPE EASEMENTS OF ALL IMPROVEMENTS ON, OVER, ACROSS AND THROUGH SUCH TRACTS AND EASEMENTS, SHALL BE DEDICATED BY SEPARATE DOCUMENT FOR OWNERSHIP AND MAINTENANCE, INCLUDING TO THE EXTENT NECESSARY REASONABLE MOSQUITO CONTROL ACTIVITIES, TO THE PRAIRIESTAR METROPOLITAN DISTRICT NO. 3 OR THE TOWN OF BERTHOUD.
- THAT ACCESS, PARKING, LANDSCAPING, & DRAINAGE EASEMENT OVER LOTS 1, 2, AND 3, BLOCK 42, IS DEDICATED BY THIS PLAT TO PRAIRIESTAR METROPOLITAN DISTRICT NO. 3 FOR THE BENEFIT OF ALL OF BLOCK 42.
- THE PURPOSE OF OUTLOT A IS A LANDSCAPE BUFFER TO BE MAINTAINED BY PRAIRIESTAR METROPOLITAN DISTRICT NO. 3. THE PURPOSE OF TRACT AG IS TO PROVIDE ACCESS TO LOTS 2-11, BLOCK 41. THE PURPOSE OF TRACT AH IS A LANDSCAPE AND PEDESTRIAN PATH TO BE MAINTAINED BY PRAIRIESTAR METROPOLITAN DISTRICT NO. 3.

APPROVAL CERTIFICATES

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20____.

WILLIAM KARSPECK, MAYOR

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20____.

ATTEST: CHRISTIAN SOMORA, TOWN CLERK

CERTIFICATION DEFINED

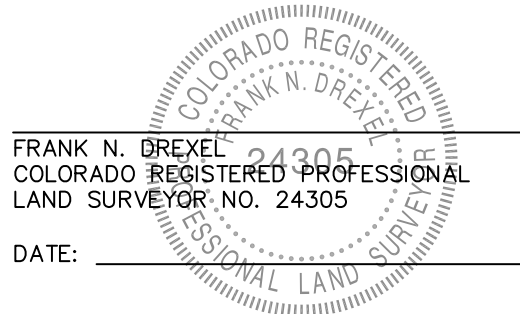
THE USE OF THE WORDS "CERTIFY" AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, (RULE 1.6.B.2 OF THE RULES AND REGULATIONS OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS)

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 HEREON.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT OF "PRAIRIESTAR FILING NO. 5, FOURTH ADDITION" WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF BERTHOUD.



CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF LARIMER }

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____M THIS _____ DAY OF _____, 20____, AND IS RECORDED AT RECEPTION NUMBER _____

CLERK AND RECORDER _____

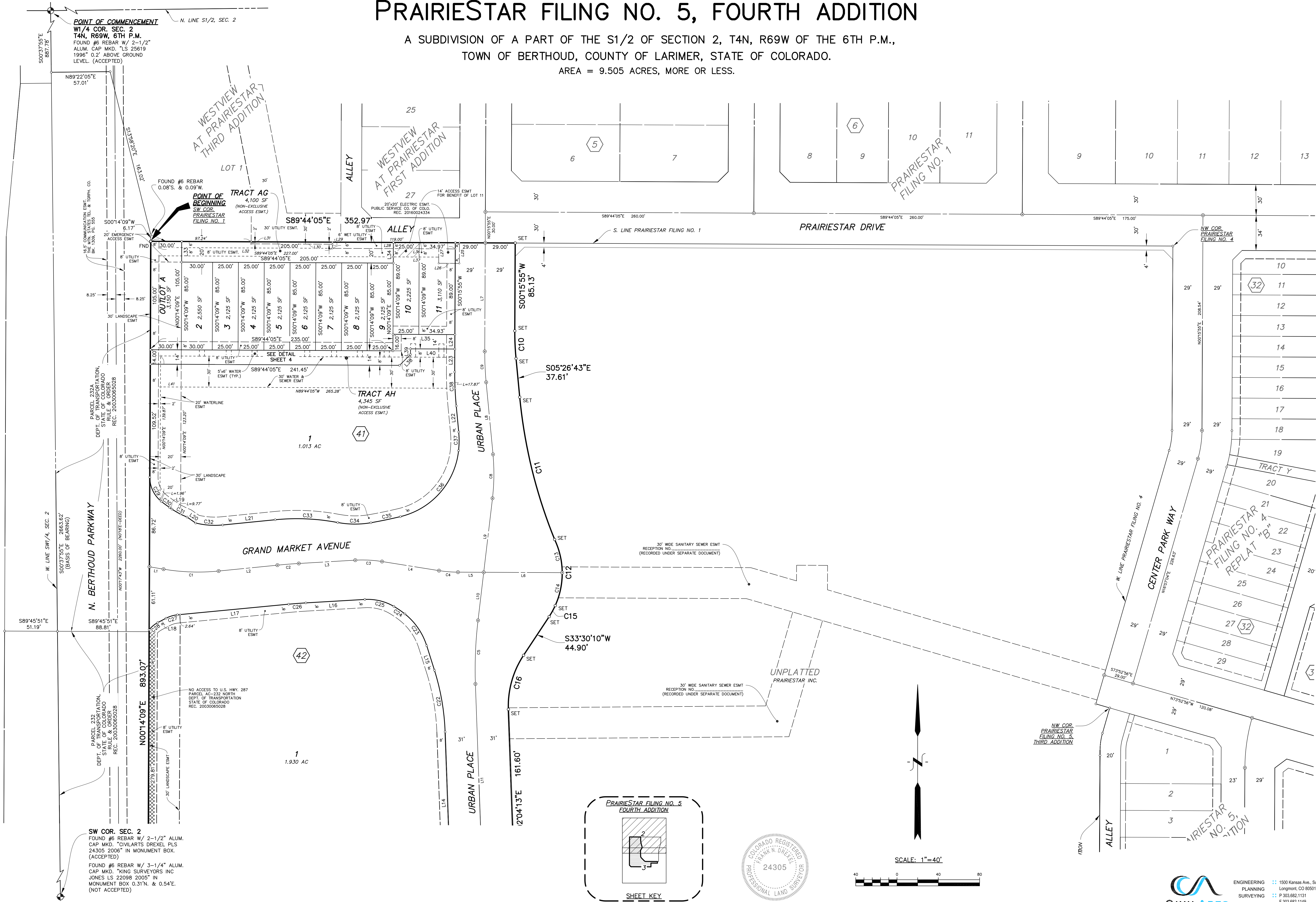


ENGINEERING : 1500 Kansas Ave., Suite 2-E
PLANNING : Longmont, CO 80501
SURVEYING : P 303.682.1131
F 303.682.1149

FINAL PLAT

PRAIRIESTAR FILING NO. 5, FOURTH ADDITION

A SUBDIVISION OF A PART OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M.,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.
AREA = 9.505 ACRES, MORE OR LESS.



MAY 26, 2023 JRF 46551-PN.DWG

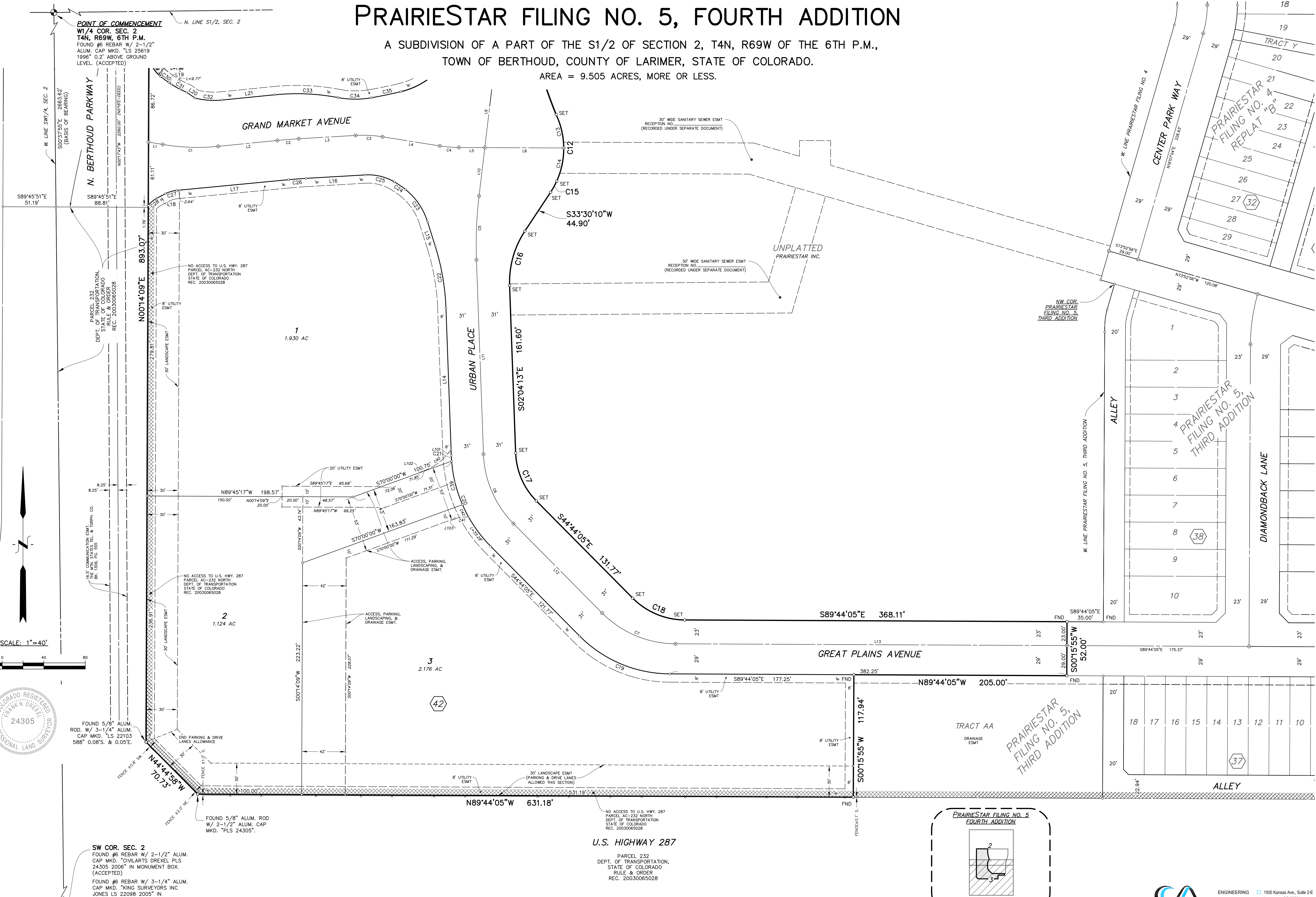


ENGINEERING 1500 Kansas Ave., Suite 2-E
PLANNING Longmont, CO 80501
SURVEYING P 303.682.1131
F 303.682.1149

FINAL PLAT

PRAIRIESTAR FILING NO. 5, FOURTH ADDITION

A SUBDIVISION OF A PART OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M.,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.
AREA = 9.505 ACRES, MORE OR LESS.



POINT OF COMMENCEMENT
W1/4 COR. SEC. 2
T4N, R69W, 6TH P.M.
FOUND #6 REBAR W/ 2-1/2" ALUM. CAP MKD. "LS 25619"
1996" 0.2' ABOVE GROUND LEVEL. (ACCEPTED)

N. BERTHOUD PARKWAY
S00°37'55"E 2863.62'
(BASIS OF BEARING)

PARCEL 232
DEPT. OF TRANSPORTATION,
STATE OF COLORADO
RULE & ORDER
REC. 20030065028

15" COMMUNICATION ESMT
THE MIN. STATES TEL. & TSPH. CO.
BKG. 1309, PG. 555

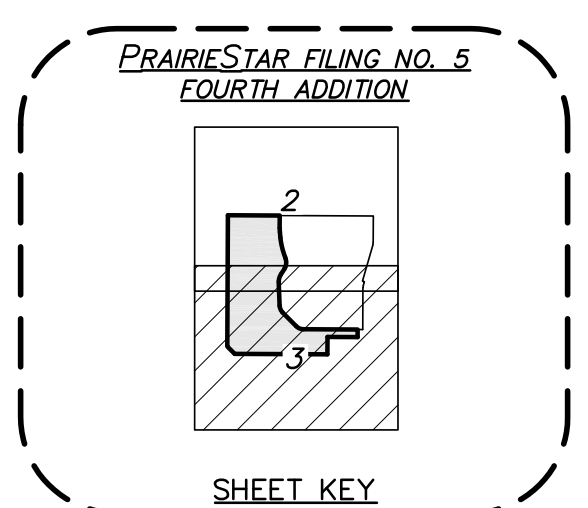
FOUND 5/8" ALUM.
ROD. W/ 3-1/4" ALUM.
CAP MKD. "LS 22103"
588" 0.08'S. & 0.05'E.

SW COR. SEC. 2
FOUND #6 REBAR W/ 2-1/2" ALUM.
CAP MKD. "CIVILARTS DREXEL PLS
24305 2006" IN MONUMENT BOX.
(ACCEPTED)
FOUND #6 REBAR W/ 3-1/4" ALUM.
CAP MKD. "KING SURVEYORS INC
JONES LS 22098 2005" IN
MONUMENT BOX 0.31'N. & 0.54'E.
(NOT ACCEPTED)

FOUND 5/8" ALUM. ROD
W/ 2-1/2" ALUM. CAP
MKD. "PLS 24305"

U.S. HIGHWAY 287

PARCEL 232
DEPT. OF TRANSPORTATION,
STATE OF COLORADO
RULE & ORDER
REC. 20030065028



PRAIRIESTAR FILING NO. 5
FOURTH ADDITION

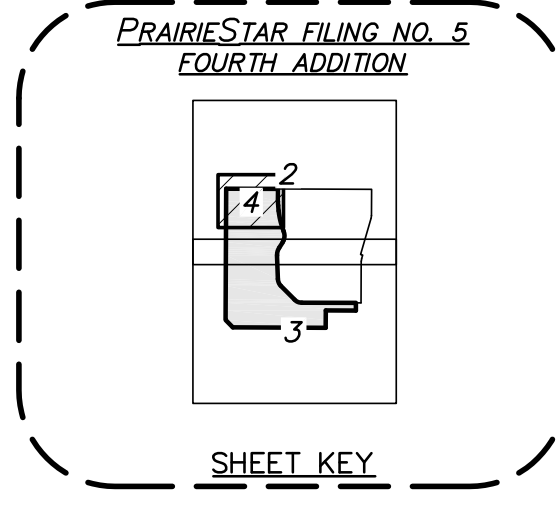
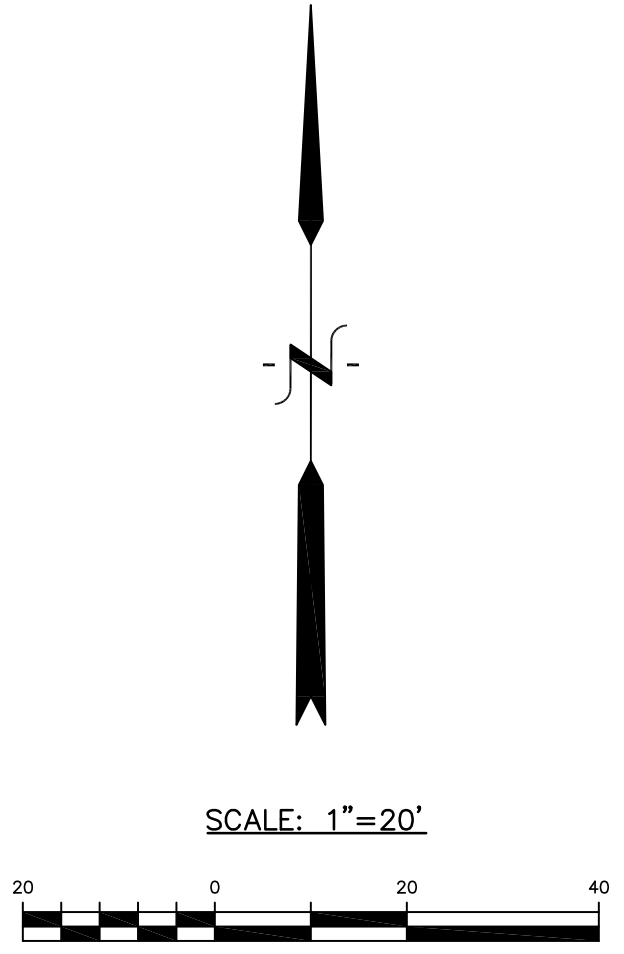
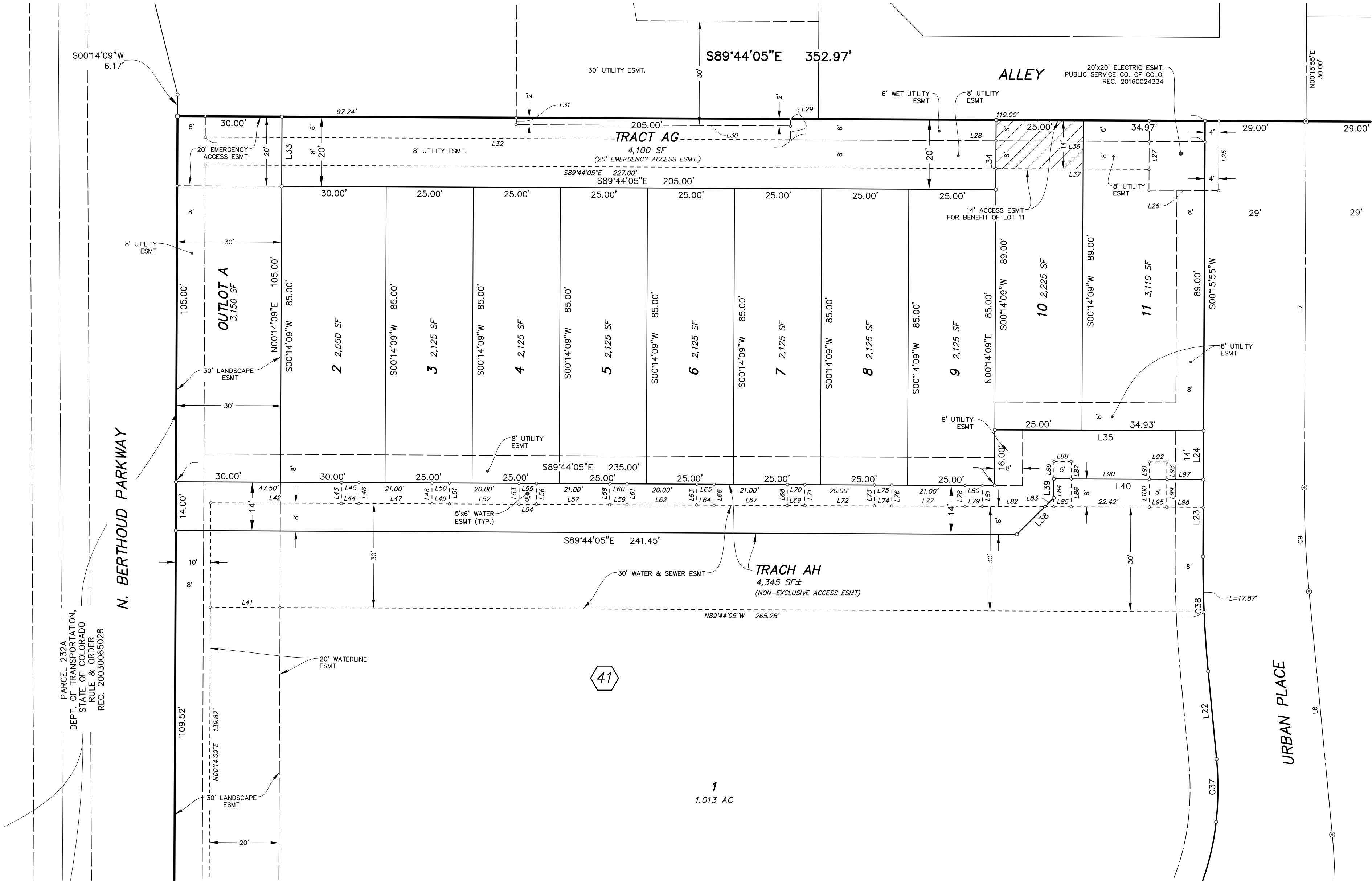
SHEET KEY



ENGINEERING
PLANNING
SURVEYING
1500 Kansas Ave., Suite 2-E
Longmont, CO 80501
P 303.682.1131
F 303.682.1149

FINAL PLAT
PRAIRIESTAR FILING NO. 5, FOURTH ADDITION

A SUBDIVISION OF A PART OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M.,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.
AREA = 9.505 ACRES, MORE OR LESS.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N80°22'08"W	13.86'
L2	N84°17'27"E	57.23'
L3	N86°39'39"E	54.78'
L4	N80°55'07"W	55.87'
L5	N89°44'05"W	24.94'
L6	N89°44'05"W	76.06'
L7	N00°15'55"E	105.13'
L8	N05°26'43"W	70.16'
L9	N06°45'59"E	72.22'
L10	S06°45'59"W	46.91'
L11	S02°04'13"E	187.31'
L12	S44°44'05"E	121.28'
L13	S89°44'05"E	376.94'
L14	S02°04'13"E	141.98'
L15	S17°31'39"E	25.02'
L16	S86°39'39"W	57.28'
L17	S84°32'29"W	108.19'
L18	S62°21'35"W	9.06'
L19	N55°52'27"W	2.58'
L20	S55°10'37"E	10.11'
L21	S84°17'27"W	51.13'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	S05°26'43"E	25.30'
L23	S00°15'55"W	22.14'
L24	S00°15'55"W	14.00'
L25	N00°15'55"E	20.00'
L26	S89°44'05"E	20.00'
L27	S00°15'55"W	20.00'
L28	S89°44'05"E	119.00'
L29	S00°15'55"W	6.00'
L30	S89°44'05"E	78.73'
L31	S00°15'55"W	2.00'
L32	S89°44'05"E	167.97'
L33	S00°14'09"W	20.00'
L34	N00°14'09"E	20.00'
L35	S89°44'05"E	59.93'
L36	S89°44'05"E	43.97'
L37	S89°44'05"E	43.97'
L38	N45°15'55"E	14.92'
L39	N00°14'09"E	5.45'
L40	S89°44'05"E	42.92'
L41	N89°44'05"W	20.00'
L42	S89°44'05"E	37.50'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L43	N00°14'09"E	6.00'
L44	S89°44'05"E	5.00'
L45	S89°44'05"E	5.00'
L46	N00°14'09"E	6.00'
L47	S89°44'05"E	21.00'
L48	N00°14'09"E	6.00'
L49	S89°44'05"E	5.00'
L50	S89°44'05"E	5.00'
L51	N00°14'09"E	6.00'
L52	S89°44'05"E	20.00'
L53	N00°14'09"E	6.00'
L54	S89°44'05"E	5.00'
L55	S89°44'05"E	5.00'
L56	N00°14'09"E	6.00'
L57	S89°44'05"E	21.00'
L58	N00°14'09"E	6.00'
L59	S89°44'05"E	5.00'
L60	S89°44'05"E	5.00'
L61	N00°14'09"E	6.00'
L62	S89°44'05"E	20.00'
L63	N00°14'09"E	6.00'

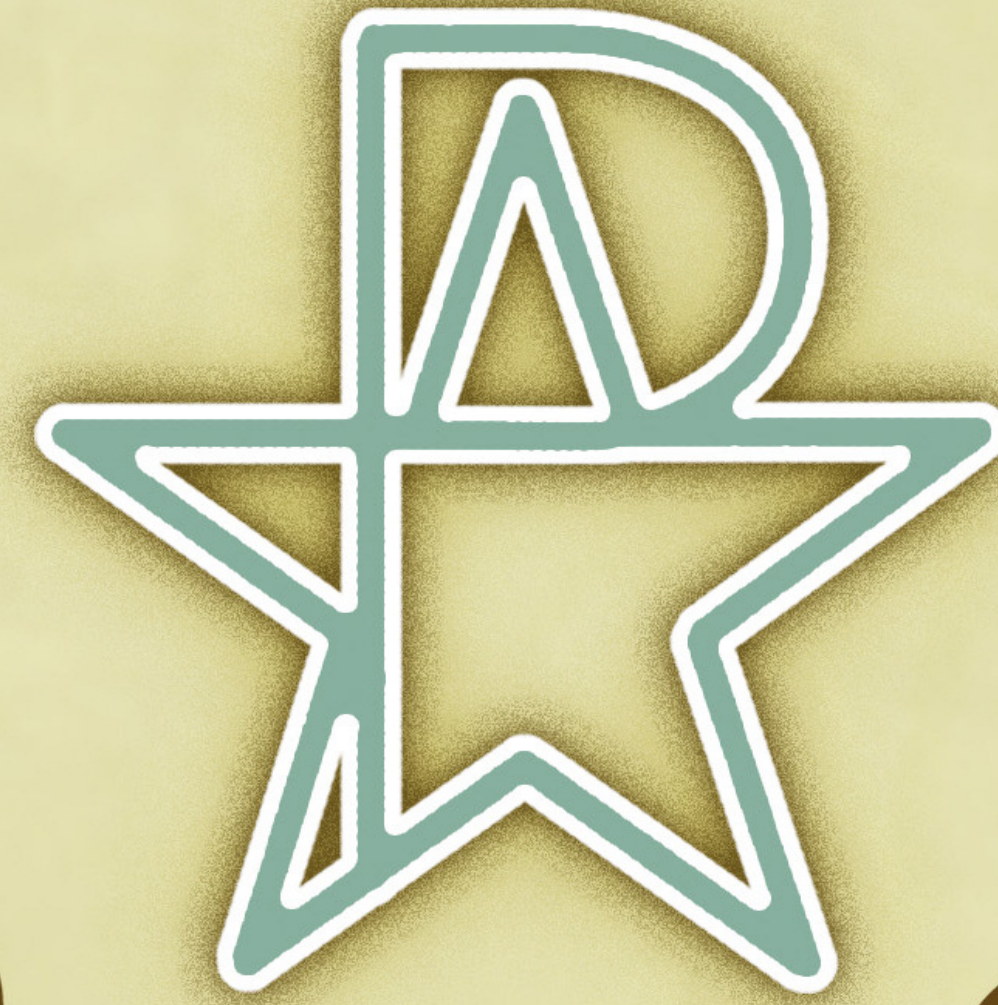
LINE TABLE		
LINE #	DIRECTION	LENGTH
L64	S89°44'05"E	5.00'
L65	S89°44'05"E	5.00'
L66	N00°14'09"E	6.00'
L67	S89°44'05"E	21.00'
L68	N00°14'09"E	6.00'
L69	S89°44'05"E	5.00'
L70	S89°44'05"E	5.00'
L71	N00°14'09"E	6.00'
L72	S89°44'05"E	20.00'
L73	N00°14'09"E	6.00'
L74	S89°44'05"E	5.00'
L75	S89°44'05"E	5.00'
L76	N00°14'09"E	6.00'
L77	S89°44'05"E	21.00'
L78	N00°14'09"E	6.00'
L79	S89°44'05"E	5.00'
L80	S89°44'05"E	5.00'
L81	N00°14'09"E	6.00'
L82	S89°44'05"E	17.95'
L83	N45°15'55"E	3.60'
L84	N00°14'09"E	8.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L85	S89°44'05"E	5.00'
L86	N00°14'09"E	8.00'
L87	N00°14'09"E	5.00'
L88	S89°44'05"E	5.00'
L89	N00°14'09"E	5.00'
L90	S89°44'05"E	22.42'
L91	N00°14'09"E	5.00'
L92	S89°44'05"E	5.00'
L93	N00°14'09"E	5.00'
L95	S89°44'05"E	5.00'
L97	S89°44'05"E	10.50'
L98	S89°44'05"E	10.50'
L99	N00°14'09"E	8.00'
L100	N00°14'09"E	8.00'
L101	S02°04'13"E	5.76'
L102	S20°00'00"E	0.39'
L103	N20°00'00"W	0.26'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	53.55'	200.00'	15°20'26"	S88°02'21"E
C2	20.77'	502.00'	2°22'12"	N85°28'33"E
C3	26.01'	120.00'	12°25'14"	S87°07'44"E
C4	18.46'	120.00'	8°48'58"	S85°19'36"E
C5	61.69'	400.00'	8°50'12"	S02°20'53"W
C6	74.46'	100.00'	42°39'52"	S23°24'09"E
C7	78.54'	100.00'	45°00'00"	S67°14'05"E
C8	42.63'	200.00'	12°12'42"	N00°39'38"E
C9	29.90'	300.00'	5°42'38"	N02°35'24"W
C10	26.81'	269.00'	5°42'38"	S02°35'24"E
C11	142.42'	489.00'	16°41'16"	S13°47'21"E
C12	66.13'	76.00'	49°51'18"	S00°30'27"E
C13	33.23'	76.00'	25°02'57"	N12°54'37"W
C14	32.90'	76.00'	24°48'21"	N12°01'02"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C15	12.20'	76.00'	9°11'44"	S28°54'17"W
C16	55.26'	89.00'	35°34'23"	S15°42'58"W
C17	51.38'	69.00'	42°39'52"	S23°24'09"E
C18	55.76'	71.00'	45°00'00"	S67°14'05"E
C19	96.60'	123.00'	45°00'00"	S67°14'05"E
C20	43.44'	131.00'	18°59'54"	S13°58'29"E
C21	5.50'	131.00'	2°24'18"	S03°16'22"E
C22	60.70'	225.00'	15°27'25"	S09°47'56"E
C23	37.87'	64.00'	33°54'22"	S34°28'50"E
C24	12.97'	89.00'	8°20'54"	N55°36'27"W
C25	29.28'	50.00'	33°33'26"	N76°33'38"W
C26	16.65'	450.00'	2°07'10"	S85°36'04"W
C27	11.61'	30.00'	22°10'54"	S73°27'02"W
C28	11.02'	25.00'	25°15'14"	S49°43'58"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C29	27.19'	30.00'	51°55'29"	N25°43'35"W
C30	9.79'	134.00'	4°11'07"	N53°46'53"W
C31	16.61'	74.00'	12°51'43"	N62°18'18"W
C32	26.39'	77.00'	19°38'25"	N85°53'21"W
C33	60.82'	211.00'	16°30'52"	N87°27'07"W
C34	32.34'	89.00'	20°49'17"	N89°36'19"W
C35	29.15'	489.00'	3°24'55"	S78°16'35"W
C36	90.88'	74.00'	70°21'59"	S41°23'08"W
C37	18.09'	89.00'	11°38'52"	S00°22'43"W
C38	32.99'	331.00'	5°42'38"	S02°35'24"E
C39	43.44'	131.00'	18°59'54"	S13°58'29"E
C40	34.23'	54.50'	35°59'28"	N52°05'18"E
C41	13.40'	29.50'	26°00'59"	S83°00'30"W
C42	13.33'	131.00'	5°49'55"	S26°23'24"E



PrairieStar

Contemporary. Hometown. Berthoud.



FINAL DEVELOPMENT PLAN – AMENDED 2020



FINAL DEVELOPMENT PLAN – AMENDED 2020

PRAIRIESTAR

A tract of land located in the S1/2 of Section 2, T4N, R69W of the 6th P.M., County of Larimer, State of Colorado

LEGAL DESCRIPTION

All of the S1/2 of Section 2, T4N, R69W of the 6th P.M., County of Larimer, State of Colorado, lying westerly of the westerly right-of-way line of the Burlington Northern & Santa Fe Railroad, being more particularly described as follows:

Beginning at the southwest corner of said Section 2, from which the W1/4 corner of said section 2 bears N00°37'55"W, 2663.62 feet (basis of bearing), thence N00°37'55"W, 2663.62 feet along the west line of the S1/2 of said Section 2 to the W1/4 corner of said section 2;

Thence N89°19'30"E, 3524.03 feet along the north line of the s1/2 of said Section 2 to the westerly right-of-way line of said Burlington Northern & Santa Fe Railroad;

Thence S03°06'38"E, 2684.23 feet along the westerly right-of-way line of said Burlington Northern & Santa Fe Railroad to the south line of the S1/2 of said Section 2;

Thence S89°36'41"W, 3640.15 feet along the south line of the @1/2 of said Section 2 to the southwest corner of said Section 2 and the point of beginning

Except all of Parcel 232 and all of Parcel 232A conveyed to Department of Transportation, State of Colorado, as described in rule and order recorded May 28, 2003, as reception No. 20030065028 of the records of Larimer County, Colorado, being more particularly described as follows:

Beginning at the southwest coner of said Section 2, from which the W1/4 corner of said Section 2 bears N00°37'55"W, 2663.62 feet (basis of bearing), thence N00°37'55"W, 1775.83 feet along the west line of the S1/2 of said Section 2 to the northerly line of said Parcel 232A;

The following courses and distances are along the northerly and easterly lines of said Parcel 232A, and along the easterly, northerly, & southerly lines of said Parcel 232;

Thence N89°22'05"E, 57.01 feet;

Thence S13°58'20"E, 163.02 feet;

Thence S00°14'09"W, 899.23 feet;

Thence S44°44'58"E, 70.73 feet;

Thence S89°44'05"E, 2182.72 feet;

Thence N81°06'42"E, 392.88 feet;

Thence S89°44'05"E, 908.83 feet to the westerly right-of-way line of the Burlington Northern & Santa Fe Railroad;

Thence S03°06'38"E, 420.73 feet along the westerly right-of-way line of said Burlington Northern & Santa Fe Railroad;

Thence N89°44'05"W, 809.48 feet;

Thence N80°34'52"W, 518.60 feet;

Thence N89°44'05"W, 2184.56 feet;

Thence S45°48'28"W, 72.05 feet;

Thence S01°21'00"W, 343.17 feet to the south line of the S1/2 of said Section 2;

Thence S89°36'41"W, 60.00 feet along the south line of the S1/2 of said Section 2 to the southwest corner of said Section 2 and the point of beginning.

Total area of Cooper Property = 190.483 acres, more or less.

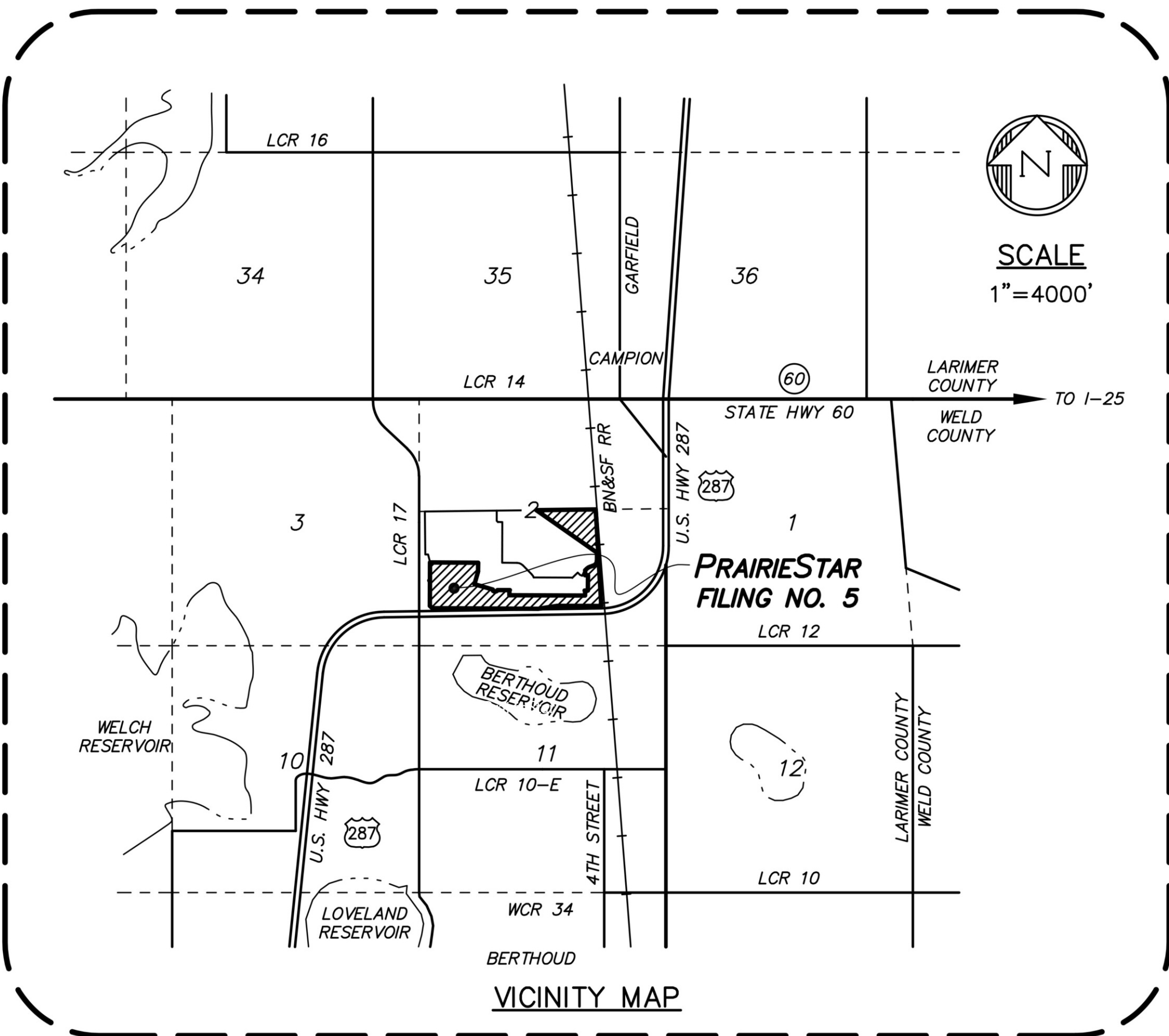
RIGHT TO FARM

The Town of Berthoud has adopted a “right to farm” policy. All new and existing residents are expected to read and understand the policy. For a copy of the policy, please contact the Town of Berthoud.

VESTED RIGHTS STATEMENT

Approval of this plan creates a vested property right subject to all conditions of approval pursuant of Colorado revised statutes 24-68-103. The effective date is _____.

VICINITY MAP



VICINITY MAP

PROJECT TEAM

ENGINEERING/SURVEYOR:

Civil Arts
1860 Lefthand Circle, Suite A
Longmont, CO 80501
Tel: 303.682.1131

OWNER:

PrairieStar Inc.
2738 Pine Street
Boulder, CO 80302
303.443.3939

DEVELOPER/APPLICANT:

PrairieStar Inc.
2738 Pine Street
Boulder, CO 80302
303.443.3939

MULTI-FAMILY/COMMERCIAL ARCHITECTS:

Sopher Sparr
1731 15th Street, Suite 250
Boulder, CO 80302
303.442.4422

UTILITIES

COMCAST

1500 Market Street, FL35E
Philadelphia, PA 19102
Tel: 970.663.2000

TOWN OF BERTHOUD

328 Massachusetts Avenue
P.O. Box 1229
Berthoud, Colorado 80513
Tel: 970.532.2643

XCEL ENERGY

Attn: Connie Woodard
1901 East Horsetooth Road
Fort Collins, Colorado 80525
Tel: 800.772.7858

SHEET INDEX:

SHEET # TITLE

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| 2 | Summary & Section Overview |

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- | | |
|-----|------------------------------|
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| 4 | Illustrative Site Plan |
| 5 | Master Plan & Land Use Table |
| 6 | Residential Diversity |
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| 10 | Parks |
| 11 | Park Schematics |
| 12 | Arterial Buffer |
| 13 | Filing 2, Block 1 |

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- | | |
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| 49–52 | Westview Photometric Plans |

APPROVAL CERTIFICATES

Approved by the Town Board of Trustees of the Town of Berthoud, Colorado

this _____ day of _____, 2020 A.D.

William Karspeck, Mayor

The foregoing plan is approved for filing and accepted by the Town of Berthoud, Colorado

this _____ day of _____, 2020 A.D.

Attest: _____
Christian Samora, Town Clerk

1731 15th Street
Suite 250
Boulder, CO 80302
Tel: 303.442.4422



1860 Lefthand Circle
Suite A
Longmont, CO 80501
Tel: 303.682.1131



PrairieStar Inc.
2738 Pine Street
Boulder, Colorado 80302
Tel: 303.443.3939
www.PrairieStarColorado.com



SHEET TITLE:
Final Development Plan Cover Sheet

DATE: 4/15/2020

SHEET NO:

2020
FDP

1 OF 25

Summary & Section Overview

SUMMARY 2013 AMENDED FDP ENTITLEMENT

PrairieStar is a master planned community currently entitled with an approved amended 2013 FDP for 854 residential units and just over 200,000 square feet of commercial.

FILINGS 1, 2, 3 AND 4 – The completed improvements at PrairieStar include the following:

Residential Housing

Filings 1 through 4 comprise of a total of 509 residential lots in a diverse range of housing types including town homes, cottage homes, cottage homes with carriage units, paired homes, and a variety of single family, front-loaded, detached homes – 40', 50', 60' and 70' lots.

Parks & Open Space

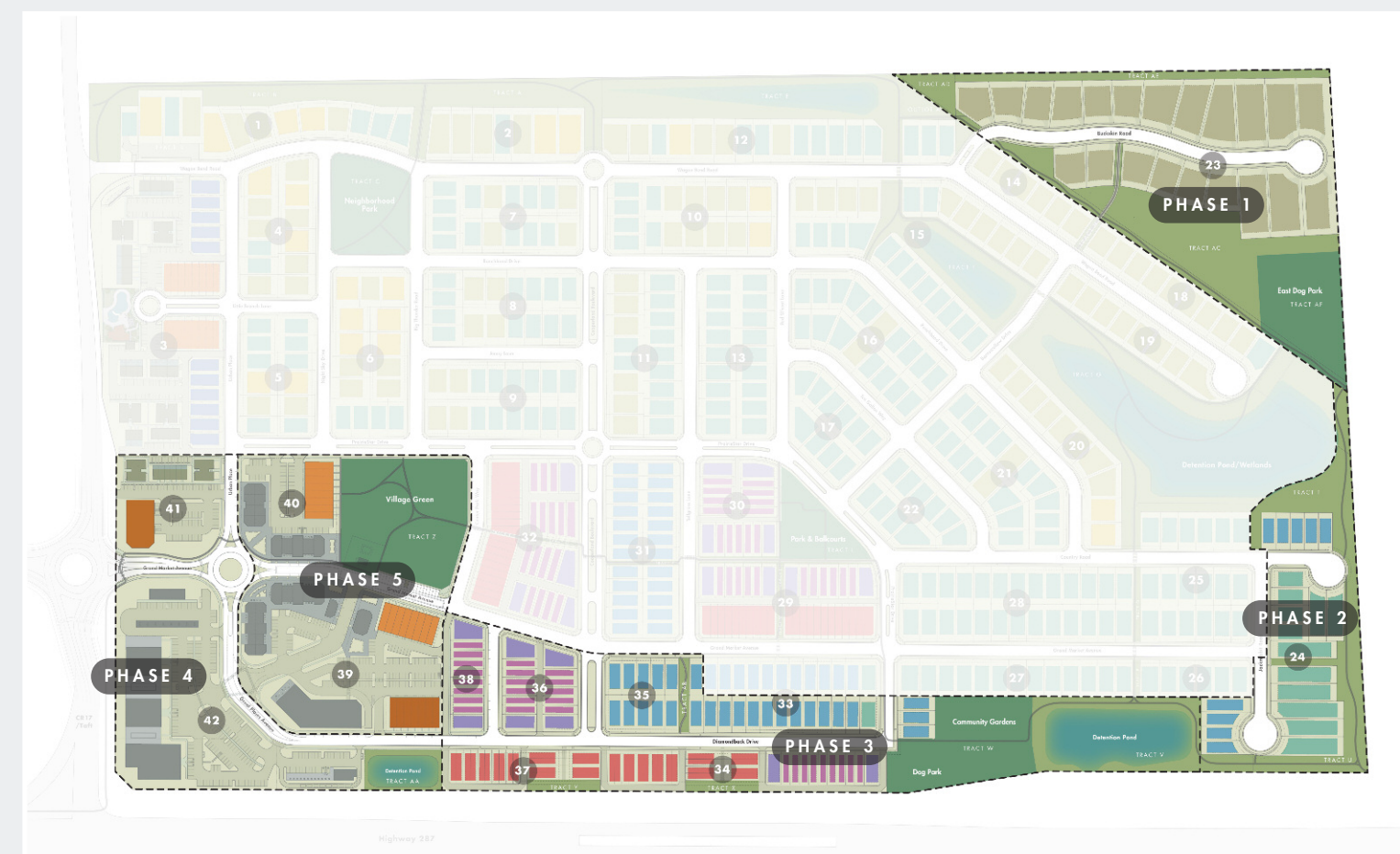
Completion to date includes the first neighborhood park, the second park which is an active park consisting of a tennis court, basketball court, pickle ball courts and bocci ball courts, along with picnic and open space areas including community pool and walk/bike trails.

Drainage Improvements

The major drainage improvements and detention ponds, including a large wetland riparian detention pond, have been constructed in the first four filings.

SECTION 1

Amended PrairieStar FDP 2020 – Filing 5



Residential Housing

The Fifth Filing of PrairieStar consists of twenty-one estate lots branded as Northgate and additional affordable lots to accommodate Richfield's product of the Homestead, Centennial, and Gemini paired homes and Mission Homes affordable cottages. Upon completion the development will consist of 850 residential units comprised of single family homes, multi-family apartments & flats, townhomes, paired homes and residential mixed use, as referenced in the attached sheets.

Parks & Open Space

Parks and open space in Filing 5 include 2 dog parks, community gardens, a village green, open space, retention ponds and open space trails.

Village Center

The Filing 5 will also encompass the platting of the commercial Village Center (covered in section 2) which includes 130,000 square feet of commercial, including a main street walkable concept and commercial pads for retail sales along the 287 and Berthoud Parkway corner of PrairieStar, a master utility plan has been included under the technical document section of this submittal (Section 4).

SECTION 2

The Village Center



The Village Center consists of approximately 130,000 square feet and is anchored by the main street, single-story, retail building as illustrated in this section. Mixed-use and additional single-family townhomes are incorporated within the Village Center. An anchor location for a future grocer is designed and will be maintained in the pursuit of locating a specialty grocer within the Village Center.

SECTION 3

Technical Documents

Section 4 of this submittal includes a complete set of technical documents including:

Filing 5 Documents

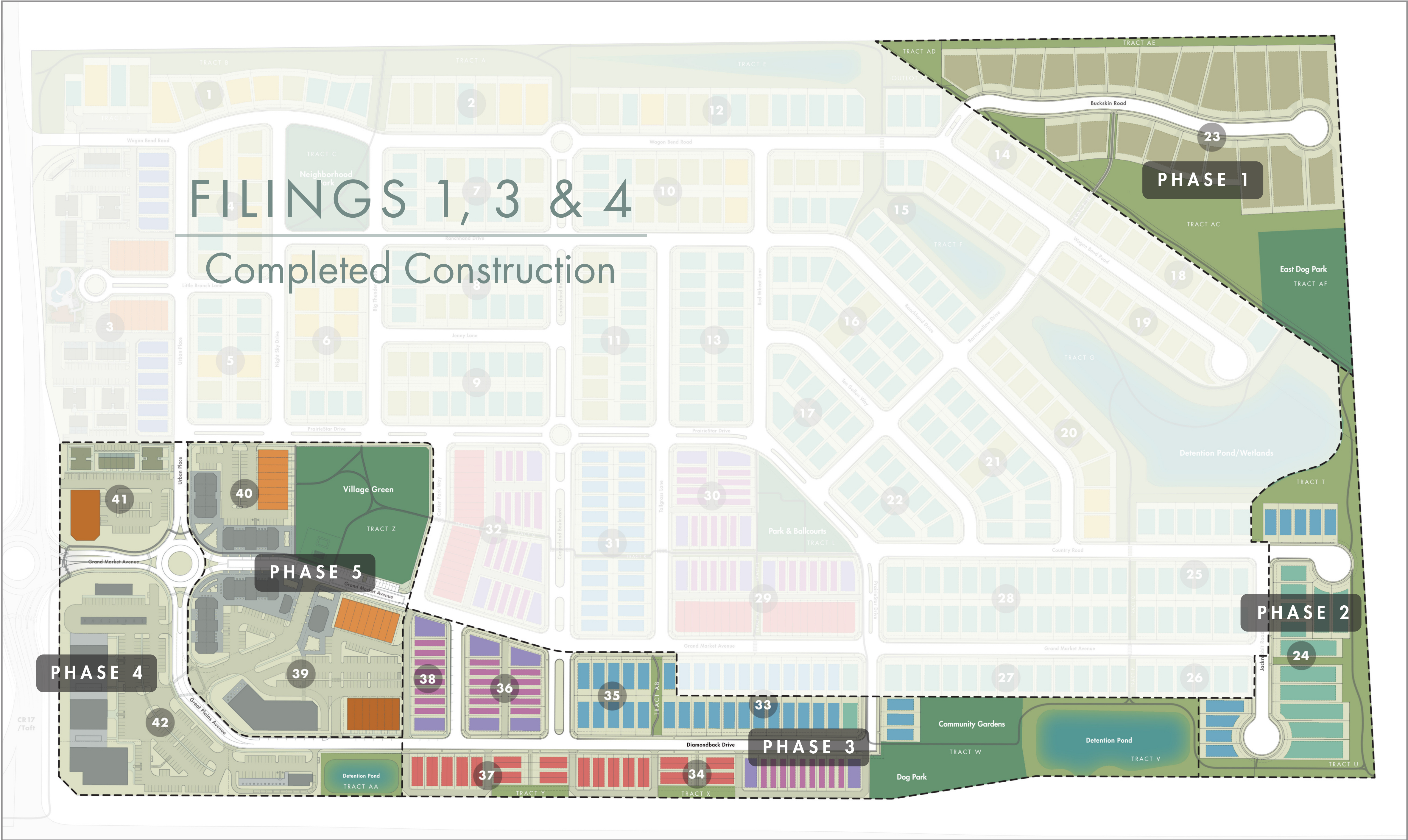
- Preliminary Plat

Additional Documents

Additional documents submitted to town, not included within this amended FDP document:

- PrairieStar Updated Master Drainage Report
- Filing 5 Master Utility Plan
- Updated Transportation Study
- Economic Report
- Commercial Design Guidelines

SECTION 1 | Filing 5 – Phases 1 thru 5



NOTE: Phasing may start simultaneously. Partial construction within a phase allowed.

LOTS BY TYPE	# of Lots:	% of Lot Type:
Townhomes	16	6.87%
Mixed-Use	100	32.62%
Paired Home Lot - 20' (Gemini)	36	15.45%
Cottage Lot - 26' 2-story	28	12.01%
Cottage Lot - 42' Ranch	8	3.43%
Standard Lot - 40' (Centennial)	35	15.02%
Standard Lot - 50' (Homestead)	13	5.58%
Estate Lot - 80'+ (Northgate)	21	9.02%
Total	257	100%

BLOCK DATA- FILING 5

RESIDENTIAL LOTS	# of Lots:	Acres:	Percent:
Block 23 Estate Lot - 80'+	21		
Block 24 Standard Lot - 40'	9		
Standard Lot - 50'	12		
Block 27 Standard Lot - 40'	3		
Block 33 Standard Lot - 40'	13		
Standard Lot - 50'	1		
Block 34 Paired Home Lot - 20'	18		
Cottage Lot - 26' 2-story	9		
Cottage Lot - 42' Ranch	2		
Block 35 Standard Lot - 40'	10		
Block 36 Cottage Lot - 26' 2-story	11		
Cottage Lot - 42' Ranch	4		
Block 37 Paired Home Lot - 20'	18		
Block 38 Cottage Lot - 26' 2-story	8		
Cottage Lot - 42' Ranch	2		
Blocks 39-41 Townhomes	16		
Mixed-Use	100		

Subtotal 257 26.57 48.78%

PARKS – FILING 5 Acres:

Tract Z Village Green	2.78
Tract W Community Gardens & Dog Park	1.95
Tract AF East Dog Park	1.63

Subtotal 6.36 11.68%

OPEN SPACE – FILING 5 Acres:

Tract T Open Space	.81
Tract U Open Space	1.29
Tract V Detention Pond/Open Space	2.51
Tract X Open Space	.16
Tract Y Open Space	.16
Tract AA Detention Pond	.59
Tract AB Pedestrian Trail	.14
Tract AC Open Space	2.70
Tract AD Open Space	.25
Tract AE Open Space	.60

Subtotal 9.21 16.92%

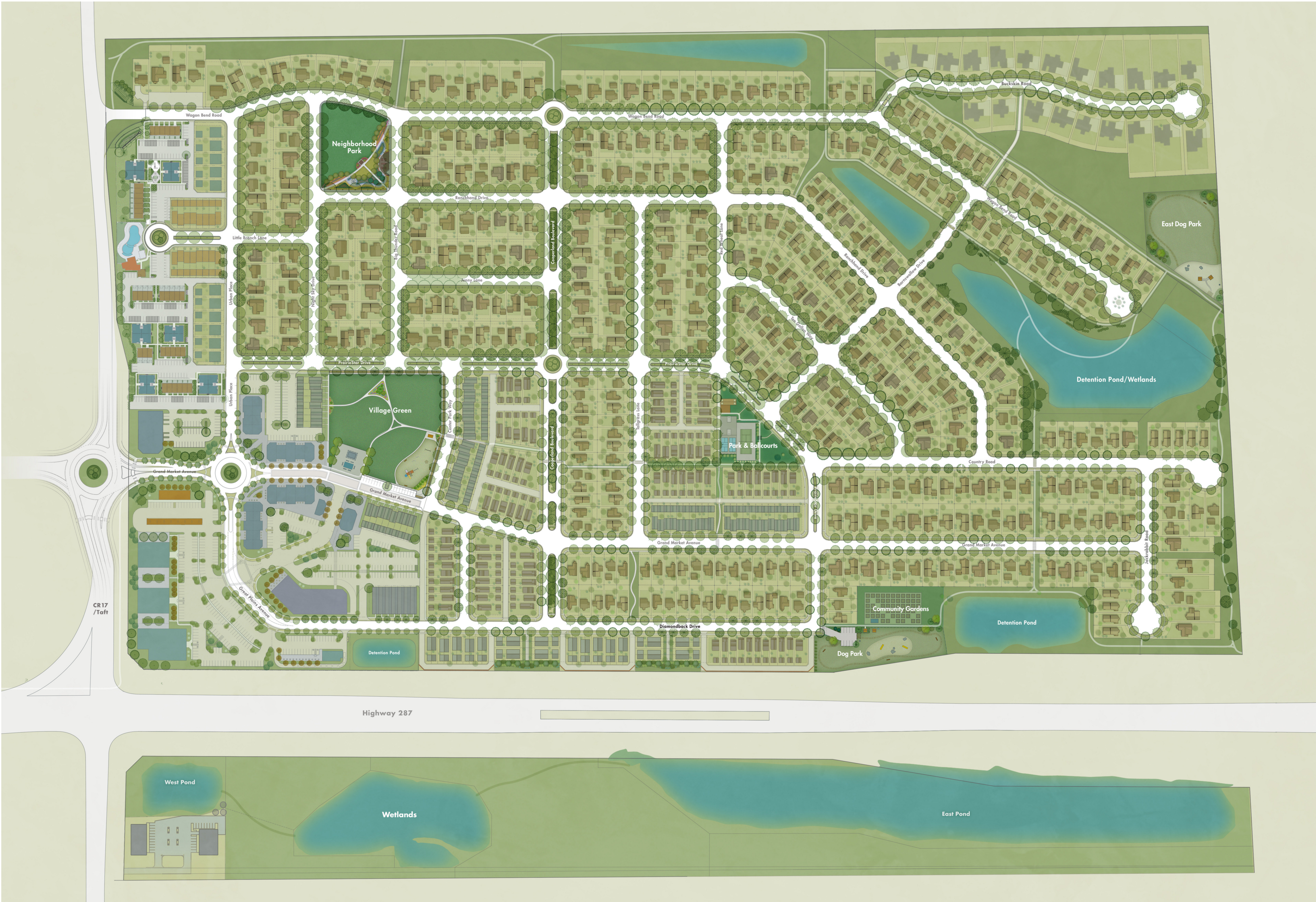
COMMERCIAL – FILING 5 Acres:

Block 39 Commercial/Mixed-Use	
Block 40 Commercial/Mixed-Use	
Block 41 Commercial Retail	
Block 42 Commercial Retail	

Subtotal 12.32 22.62%

TOTAL 54.46

Illustrative Master Plan



Master Plan & Land Use Table



LAND USE TABLE

Area Type:			
COMMERCIAL		Acres:	Percent:
Commercial Retail/Office		13.81	7.25%
Subtotal		13.81	7.25%
RESIDENTIAL		Units:	Acres:
Multi-Family			Percent:
Multi-Family/Patio Homes (Westview)		108	
Single-Family			
Townhomes		32	
Mixed-Use		76	
Paired Home Lot - 20' (Gemini)		78	
Cottage Lot - 26' 2-story		99	
Cottage Lot - 42' Ranch		21	
Cottage Lot - 42' w/Carriage Unit		11	
Standard Lot - 40' (Centennial)		70	
Standard Lot - 50' (Homestead)		246	
Standard Lot - 60'		98	
Standard Lot - 70'		22	
Estate Lot - 80'+ (Northgate)		21	
Subtotal		850	88.72
DEDICATED STREETS & ALLEYS		Acres:	Percent:
LCR Dedication		1.22	
Internal Streets		26.96	
Subtotal		28.18	14.79%
PARKS		Type:	Acres:
Tract C		Neighborhood Park	1.22
Tract L		Park with Ballcourts	1.09
Tract Z		Village Green	2.78
Tract W		Community Gardens & Dog Park	1.95
Tract AF		East Dog Park	1.63
Subtotal			8.67
OPEN SPACE & TRAILS		Type:	Acres:
Tract A		Open Space	1.04
Tract B		Gateway & Open Space	1.58
Tract D		Parking Court	.19
Tract E		Open Space	2.54
Tract F		Detention Pond/Wetlands	1.53
Tract G		Detention Pond/Wetlands	7.40
Tract H		Pedestrian Trail	.06
Tract M		Pedestrian Trail	.04
Tract O		Pedestrian Trail	.10
Tract P		Pedestrian Trail	.05
Tract Q		Pedestrian Trail	.07
Tract R		Pedestrian Trail	.05
Tract T		Open Space	.81
Tract U		Open Space	1.29
Tract V		Detention Pond/Open Space	2.51
Tract X		Open Space	.16
Tract Y – Filing 4		Pedestrian Trail	.02
Tract Y – Filing 5		Open Space	.16
Tract AA		Detention Pond	.59
Tract AB		Pedestrian Trail	.14
Tract AC		Open Space	2.70
Tract AD		Open Space	.25
Tract AE		Open Space	.60
Outlot A		Open Space	.21
Filing 2, Block 1		Open Space Lots 1, 3–7	27.01
Subtotal			51.10
TOTAL			190.48
			26.83%

Residential Diversity

SUMMARY ANALYSIS

Filings 1 – 4:	
RESIDENTIAL	Units:
Single-Family	509
Subtotal	509
Westview:	
RESIDENTIAL	Units:
Multi-Family (townhomes & flats)	108
Subtotal	108
Filing 5:	
RESIDENTIAL	Units:
Single-Family & Paired Homes	141
Townhomes – Blocks 39 & 40	16
Mixed-Use – Blocks 39–41	76
Subtotal	233
TOTAL Units	850
Approved FDP:	
RESIDENTIAL	Units:
Multi-Family	465
Single-Family	389
Subtotal	854



BLOCK DATA

Block:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	TOTAL	Residential Mix	
Number of Units:																																												
Multi-family	-	-	84	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	84	12.7%	
Townhomes	-	-	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8	8	-	32	3.8%		
Mixed-Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	60	-	40	100	8.9%				
Paired Home Lot - 20' Gemini	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22	-	20	-	18	-	18	-	-	-	-	78	9.2%			
Cottage Lot – 26' 2-story	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	13	-	16	-	9	-	11	-	8	-	-	-	68	7.9%	
Cottage Lot – 42' Ranch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	-	4	-	2	-	4	-	2	-	-	-	20	2.5%	
Cottage Lot – 42' w/Carriage Unit	-	-	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	1.3%	
Standard Lot – 40'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9	-	-	3	-	-	-	24	-	24	-	10	-	-	-	-	-	-	70	8.2%	
Standard Lot – 50'	5	1	-	2	8	4	12	12	12	6	11	8	18	3	14	16	10	-	-	-	16	10	-	12	18	6	13	26	-	-	-	-	2	-	-	-	-	-	-	-	-	-	245	28.9%
Standard Lot – 60'	4	4	-	7	2	5	4	4	4	8	6	5	-	6	10	2	-	10	8	8	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	99	11.5%
Standard Lot – 70'+	4	2	-	3	2	6	-	-	-	2	-	1	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22	2.6%	
Northgate Estate Lot – 80'+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21	2.5%	
Total Units	13	7	111	12	12	15	16	16	16	16	17	14	18	9	24	18	10	10	8	10	18	10	21	21	18	6	16	26	37	17	24	40	26	29	10	15	18	10	68	8	40	850	100.0%	

Residential Housing Types – (Page 1 of 2)

Townhomes

Townhomes offer a compact residential opportunity. Typically 2-story, each unit will have an individual ground-floor entry addressing the street, a private garage, and a private parcel of land. Garages are alley-accessed.



Lot Characteristics:

Lot width:	16' (min.)
Lot depth:	85' (min.)
Lot size:	1,360 sf (min.)

Building Mass:

Maximum Height:	3-Story, 40' Max
Maximum Lot Coverage:	80%

Setbacks to Principal Structure:

From front lot line:	10'
From rear lot line:	5'
From side lot line:	0'
From corner lot line:	5'

Setbacks to Porch or Awning:

From front lot line:	8'
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Setbacks to Garage

From alley lot line	5'
From side lot line:	0' or 3'
From corner lot line:	5'

Carriage Unit:

Allowed:	Yes
Size:	up to 450 sf
Allowed with 1 additional on-site parking space	

Parking:

Ratio:	2 spaces per lot (except 16' building is 1 space per lot; tandem parking allowed if carriage unit is built)
--------	---

Mixed Use

Mixed-use buildings are typically residential units over retail and sometimes residential over one or two stories of office/retail. Mixed-use can be residential combined with commercial within the same block, but each within a separate building. Mixed-use can also integrate residential units, such as townhomes, being utilized as live/work. Shared off-site surface parking can be provided at grade. Parking reductions of up to 30% are appropriate. Parking can also be accommodated through podium construction, with tucked under or covered parking at grade.



Note: Image shown is an example of this building type, not an actual depiction.

Lot Characteristics:

Lot width:	Varies
Lot depth:	Varies
Lot size:	Varies

Building Mass:

Maximum Height:	3-story, 40' max
Maximum Lot Coverage:	100%

Setbacks to Principal Structure:

From front lot line:	5'
From rear lot line:	5'
From side lot line:	0'
From corner lot line:	5'

Setbacks to Porch or Awning:

From front lot line:	0'
----------------------	----

Setbacks to Garage

From alley lot line	5'
From side lot line:	0'
From corner lot line:	5'

Carriage Unit:

Allowed:	No
Size:	N/A

Parking:

Ratio:	1-1/2 per unit (except 16' wide building is 1 space per unit)
Residential Parking:	A parking reduction to 1 space per unit if building contains a minimum of 25% commercial square footage
Commercial Parking:	1 space per 250 square feet with a 30% reduction allowable if commercial is less than 50% of building square footage

Multi-Family

Multi-family density consists of primarily 3-story flats and 2-story townhomes situated in a planned complex. The building types are typically 8 or 12 unit 3-story flats, and 3 to 8 unit townhome style 2-story buildings. Garages are attached and designed for easy access. Entries are fronted both on the street and interior, aligning with the private circulation and the parking courts provided. Seven percent usable open space is required on each multi-family block.



Lot Characteristics:

Lot width:	Varies
Lot depth:	Varies
Lot size:	Varies

Building Mass:

Maximum Height:	3-Story, 40' Max
Maximum Lot Coverage:	80%

Setbacks to Principal Structure:

From front lot line:	10'
From rear lot line:	Varies
From side lot line:	0'
From corner lot line:	10'

Setbacks to Porch or Awning:

From front lot line:	8'
From rear lot line:	Varies

Carriage Unit:

Allowed:	No
----------	----

Parking:

Ratio:	1-1/2 spaces per unit
--------	-----------------------

Usable Open Space:

Percent:	7% of total acreage
----------	---------------------

Paired Homes

Paired homes offer an affordable approach to entry level ownership. Units have windows on three sides and share a common party wall. In a paired home concept, a party wall agreement replaces the need for a typical homeowners association, thus keeping monthly costs affordable. The units are typically two stories with front entries on the street. Parking is accessed off the alley.



Lot Characteristics:

Lot width:	16' (min.)
Lot depth:	85' (min.)
Lot size:	1,360 sf (min.)

Building Mass:

Maximum Height:	3-Story, 40' Max
Maximum Lot Coverage:	80%

Setbacks to Principal Structure:

From front lot line:	10'
From rear lot line:	5'
From side lot line:	0'
From corner lot line:	5'

Setbacks to Porch or Awning:

From front lot line:	8'
----------------------	----

Setbacks to Garage:

From alley lot line:	5'
From side lot line:	0' or 3'
From corner lot line:	5'

Carriage Unit:

Allowed:	Yes
Size:	up to 450 sf
Allowed with 1 additional on-site parking space	

Parking:

Ratio:	2 spaces per unit (except 16' building is 1 space per lot; tandem parking allowed if carriage unit is built)
--------	---

Residential Housing Types – (Page 2 of 2)

Cottage Lot

Cottage Lots are the most compact single-family detached residential type. They appeal to individuals and families who desire single-family units with limited yard maintenance. Front entries are oriented toward the street, with garages accessed by rear alleys.



Lot Characteristics:

Lot width:	26' (min.)
Lot depth:	95'
Lot size:	2,470 sf

Building Mass:

Maximum Height:	40'
Maximum Lot Coverage:	80%

Setbacks to Principal Structure:

From front lot line:	10'
From rear lot line:	5'
From side lot line:	5'
From corner lot line:	5'

Setbacks to Porch or Awning:

From front lot line:	8'
----------------------	----

Setbacks to Garage and Carriage Unit:

From alley lot line:	5'
From side lot line:	0' or 3'
From corner lot line:	5'

Carriage Unit:

Allowed:	Yes
Size:	up to 650 sf

Parking: Ratio: 2 spaces per unit
(plus 1 space per carriage unit)

Standard Lot – 40'

40 foot wide lots offer an entry level affordable product for a 30 foot wide house. Typically two stories with front loaded, double car garage, with a minimum 16 foot garage door. These homes offer traditional single family residential living with a standard 20 foot setback and a backyard. Homeowners are afforded opportunities for fencing and private backyard patio usage as in a traditional single family home.



Lot Characteristics:

Lot width:	40'
Lot depth:	105'
Lot size:	4,200 sf

Building Mass:

Maximum Height:	40'
Maximum Lot Coverage:	70%

Setbacks to Principal Structure:

From front lot line:	20'
From rear lot line:	17'
From side lot line:	5'
From corner lot line:	10'

Setbacks to Porch or Awning:

From front lot line:	12'
----------------------	-----

Garage Length of Wall Face: 55%

Setbacks to Garage and Carriage Unit:

From front lot line:	20'
From side lot line:	0' or 3' (if detached)
From corner lot line:	10'
From rear lot line:	8' (if detached)

Carriage Unit:

Allowed:	Yes
Size:	up to 650 sf

Parking: Ratio: 2 spaces per unit
(plus 1 space per carriage unit)

Standard Lot – 50', 60' and 70'

Standard Lot homes are the mainstay of the traditional family home market, offering residents the quintessential neighborhood lifestyle with ample room and private space. Front entries and outdoor spaces should be visible from the street, with parking accessed from the street.



Lot Characteristics:

Lot width:	50'+
Lot depth:	105'
Lot size:	5,250 sf (min.)

Building Mass:

Maximum Height:	3-Story, 40' Max
Maximum Lot Coverage:	50%

Setbacks to Principal Structure:

From front lot line:	20'
From rear lot line:	17'
From side lot line:	5'
From corner lot line:	10'

Setbacks to Porch or Awning:

From front lot line:	12'
----------------------	-----

Garage Length of Wall Face: 65%

Setbacks to Garage and Carriage Unit:

From front lot line:	20'
From side lot line:	0' or 3' (if detached)
From corner lot line:	10'
From rear lot line:	8' (if detached)

Carriage Unit:

Allowed:	Yes
Size:	up to 650 sf

Parking: Ratio: 2 spaces per unit
(plus 1 space per carriage unit)

Estate Lot – 80'+

The largest housing type at PrairieStar, Northgate offers the estate lots which have lot frontages ranging from just over 70 feet to 110 feet. These lots vary in size from just under 10,000 square feet to 17,950 square feet. With increased side yard setback requirements of 5 feet, Northgate at PrairieStar offers the ability for 4 car garages. Outbuildings are allowed through Design Review of the Metro District. Large backyards afford the opportunity for enhanced gardening opportunities with the potential of self-grown produce for the homeowner. These homes are typically two stories with spacious front entries.



Lot Characteristics:

Lot width:	70'+
Lot depth:	115' Min.
Lot size:	9,000 to 17,999sf

Building Mass:

Maximum Height:	3-Story, 40' Max
Maximum Lot Coverage:	40%

Carriage Unit:

Allowed:	Yes
Size:	up to 850 sf

Setbacks to Principal Structure:

From front lot line:	20'
From rear lot line:	17'
From side lot line:	5'
From corner lot line:	10'

Setbacks to Porch or Awning:

From front lot line:	12'
----------------------	-----

Garage Length of Wall Face: 65%

Setbacks to Garage and Carriage Unit:

From front lot line:	20'
From side lot line:	0' or 3' (if detached)
From corner lot line:	10'
From rear lot line:	8' (if detached)

Parking: Ratio: 2 spaces per unit
(plus 1 space per carriage unit)

Outbuildings:

Allowed:	Yes
Size:	up to 600 sf

Carriage Unit

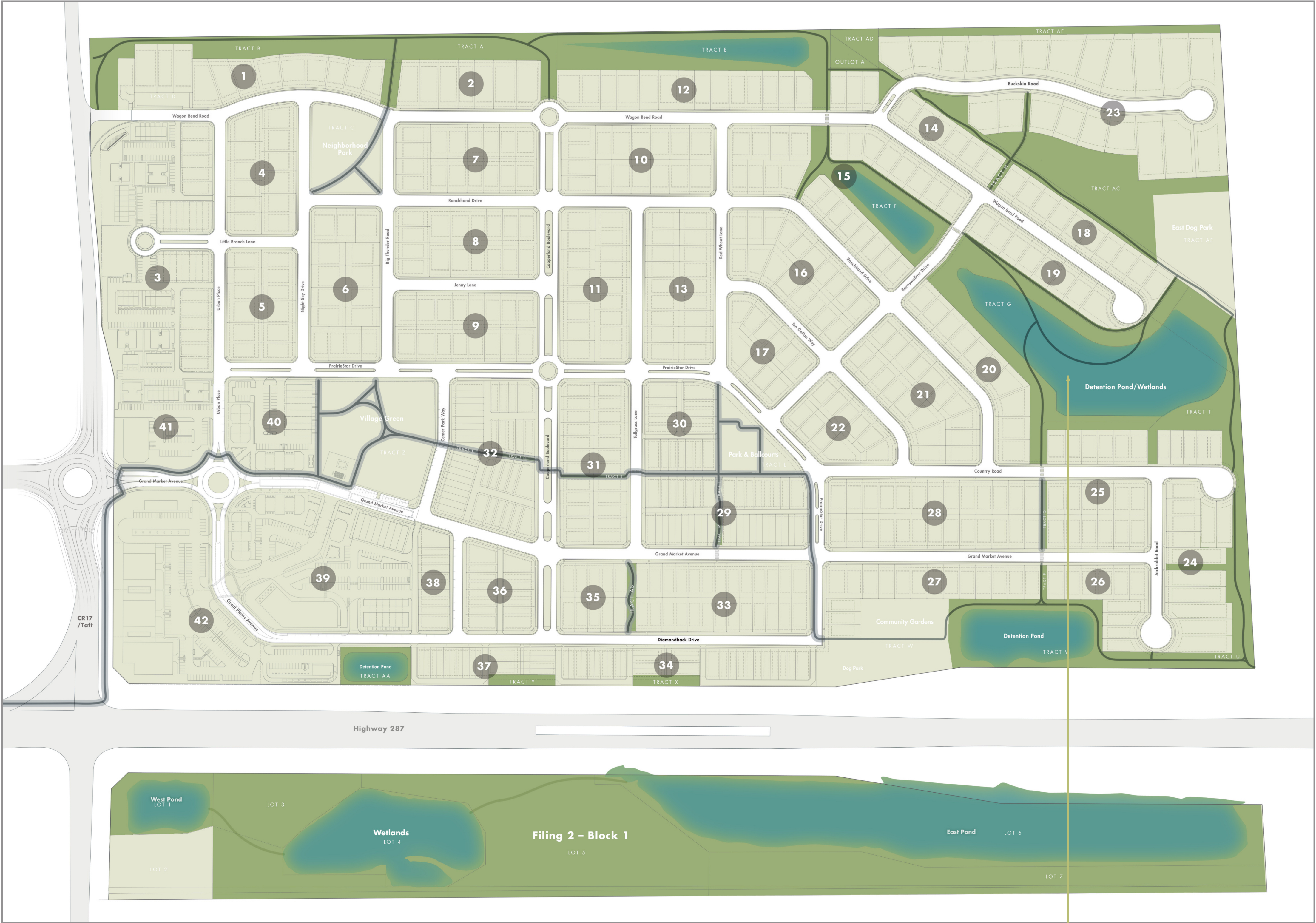
Carriage units are allowed residential units throughout, up to 195 total units. They are intended for extended family members or supplemented rental income. They may be located above the primary garage, attached to the primary building or at or below grade to the front and rear. All carriage units requires an additional off street parking space.



Allowable Carriage Units

Sizes:	450 SF 650 SF 850 SF
Housing Types Allowed:	Varies

Open Space and Trail System



TRAIL LEGEND

sections of asphalt trails (primarily in open space areas)

sections of paved concrete trails (including street crossings)

WETLANDS FEATURES



wetlands elevated walkways

wildlife houses – birds and bats

OPEN SPACE ANALYSIS

Tract:	Type:	Acres:	Percent:
Tract A	Open Space	1.04	
Tract B	Gateway & Open Space	1.58	
Tract D	Parking Court	.19	
Tract E	Open Space	2.54	
Tract F	Detention Pond/Wetlands	1.53	
Tract G	Detention Pond/Wetlands	7.40	
Tract H	Pedestrian Trail	.06	
Tract M	Pedestrian Trail	.04	
Tract O	Pedestrian Trail	.10	
Tract P	Pedestrian Trail	.05	
Tract Q	Pedestrian Trail	.07	
Tract R	Pedestrian Trail	.05	
Tract T	Open Space	.81	
Tract U	Open Space	1.29	
Tract V	Detention Pond/Open Space	2.51	
Tract W	Pedestrian Trail	.14	
Tract X	Open Space	.16	
Tract Y	Pedestrian Trail	.02	
Tract AB	Open Space	2.70	
Tract AC	Open Space	.25	
Tract AD	Open Space	.60	
Tract AF	Open Space	.16	
Tract AG	Detention Pond	.59	
Outlot A	Open Space	.21	
Filing 2, Block 1	Open Space Lots 1, 3–7	27.01	
Subtotal		51.10	26.83%
PARKS			
All Parks		8.67	
Subtotal		8.67	4.55%
TOTAL Open Space		59.77	31.38%

FILING 5 COMPLIANCE
30-2-109 PARKS, TRAILS AND OPEN SPACE

B.4.iii. GENERAL PROVISIONS		
a. Public Access		complies
b. Buffering		complies
c. Ownership and Maintenance		complies
d. Open Space Protection		complies
B.4.iv. OPEN SPACE REQUIREMENTS		
3 Open Space Requirement	10% of Total Area	complies
5. Functional Open Space Elements	a. Usable Detention Areas	✓
	e. Greenway	✓
	f. Green Area	✓
	g. Trailhead	✓
	h. Plaza for Mixed Use Developments	✓
Total Elements		6

Parks



PARK DATA				FILING 5 COMPLIANCE
PARK	ACRES	TYPE	OWNERSHIP/ MAINTENANCE	30-2-109 Parks, Trails and Open Space
				ELEMENTS
East Dog Park TRACT AF	1.63	Pocket Park	Metro District	4.a.i. Required infrastructure – List A
				1. through 8.
				4.a.ii. Pre-selected Components – List B
				2. Two Individual Picnic Shelter w/Table
Community Gardens and Dog Park TRACT W	1.95	Pocket Park	Metro District	4. 10,000sf Natural Area
				4.a.iii. Components of Choice – List C
				5. Off-leash Dog Area (1.63 acres)
Village Green TRACT Z	2.78	Neighborhood Park	Town of Berthoud	4.a.i. Required infrastructure – List A
				1. through 8.
				4.a.ii. Pre-selected Components – List B
				2. Individual Picnic Shelter w/Table (2)
Neighborhood Park TRACT C	1.22	Pocket Park	Metro District	4. 10,000sf Natural Area
				4.a.iii. Components of Choice – List C
				9. Trailhead with Parking (8 spaces)
				18. Other – Community Garden Plots
Park & Ballcourts TRACT L	1.09	Pocket Park	Metro District	4.b.i. Required infrastructure – List A
				1. through 8.
				4.b.iv. Pre-selected Components – List B
				1. Group Picnic Shelter w/Tables
Total Acres:	8.67			3. 15,000sf Turf Play Area
				5. Loop Walk (2,000 linear feet)
				4.b.v. Specialty Component – List D
				1. Commercial Grade Playground
				6. Spray or Splash Park
				4.b.vi. Comfort & Convenience – List E
				1. BBQ Grills (1)
				2. Benches (5)
				3. Drinking Fountain (1)
				4. Portable Restroom Enclosure
				Prior Approved Landscape Filing #3
				Prior Approved Landscape Filing #4
				B.2.a. Park Standards and Requirements:
				8.5 acres – Based on 850 units
				(1 acre per 100 dwelling units)

Public Park Dedication

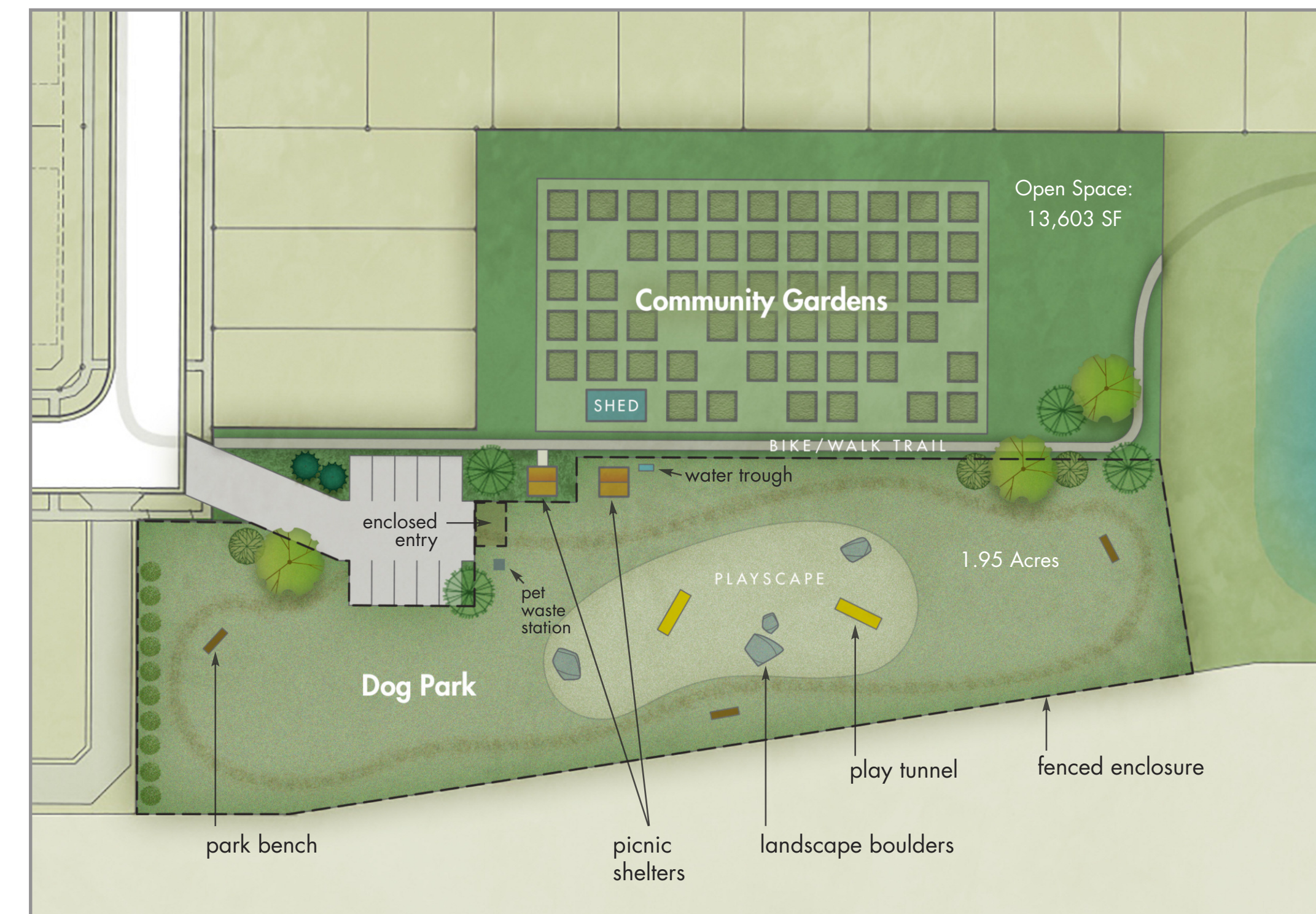
The Village Green is to be improved by the Developer as a public park and dedication to, with acceptance by, the Town. The conditions and timing of acceptance are to be addressed in a Development Agreement addendum to be entered into between the Developer and the Town.

Park Schematics

VILLAGE GREEN – TRACT Z



COMMUNITY GARDENS AND DOG PARK – TRACT W



EAST DOG PARK – TRACT AF



PARK FEATURES



picnic shelters



water/spray fountain



performance shelter



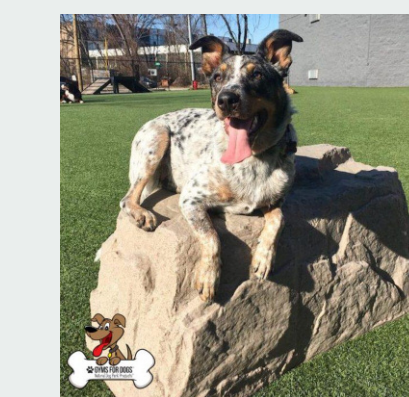
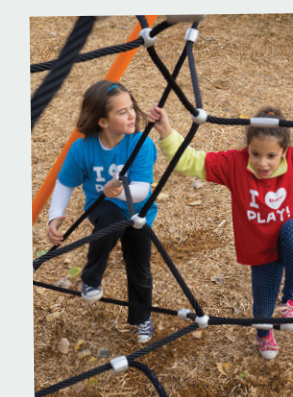
play structure



swings



additional play/climbing features



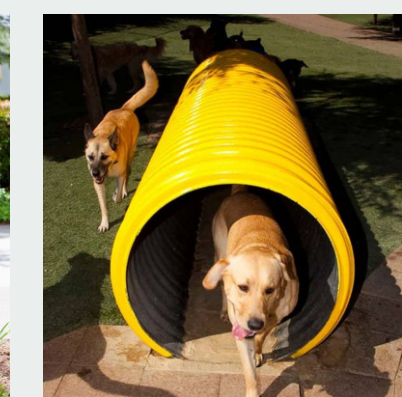
pet-friendly
landscape boulders



park benches



pet waste
station



dog play tunnel



fencing

DOG PARK FEATURES

Arterial Buffer

ARTERIAL BUFFER

Buffer Along Berthoud Parkway – CR 17

30 foot buffer along Berthoud Parkway. Drive lane and parking allowed within buffer as shown.

Buffer Along US 287

Existing buffer along US 287 has an 85 foot average native grass buffer from edge of concrete travel lane to PrairieStar property line. An additional 22.94 feet inside PrairieStar property line along US 287, measured to property line. Alleys and parking can encroach into buffer.

Landscape Screening

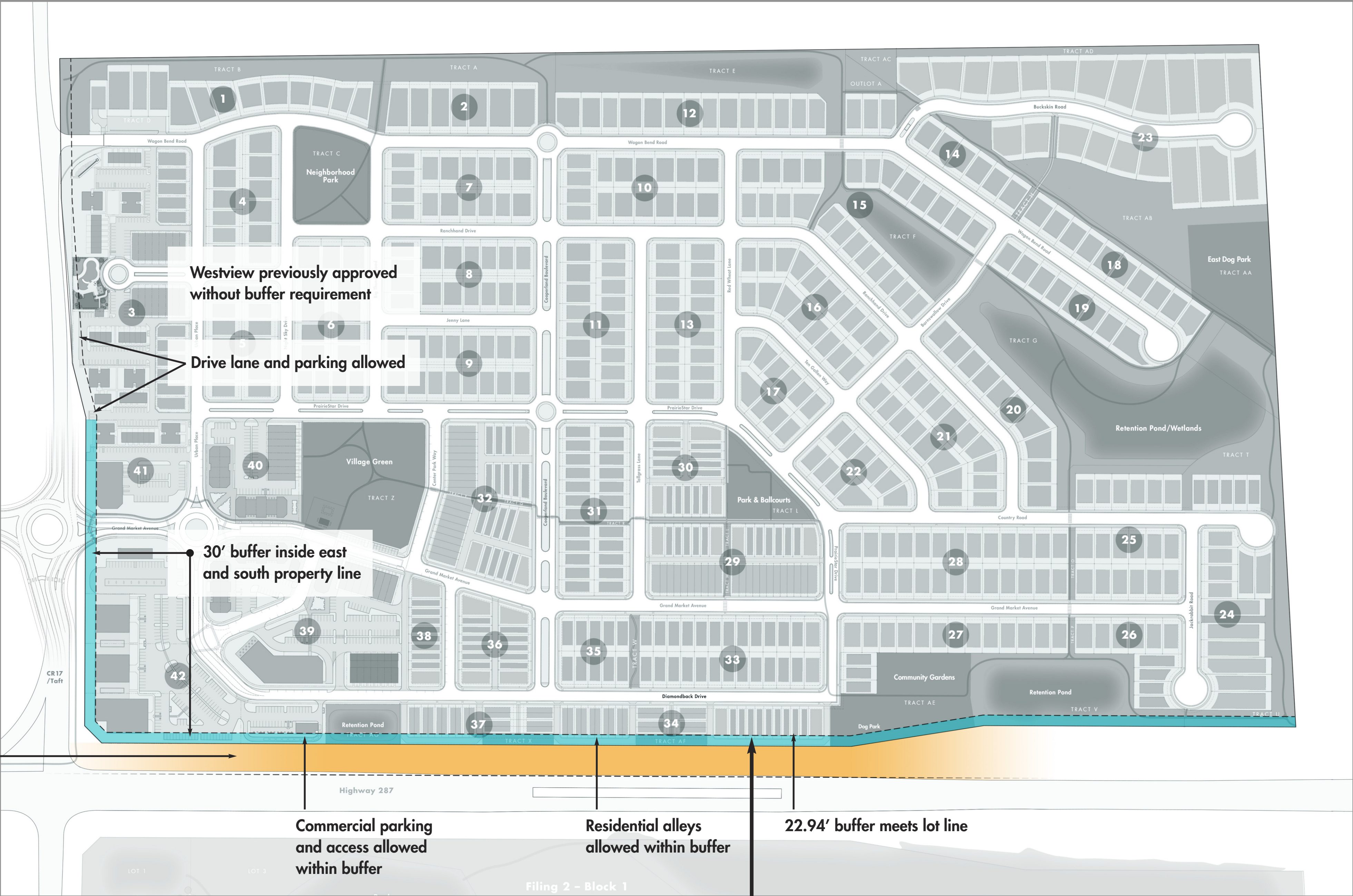
Appropriate screening to be provided along alleys within 287 buffer. Screening can be fencing as approved within the PrairieStar design guidelines, combined with landscaping as shown. Details to be submitted with landscape plan at final plat



TYPICAL FENCING – PrairieStar Design Guidelines



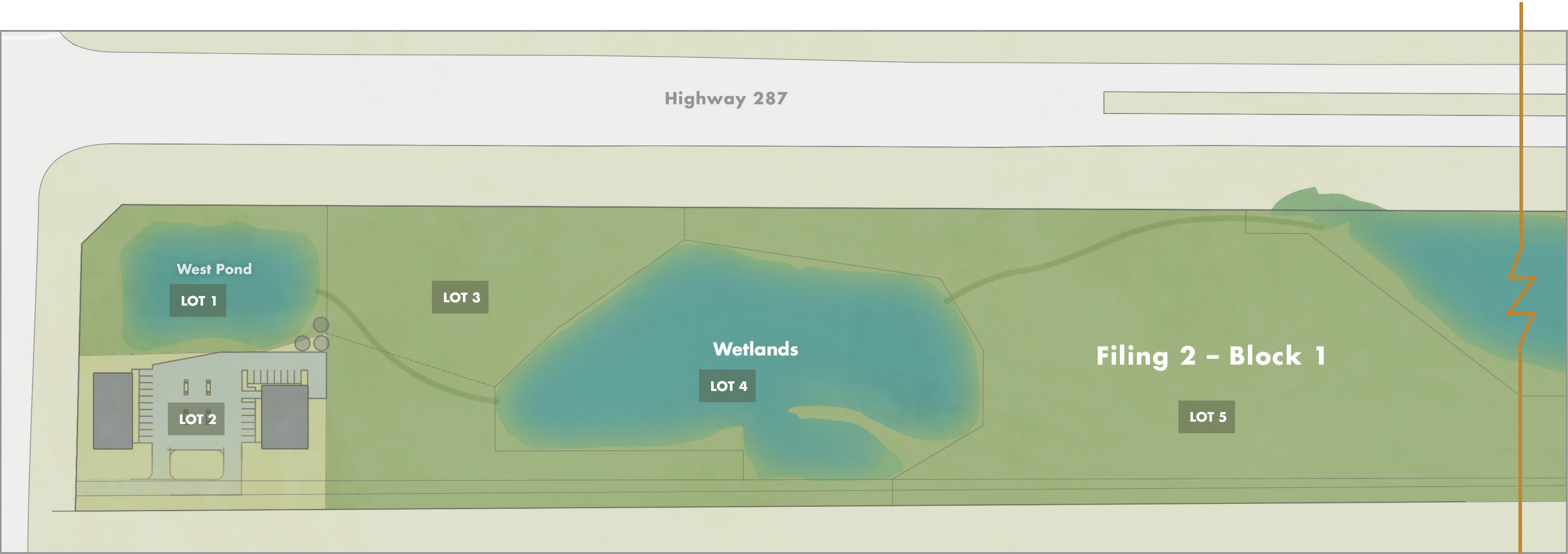
ARTERIAL BUFFER DIAGRAM



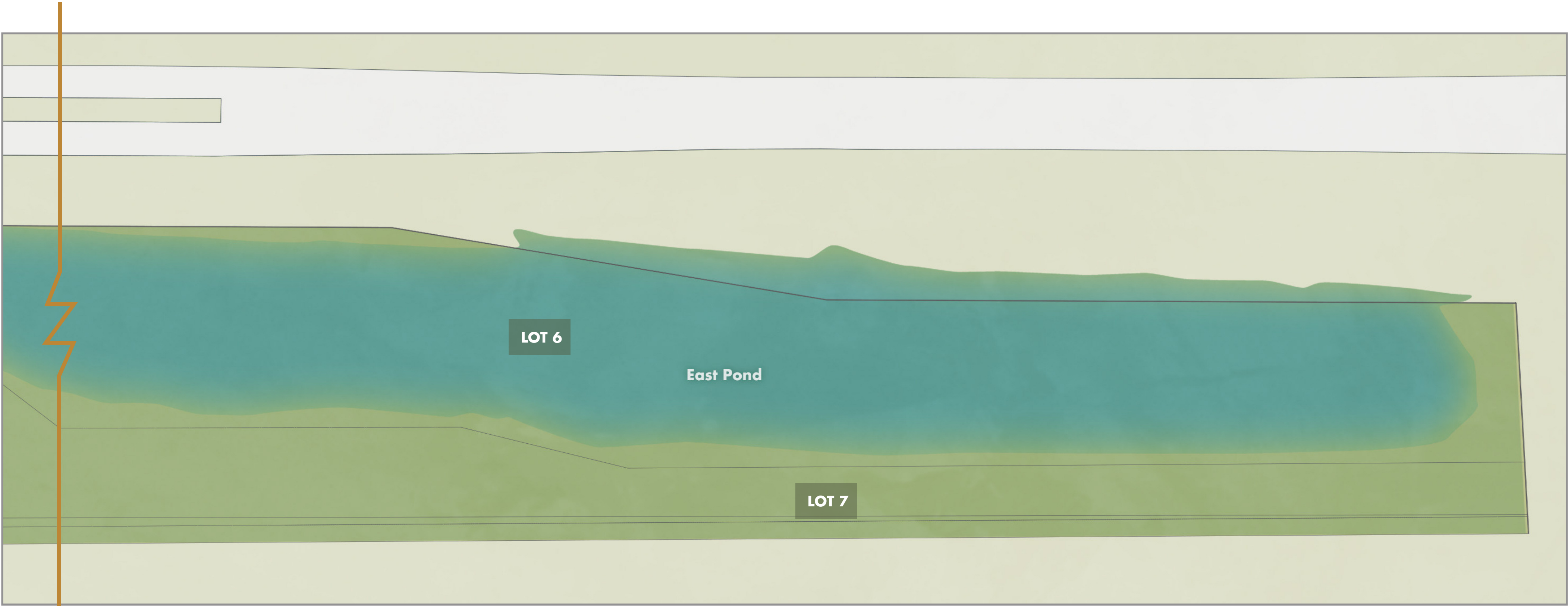
LANDSCAPE SCREENING DETAIL



Filing 2, Block 1



Lots 1 through 5



Lots 6 and 7

BLOCK DATA

Location:	Filing 2, Block 1	
Land Uses:	SF:	Acres:
RETAIL/SERVICE RETAIL (LOT2) including auto-related sales or fuel/convenience station	10,000	1.49
SOLAR FARM/CDOT PONDS & WETLANDS		27.01
Total Acres:		28.50
Building Height:	1 or 2 Story Allowed	
Parking Ratio:	1:250	

Ownership: Colorado Department of Transportation (CDOT) owns in fee simple, the retention and detention ponds and wetlands, Lots 1, 4 and 6.

Allowable Uses: A solar farm is traditionally comprised of an array of solar panels connected to the utility grid. With ever-changing technology advances, new concepts and configurations of the solar farm may apply. Configurations include ground mounted, post or beam or roof top on supporting passive structures such as storage units. Filing 2, Block 1 is visioned to allow future renewable technologies, allowing and promoting advances toward the goal of reduced carbon footprint, reduction of global warming and climate change, while enhancing the necessary lifestyles and needs of the surrounding community.

SECTION 2 | Village Center Site Plan



BLOCK DATA

Block/Type	Use	Acres	SF	Units	Building Height
BLOCK 39		4.910			
Commercial:	Retail/Grocer/Office		48,000		2-Story
Residential:	Townhomes			8	2-Story
	Mixed-Use			60	3-Story
BLOCK 40		1.732			
Commercial:			16,000		1-Story
Residential:	Townhomes			8	2-Story
BLOCK 41		1.849			
Commercial:			12,000		2-Story
Residential:	Mixed-Use or Residential			40	2-Story
BLOCK 42		1.732			
Commercial:	Gas/Convenience		8,000		
	Lots 1–4 Retail Pad Sites		46,000		

TOTAL 10.223 130,000 116

Note: Building square feet can be transferred between blocks.

PARKING

Type	Use	Ratio	Spaces
Commercial:		1:250	
Mixed Use:	Commercial	1:250	
	Residential	1-1/2/unit	
Townhomes:		2/unit	

Parking Reduction:

Commercial: Within a building with commercial less than 50%, a 30% parking reduction shall apply
Residential: Within a building of at least 25% commercial, a reduction to 1 space per unit

Note: Parking can be satisfied by aggregated parking calculations.

Village Center Commercial Building Types & Districts

BUILDING TYPES



Building Color Key

- Fuel Station**
 - Single-story
 - 16 fuel pump station

Block:	42
Building Height:	28' (max.)
Lot Size:	.5 acres (min.)

Setbacks to Principal Structure:	
From front:	0' (min.)
From rear:	10' (min.)
From corner side:	10' (min.)
From interior side:	0' (min.)

- Commercial Pads**
 - 1 and/or 2-story
 - Retail or office over retail

Block:	42
Building Height:	40' (max.)
Lot Size:	.5 acres (min.)

Setbacks to Principal Structure:	
From front:	0' (min.)
From rear:	10' (min.)
From corner side:	10' (min.)
From interior side:	0' (min.)

- Commercial Retail**
 - 1 or 2-story
 - Quaint, intimate retail on a mainstreet type setting
 - Pedestrian friendly

Block:	39, 40 & 41
Building Height:	40'
Lot Size:	2,400 sf (min.)

Setbacks to Principal Structure:	
From front:	0' (min.)
From rear:	10' (min.)
From corner side:	10' (min.)
From interior side:	0' (min.)

- Grocer Anchor**
 - 1 or 2-story

Block:	39
Building Height:	40' (max.)
Lot Size:	15,000 sf (min.)

Setbacks to Principal Structure:	
From front:	0' (min.)
From rear:	10' (min.)
From corner side:	10' (min.)
From interior side:	0' (min.)

Note: Final building approvals to be through site review process for Blocks 39 through 42.

DISTRICT DIAGRAM



Village Center Site Renderings

VILLAGE CENTER PLAN VIEW



Note: Plan above shows junior anchor retail as alternate to fuel station. Either use to be finalized through site review process.

VILLAGE CENTER PERSPECTIVE



GRAND MARKET AVENUE PERSPECTIVE



Village Center Perspectives

GRAND MARKET AVENUE FROM CUL-DE-SAC



GRAND MARKET AVENUE RETAIL DISTRICT



GRAND MARKET AVENUE RETAIL DISTRICT



GRAND MARKET AVENUE RETAIL DISTRICT



VILLAGE GREEN WATER FEATURE

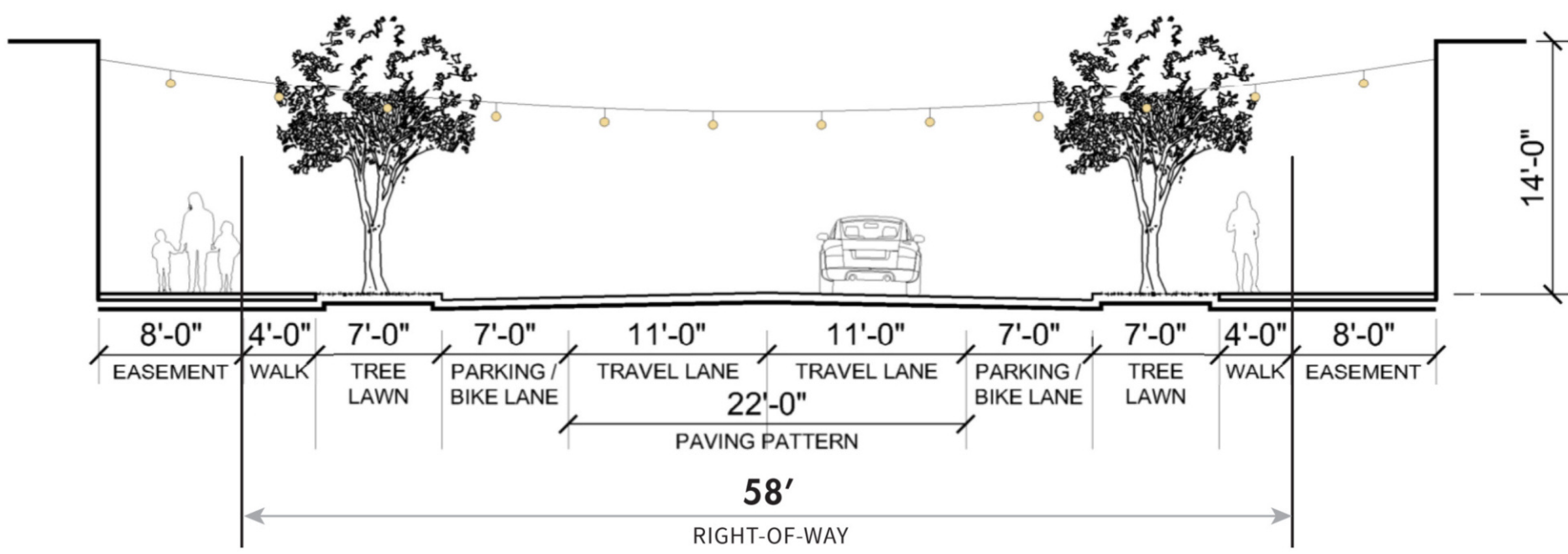


VILLAGE GREEN PERFORMANCE CANOPY

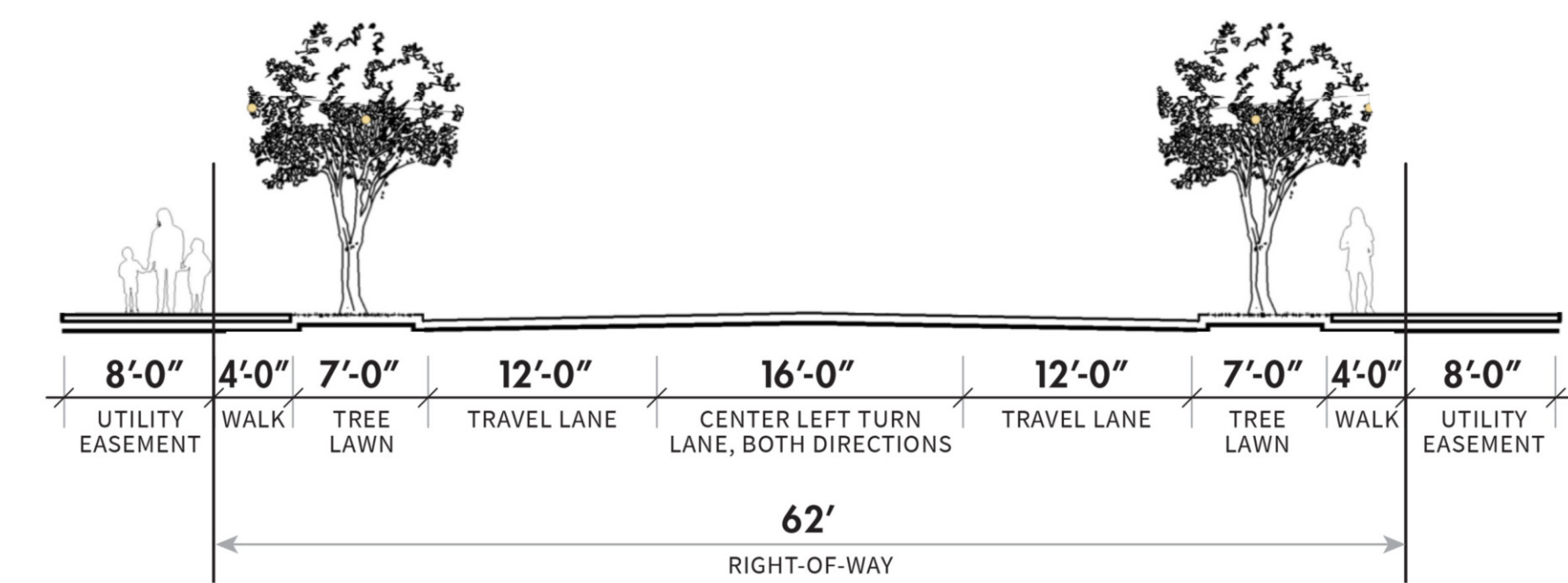


Village Center Street Sections and Signage

STREET SECTIONS

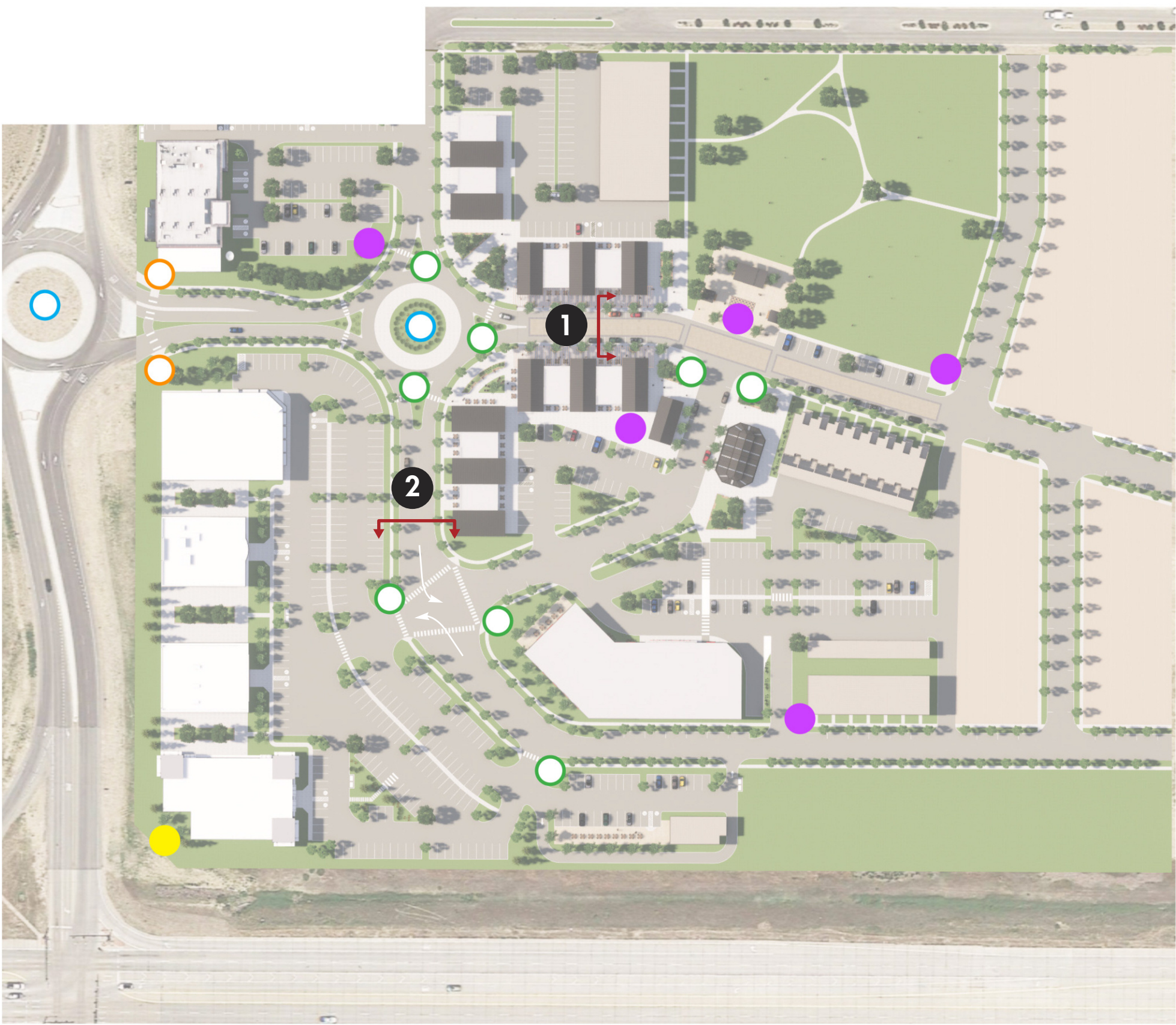


1 Grand Market Avenue Street Section



2 Great Plains Avenue Street Section

SIGN LOCATIONS & CONCEPTS



Note: This plan is for general location reference.

Signage Location Map
Not to Scale

SIGNAGE LEGEND:	
	Sculptural Icon
	Highway Pylon
	District/Neighborhood Marker
	Primary Entry Monument
	Vehicular Directional Sign

STREET SECTION LEGEND:	
	SECTION
*ref. to page 7 for details	



PRAIRIE STAR

FINAL DEVELOPMENT PLAN – AMENDED 2020

A tract of land located in the S1/2 of Section 2, T4N, R69W of the 6th P.M., County of Larimer, State of Colorado

SECTION 3 Filing No. 5 – Preliminary Plat

Subdivision of a part of the S1/2 of Section 2, T4N, R69W of the 6th P.M.,
Town of Berthoud, County of Larimer, State of Colorado.

AREA = 54.462 ACRES, MORE OR LESS.

Sheet 1 of 7

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE SOLE OWNERS OF A PART OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 2, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 2 BEARS S00°37'55"E, 2663.62 FEET (BASIS OF BEARING), THENCE S00°37'55"E, 887.78 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 2 TO A SOUTHWESTERLY CORNER OF PRAIRIESTAR FILING NO. 1, A SUBDIVISION OF THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED JUNE 11, 2014, AS RECEPTION NO. 20140030865 OF THE RECORDS OF LARIMER COUNTY, COLORADO, ALSO BEING THE NORTHERLY LINE OF PARCEL 232A OF U.S. HIGHWAY 287 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN RULE AND ORDER RECORDED MAY 28, 2003, AS RECEPTION NO. 20030065028 OF THE RECORDS OF LARIMER COUNTY, COLORADO; THENCE N89°22'05"E, 57.01 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 1 AND ALONG THE NORTHERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF; THENCE S13°58'20"E, 163.02 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 1 AND ALONG THE EASTERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF; THENCE S00°14'09"W, 6.17 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 1 AND ALONG THE EASTERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO THE SOUTHWESTERLY CORNER OF SAID PRAIRIESTAR FILING NO. 1 AND THE POINT OF BEGINNING.

THENCE S89°44'05"E, 889.97 FEET ALONG THE SOUTHERLY LINE OF SAID PRAIRIESTAR FILING NO. 1 TO THE NORTHWEST CORNER OF PRAIRIESTAR FILING NO. 4, A SUBDIVISION OF THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED APRIL 9, 2018, AS RECEPTION NO. 20180020238 OF THE RECORDS OF LARIMER COUNTY, COLORADO;

THENCE S00°15'55"W, 178.54 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHERLY, 19.64 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 1°51'09", AND BEING SUBTENDED BY A CHORD THAT BEARS S08°11'29"W, 19.58 FEET;

THENCE S16°07'04"W, 255.63 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO AN ANGLE POINT THEREOF;
THENCE S73°52'56"E, 391.97 FEET ALONG THE SOUTHERLY LINE AND THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID PRAIRIESTAR FILING NO. 4;

THENCE S36°48'31"E, 10.85 FEET;

THENCE S00°15'55"W, 20.17 FEET TO THE SOUTHERLY LINE OF SAID PRAIRIESTAR FILING NO. 4;

THENCE EASTERLY, 88.58 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND ALONG THE SOUTHERLY LINE OF SAID PRAIRIESTAR FILING NO. 4, SAID ARC HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 83°12'05", AND BEING SUBTENDED BY A CHORD THAT BEARS S89°44'05"E, 81.00 FEET;

THENCE N00°15'55"E, 7.62 FEET;

THENCE N45°15'55"E, 12.73 FEET TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID PRAIRIESTAR FILING NO. 4;

THENCE S89°44'05"E, 305.63 FEET ALONG THE SOUTHERLY LINE EXTENDED WESTERLY AND THE SOUTHERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO THE NORTHWEST CORNER OF LOT 11, BLOCK 33 OF PRAIRIESTAR FILING NO. 4, REPLAT "A", A SUBDIVISION OF THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED NOVEMBER 28, 2018, AS RECEPTION NO. 20180071923 OF THE RECORDS OF LARIMER COUNTY, COLORADO;

THENCE S00°15'55"W, 105.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 11 TO THE SOUTHWEST CORNER THEREOF;

THENCE S89°44'05"E, 1499.00 FEET ALONG THE SOUTHERLY LINE OF SAID PRAIRIESTAR FILING NO. 4, REPLAT "A", AND THE SOUTHERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO AN ANGLE POINT OF SAID PRAIRIESTAR FILING NO. 4;

THENCE N00°15'55"E, 96.00 FEET ALONG THE EASTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO AN ANGLE POINT THEREOF;

THENCE N44°44'05"W, 12.73 FEET ALONG THE EASTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO AN ANGLE POINT THEREOF;

THENCE S89°44'05"E, 67.00 FEET ALONG THE EASTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO AN ANGLE POINT THEREOF;

THENCE N00°15'55"E, 314.00 FEET ALONG THE EASTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO AN ANGLE POINT BEING THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTRY ROAD, ACCORDING TO THE RECORDED PLAT OF PRAIRIESTAR FILING NO. 4;

THENCE N89°44'05"W, 58.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTRY ROAD TO THE EASTERLY LINE OF LOT 1, BLOCK 25 OF SAID PRAIRIESTAR FILING NO. 4;

THENCE N00°15'55"E, 102.50 FEET ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4;

THENCE NORTHEASTERLY, 182.39 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO A POINT OF REVERSE CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 42°49'47", AND BEING SUBTENDED BY A CHORD THAT BEARS N59°33'41"E, 178.18 FEET;

THENCE NORTHEASTERLY, 149.63 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 106.00 FEET, A CENTRAL ANGLE OF 80°52'53", AND BEING SUBTENDED BY A CHORD THAT BEARS N40°32'08"E, 137.52 FEET;

THENCE N00°05'42"E, 138.37 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHERLY, 29.82 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO THE NORTHERLY LINE OF SAID PRAIRIESTAR FILING NO. 4, SAID ARC HAVING A RADIUS OF 281.00 FEET, A CENTRAL ANGLE OF 6°04'52", AND BEING SUBTENDED BY A CHORD THAT BEARS N03°08'08"E, 29.81 FEET;

THENCE S54°59'14"E, 33.38 FEET ALONG THE NORTHERLY LINE OF SAID PRAIRIESTAR FILING NO. 4 TO A NORTHEASTERLY CORNER THEREOF, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD;

THENCE S3°06'38"E, 925.84 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN & SANTA FE RAILROAD TO A POINT ON A LINE FROM WHICH THE W1/4 CORNER OF SAID SECTION 2 BEARS N63°39'55"W;

THENCE S86°53'22"W, 20.00 FEET AT RIGHT ANGLES FROM THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN & SANTA FE RAILROAD;

THENCE S3°06'38"E, 80.00 FEET PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN & SANTA FE RAILROAD;

THENCE N86°53'22"E, 20.00 FEET AT RIGHT ANGLES FROM THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN & SANTA FE RAILROAD TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN & SANTA FE RAILROAD;

THENCE S3°06'38"E, 75.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN & SANTA FE RAILROAD TO THE NORTHERLY LINE OF PARCEL 232 OF U.S. HIGHWAY 287 CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN SAID RULE AND ORDER RECORDED MAY 28, 2003, AS RECEPTION NO. 20030065028 OF THE RECORDS OF LARIMER COUNTY, COLORADO;

THENCE N89°44'05"W, 908.83 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF;

LEGAL DESCRIPTION AND DEDICATION CONT'D

THENCE S81°06'42"W, 392.88 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF;

THENCE N89°44'05"W, 2182.72 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF;

THENCE N44°44'58"W, 70.73 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF;

THENCE N00°14'09"E, 893.07 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 AND ALONG THE EASTERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO THE SOUTHWEST CORNER OF SAID PRAIRIESTAR FILING NO. 1 AND THE POINT OF BEGINNING.

AREA = 41.600 ACRES, MORE OR LESS.

AND

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 2, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 2 BEARS S00°37'55"E, 2663.62 FEET (BASIS OF BEARING), THENCE N89°19'30"E, 2294.22 FEET ALONG THE NORTH LINE OF THE S1/2 OF SAID SECTION 2 TO THE NORTHEAST CORNER OF PRAIRIESTAR FILING NO. 3, A SUBDIVISION OF THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED SEPTEMBER 26, 2016, AS RECEPTION NO. 20160065028 OF THE RECORDS OF LARIMER COUNTY, COLORADO, AND THE POINT OF BEGINNING;

THENCE CONTINUING N89°19'30"E, 1229.82 FEET ALONG THE NORTH LINE OF THE S1/2 OF SAID SECTION 2 TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD;

THENCE S03°06'38"E, 911.98 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN & SANTA FE RAILROAD TO THE NORTHEASTERLY LINE EXTENDED SOUTHEASTERLY OF SAID PRAIRIESTAR FILING NO. 3;

THENCE N54°59'14"W, 1561.88 FEET ALONG THE NORTHEASTERLY LINE EXTENDED SOUTHEASTERLY AND THE NORTHEASTERLY LINE OF SAID PRAIRIESTAR FILING NO. 3 TO THE NORTH LINE OF THE S1/2 OF SAID SECTION 2 AND THE POINT OF BEGINNING.

AREA = 12.862 ACRES, MORE OR LESS.

COMBINED AREA = 54.462 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "PRAIRIESTAR FILING NO. 5", AND BY THESE PRESENTS DO DEDICATE TO THE TOWN OF BERTHOUD IN FEE SIMPLE THE STREETS, ALLEYS, AND PUBLIC "RIGHTS-OF-WAY" AS SHOWN ON THE PLAT, AND GRANT TO THE TOWN OF BERTHOUD SUCH EASEMENTS AND RIGHTS-OF-WAY, AND ALL RIGHT, TITLE AND INTEREST IN REAL PROPERTY TO THE ABOVE DESCRIBED LANDS, INCLUDING ALL SURFACE INTERESTS AND ALL MINERALS WITHIN OR UNDERLYING SAID LANDS, AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, REPLACE AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS PUBLIC UTILITIES, AS MAY BE NECESSARY TO PROVIDE SUCH UTILITY, CABLE TELEVISION, WATER, ELECTRIC, NATURAL GAS AND SANITARY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, THROUGH, OVER, UNDER, AND ACROSS STREETS, UTILITY AND OTHER EASEMENTS, AND OTHER PUBLIC PLACES AS SHOWN ON THE PLAT.

OWNER: PRAIRIESTAR, INC.

BY: SCOTT SARBAUGH, PRESIDENT

STATE OF COLORADO } SS

COUNTY OF _____ } SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY SCOTT SARBAUGH, PRESIDENT OF PRAIRIESTAR, INC.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

DEED OF TRUST'S DEDICATION:

THE UNDERSIGNED MORTGAGEE, FOR GOOD AND VALUABLE CONSIDERATION DOES BY THESE PRESENTS, HEREBY SUBORDINATE ALL OF ITS RIGHTS TO SUCH FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS TO THE TOWN OF BERTHOUD AS ARE DEPICTED AND REFERENCED HEREON, AND TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT AND THIS FINAL PLAT AND AGREES THAT THE DEVELOPMENT AGREEMENT AND THIS FINAL PLAT SHALL CONSTITUTE A FIRST AND PRIOR LIEN UPON THE PRAIRIESTAR SUBDIVISION TO THE SAME EXTENT AS THOUGH IT WERE ACTUALLY EXECUTED AND RECORDED PRIOR TO THE SAID DEED OF TRUST.

DATE: _____

LENDER

BY: _____

TITLE: _____

DATE: _____

COOPERLAND, LLC.

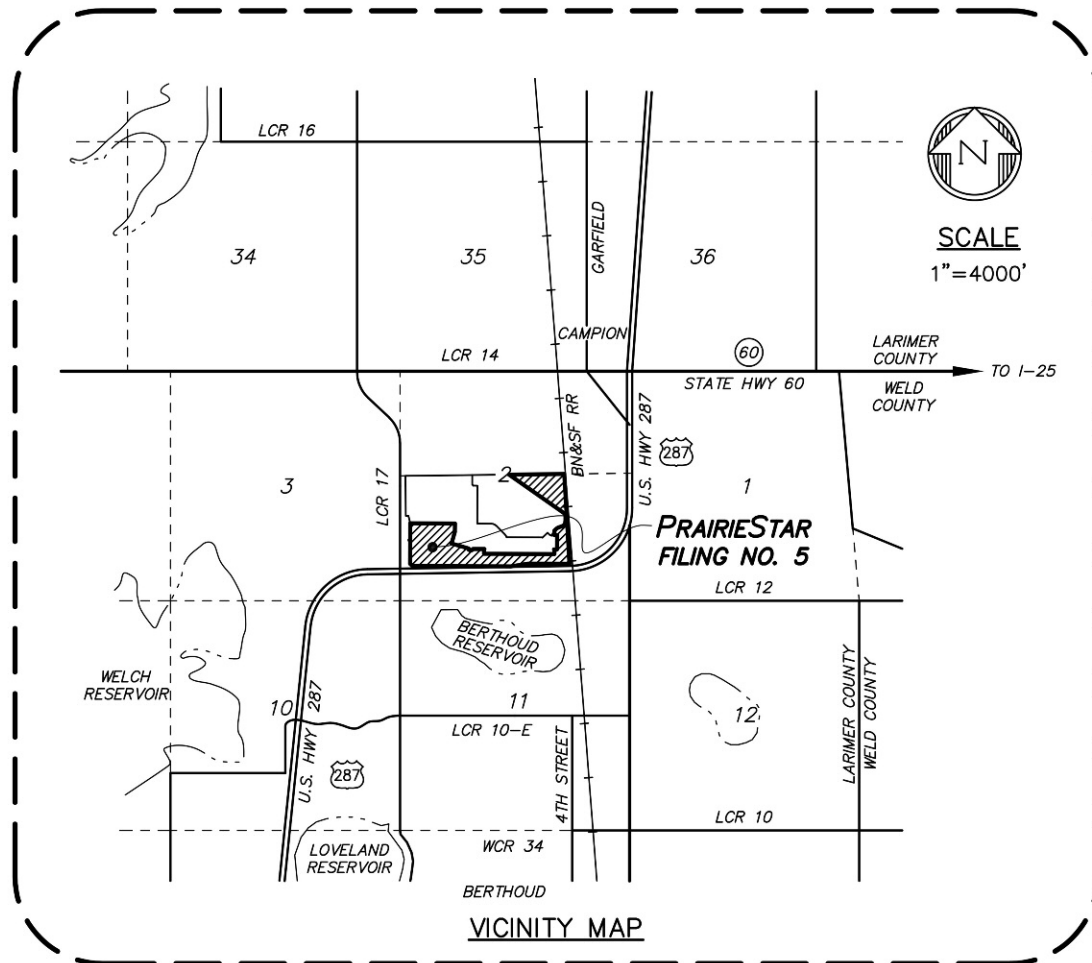
BY: RICHARD L. MCCABE
MANAGING MEMBER

RIGHT TO FARM STATEMENT

THE TOWN OF BERTHOUD HAS ADOPTED A "RIGHT TO FARM" POLICY. ALL NEW AND EXISTING RESIDENTS ARE EXPECTED TO READ AND UNDERSTAND THE POLICY. FOR A COPY OF THE POLICY, PLEASE CONTACT THE TOWN OF BERTHOUD.

SITE SPECIFIC DEVELOPMENT PLAN

THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED, AND CHAPTER 30 OF THE BERTHOUD DEVELOPMENT CODE AVAILABLE AT THE BERTHOUD TOWN HALL, 328 MASSACHUSETTS AVENUE, BERTHOUD, COLORADO 80513.



PROJECT TEAM

DEVELOPER / APPLICANT

ENGINEERING / SURVEYOR

OWNER

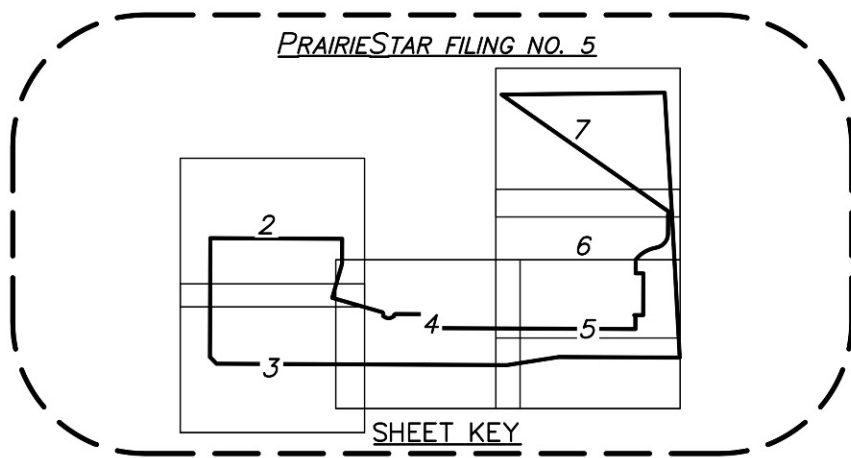


PrairieStar, Inc.
2738 Pine Street
Boulder, Colorado 80302
(303) 443-3939



CivilArts
1500 Kansas Avenue, Suite 2-E
Longmont, Colorado 80501
(303) 682-1131

PrairieStar, Inc.
2738 Pine Street
Boulder, Colorado 80302
(303) 443-3939



DATE OF PREPARATION:

MARCH 17, 2020

REVISIONS:

LAND USE				
USAGE	ACREAGE	DENSITY		DEDICATION
		NET 45.723 AC	GROSS 54.462 AC	
RESIDENTIAL LOTS	16.947	37%	31%	FINAL PLAT
COMMERCIAL LOTS	13.130	29%	24%	FINAL PLAT
TRACTS/OPEN SPACE	15.646	34%	29%	FINAL PLAT
ALLEYS	0.969	0%	2%	FINAL PLAT
RIGHT-OF-WAY	7.770	0%	14%	FINAL PLAT

BLOCK BREAKDOWN		
BLOCK #	LOTS	TRACTS
42	5	1
41	2	0
40	9	1
39	9	0
38	10	0
37	18	1
36	15	0
35	10	0
34	29	1
33	15	1
27	3	2
24	21	2
23	21	4
TOTALS	167	13

PROPOSED DWELLING UNIT TYPES	
DWELLING UNIT TYPE	#
SINGLE FAMILY	106
TOWNHOME	52
COMMERCIAL	9
TOTAL LOTS	167

GENERAL NOTES

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M., BEARS S00°37'55"E AS MONUMENTED AND SHOWN HEREON.
- ELEVATIONS SHOWN ON THIS MAP ARE NAVD 1988 BASED LOCALLY ON CDOT CONTROL STATION CP-400, A 5/8" ALUMINUM ROD W/ A CDOT 3-1/4" ALUMINUM CAP MARKED "400" LOCATED ON THE WEST SIDE OF COUNTY ROAD 17 NEAR THE SW CORNER OF SECTION 2, ELEVATION=5132.595 FEET, AND NGS BENCH MARKS G-410, J-409, & J-402.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. FCC25104139-6, EFFECTIVE DATE JUNE 5, 2013. NO ADDITIONAL RESEARCH WAS COMPLETED.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 08069C1400G, MAP REVISED FEBRUARY 6, 2013, PANEL 1400 OF 1420, LARIMER COUNTY, COLORADO AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN ZONE X OF OTHER AREAS -- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE POSITION OF ANY AREA DESIGNATED ON THE FIRM MAP RELATIVE TO THE SUBJECT PROPERTY, AS MAY BE NOTED OR SHOWN ON THIS MAP, IS BASED ON GRAPHICALLY SPOTTING OR SCALING THE BOUNDARIES OF THE SUBJECT PROPERTY RELATIVE TO IDENTIFIABLE FEATURES, SUCH AS ROADS, DRAINAGES, OR REFERENCED SECTION LINES, AND MAY NOT BE ACCURATE. OWNER IS RESPONSIBLE FOR VERIFYING ALL FLOOD MATTERS.

5. CONTOUR INTERVAL = 2 FEET

6. LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

- TRACTS T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, & AF OF ALL IMPROVEMENTS ON, OVER, ACROSS AND THROUGH SUCH TRACTS, SHALL BE DEDICATED BY SEPARATE DOCUMENT FOR OWNERSHIP AND MAINTENANCE, INCLUDING TO THE EXTENT NECESSARY REASONABLE MOSQUITO CONTROL ACTIVITIES, TO ONE OF THE FOLLOWING: PRAIRIESTAR METROPOLITAN DISTRICT NO. 1, PRAIRIESTAR METROPOLITAN DISTRICT NO. 2, PRAIRIESTAR METROPOLITAN DISTRICT NO. 3, PRAIRIESTAR METROPOLITAN DISTRICT NO. 4, OR THE TOWN OF BERTHOUD.
- A DRAINAGE EASEMENT FOR STORM WATER UTILITIES AND STORM WATER DETENTION AND RETENTION IS DEDICATED TO THE TOWN OF BERTHOUD OVER AND ACROSS TRACTS T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, & AF.

APPROVAL CERTIFICATES

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20____.

STEVE MULVHILL, MAYOR

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20____.

ATTEST: CHRISTIAN SOMORA, TOWN CLERK

CERTIFICATION DEFINED

THE USE OF THE WORDS "CERTIFY" AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IN EXCESS OF THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 HEREON.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF "PRAIRIESTAR FILING NO. 5" WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF BERTHOUD.



DATE: _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } SS

COUNTY OF LARIMER }

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____M THIS _____ DAY OF _____, 20____, AND IS RECORDED AT RECEPTION

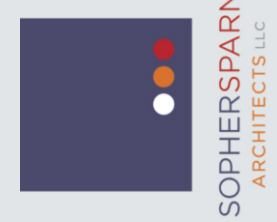
NUMBER _____

CLERK AND RECORDER



ENGINEERING :: 1500 Kansas Ave., Suite 2-E
PLANNING :: Longmont, CO 80501
SURVEYING :: P 303.682.1131
F 303.682.1149

1731 15th Street
Suite 250
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1860 Leifhard Circle
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Longmont, CO 80501
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SECTION 3 | TECHNICAL DOCUMENTS
SHEET TITLE:
Filing 5 – Preliminary Plat – 1 of 7

DATE: 4/12/2020

SHEET NO:

2020
FDP

19 OF 25

PRAIRIE STAR

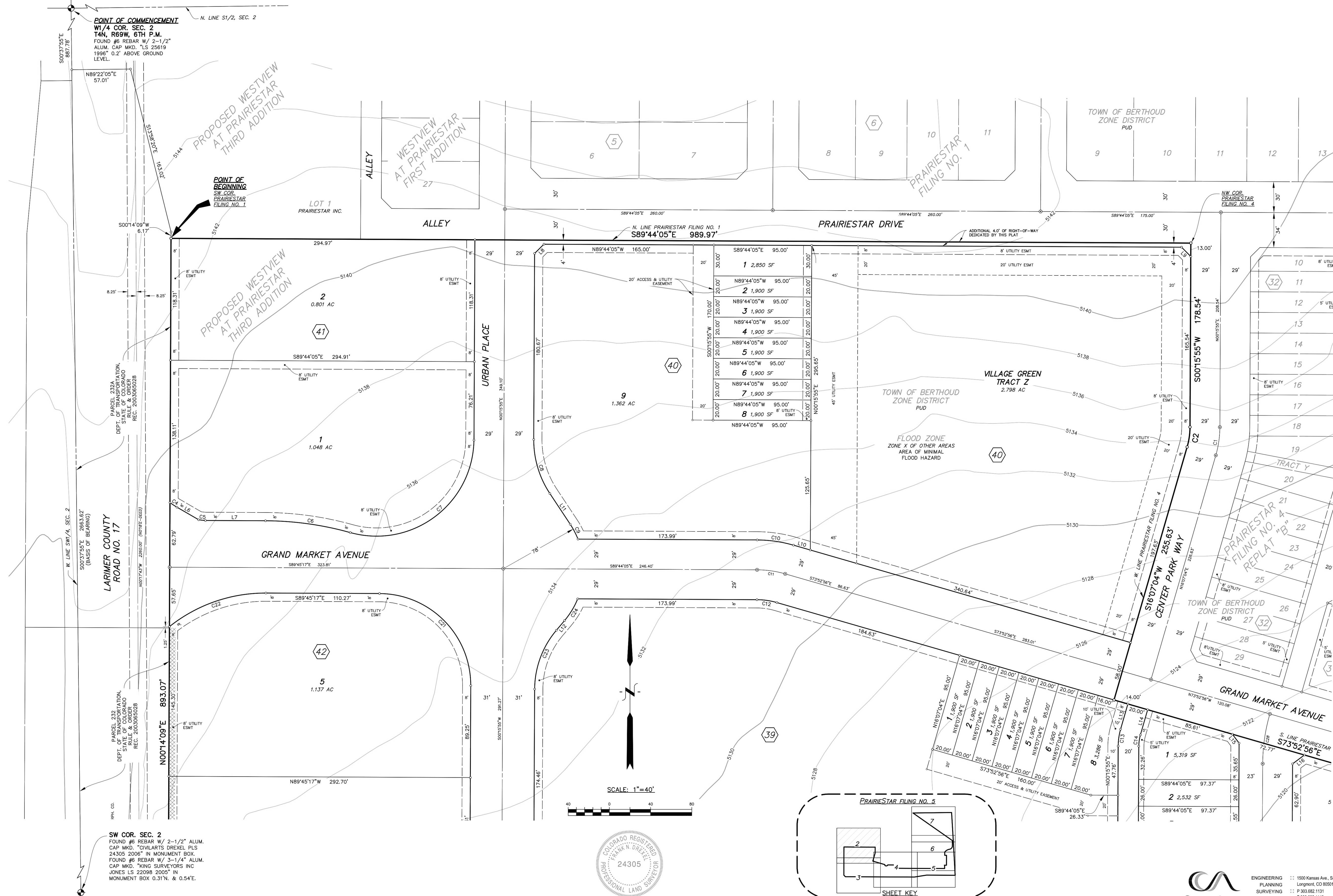
FINAL DEVELOPMENT PLAN - AMENDED 2020

A tract of land located in the S1/2 of Section 2, T4N, R69W of the 6th P.M., County of Larimer, State of Colorado

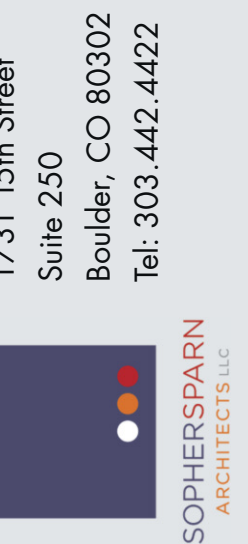
Filing No. 5 - Preliminary Plat

Subdivision of a part of the S1/2 of Section 2, T4N, R69W of the 6th P.M.,
Town of Berthoud, County of Larimer, State of Colorado.
AREA = 54.462 ACRES, MORE OR LESS.

Sheet 2 of 7



Sheet 3 of 7



PRAIRIE STAR

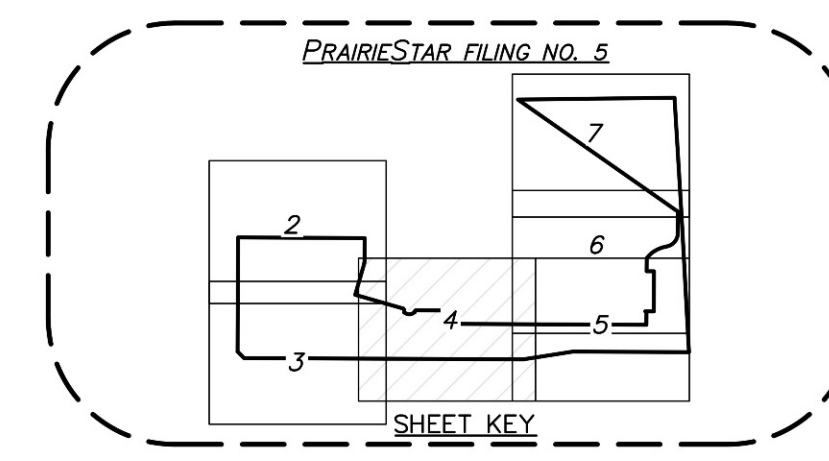
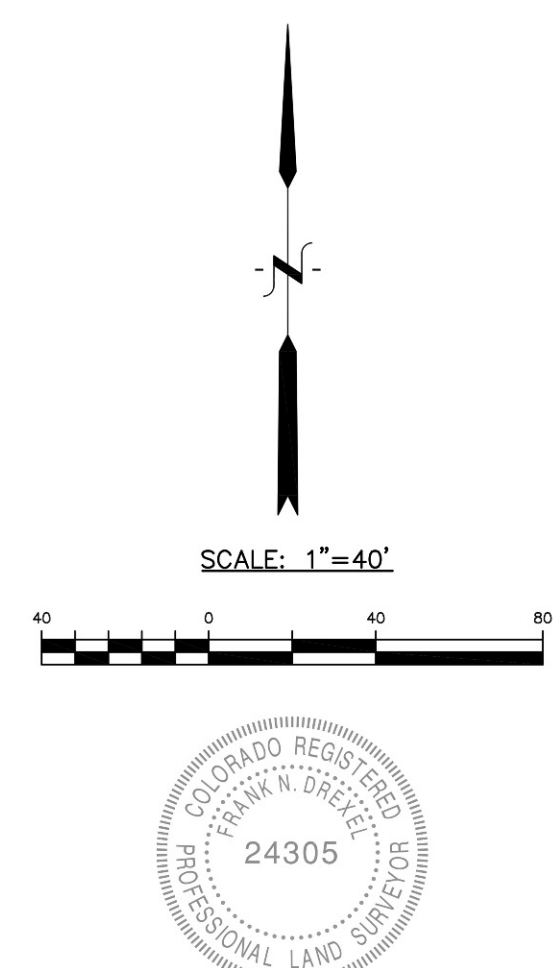
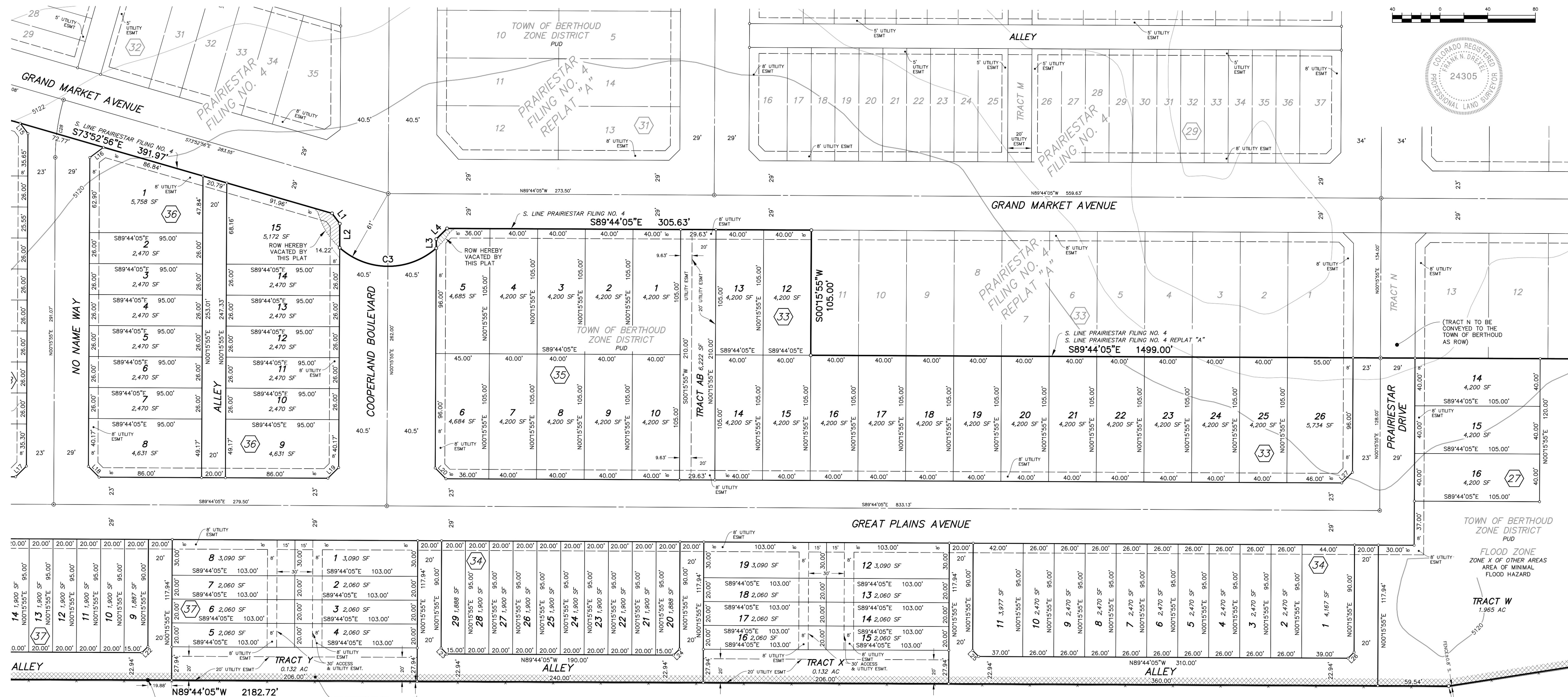
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Sheet 4 of 7



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SECTION 3 | TECHNICAL DOCUMENTS
SHEET TITLE:
Filing 5 - Preliminary Plat - 4 of 7

DATE: 4/12/2020

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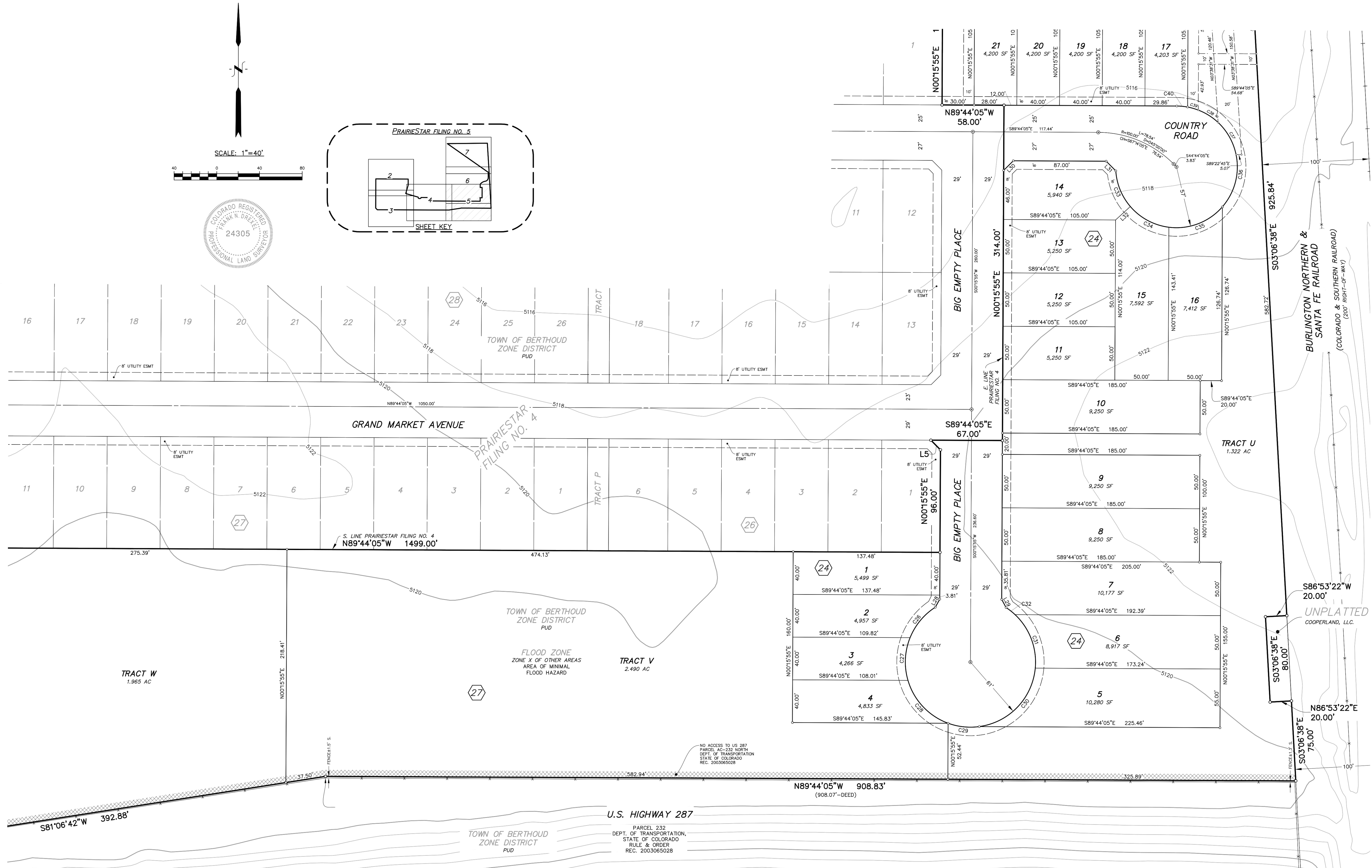
2020
FDP

22 OF 25

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Subdivision of a part of the S1/2 of Section 2, T4N, R69W of the 6th P.M.,
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Sheet 5 of 7



Filing No. 5 – Preliminary Plat

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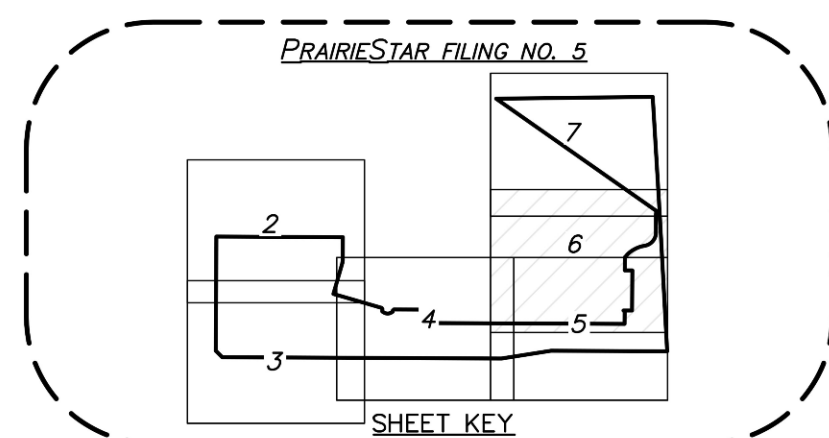
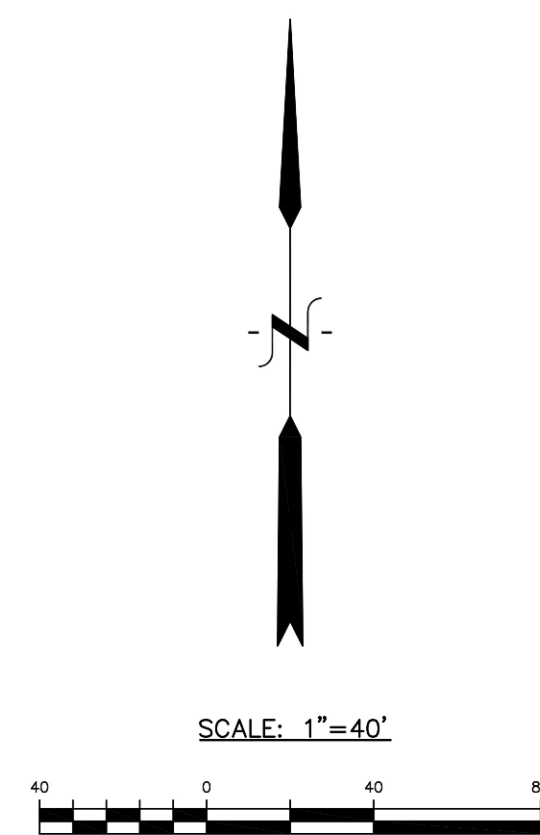
Sheet 6 of 7

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.67'	100.00'	15°51'09"	N08°11'29"E	27.58'
C2	19.64'	71.00'	15°51'09"	S08°11'29"W	19.58'
C3	88.58'	61.00'	83°12'05"	S89°44'05"E	81.00'
C4	8.16'	63.59'	72°1'08"	N56°16'11"W	8.15'
C5	6.62'	68.09'	5°34'07"	N83°40'39"W	6.61'
C6	83.40'	311.00'	15°21'53"	N82°04'20"W	83.15'
C7	172.98'	94.60'	104°45'14"	S53°13'59"W	149.85'
C8	55.49'	94.00'	33°49'20"	S16°38'40"E	54.69'
C9	16.33'	78.00'	11°59'40"	S27°33'30"E	16.30'
C10	35.69'	129.00'	15°51'08"	S81°48'31"E	35.58'
C11	27.67'	100.00'	15°51'09"	S81°48'31"E	27.58'
C12	19.64'	71.00'	15°50'57"	N81°48'37"W	19.58'
C13	16.60'	60.00'	15°51'09"	N08°11'29"E	16.55'
C14	11.07'	40.00'	15°51'09"	N08°11'29"E	11.03'
C15	55.76'	71.00'	45°00'00"	S67°14'05"E	54.34'
C16	34.92'	123.00'	16°15'54"	S81°36'08"E	34.80'
C17	27.20'	123.00'	12°40'21"	S60°22'06"E	27.15'
C18	19.96'	123.00'	9°17'50"	S49°23'00"E	19.94'
C19	49.78'	131.00'	21°45'42"	S33°51'14"E	49.46'
C20	53.13'	131.00'	23°14'18"	S11°21'14"E	52.77'
C21	139.83'	89.00'	90°01'12"	S44°44'41"E	125.89'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C22	101.06'	149.00'	38°51'45"	N70°48'51"E	99.14'
C23	62.08'	89.00'	39°58'01"	S20°14'55"W	60.83'
C24	24.70'	78.00'	18°08'26"	S31°09'43"W	24.59'
C25	54.19'	69.00'	45°00'00"	S22°14'05"E	52.81'
C26	37.66'	61.00'	35°22'31"	S39°41'57"W	37.07'
C27	40.80'	61.00'	38°19'10"	S02°51'07"W	40.04'
C28	57.11'	61.00'	53°38'35"	S43°07'46"E	55.05'
C29	29.63'	61.00'	27°49'45"	S83°51'56"E	29.34'
C30	81.85'	61.00'	76°52'34"	N43°46'54"E	75.84'
C31	55.43'	61.00'	52°03'42"	N20°41'14"W	53.54'
C32	10.79'	61.00'	10°08'18"	N51°47'14"W	10.78'
C33	36.70'	57.00'	36°53'13"	S22°12'08"E	36.07'
C34	41.96'	57.00'	42°10'38"	S61°44'03"E	41.02'
C35	55.81'	57.00'	56°05'57"	N69°07'39"E	53.61'
C36	119.94'	57.00'	120°33'54"	N19°12'17"W	99.01'
C37	35.07'	57.00'	35°14'56"	N29°18'16"W	34.52'
C38	22.00'	57.00'	22°06'50"	N57°59'09"W	21.86'
C39	10.39'	57.00'	10°26'39"	N74°15'54"W	10.38'
C40	10.19'	57.00'	10°14'52"	N84°36'39"W	10.18'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S36°48'31"E	10.85'
L2	S00°15'55"W	20.17'
L3	N00°15'55"E	7.62'
L4	N45°15'55"E	12.73'
L5	N44°44'05"W	12.73'
L6	N59°56'45"W	24.34'
L7	N89°45'17"W	58.30'
L8	N45°15'55"E	12.73'
L9	S44°44'05"E	12.73'
L10	N73°52'56"W	17.02'
L11	S33°33'20"E	35.74'
L12	N40°13'56"E	12.44'
L13	N16°07'04"E	25.48'
L14	N16°07'04"E	25.48'
L15	S36°48'31"E	10.85'
L16	N53°11'29"E	14.36'
L17	S45°15'55"W	12.73'
L18	N44°44'05"W	12.73'
L19	S45°15'55"W	12.73'
L20	N44°44'05"W	12.73'

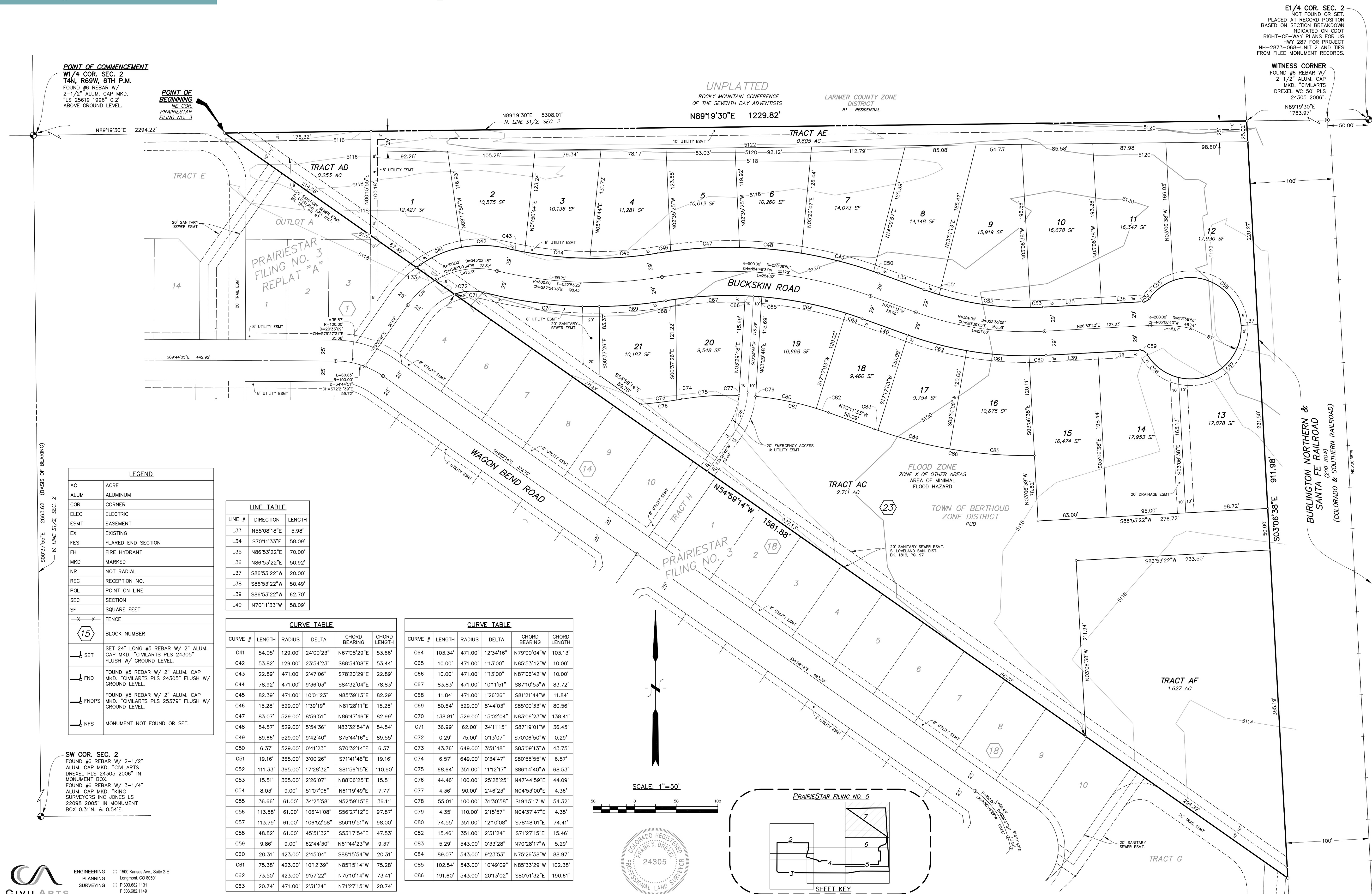
LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N44°44'05"W	7.07'
L22	S45°15'55"W	7.07'
L23	N44°44'05"W	7.07'
L24	S45°15'55"W	7.07'
L25	N44°44'05"W	7.07'
L26	S45°15'55"W	7.07'
L27	N45°15'55"E	12.73'
L28	S28°49'34"W	8.61'
L29	N28°17'44"W	8.61'
L30	N45°15'55"E	12.73'
L31	N44°44'05"W	12.73'
L32	N47°40'15"E	18.72'



Filing No. 5 - Preliminary Plat

Subdivision of a part of the S1/2 of Section 2, T4N, R69W of the 6th P.M.,
Town of Berthoud, County of Larimer, State of Colorado.
AREA = 54.462 ACRES, MORE OR LESS.

Sheet 7 of 7





Know what's below.
Call before you dig.

LANDSCAPE NOTES

1. LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME METRO DISTRICT WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE. ALL NATIVE GRASS AREAS MAY NOT EXCEED 8" IN HEIGHT.
2. ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
6. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER MAINS, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, FIVE (5) FEET FROM STORM SEWER LINES, WATER AND SANITARY SERVICE LINES, AND FIVE (5) FEET FROM ANY DRIVEWAY. DRIVEWAYS MAY CHANGE UP TO 3 FEET FROM THEIR SHOWN LOCATIONS AS LONG AS THE TREES ARE STILL PLANTED AS SHOWN.
7. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
8. PLANTS SHALL BE NO MORE THAN TWENTY-FOUR INCHES IN HEIGHT WHEN LOCATED IN A SIGHT DISTANCE TRIANGLE. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. SUCH OBJECTS INCLUDE BUT ARE NO LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS, OR TALL CROPS. MAILBOX CLUSTERS MUST BE INSTALLED A MINIMUM OF 2 FEET FROM BACK OF WALK AND NOT CAUSE ANY SIGHT OBSTRUCTION. IN NO CASE SHALL ANY PERMANENT OBJECT ENCROACH INTO THE LINE-OF-SIGHT OF ANY PART OF THE SIGHT-DISTANCE TRIANGLE. STREET TREES REQUIRED ARE EXCEPTED FROM THIS REQUIREMENT. TREES ARE PERMITTED IF PRUNED UP TO 8 FEET. IN ADDITION TO THE SIGHT DISTANCE TRIANGLE REQUIREMENTS, A CLEAR SPACE ZONE IS REQUIRED WITHIN ALL CURB RETURNS (MEASURED FROM POINT OF CURB TO POINT OF CURB RETURN) WHERE NO TREES, SHRUBS, AESTHETIC STRUCTURES/FEATURES, MONUMENT SIGNS, OR OBJECTS THAT HAVE THE POTENTIAL TO HINDER DRIVER VISIBILITY, AND/OR PEDESTRIAN AND BICYCLE SAFETY, ARE ALLOWED. SEE LARIMER COUNTY URBAN AREA STREET STANDARDS SECTION 7.4.1.C. FOR ADDITIONAL INFORMATION.
9. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
10. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
11. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
12. PRIOR TO FINE GRADING, DURA-TURF TALL FESCUE SOD OR NATIVE SEEDED AREAS OR PLANTING BEDS, SHALL BE THOROUGHLY LOOSENEED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME CLASS I OR II, EXCLUDING MANURE, SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS. / 1,000 SQ.FT.
13. UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
14. ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
15. SOD TO BE 100% COLORADO GROWN DURA-TURF TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
16. ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
17. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN.
18. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
19. ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
20. ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
21. ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR. DO NOT USE WEED BARRIER FABRIC IN BEDS WITH WOOD MULCH.
22. GRAVEL MULCH AREAS SHOWN ON THE PLANS SHALL HAVE A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS. PROVIDE GRAVEL MULCH AT THE ENDS OF EACH PARKING LOT ISLAND (2'-0" FROM RADIUS POINT).
23. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK MULCH/ COBBLE SHALL BE HEAVY DUTY STEEL EDGER MIN. 18" x 4" WITH ROUNDED TOP AND PLASTIC CAP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE/ROCK MULCH TRANSITIONS.
24. LANDSCAPING WITHIN THE FRONT YARD SETBACK OF RESIDENTIAL PROPERTIES MUST BE INSTALLED WITHIN ONE (1) YEAR OF CERTIFICATION OF OCCUPANCY.
25. MAINTENANCE OF ALL COMMON AREA LANDSCAPING IS THE RESPONSIBILITY OF THE METRO DISTRICT.
26. BUILDER WILL BE RESPONSIBLE FOR INSTALLATION OF ROW TREES ABUTTING FRONT LOT LINES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COMMON AREA AND PERIMETER LANDSCAPING.
27. WEED CONTROL WILL BE PRACTICED ON ALL AREAS DISTURBED BY CONSTRUCTION AND THOSE AREAS SHALL BE RESEEDDED TO PREVENT EROSION. NATIVE, NONINVASIVE GRASSES SHALL BE USED WHERE PRACTICAL. WEED CONTROL IS THE RESPONSIBILITY OF THE LANDOWNER ON ALL RESEEDDED AREAS AND PRESERVATION AREAS. WEED CONTROL SHALL BE A CONTINUAL RESPONSIBILITY OF THE OWNER DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION.
28. FINAL LANDSCAPE PLANS SHALL BE IN COMPLIANCE WITH THE WATER POLICY IN EFFECT AT THE TIME OF FDP APPROVAL.

IRRIGATION NOTES

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

NO.		DESCRIPTION	DATE	BY
1		RESPONSE TO TOWN REVIEW COMMENTS	7/01/22	CA
2		RESPONSE TO TOWN REVIEW COMMENTS	11/17/22	CA

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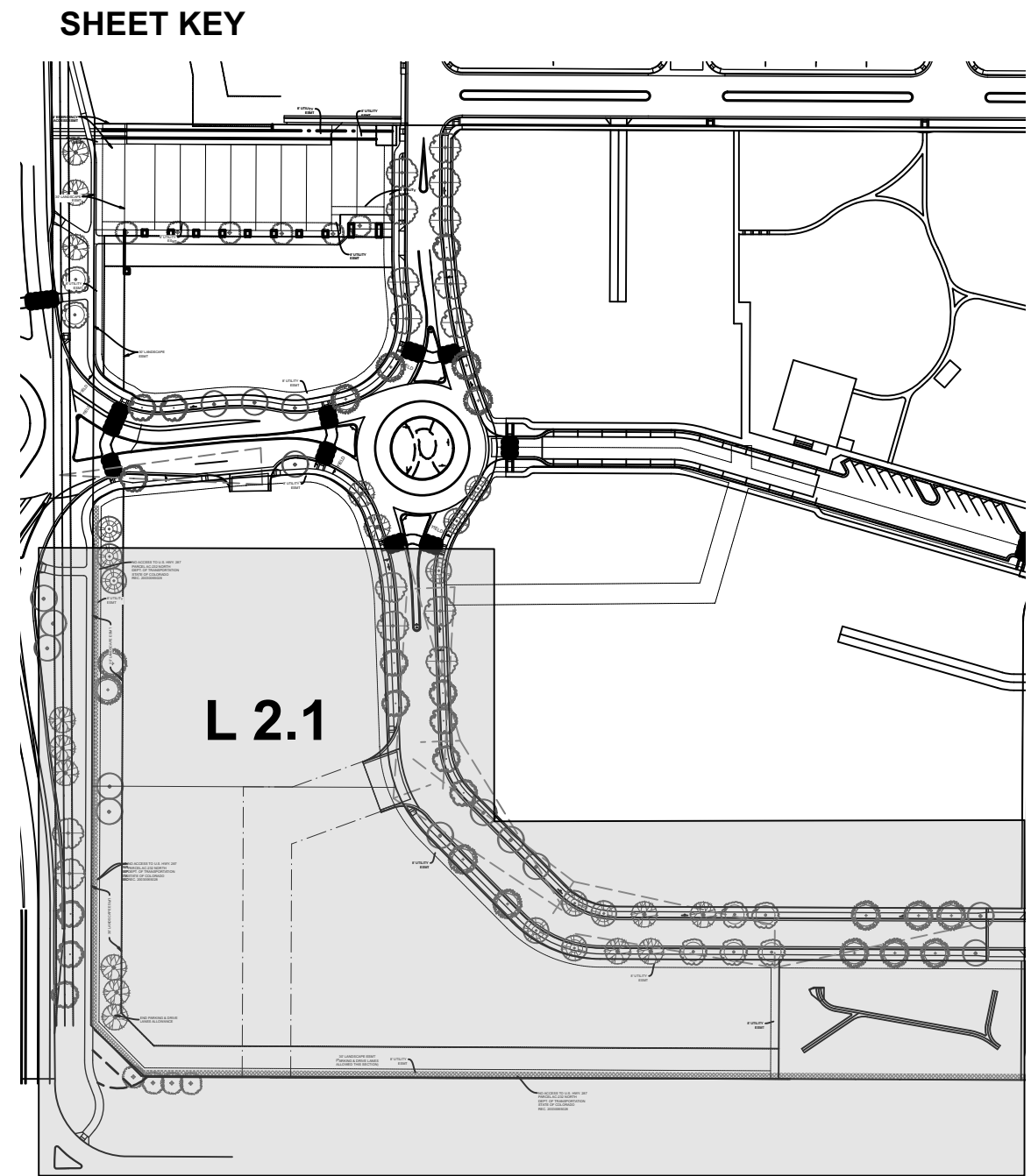
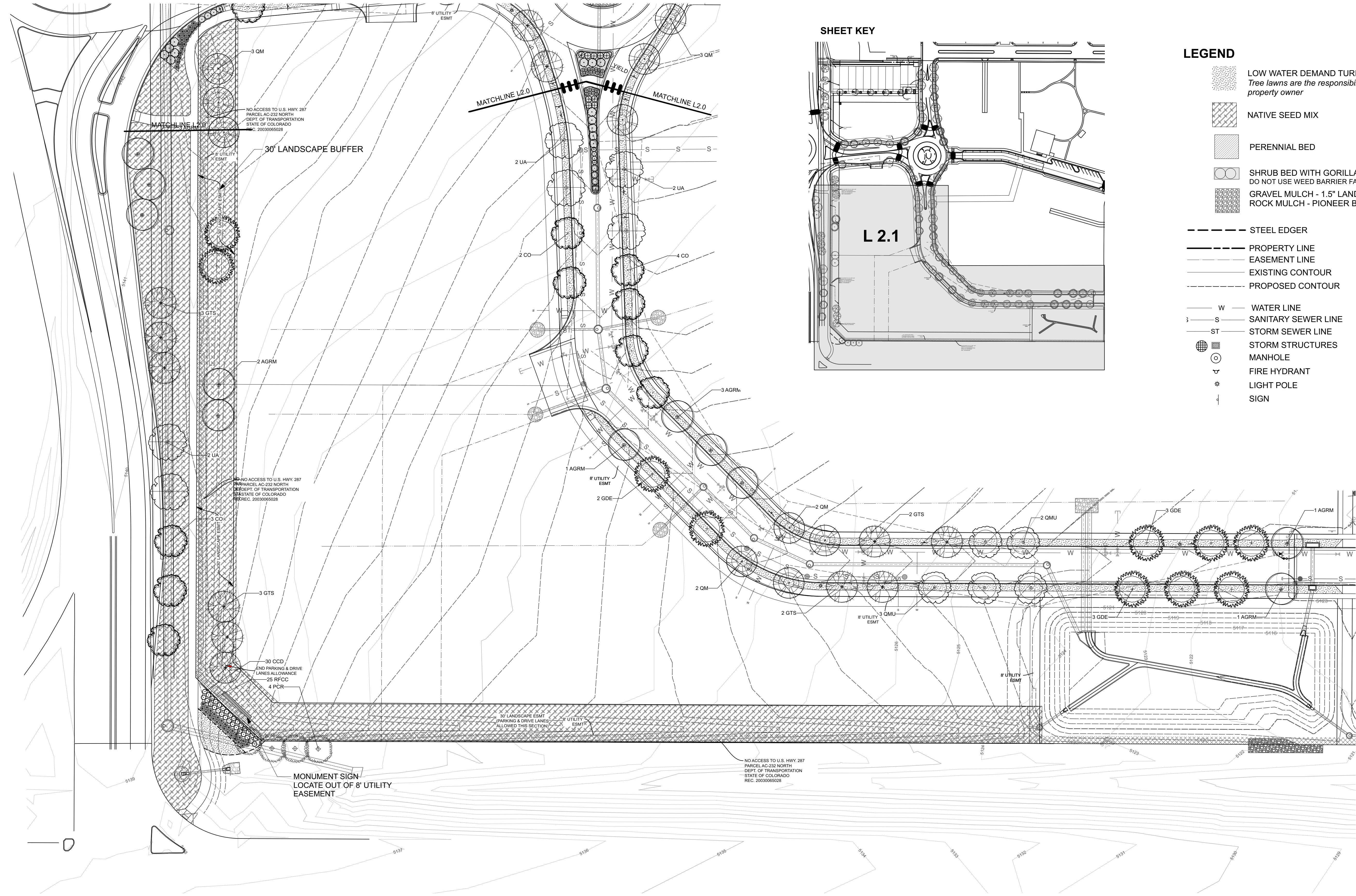
PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
FOURTH ADDITION CONSTRUCTION PLANS

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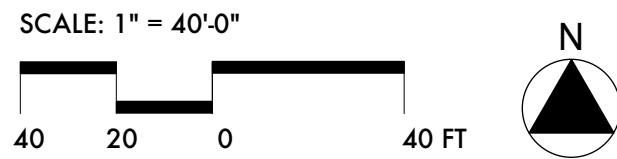
SHEET NO:
L1.0
LANDSCAPE AND
IRRIGATION NOTES



Know what's below.
Call before you dig.



- LEGEND**
- LOW WATER DEMAND TURF AREA
Tree lawns are the responsibility of the property owner
 - NATIVE SEED MIX
 - PERENNIAL BED
 - SHRUB BED WITH GORILLA HAIR MULCH
DO NOT USE WEED BARRIER FABRIC IN SHRUB BEDS
 - GRAVEL MULCH - 1.5" LANDSCAPE
ROCK MULCH - PIONEER BLUE
 - STEEL EDGER
 - PROPERTY LINE
 - EASEMENT LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - W — WATER LINE
 - S — SANITARY SEWER LINE
 - ST — STORM SEWER LINE
 - STORM STRUCTURES
 - MANHOLE
 - FIRE HYDRANT
 - LIGHT POLE
 - SIGN



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2	RESPONSE TO TOWN REVIEW COMMENTS	11/7/22	CA		

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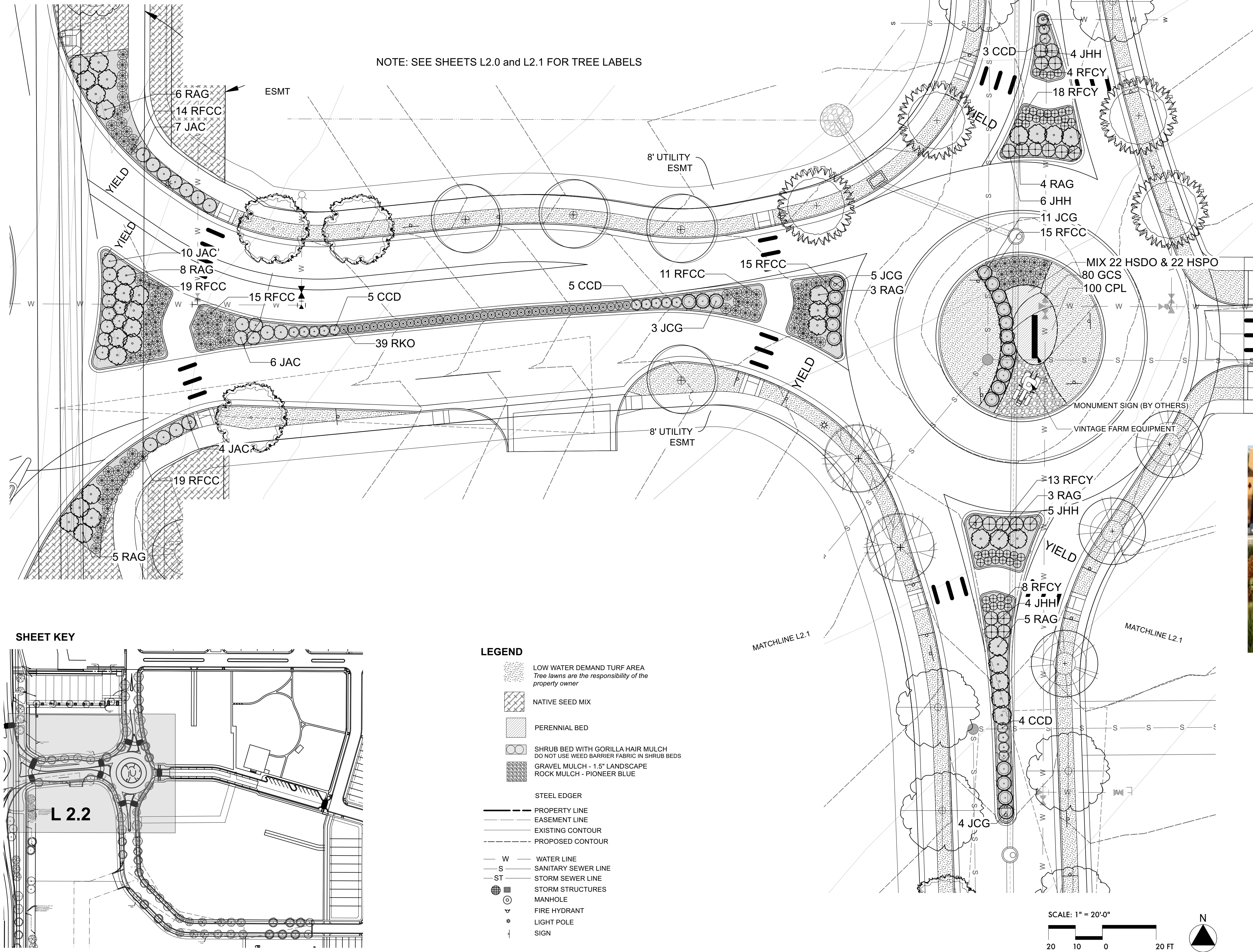
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SHEET NO:
L2.1
LANDSCAPE PLAN
SOUTH



EXAMPLE VINTAGE FARM EQUIPMENT TO BE LOCATED IN CIRCLE



REVISIONS		NO.	DESCRIPTION	DATE	BY
1	RESPONSE TO TOWN REVIEW COMMENTS	1	RESPONSE TO TOWN REVIEW COMMENTS	7/17/22	CA
2	RESPONSE TO TOWN REVIEW COMMENTS	2	RESPONSE TO TOWN REVIEW COMMENTS	11/17/22	CA

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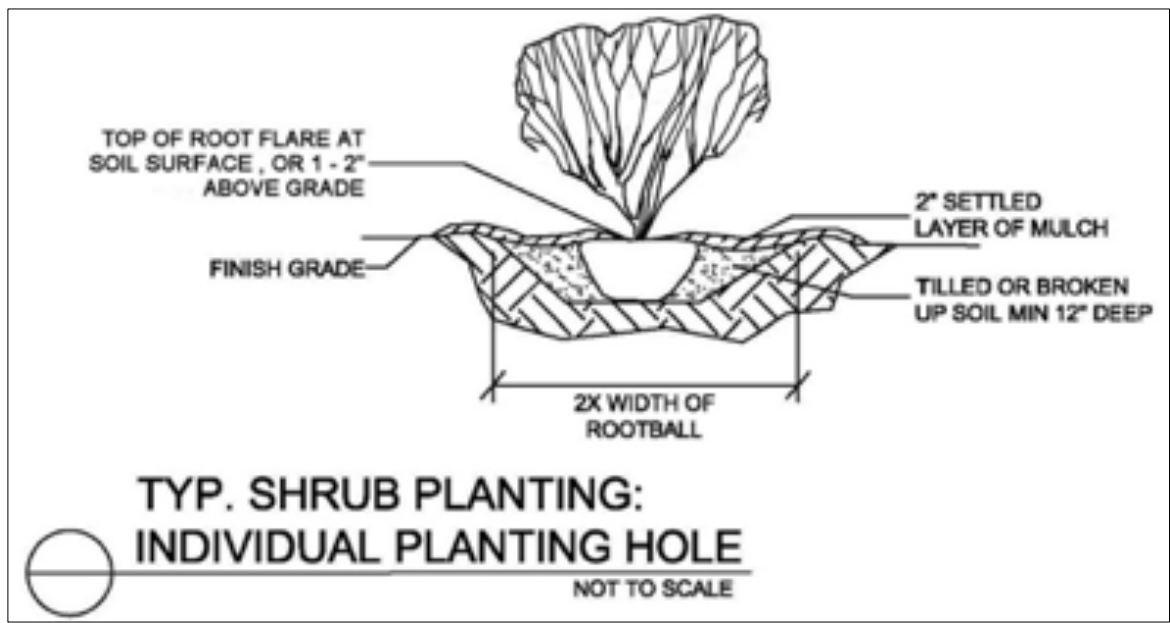
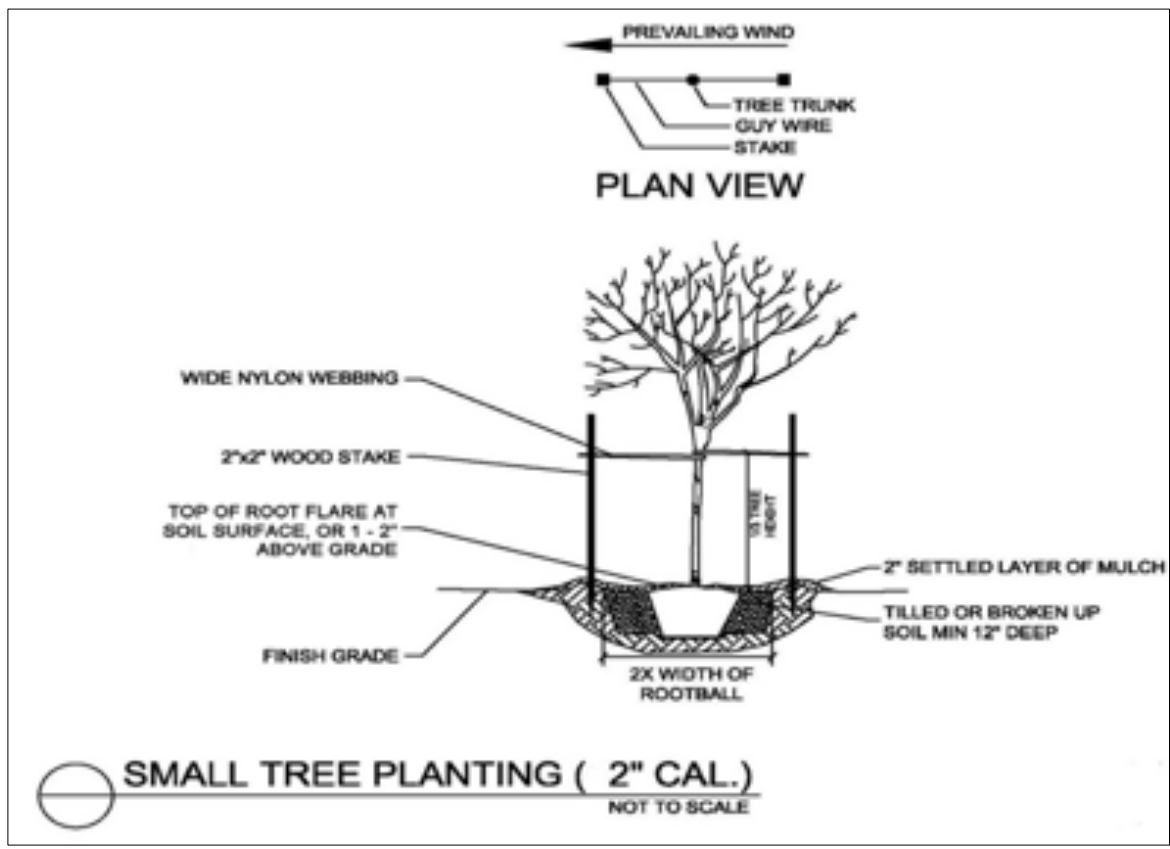
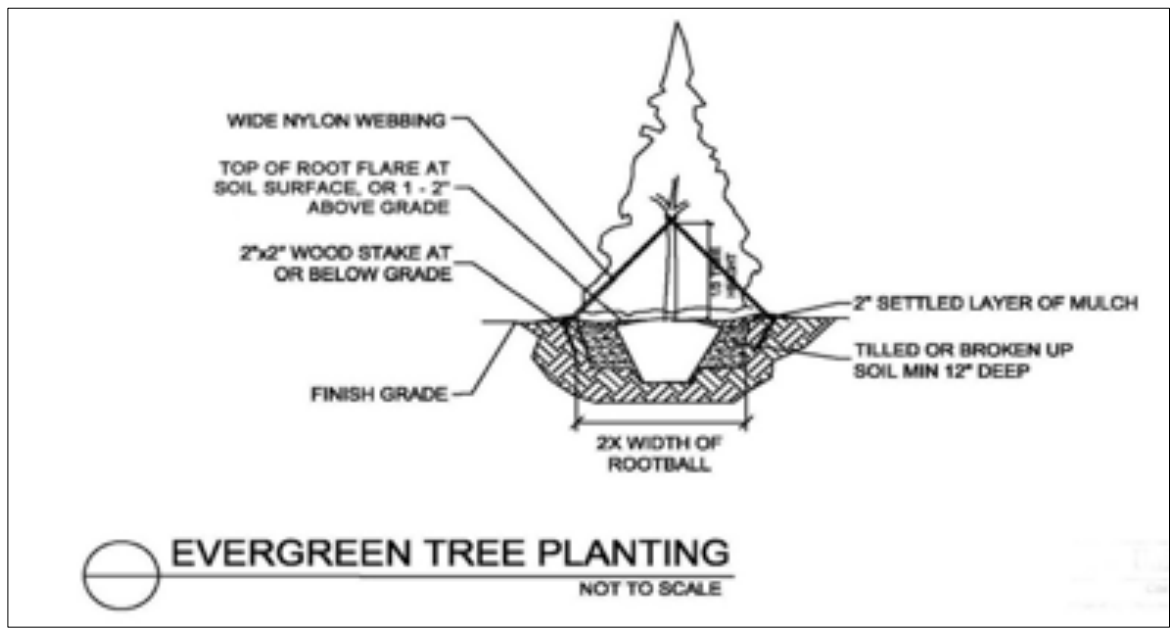
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FOURTH ADDITION CONSTRUCTION PLANS

DATE: 03-31-2022
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JOB NO:

SHEET NO:
L2.2
ENLARGEMENT

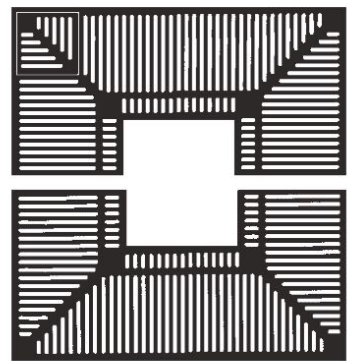


2 TOWN OF BERTHOUD PLANTING DETAILS

Scale: Actual Size

www. IRONSMITH.biz

a.d.a. 1/2" slots



Part # Shape Size Lt.wells 1/4 Sect.

3622	■	36"	No	No
4836	■	48"	No	No
4838	■	48"	Yes	No
6058	■	60"	No	No
6060	■	60"	Yes	No
7250	■	72"	No	No
7252	■	72"	Yes	No
9610	■	96"	No	Yes
9612	■	96"	Yes	Yes

A.D.A. meets the guidelines perfectly with maximum 1/2" slots perpendicular to the line of travel - regardless of the direction of travel.

3 TREE GRATES ALONG GRAND MARKET AVENUE

Scale: NONE

PLANT SCHEDULE

PERENNIALS											
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON	
CPL	1 GAL	100	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	8-12"	18-24"	LOW	ADAPTABLE	BLUE	MID TO LATE SUMMER	
GCS	1 GAL	80	GAILLARDIA COPPER SUN	COPPER SUN DWARF BLANKET FLOWER	8-12"	8-12"	LOW	SUN	ORANGE-RED/YE	SUMMER	
HPDO	1 GAL	22	HEMEROCALLIS 'PURPLE DE ORO'	DWARF PURPLE DAYLILY	15-20"	12-18"	LOW	SUN	PURPLE	LATE SPRING TO LATE SUMMER	
HSDO	1 GAL	22	HEMEROCALLIS 'STELLA DE ORO'	DWARF GOLD DAYLILY	1-2'	12-18"	LOW	SUN	GOLDEN YELLOW	LATE SPRING TO LATE SUMMER	

224

ORNAMENTAL GRASSES											
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON	
MSML	1 GAL	89	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	4-5'	2-3'	MEDIUM	SUN	BRONZE	LATE SUMMER	

89

DECIDUOUS SHRUBS											
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	COLOR	SEASON	
CCD	5 GAL	78	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	3-4'	2-3'	LOW	SUN	DARK BLUE	MID TO LATE SUMMER	
RAG	5 GAL	34	RHUS AROMATICA 'GRO-LOW'	DWARF FRAGRANT SUMAC	2-3'	6-8'	LOW	SUN	YELLOW	EARLY SPRING	
RFCC	5 GAL	169	ROSA FLOWER CARPET CORAL	FLOWER CARPET CORAL ROSE	18-24"	4-5'	LOW	SUN	CORAL	EARLY TO LATE SUMMER	
RFY	5 GAL	43	ROSA FLOWER CARPET YELLOW	FLOWER CARPET YELLOW ROSE	18-24"	2-3'	MEDIUM	SUN	YELLOW	SUMMER	
RKO	5 GAL	39	ROSA KNOCK OUT	KNOCK OUT ROSE	2-3'	2-3'	MEDIUM	SUN	CHERRY RED	SUMMER	

363

EVERGREEN SHRUBS											
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	COLOR	SEASON	
JAC	5 GAL	27	JUNIPERUS COMMUNIS ALPINE CARPET	ALPINE CARPET JUNIPER	12-18"	4-6'	LOW	SUN	N/A	N/A	
JCG	5 GAL	23	JUNIPERUS COMMUNIS 'GREEN CARPET'	GREEN CARPET JUNIPER	8-10"	4-6'	LOW	SUN	N/A	N/A	
JHH	5 GAL	19	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	1-2'	5-8'	LOW	SUN	N/A	N/A	

69

ORNAMENTAL TREES											
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	COLOR	SEASON	
PCR	2.0" CAL	10	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	30-35'	20-25'	MEDIUM	SUN	WHITE	SPRING	

10

SHADE TREES											
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	COLOR	SEASON	
AGRM	2.5" CAL	15	ACER GRANDIDENTATUM ROCKY MOUNTAIN GLOW	ROCKY MOUNTAIN GLOW MAPLE	20-30'	20-30'	LOW	SUN	GREEN-YELLOW	SPRING	
CO	2.5" CAL	13	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	50-60'	40-50'	LOW	SUN	N/A	N/A	
GTS	2.5" CAL	15	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	40-50'	30-40'	LOW	SUN	N/A	N/A	
GDE	2.5" CAL	14	GYMNOCLADUS DIOICUS 'ESPRESSO'	SEEDLESS KENTUCKY COFFEETREE	50-60'	40-50'	LOW	SUN	YELLOW-GREEN	SPRING	
QM	2.5" CAL	10	QUERCUS MACROCARPA	BUR OAK	50-80'	50-80'	LOW	SUN	N/A	N/A	
QMU	2.5" CAL	7	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	35-50'	35-50'	LOW	SUN	N/A	N/A	
UA	2.5" CAL	15	ULMUS ACCOLADE	ACCOLADE ELM	50-70'	30-40'	MEDIUM	SUN	N/A	N/A	

89

TREE SPECIES DIVERSITY CHART

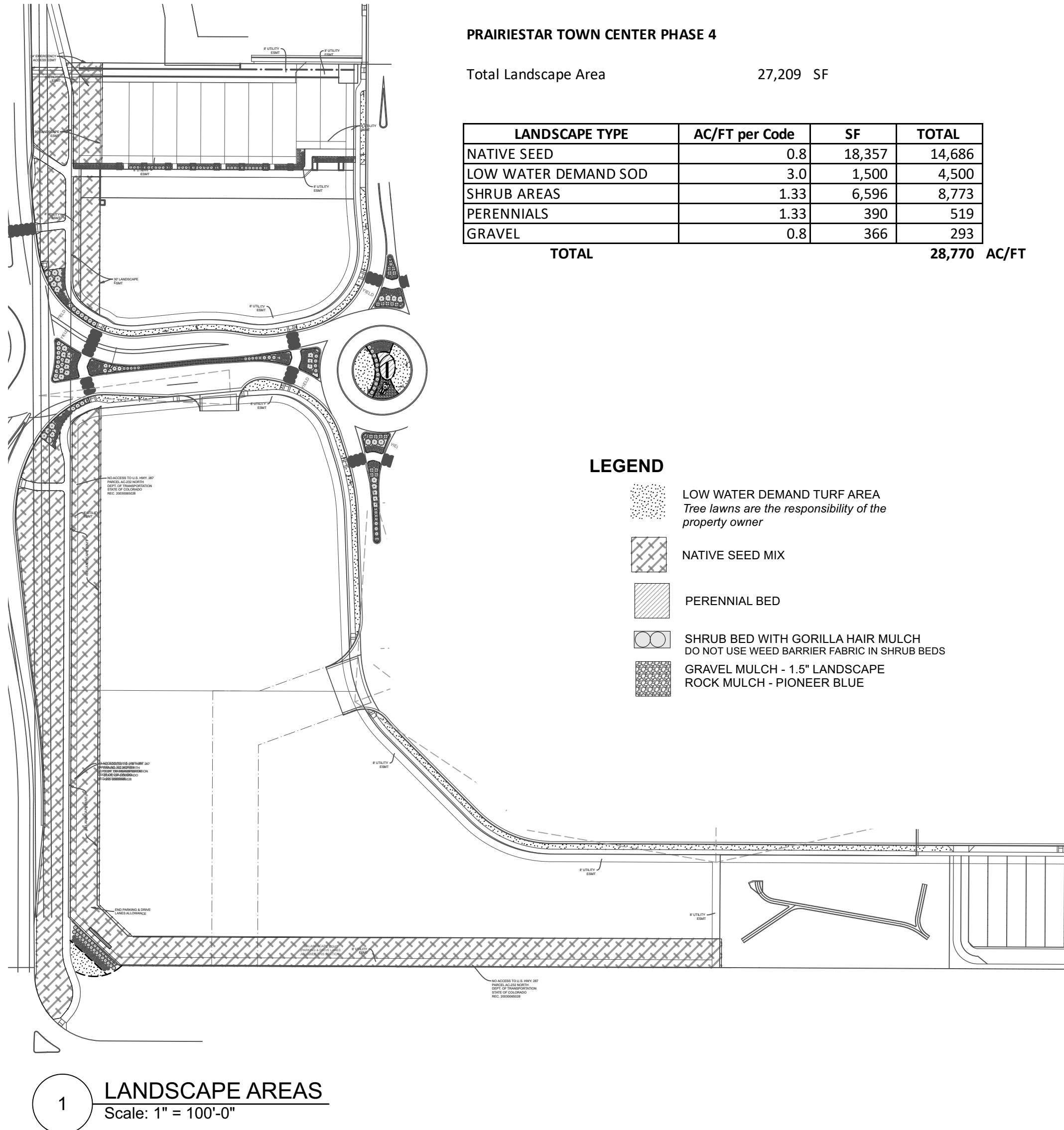
TREE				
	QUANTITY	SPECIES	GENUS	FAMILY
ACER GRANDIDENTATUM ROCKY MOUNTAIN GLOW	15	15%	15%	15%
CELTIS OCCIDENTALIS	13	13%	12%	12%
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	15	15%	15%	15%
GYMNOCLADUS DIOICUS 'ESPRESSO'	14	14%	15%	15%
PYRUS CALLERYANA 'REDSPIRE'	10	10%	4%	4%
QUERCUS MACROCARPA	10	10%	17%	15%
QUERCUS MUEHLENBERGII	7	7%	15%	15%
ULMUS ACCOLADE	15	15%	15%	15%
99				

NATIVE SEED MIX

- SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
- SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:
IRRIGATED FOOTHILLS MIX
COMMON NAME % LBS.P.L.S./ACRE
ANNUAL RYEGRASS 20%
SLENDER WHEATGRASS 15%
CRESTED WHEATGRASS 12%
MOUTAIN BROME 10%
HARD FESCUE 10%
CANADA BLUEGRASS 10%
SIDEOTS GRAMA 6%
BIG BLUESTEM 5%
BLUE GRAMA (COATED) 5%
SAND DROPSEED 1%
3. DRILLED APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
4. ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK, OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE WATERING, ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
5. FOR ALL NATIVE GRASS MIX AREAS, THE DEVELOPER SHALL BE RESPONSIBLE FOR ESTABLISHMENT OF A COMPLETE, WEED FREE STAND OF GRASS PRIOR TO TURNING OVER MAINTENANCE TO THE WESTHAVEN METRO DISTRICT.

MULCH IN ALL NATIVE SEED AREAS:

- IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
- APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAST 1/4 INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.



1 LANDSCAPE AREAS

Scale: 1" = 100'-0"



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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
FOURTH ADDITION CONSTRUCTION PLANS

DATE: 03-31-2022
DRAWN BY: CA
CHECKED BY:
JOB NO:

SHEET NO:
L3.0
LANDSCAPE
INFORMATION

PRAIRIESTAR
A PART OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M.,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO,
FILING NO. 5, FOURTH ADDITION CONSTRUCTION PLANS

DATE PREPARED: APRIL 14, 2023

BENCHMARK

ELEVATIONS SHOWN ON THIS MAP ARE NAVD 1988 BASED LOCALLY ON CDOT CONTROL STATION CP-400, A 5/8" ALUMINUM ROD W/ A CDOT 3-1/4" ALUMINUM CAP MARKED "400" LOCATED ON THE WEST SIDE OF COUNTY ROAD 17 NEAR THE SW CORNER OF SECTION 2, ELEVATION=5132.595 FEET, AND NGS BENCH MARKS G-410, J-409, & J-402.

BASIS OF BEARING

BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M., BEARS N00°37'55"W AS MONUMENTED AND SHOWN HEREON.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE SOLE OWNERS OF A PART OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 2, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 2 BEARS S00°37'55"E, 2663.62 FEET (BASIS OF BEARING), THENCE S00°37'55"E, 887.78 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 2 TO A SOUTHWESTERLY CORNER OF PRAIRIESTAR FILING NO. 1, A SUBDIVISION OF THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED JUNE 11, 2014, AS RECEPTION NO. 20140030665 OF THE RECORDS OF LARIMER COUNTY, COLORADO, ALSO BEING THE NORTHERLY LINE OF PARCEL 232A OF U.S. HIGHWAY 287 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN RULE AND ORDER RECORDED MAY 28, 2003, AS RECEPTION NO. 20030065028 OF THE RECORDS OF LARIMER COUNTY, COLORADO; THENCE N89°22'05"E, 57.01 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 1 AND ALONG THE NORTHERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF; THENCE S13°58'20"E, 163.02 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 1 AND ALONG THE EASTERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF; THENCE S00°14'09"W, 6.17 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 1 AND ALONG THE EASTERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO THE SOUTHWESTERLY CORNER OF SAID PRAIRIESTAR FILING NO. 1 AND THE POINT OF BEGINNING;

THENCE S89°44'05"E, 352.97 FEET ALONG THE SOUTHERLY LINE OF SAID PRAIRIESTAR FILING NO. 1;

THENCE S0°15'55"W, 85.13 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY, 26.81 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 289.00 FEET, A CENTRAL ANGLE OF 5°42'38", AND BEING SUBTENDED BY A CHORD THAT BEARS S2°35'24"E, 26.80 FEET;

THENCE S5°26'43"E, 37.61 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY, 142.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 489.00 FEET, A CENTRAL ANGLE OF 16°41'16", AND BEING SUBTENDED BY A CHORD THAT BEARS S13°47'21"E, 141.92 FEET;

THENCE SOUTHERLY, 66.13 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 49°51'18", AND BEING SUBTENDED BY A CHORD THAT BEARS S0°30'27"E, 64.06 FEET;

THENCE SOUTHERLY, 12.20 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 9°11'44", AND BEING SUBTENDED BY A CHORD THAT BEARS S28°54'17"W, 12.18 FEET;

THENCE S33°30'10"W, 44.90 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY, 55.26 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 35°34'23", AND BEING SUBTENDED BY A CHORD THAT BEARS S15°42'58"W, 54.37 FEET;

THENCE S2°04'13"E, 161.60 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 51.38 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 69.00 FEET, A CENTRAL ANGLE OF 42°39'52", AND BEING SUBTENDED BY A CHORD THAT BEARS S23°24'09"E, 50.20 FEET;

THENCE S44°44'05"E, 131.77 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 55.76 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S67°14'05"E, 54.34 FEET;

THENCE S89°44'05"E, 368.11 FEET TO AN ANGLE POINT OF PRAIRIESTAR FILING NO. 5, THIRD ADDITION, A SUBDIVISION OF THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE WESTERLY AND SOUTHWESTERLY LINES OF SAID PRAIRIESTAR FILING NO. 5, THIRD ADDITION:

THENCE S0°15'55"W, 52.00 FEET;

THENCE N89°44'05"W, 205.00 FEET;

THENCE S0°15'55"W, 117.94 FEET TO THE SOUTHWESTERLY CORNER OF SAID PRAIRIESTAR FILING NO. 5, THIRD ADDITION AND TO THE NORTHERLY LINE OF PARCEL 232 OF U.S. HIGHWAY 287 CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN RULE AND ORDER RECORDED MAY 28, 2003, AS RECEPTION NO. 20030065028 OF THE RECORDS OF LARIMER COUNTY, COLORADO;

THENCE LEAVING THE WESTERLY LINE OF SAID PRAIRIESTAR FILING NO. 5, THIRD ADDITION, N89°44'05"W, 631.18 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF;

THENCE N44°44'58"W, 70.73 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 TO AN ANGLE POINT THEREOF;

THENCE N0°14'09"E, 893.07 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 232 OF U.S. HIGHWAY 287 AND ALONG THE EASTERLY LINE OF SAID PARCEL 232A OF U.S. HIGHWAY 287 TO THE SOUTHWEST CORNER OF SAID PRAIRIESTAR FILING NO. 1 AND THE POINT OF BEGINNING;

AREA = 9.505 ACRES, MORE OR LESS.

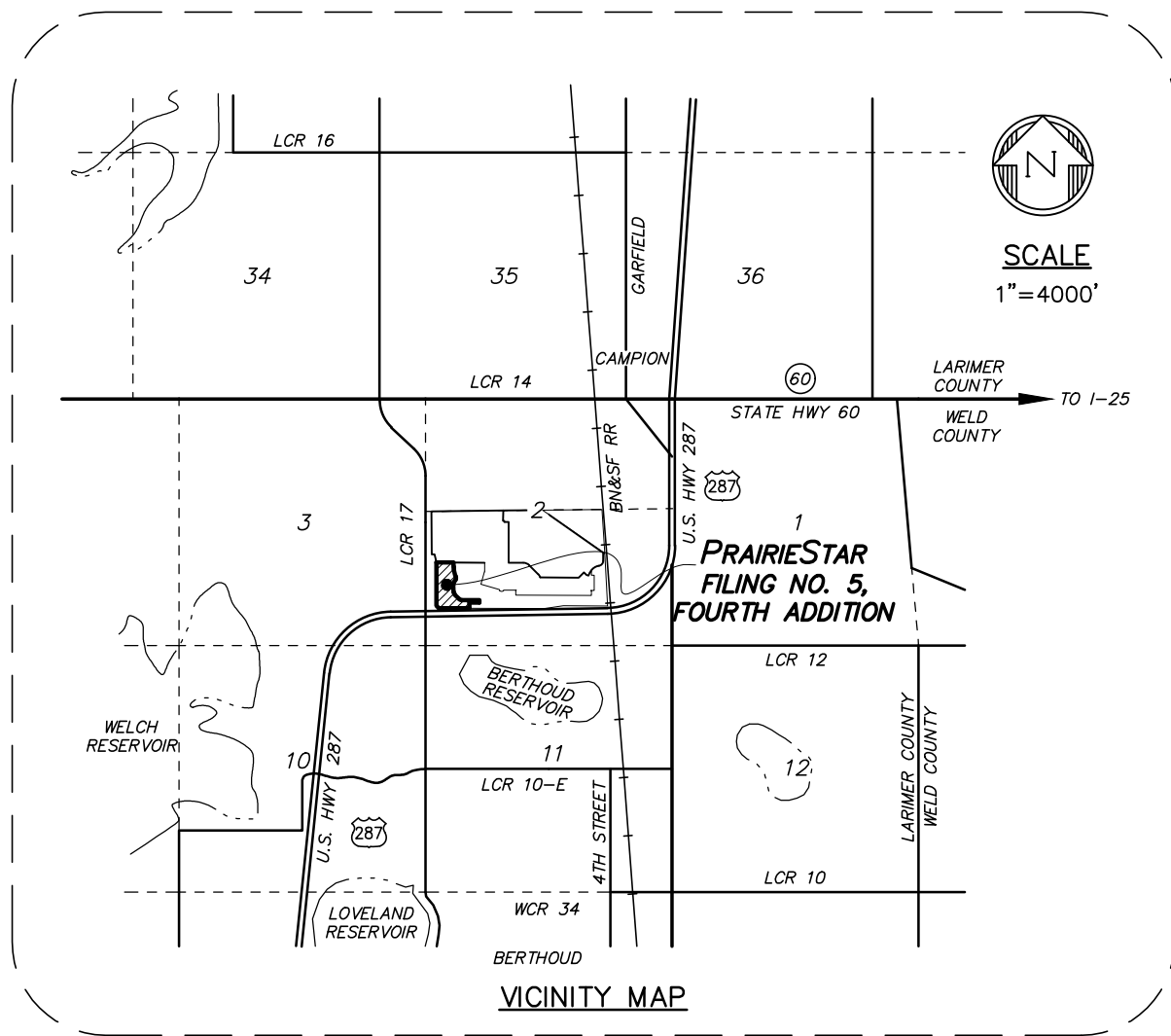
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 OR 811

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

CIVILARTS, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.



VICINITY MAP



KEY CONTACTS

OWNERS / DEVELOPERS

PRAIRIESTAR INC.
1320 PEARL STREET, SUITE 102
BOULDER, CO 80302
(303) 443-3939
ATTN: SCOTT SARBAUGH

ENGINEER / SURVEYOR

CIVILARTS
1500 KANSAS AVE, SUITE 2E
LONGMONT, CO 80501
(303) 682-1131
ATTN: DANIEL L. ALONZO, PE

APPROVAL AGENCY

TOWN OF BERTHOUD
328 MASSACHUSETTS AVENUE
P.O. BOX 1229
BERTHOUD, CO 80513
(970) 532-2643

FIBER OPTIC / CABLE UTILITY

COMCAST
1500 MARKET STREET, FL35E
PHILADELPHIA, PA 19102
(970) 663-2000

TELEPHONE UTILITY

CENTURYLINK
5325 ZUNI STREET, ROOM 728
DENVER, CO 80221
(303)992-3514
ATTN: MARK IVERSON

GAS AND POWER UTILITY

XCEL ENERGY
1901 EAST HORSETOOTH ROAD
FORT COLLINS, CO 80525
(800) 772-7858
ATTN: CONNIE WOODARD

OFFSITE WATER UTILITY

LITTLE THOMPSON WATER DIST.
835 E STATE HIGHWAY 56
BERTHOUD, CO 80513
(970) 532-2096
ATTN: MICHAEL COOK

GEOTECHNICAL ENGINEER

CTL/THOMPSON, INC.
375 E. HORSETOOTH RD.
THE SHORES OFFICE PARK,
BLDG 3, SUITE 201
FORT COLLINS, CO 80525
(970) 206-9455
ATTN: THOMAS CHAPEL, PE

PAVEMENT DESIGN ENGINEER

SCOTT COX & ASSOCIATES, INC.
1530 55TH STREET
BOULDER, CO 80303
(303) 444-3051

ABBREVIATIONS

BOC	BACK OF CURB	BOW-LS	BOTTOM OF WALL-LOW SIDE
BOW	BOTTOM OF WALL (FINISHED GRADE)	ME	MATCH EXISTING
CL	CENTERLINE	NPS	NO PARKING SIGN
C/G	CURB AND GUTTER	PP	POWER POLE
S/W	SIDEWALK	PVC	POLYVINYLCHLORIDE
EX	EXISTING	RCP	REINFORCED CONCRETE PIPE
EOC	EDGE OF CONCRETE	SAN	SANITARY SEWER
EVT	ELECTRIC VAULT	SLS	SPEED LIMIT SIGN
TOC	TOP OF CURB	SMH	SANITARY SEWER MANHOLE
R.O.W.	RIGHT-OF-WAY	STM	STORM SEWER
FG	FINISHED GRADE	STMH	STORM SEWER MANHOLE
FH	FIRE HYDRANT	TB	TELECOMMUNICATIONS BOX
FL	FLOW LINE	TOW	TOP OF WALL
FL-LP	FLOW LINE LOW POINT	TSB	TRAFFIC SIGNAL BOX
FL-HP	FLOW LINE HIGH POINT	TSP	TRAFFIC SIGNAL POLE
FMH	FIBER OPTIC MANHOLE	VL	VAULT
FP	FENCE POST	WCS	WATER CURB STOP
FVT	FIBER OPTIC VAULT	WM	WATER METER
GDP	GUARD POST (BOLLARD)	WP	WOOD POST
GM	GAS METER	WV	WATER VALVE
BOW-HS	BOT. OF WALL HIGH SIDE	ø	DIAMETER
LP	LIGHT POLE	⊙	TREE, DECIDUOUS WITH TRUNK DIAMETER INDICATED

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
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3	GENERAL NOTES - C0.2
4	GENERAL NOTES - C0.3
5	TYPICAL SECTIONS - C0.4
6	GRADING PLAN - C2.0
7	EROSION CONTROL PLAN - C3.0
8	EROSION CONTROL NOTES - C3.1
9	EROSION CONTROL DETAILS - C3.2
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12	STREET P&P - GRAND MARKET AVE. - C4.1
13	STREET P&P - URBAN PLACE - C4.2
14	STREET P&P - URBAN PLACE - C4.3
15	STREET P&P - GREAT PLAINS AVE. - C4.4
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18	STREET P&P - L.C.R. 17 CURB - C4.7
19	STREET P&P - L.C.R. 17 CURB - C4.8
20	SIGNAGE, STRIPING & LIGHTING PLAN - C5.0
21	OVERALL UTILITY PLAN - C6.0
22	STORM P&P - C7.1
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24	STORM P&P - C7.3
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27	SANITARY P&P - BLOCK 41 - C8.1
28	SANITARY P&P - URBAN PLACE - C8.2
29	SANITARY P&P - URBAN PLACE - C8.3
30	SANITARY P&P - BLOCK 39 - C8.4
31	SANITARY P&P - GRAND MARKET AVE. - C8.5
32	SANITARY P&P - GRAND MARKET AVE. - C8.6
33	WATER P&P - GRAND MARKET AVE. - C9.1
34	WATER P&P - URBAN PLACE - C9.2
35	WATER P&P - URBAN PLACE - C9.3
36	WATER P&P - GREAT PLAINS AVE. - C9.4
37	WATER P&P - BLOCK 41 - C9.5
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39	WATER P&P - STUBS - C9.7
40	DETAILS - STREET - C10.0
41	DETAILS - STREET - C10.1
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43	DETAILS - STORM - C10.3
44	DETAILS - STORM - C10.4
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46	DETAILS - SANITARY - C10.6
47	DETAILS - SANITARY - C10.7
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50	DETAILS - WATER - C10.10
51	DETAILS - SIGNAGE & STRIPING - C10.11
52	DETAILS - ROUNDABOUT - C10.12

TOWN OF BERTHOUD APPROVAL

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPT 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.

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL

APPROVED BY:

TOWN ENGINEER

DATE

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

1500 Kansas Ave., Suite 2-E
Longmont, CO 80501
F 303.682.1148

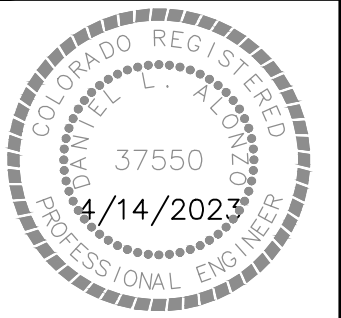
ENGINEERING
PLANNING
SURVEYING



PrairieStar Inc.
1320 Pearl Street, Suite 102
Boulder, Colorado 80302
1-303-443-3939 F-303-443-0636
www.PrairieStarColorado.com



PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
COVER SHEET - C0.0



DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C0.0

1 OF 52

PLOTTED: 04/11/23 02:43PM BY: MPD ENGR
C:\CADD\PROJECTS\2022\2022-04\2022-04-05\2022-04-05_PSTAR F5_4_ADD\DWG\E405_CO.0_COVER.DWG
DRAWINGS: D:\GEOBOX\CIVILARTS-PROJECTS\E405_PSTAR F5_4_ADD\DWG\E405_CO.0_COVER.DWG

201.3 TOWN OF BERTHOUD STANDARD 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, MOUNTAIN VIEW FIRE PROTECTION DISTRICT REQUIREMENTS, LITTLE THOMPSON WATER DISTRICT, 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, 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.
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 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.
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 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 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 NON-MUNICIPAL 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.UNCC.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 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.
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 ABUTTING 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 INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED TOWN 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 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 RE-ESTABLISHING 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 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.
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 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.
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 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.
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 FOR SUCH OVERTIME WORK SHALL BE MADE TO THE TOWN PRIOR TO FINAL ACCEPTANCE.
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. 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 DRIP LINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
24. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.
25. 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.
26. 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.
27. IF A FOUNDATION UNDERDRAIN SYSTEM IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE FOLLOWING STATEMENT SHALL BE INCLUDED IN THE DRAWINGS:
- a. "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."

202.7 CONSTRUCTION WATER - TOWN OF BERTHOUD

- A. WATER FROM THE TOWN OF BERTHOUD USED DURING CONSTRUCTION CAN ONLY BE ACQUIRED USING A TOWN APPROVED METER AT A TOWN APPROVED HYDRANT. FAILURE TO COMPLY WITH THIS POLICY COULD RESULT IN FINES AND PENALTIES FROM THE TOWN. USE OF WATER FROM THE TOWN OF BERTHOUD WITHOUT A TOWN APPROVED METER OR AT A TOWN APPROVED HYDRANT CAN BE DEEMED AS WATER THEFT.

202.8 STOP WORK ORDERS - TOWN OF BERTHOUD

- A. ANY PERSON, CORPORATION, QUASI-GOVERNMENTAL AGENCY, SPECIAL DISTRICT, PUBLIC UTILITY, OR PRIVATE UTILITY COMPANY THAT HAS PERFORMED WORK WITHOUT FIRST HAVING OBTAINED A PERMIT OR HAS PERFORMED WORK IN THE RIGHT-OF-WAY THAT IS CONSIDERED A SAFETY HAZARD OR HAS NON-CONFORMING ITEMS THAT HAVE NOT BEEN ADDRESSED WILL BE ISSUED A NOTICE TO STOP WORK. ALL SPECIFIED WORK SHALL BE DISCONTINUED UNTIL SUCH TIME THAT THE APPROPRIATE REPAIR OR PERMITS ARE IN PLACE. THE TOWN ENGINEER OR INSPECTOR IS AUTHORIZED TO ISSUE STOP WORK ORDERS. THE STOP WORK ORDER SHALL CONTAIN A WRITTEN STATEMENT OF THE VIOLATIONS THAT CAUSED THE ISSUANCE. IMMEDIATELY UPON RECEIPT OF A STOP WORK ORDER, THE APPLICANT SHALL CONSULT WITH THE TOWN ENGINEER TO RESOLVE THE VIOLATIONS.

202.6 PERMIT STANDARDS AND CONDITIONS - TOWN OF BERTHOD

A. GENERAL REQUIREMENTS

- THE APPLICANT SHALL BE RESPONSIBLE FOR ALL OF THE FOLLOWING REQUIREMENTS WHICH ARE RELEVANT FOR THE PROJECT:
1. APPROVAL OF PERMIT: PERMITS ARE ISSUED SUBJECT TO THE APPROVAL OF THE TOWN OF BERTHOUD, STATE, OR OTHER GOVERNMENTAL AGENCIES HAVING EITHER JOINT SUPERVISION OVER THE SECTION OF ROAD, OR AUTHORITY TO REGULATE LAND USE BY MEANS OF ZONING AND/OR BUILDING REGULATIONS.
2. OTHER AGENCY APPROVAL: PERMIT APPLICANTS ARE RESPONSIBLE FOR OBTAINING SEPARATE PERMITS OR PERMISSION AS MAY BE REQUIRED. EXAMPLES MAY BE WHEN WORK IS PROPOSED WITHIN THE STATE HIGHWAY, RAILROAD OR IRRIGATION COMPANY RIGHTS-OF-WAY OR PRIVATE PROPERTY.
3. EASEMENTS: IT SHALL BE THE APPLICANT'S RESPONSIBILITY TO DETERMINE THE NECESSITY OF ANY EASEMENTS AND TO OBTAIN THOSE EASEMENTS AND APPROVALS THAT MAY BE REQUIRED.
4. SUBMITTALS AND FEES: APPLICANT SHALL PAY ALL REQUIRED FEES, PROVIDE INSURANCE, SURETY (IF REQUIRED), AND PROVIDE APPROPRIATE PLANS, IF NECESSARY.
5. COORDINATION OF UTILITY WORK: THE APPLICANT SHALL BE RESPONSIBLE FOR COORDINATING ANY UTILITY WORK INCLUDING RELOCATION OF THE UTILITIES (E.G., POWER POLES, TRANSFORMERS, SIGNALS, ETC.).
6. AFFECTED AREA: THE APPLICANT IS RESPONSIBLE FOR RETURNING THE AREAS AFFECTED BY CONSTRUCTION TO EQUAL OR BETTER CONDITION. THE APPLICANT IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTY OR OTHER ADJACENT RIGHT-OF-WAY THAT OCCURS DURING CONSTRUCTION.
7. NOT TRANSFERABLE: THE PERMIT MAY NOT BE TRANSFERABLE OR ASSIGNABLE EXCEPT AS DESIGNATED IN THE DEVELOPMENT AGREEMENT. THE APPLICANT MAY SUBCONTRACT THE WORK TO BE PERFORMED UNDER A PERMIT, PROVIDED THAT THE APPLICANT REMAINS RESPONSIBLE FOR THE PERFORMANCE OF THE WORK IDENTIFIED IN THE PERMIT, THE INSURANCE AND SURETY, AND THE WARRANTY PERIOD. IF PERMIT IS TRANSFERRED, A NEW CONSTRUCTION COORDINATION MEETING MAY BE REQUIRED.
8. SUPPLEMENTAL PERMIT: NO WORK OUTSIDE THE SCOPE OF THE APPROVED PERMIT MAY OCCUR WITHOUT THE APPROVAL OF THE TOWN ENGINEER. IT IS THE APPLICANT'S RESPONSIBILITY TO NOTIFY THE TOWN OF BERTHOUD OF THE ISSUES AND APPLY FOR A SUPPLEMENTAL PERMIT FOR THE ADDITIONAL WORK.
9. PUBLIC DISPLAY: ALL REQUIRED PERMITS AND APPROVED PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION AND PLACEMENT OF TRAFFIC CONTROL DEVICES.
10. PROTECTION OF EXISTING IMPROVEMENTS: ENSURE PROTECTION AS FOLLOWS:
- A. EXISTING INSTALLATIONS: THE CONTRACTOR SHALL AT ALL TIMES TAKE PROPER PRECAUTIONS AND BE RESPONSIBLE FOR THE PROTECTION OF EXISTING STREET AND ALLEY SURFACES, DRIVEWAY CULVERTS, STREET INTERSECTION CULVERTS OR APRONS, IRRIGATION SYSTEMS, MAIL BOXES, DRIVEWAY APPROACHES, CURB, GUTTER, AND SIDEWALKS, AND ALL OTHER IDENTIFIABLE INSTALLATIONS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION.
- B. UTILITIES: THE CONTRACTOR SHALL AT ALL TIMES TAKE PROPER PRECAUTIONS FOR THE PROTECTION OF EXISTING UTILITIES, THE PRESENCE OF WHICH ARE KNOWN OR CAN BE DETERMINED BY FIELD LOCATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR SHALL CONTACT THE COLORADO811 AT 1-800-922-1987 FOR UTILITY LOCATES A MINIMUM OF 2 WORKING DAYS PRIOR TO HIS PROPOSED START OF WORK.
- C. EXISTING IMPROVEMENTS: EXISTING IMPROVEMENTS TO ADJACENT PROPERTY SUCH AS LANDSCAPING, FENCING, UTILITY SERVICES, SIGNS, DRIVEWAY SURFACES, ETC., THAT ARE NOT AUTHORIZED FOR REMOVAL, SHALL BE PROTECTED FROM INJURY OR DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS.
- D. SURVEY MARKERS. THE CONTRACTOR SHALL AT ALL TIMES TAKE PROPER PRECAUTIONS FOR THE PROTECTION OF PROPERTY PINS/CORNERS AND SURVEY CONTROL MONUMENTS ENCOUNTERED DURING CONSTRUCTION. ANY DAMAGED OR DISTURBED SURVEY MARKERS SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- E. RESPONSIBILITY FOR REPAIR: THE REPAIR OF ANY DAMAGED IMPROVEMENTS AS DESCRIBED ABOVE SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER.
- F. MINIMIZING INCONVENIENCE. THE CONTRACTOR SHALL ABIDE BY THE REQUIREMENTS SET FORTH BY THE PERMIT TO MINIMIZE INCONVENIENCE TO TRAFFIC AND ANY INCONVENIENCE TO ADJACENT PROPERTY OWNERS.
11. WORK TO BE DONE IN EXPEDIENT MANNER: ALL WORK SHALL BE DONE IN AN EXPEDIENT MANNER. REPAIRS SHALL BE MADE AS RAPIDLY AS IS CONSISTENT WITH HIGH QUALITY WORKMANSHIP AND MATERIALS. USE OF FAST SETTING CONCRETE AND SIMILAR TECHNIQUES MAY BE REQUIRED AND ARE ENCOURAGED WHENEVER POSSIBLE WITHOUT SACRIFICING THE QUALITY OF REPAIR.
12. INSPECTION REQUESTS: IT SHALL BE THE RESPONSIBILITY OF THE PERSON PERFORMING THE WORK AUTHORIZED BY THE PERMIT TO NOTIFY THE TOWN ENGINEER OR AUTHORIZED REPRESENTATIVES THAT SUCH WORK IS READY FOR INSPECTION. THE TOWN ENGINEER REQUIRES THAT EVERY REQUEST FOR INSPECTION BE RECEIVED AT LEAST 48 HOURS BEFORE SUCH INSPECTION IS DESIRED. SUCH REQUESTS MAY BE IN WRITING OR BY TELEPHONING THE TOWN ENGINEER.
13. REMOVAL AND REPLACEMENT OF UNSATISFACTORY WORK: REMOVAL AND REPLACEMENT OF UNSATISFACTORY WORK SHALL BE COMPLETED WITHIN FIFTEEN DAYS OF WRITTEN NOTIFICATION OF THE DEFICIENCY UNLESS DEEMED AN EMERGENCY REQUIRING IMMEDIATE ACTION. IF DEEMED AN EMERGENCY FOR HEALTH/SAFETY REASONS, THE CONTRACTOR MUST COMPLETE THE WORK IMMEDIATELY. IN THE EVENT THE REPLACEMENT WORK HAS NOT BEEN COMPLETED, THE TOWN OF BERTHOUD WILL TAKE ACTION AGAINST THE CONTRACTOR'S BOND TO COVER ALL RELATED COSTS.
14. ROAD CLOSURES: ROAD CLOSURES WILL ONLY BE ALLOWED WITH THE WRITTEN APPROVAL OF THE TOWN ENGINEER. PROPER POSTING AND PUBLIC NOTIFICATION WILL BE REQUIRED 7 DAYS IN ADVANCE OF ANY CLOSURE. FORMS OF NOTIFICATION MAY INCLUDE DOOR HANGERS, VARIABLE MESSAGE SIGNS AND PRESS RELEASES.

TOWN OF BERTHOUD APPROVAL

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPT 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.

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL

APPROVED BY:

TOWN ENGINEER

DATE

REVISEIONS		NO.	DESCRIPTION	DATE	BY
		1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
		2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
		3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

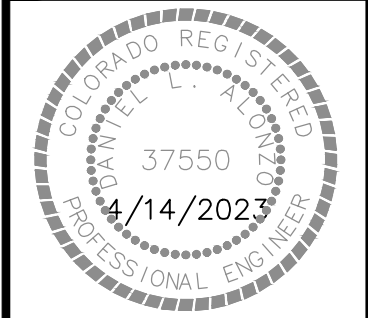
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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
BERTHOUD NOTES - CO.1



DATE: 01-10-2022
DRAWN BY: MPD
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JOB NO: E-405

SHEET NO:

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SANITARY NOTES - TOWN OF BERTHOUD

- 1.MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS AND WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED TOWN OF BERTHOUD PERSONNEL.
- 2.NEW SEWER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 SDR-35 PIPE AND IN ACCORDANCE WITH THE ABOVE REFERENCED SPECIFICATIONS.
- 3.CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
- 4.THE CONTRACTOR SHALL NOTIFY THE TOWN A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION OR PRIOR TO RESUMING CONSTRUCTION AFTER A BREAK.
- 5.MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION OUTSIDE DIAMETER TO OUTSIDE DIAMETER BETWEEN WATER MAINS AND ALL SEWER MAINS AND MANHOLES.
- 6.ALL SEWER MAINS CROSSING WATER MAINS WITH LESS THAN 18 INCHES OF SEPARATION SHALL BE ENCASED IN CONCRETE.
- 7.RIM ELEVATIONS SHOWN ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS FINAL. ALL MANHOLES SHALL BE FINAL ADJUSTED AFTER PAVING SUCH THAT THE RIM IS ¼ TO ½ INCH BELOW FINISHED ASPHALT. MANHOLES IN UNPAVED AREAS SHALL BE SET SO THAT THE RIM IS 0.5' ABOVE FINISHED GRADE. BURIED MANHOLES ALLOWED IN CULTIVATED FIELDS AS APPROVED BY TOWN ENGINEER. AS-BUILTS SHALL ALLOW FINAL NORTHING/EASTING AND RIM ELEVATION OF ALL BURIED MANHOLES.
- 8.INVERT (AS-BUILT) DATA SHALL BE COLLECTED BY A LICENSED SURVEYOR ON EACH PIPE INVERT IN A MANHOLE. CENTER OF MANHOLE SURVEYING IS NOT ACCEPTABLE FOR SLOPE CALCULATIONS. RECORD DRAWINGS (AS-BUILTS) MUST DEMONSTRATE CONFORMANCE TO TOWN STANDARDS.
- 9.THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ACTUAL RECORD DRAWING DIMENSIONS AND DISTANCES AS WELL AS SERVICE LOCATIONS ON THESE PLANS AND SUBMITTING THEM TO THE ENGINEER FOR PREPARATION OF RECORD DRAWINGS. THESE DRAWINGS SHALL BE KEPT CURRENT AT ALL TIMES.
10. BEFORE ANY CONSTRUCTION COMMENCES, A PLUG SHALL BE INSTALLED TO PREVENT DRAINAGE THROUGH THE NEW SEWER LINE FROM ENTERING THE EXISTING SEWER LINE. THIS PLUG WILL BE INSTALLED IN THE MANHOLE, WHICH CONNECTS NEW WORK WITH THE EXISTING AND MAY NOT BE REMOVED UNTIL SUBSTANTIAL ACCEPTANCE.
11. UNDERDRAINS, IF INSTALLED, ARE THE RESPONSIBILITY OF THE DEVELOPER. THE TOWN ASSUMES NO LIABILITY FOR ANY PORTION OF OR ANY DAMAGE CAUSED BY UNDERDRAINS. ABSOLUTELY NO PART OF AN UNDERDRAIN SYSTEM, INCLUDING CLEAN OUTS, WILL BE ALLOWED INSIDE OF SANITARY SEWER MANHOLES. ALL UNDERDRAINS SHALL BE INSTALLED BELOW THE SANITARY SEWER AND OFFSET TO THE SIDE. PIPE MATERIAL SHALL BE DIFFERENT COLOR THAN SANITARY SEWER.
12. NO SERVICE LATERALS SMALLER THAN 8-INCH IN DIAMETER SHALL ENTER MANHOLES.
13. SERVICE CROSSINGS OF CURB SHALL BE MARKED WITH A CUT "S" IN CURB FACE. PAINT IS NOT ACCEPTABLE. SERVICE SHALL BE EXTENDED INTO THE LOT A MINIMUM OF 10 FEET.
14. CONTRACTOR SHALL MARK THE END OF ALL SEWER SERVICES AND MAIN STUBS WITH A CARBONITE COMPOSITE UTILITY MARKER WITH MINIMUM OF FOUR FEET ABOVE GRADE, PAINTED GREEN.
15. ALL 8-INCH PIPES SHALL HAVE SQUEEGEE (CDOT #8 BEDDING) UNLESS OTHERWISE SHOWN OR THE TOWN MAY APPROVE AN ALTERNATE BEDDING IN SPECIAL CASES.LARGER PIPES REQUIRE WASHED OR CRUSED ROCK AS SHOWN IN THE CONSTRUCTION SPECIFICATIONS
16. THE CONTRACTOR SHALL PERFORM A LOW-PRESSURE AIR TEST ON EACH REACH OF SANITARY SEWER PIPE BETWEEN MANHOLES. THE LOW-PRESSURE AIR TEST SHALL BE REQUIRED ON THE ENTIRE LENGTH OF PIPE INSTALLATIONS. THE TEST SHALL CONFORM TO THE RECOMMENDED PRACTICE AND CALCULATIONS ESTABLISHED BY THE ASTM C-828.
17. PRIOR TO REMOVAL OF PLUGS AT MANHOLES, PIPE SHALL BE JET-CLEANED AND VACUUMED TO REMOVE DEBRIS AND VIDEOED. NOTICE SHALL BE GIVEN TO THE TOWN INSPECTOR ONE (1) WEEK PRIOR TO CLEANING. INSPECTOR MUST BE PRESENT DURING THE OPERATION. ONCE APPROVAL HAS BEEN GIVEN BY INSPECTOR, PLUGS MAY ONLY BE REMOVED AFTER CONDITIONAL ACCEPTANCE BY THE TOWN.
18. THE FINAL RECORDED PLAT AND RECORDED ADDRESS PLAT SHALL BE PROVIDED TO THE TOWN FOR CONDITIONAL ACCEPTANCE.L
19. TWENTY (20) MONTHS AFTER CONSTRUCTION AND PRIOR TO THE EXPIRATION OF WARRANTY, THE DEVELOPER SHALL CAMERA/VIDEO THE SANITARY SEWER LINES AND PROVIDE A DVD TO THE TOWN FOR REVIEW.
20. CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON EACH REACH OF SANITARY SERVICE AND SANITARY SEWER PIPE BETWEEN MANHOLES OR DISCHARGE. IF EXCESSIVE GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION OF A SANITARY SEWER SECTION OR AS REQUESTED BY THE TOWN ENGINEER, THE INFILTRATION TEST FOR LEAKAGE SHALL BE USED. THE MAXIMUM INFILTRATION: 0.039 GALLONS PER INCH OF NOMINAL DIAMETER PER HOUR PER 100 FEET OF PIPE. CONTRACTOR SHALL REPAIR AND RETEST ANY REACH WHICH EXCEEDS THE ALLOWABLE INFILTRATION.

STORM SEWER PLANS NOTES

1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION, DETAILS AND TESTING FOR THE STORM SEWER CONSTRUCTION SHALL BE DONE IN CONFORMANCE WITH TOWN'S CURRENT STANDARDS AND SPECIFICATIONS.
2. STORM SEWER AND ROOF LEADERS SHALL BE BEDDED IN ACCORDANCE WITH PROJECT DETAILS OR APPROPRIATE TOWN STANDARDS AND DETAILS.
3. DISTANCES FOR STORM SEWER AND ROOFLEADERS ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE OR CENTER OF FITTING TO CENTER OF FITTING. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
5. STORM SEWERS SHALL BE TESTED IN ACCORDANCE WITH APPLICABLE TOWN STANDARDS. CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL PROCEDURES FOR TESTING.
6. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY AND IN COMPLIANCE WITH THE GEOTECHNICAL REPORT.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF STORM SEWER LINE.
8. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE TOWN AND ENGINEER.
9. REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERIFY LOCATIONS AS SHOWN.
10. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR CONSTRUCTION OR INSTALLATION OF ALL PROPOSED IMPROVEMENTS SHOWN.
11. ALL DRAINAGE CONVEYANCE, MANAGEMENT AND TREATMENT FACILITIES SHOWN ON THIS PLAN WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER, HOA, UNLESS SHOWN OTHERWISE. THESE FACILITIES INCLUDE INLETS, THE ENTIRE STORM DRAINAGE SYSTEM, ALL SWALES AND CONCRETE PANS, THE DOWNSPOUT SYSTEM, THE UNDERDRAIN, THE POND, AND THE OUTLET STRUCTURE IN THE POND. THE STORMSEWER CROSSING BELMONT WILL BE PUBLICLY OWNED AND MAINTAINED.

HANDICAP ACCESS / ADA NOTES

1. HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
2. HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
3. THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.
 - A. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - B. THE GRADE OF HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0 PERCENT IN ANY DIRECTION. HANDICAP PARKING SHALL HAVE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.
 - C. HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL GRADE OF 5.0 PERCENT. ACCESSIBLE ROUTES EXCEEDING 5.0 PERCENT SHALL BE CONSTRUCTED WITH RAMPS AND HAND RAILS HAVING A MAXIMUM SLOPE OF 8.0 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A 2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMP.

PLACEMENT OF FILL MATERIAL NOTES

1. THE GEOTECHNICAL ENGINEER, AS THE OWNER'S REPRESENTATIVE, SHALL OBSERVE FILL PLACEMENT AND CONDUCT TESTS TO DETERMINE IF THE MATERIAL, METHOD OF PLACEMENT, AND COMPACTION ARE IN REASONABLE COMPLIANCE WITH THE SPECIFICATIONS. SPECIFICATIONS PRESENTED IN THIS APPENDIX ARE GENERAL IN NATURE. THEY SHOULD BE USED EXCEPT WHERE SPECIFICALLY SUPERSEDED BY THOSE PRESENTED IN THE ATTENDANT GEOTECHNICAL STUDY. FOR THE PURPOSE OF THIS SPECIFICATION, STRUCTURAL AREAS INCLUDE THOSE AREAS THAT WILL SUPPORT CONSTRUCTED APPURTENANCES (E.G., FOUNDATIONS, SLABS, FLATWORK, PAVEMENTS, ETC.) AND FILL EMBANKMENTS OR SLOPES THAT SUPPORT SIGNIFICANT FILLS OR CONSTRUCTED APPURTENANCES. STRUCTURAL AREAS WILL BE AS DEFINED BY THE GEOTECHNICAL ENGINEER.
2. FILL MATERIAL SHALL CONSIST OF ON-SITE OR OFF-SITE SOILS WHICH ARE RELATIVELY FREE OF VEGETABLE MATTER AND RUBBLE. OFF-SITE MATERIALS SHALL BE EVALUATED BY THE SOIL ENGINEER PRIOR TO IMPORTATION. NO ORGANIC, FROZEN, PERISHABLE, OR OTHER UNSUITABLE MATERIAL SHALL BE PLACED IN THE FILL. FOR THE PURPOSE OF THIS SPECIFICATION, COHESIVE SOIL SHALL BE DEFINED AS A MIXTURE OF CLAY, SAND, AND SILT WITH MORE THAN 35% PASSING A U.S. STANDARD #200 SIEVE AND A PLASTICITY INDEX OF AT LEAST 11. THESE MATERIALS WILL CLASSIFY AS AN A-6 OR A-7 BY THE AASHTO CLASSIFICATION SYSTEM. GRANULAR SOILS SHALL BE ALL MATERIALS WHICH DO NOT CLASSIFY AS COHESIVE.
3. VEGETATION, ORGANIC TOPSOIL, ANY EXISTING FILL AND ANY OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE FILL AREA. THE AREA TO BE FILLED SHALL THEN BE SCARIFIED, MOISTENED IF NECESSARY, AND COMPACTED IN THE MANNER SPECIFIED BELOW PRIOR TO PLACEMENT OF SUBSEQUENT LAYERS OF FILL.
4. THE MATERIALS SHALL BE DELIVERED TO THE FILL IN A MANNER WHICH WILL PERMIT A WELL AND UNIFORMLY COMPACTED FILL BEFORE COMPACTING. THE FILL MATERIAL SHALL BE PROPERLY MIXED AND SPREAD IN APPROXIMATELY HORIZONTAL LAYERS NOT GREATER THAN 8 INCHES IN LOOSE THICKNESS.
5. WHILE BEING COMPACTED, THE MATERIAL SHALL CONTAIN UNIFORMLY DISTRIBUTED MOISTURE FOR COMPACTION. THE CONTRACTOR SHALL BE REQUIRED TO ADD MOISTURE TO THE MATERIALS IF, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, PROPER AND UNIFORM MOISTURE IS NOT BEING OBTAINED FOR COMPACTION. IF THE FILL MATERIALS ARE TOO WET FOR PROPER COMPACTION, AERATING AND/OR MIXING WITH DRIER MATERIALS MAY BE REQUIRED. MOISTURE CONTENT SHALL BE CONTROLLED AS A PERCENTAGE DEVIATION FROM OPTIMUM. OPTIMUM MOISTURE CONTENT IS DEFINED AS THE MOISTURE CONTENT CORRESPONDING TO THE MAXIMUM DENSITY OF A LABORATORY COMPACTED SAMPLE PERFORMED ACCORDING TO ASTM D698 FOR COHESIVE SOILS OR ASTM D1557 FOR GRANULAR SOILS. THE MOISTURE CONTENT SPECIFICATIONS FOR THE VARIOUS AREAS ARE AS FOLLOWS

	<u>COHESIVE SOILS</u>	<u>GRANULAR SOILS</u>
BENEATH STRUCTURAL AREAS:	-1 TO +3%	-2 TO +2%
BENEATH NON-STRUCTURAL AREAS:	-3 TO +3%	-3 TO +3%
6. WHEN THE MOISTURE CONTENT AND CONDITIONS OF EACH LAYER SPREAD ARE SATISFACTORY, IT SHALL THEN BE COMPACTED BY AN APPROVED METHOD. MOISTURE-DENSITY TESTS SHALL BE PERFORMED ON TYPICAL FILL MATERIALS TO DETERMINE THE MAXIMUM DENSITY. FIELD DENSITY TESTS MUST THEN BE MADE TO DETERMINE THE ADEQUACY OF THE FILL COMPACTION. THE COMPACTION STANDARD TO BE UTILIZED IN DETERMINING THE MAXIMUM DENSITY IS ASTM D698 FOR COHESIVE SOILS OR ASTM D1557 FOR GRANULAR SOILS. THE FOLLOWING COMPACTION SPECIFICATIONS SHOULD BE FOLLOWED FOR EACH AREA:

BENEATH STRUCTURAL AREAS:	95% OF MAXIMUM DRY DENSITY
BENEATH NON-STRUCTURAL AREAS:	90% OF MAXIMUM DRY DENSITY
7. IF THE STRUCTURAL FILL CONTAINS LESS THAN 10 PERCENT PASSING THE NO. 200 SIEVE, IT MAY BE NECESSARY TO CONTROL COMPACTION BASED ON RELATIVE DENSITY (ASTM D2049). IF THIS IS THE CASE, THEN COMPACTION AROUND THE STRUCTURES AND BENEATH SLABS SHALL BE TO AT LEAST 70% RELATIVE DENSITY, AND COMPACTION BENEATH FOUNDATIONS AND PAVEMENTS SHALL BE TO AT LEAST 80% RELATIVE DENSITY.

GEOTECHNICAL ENGINEERING NOTES

1. THE REPORT TITLED "PRELIMINARY SUBSURFACE EXPLORATION REPORT APPROXIMATE 21-ACRE PRAIRIE STAR DEVELOPMENT FILING 5 - FOURTH ADDITION" (EEC PROJECT #1222065) DATED JULY 20, 2022, PREPARED BY EARTH ENGINEERING CONSULTANTS, LLC, HAS BEEN COMPLETED TO PROVIDE PRELIMINARY DESIGN AND CONSTRUCTION RECOMMENDATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR POSSESSING, READING, AND BEING FAMILIAR WITH THE CONTENTS OF THE PROJECT GEOTECHNICAL REPORT PRIOR TO AND THROUGHOUT CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR RETAINING A GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING SERVICES DURING GRADING, EXCAVATION, FOUNDATION CONSTRUCTION, PAVING AND OTHER EARTH RELATED CONSTRUCTION PHASES OF THE PROJECT.

SIGNAGE, STRIPING & TRAFFIC CONTROL NOTES

1. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF BERTHOUD FOR APPROVAL WITH THE PERMIT APPLICATION. A STREET CUT OR PUBLIC IMPROVEMENTS CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION. REVISED TRAFFIC CONTROL PLANS SHALL BE SUBMITTED AS THE LOCATION AND WORK ELEMENTS CHANGE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF A SAFE TRAVEL WAY ON ALL ROADWAYS ON AND ADJACENT TO THE JOB SITE. THE CONTRACTOR SHALL ERECT OR CAUSE ERECTION OF PROPER TRAFFIC CONTROL WARNING DEVICES AROUND ALL EXCAVATIONS, EMBANKMENTS AND OBSTRUCTIONS AND SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF SAID ERECTED DEVICES.
3. THE CONTRACTOR SHALL PROVIDE FLAG PERSON PROTECTION WHEN NEEDED OR AS MAY BE DETERMINED BY THE TOWN OR COUNTY FOR THE PROTECTION OF THE PUBLIC, AS WELL AS WORKERS ON THE JOB SITE.
4. THE CONTRACTOR SHALL COORDINATE HIS WORK AND OBTAIN APPROVAL IN WRITING FROM THE TOWN OR COUNTY IN ORDER THAT ARRANGEMENTS MAY BE MADE FOR DETOURS, PARKING, ACCESS TO PROPERTY ADJACENT TO WORK, ETC. 48 HOURS PRIOR TO THEIR NEED.
5. THE CONTRACTOR SHALL NOT CLOSE ANY STREET OR PORTION OF A STREET WITHOUT APPROVAL FROM THE TOWN OR COUNTY. THE CONTRACTOR SHALL NOTIFY THE SCHOOL DISTRICT TRANSPORTATION DEPARTMENT OF SUCH CLOSURE IF THE SCHOOLS ARE IN SESSION DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY THE ABOVE PARTIES IMMEDIATELY AFTER THE OPENING OF ANY STREET, ALLEY, OR FIRE LANE.
6. EXISTING GROUND SIGNS AND SIGN PANELS TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND WILL BE DISPOSED OF PROPERLY AT NO ADDITIONAL COST.
7. THE CONTRACTOR SHALL PRUNE TREES AS NECESSARY TO KEEP BRANCHES FROM BECOMING A HAZARD TO PEDESTRIANS AND VEHICLES. WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN AND PERFORMED IN ACCORDANCE WITH CLEARING AND GRUBBING. CONTRACTOR SHALL MARK THAT PORTION OF THE TREE TO BE PRUNED AND NOTIFY THE ENGINEER PRIOR TO PRUNING.
8. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE "COLORADO SUPPLEMENTAL MUTCD" AND THE TOWN OR COUNTY "DESIGN AND CONSTRUCTION STANDARDS". FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DIVISION OF HIGHWAYS "M AND S STANDARDS".
9. THE CONTRACTOR INSTALLING SIGNS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
10. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

CLEARING & GRUBBING NOTES

1. THE SPECIFIC CALLOUTS ON THE CLEARING AND GRUBBING PLANS, IF AVAILABLE, DO NOT REPRESENT ALL THE FEATURES TO BE REMOVED. RATHER, ARE ANNOTATED TO INDICATE THE PRIMARY SITE ELEMENTS TO BE REMOVED BY THE CONTRACTOR. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, PRIOR TO BIDDING, IN ORDER TO BECOME FAMILIAR WITH THE FULL NATURE AND SCOPE OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY SURFACE/SUBSURFACE STRUCTURES, SUCH AS EXISTING SEPTIC SYSTEMS, FOUNDATION WALLS, CONCRETE SLABS, BUILDINGS, WELLS, IRRIGATION STRUCTURES, FENCING, ETC. CLEARING AND GRUBBING SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF ALL MATERIALS, ROOTS, VEGETATION, AND OTHER OBSTRUCTIONS AS REQUIRED BY THE PLANS AND AS DISCOVERED BY THE CONTRACTOR OR DEEMED NECESSARY BY THE ENGINEER.
3. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO PIPES, CONDUITS, POLES, OR ANY OTHER STRUCTURES OR UTILITIES. HE SHALL NOT MAKE ANY CLAIM FOR INCONVENIENCE, DELAY OR ADDED COST OF PERFORMING THE WORK WHICH MAY BE ATTRIBUTED IN ANY DEGREE, TO INACCURACY OF INFORMATION FURNISHED RELATIVE TO THE LOCATIONS, SIZES, DIMENSIONS, DEPTHS, AND CHARACTER OF ANY PIPES, CONDUITS, POLES, OR OTHER STRUCTURES AND UTILITIES OR FOR FAILURE OF THE ENGINEER OR CLIENT TO FURNISH ANY INFORMATION RELATIVE THERETO.
4. WHETHER SHOWN ON THE PLAN OR NOT, EXISTING IMPROVEMENTS, ADJACENT PROPERTY, UTILITY AND OTHER FACILITIES, AND TREES AND PLANTS THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED FROM INJURY OR DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS.
5. THE CONTRACTOR SHALL EXCAVATE AND STOCKPILE ANY, AND ALL, EXISTING WETLANDS SOILS FOUND ONSITE, WHICH IS DEEMED SUITABLE FOR REUSE BY THE ENGINEER.
6. THE CONTRACTOR SHALL MAKE SUCH INVESTIGATIONS AND EXAMINATIONS AS ARE REQUIRED TO DETERMINE THE EXISTENCE AND LOCATIONS OF ALL PIPES, CONDUITS, AND OTHER UNDERGROUND IMPROVEMENTS AND SHALL CONSULT WITH AND ADVISE THE OWNERS OF THE UTILITIES BEFORE UNDERTAKING ANY WORK THAT MIGHT ENDANGER THEM. LIKEWISE, THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO EXCAVATION.
7. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF ANY DATA SHOWN ON THE PLANS RELATIVE TO THE LOCATIONS, SIZES, DIMENSIONS, DEPTHS, AND CHARACTER OF PIPES, CONDUITS, POLES OR ANY OTHER STRUCTURES OR UTILITIES LOCATED ABOVE GROUND OR UNDERGROUND.
8. EXISTING LAND SUBDIVISION MONUMENTS AND STAKES SHALL BE FULLY PROTECTED FROM DAMAGE OR DISPLACEMENT AND THEY SHALL NOT BE DISTURBED UNLESS DIRECTED BY THE ENGINEER.
9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL ONSITE STRUCTURES AND FEATURES IN ACCORDANCE TO ALL APPLICABLE LOCAL DEMOLITION, SAFETY AND ENVIRONMENTAL CODES AND REGULATIONS.
10. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING DEMOLITION
11. THE CONTRACTOR SHALL PROVIDE AS AN BID ALTERNATE SEPARATE COST FOR THE REMOVAL OF EXISTING OFF-SITE STRUCTURES LOCATED ADJACENT TO THE SITE, INCLUDING FOUNDATIONS, CONCRETE SLABS, SWIMMING POOL, ETC.
12. THE OWNER, OR OWNERS REPRESENTATIVE, MAY DESIGNATE CERTAIN TRESS TO BE SAVED OR RELOCATED WITHIN THE CLEARING AND GRUBBING AREAS. CONTRACTOR SHALL PROVIDE UNIT COSTS FOR RELOCATION OF TREES, ALL OTHER TREES OR VEGETATION SHOWN TO BE REMOVED SHALL BE INCLUDED IN THE SITE CLEARING AND GRUBBING COST.

STREET/ROAD IMPROVEMENT CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE TOWN, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.
2. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR THE TYPICAL SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURED WITHOUT APPROVAL OF THE ENGINEER.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT. THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE COLORADO DEPARTMENT OF TRANSPORTATION AND THE LATEST STANDARDS AND SPECIFICATIONS FOR THE TOWN OF BERTHOUD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - A. OBTAINING ALL REQUIRED PERMITS FROM THE COUNTY OR REGULATING AUTHORITY AT THE CONTRACTOR'S EXPENSE, INCLUDING PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 - B. RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS.
 - C. COMPLETELY REMOVING ALL CONFLICTING PAVEMENT MARKINGS.
 - D. RETURNING ALL REMOVED/SALVAGED TRAFFIC CONTROL SIGNS TO THE STATE OR THE COUNTY AUTHORITY.
 - E. RECORDATION OF AS-BUILT CONDITION OF ALL IMPROVEMENTS.

TOWN OF BERTHOUD APPROVAL

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPT 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.

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL

APPROVED BY:

TOWN ENGINEER

DATE

NO.		DESCRIPTION	DATE		BY
1		PER CITY COMMENTS DATED 1-19-22	4/15/22		MPD
2		PER CITY COMMENTS DATED 5-9-22	11/11/22		MPD
3		PER CITY COMMENTS DATED 11-17-22	4/14/23		MPD

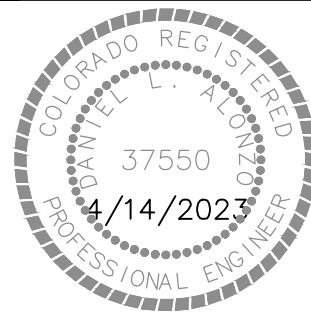
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PRAIRIE STAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
GENERAL NOTES - C0.2



DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C0.2

3 OF 52

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STREET IMPROVEMENTS NOTES - TOWN OF BERTHOUD

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE CONSTRUCTION NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.
2. A PAVEMENT SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO REGISTERED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY. (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE LOCAL ENTITY ENGINEER IN BERTHOUD.
4. STREET SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE PLACED UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE LOCAL ENTITY ENGINEER.
5. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH CHAPTER 25, RECONSTRUCTION AND REPAIR. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.
7. THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE LOCAL ENTITY INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN ¼ INCH DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
8. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAN 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE LOCAL ENTITY ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE LOCAL ENTITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PERFORMED IN THE PRESENCE OF AN INSPECTOR.

TRAFFIC SIGNING & PAVEMENT MARKINGS
CONSTRUCTION NOTES - TOWN OF BERTHOUD

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE CONSTRUCTION NOTES ON THIS SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
2. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.
5. ALL LANE LINES FOR CONCRETE PAVEMENT SHOULD BE EPOXY PAINT.
6. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE LOCAL ENTITY ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.
7. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.
8. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
9. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
10. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.
11. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE LOCAL ENTITY ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.
12. THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
13. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
14. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE LOCAL ENTITY ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE LOCAL ENTITY ENGINEER DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS).
15. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.

GRADING NOTES - TOWN OF BERTHOUD

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 BERTHOUD 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 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 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.
8. 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.
9. PERMANENT SLOPES SHALL NOT EXCEED 4:1 (H:V) IN AREAS TO BE SEEDDED OR SODDED. RETAINING WALLS SHALL BE REVIEWED AND APPROVED BY SEPARATE APPLICATION TO THE TOWN OF BERTHOUD.
10. 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.

WATER NOTES - TOWN OF BERTHOUD

1. ALL WATER MATERIALS, CONSTRUCTION, AND TESTING SHALL MEET THE REQUIREMENTS OF BERTHOUD STANDARDS AND SPECIFICATIONS AND THE BERTHOUD FIRE PROTECTION DISTRICT SPECIFICATIONS.
2. FIRE HYDRANT SPECIFICATIONS:
 - a. ALL FIRE HYDRANTS WILL BE MUELLER.
 - b. ALL HYDRANTS WILL HAVE A FIVE AND ONE-QUARTER (5-1/4) INCH OR LARGER VALVE OPENING, TWO (2) TWO AND ONE-HALF (2-1/2) INCH HOSE NOZZLES, ONE (1) PUMPER NOZZLE AND SIX (6) INCH OR LARGER MECHANICAL JOINT INLET.
 - c. ALL NOZZLES SHALL HAVE NATIONAL STANDARD THREADS.
 - d. THE HYDRANT SHALL BE OF TRAFFIC HAZARD TYPE WITH SAFETY FEATURES WHICH WILL PREVENT BARREL BREAKAGE.
 - e. SPECIFICATIONS FOR THE OPERATING NUT AND STUBS AND CUPS SHALL BE ONE (1) INCH SQUARE OR PENTAGON AND OPEN RIGHT.
3. WATER SERVICE LINE SPECIFICATIONS:
 - a. CORPORATION STOPS SHALL HAVE INLET THREADED CC TYPE, OUTLET COPPER COMPRESSION OR FLARE, NO SOLDERING WILL BE ALLOWED.
 - b. SERVICE SADDLES SHALL BE "O" RING GASKET, DOUBLE BAND, OR HINGE PIN CC THREAD, ¼ INCH - 2 INCH COPPER.
 - c. CURB STOP STYLE SHALL BE COMPRESSION OR FLARED COPPER BOTH ENDS, MINNEAPOLIS PATTERN VALVE-THREADS AROUND TO ALLOW MINNEAPOLIS STYLE CURB BOX.
 - d. CURB BOX SHALL HAVE MINNEAPOLIS BASE EXTENSION TYPE CURB BOXES, CAST IRON LID AND BASE WITH BRASS PENTAGON HEAD PLUG USING A 1 ½ INCH UPPER SECTION.
4. ALL WATER VALVES SHALL OPEN LEFT.
5. THE MINIMUM COVER OVER THE WATER LINE IS 5 FEET AND THE MAXIMUM COVER IS 6 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE TOWN.
6. PRIOR TO INSTALLATION OF WATER MAINS, ROAD/DRIVE CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE "SUB-GRADE" STATE. SUB-GRADE IS DEFINED AS AN ELEVATION OF NO MORE THAN SEVEN (7) INCHES BELOW THE FINISHED STREET GRADE. ALL VALVE BOXES AND FIRE HYDRANTS WILL BE ADJUSTED TO THE FINAL FINISHED GRADE BY THE CONTRACTOR.
7. BEFORE ANY TAPS ARE MADE FROM MAINS, APPLICATIONS FOR THE TAPS MUST BE RECEIVED AND APPROVED BY THE TOWN.
8. TRACER WIRE SHALL BE USED FOR ALL NON-METALLIC WATER MAINS. TRACER WIRE SHALL BE BROUGHT UP TO TEST STATIONS AT ALL FIRE HYDRANTS.
9. PVC WATER MAINS SHALL BE AWWA C900, DR 18
10. ALL WATER SERVICES SHALL BE TYPE K COPPER.
11. CONTRACTOR TO CONTACT BUILDING DEPARTMENT PRIOR TO INSTALLATION OF METER SETTER.

TOWN OF BERTHOUD APPROVAL

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPT 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.

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL

APPROVED BY:

TOWN ENGINEER

DATE

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
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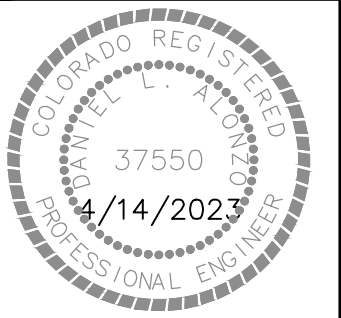
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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
GENERAL NOTES - C0.3



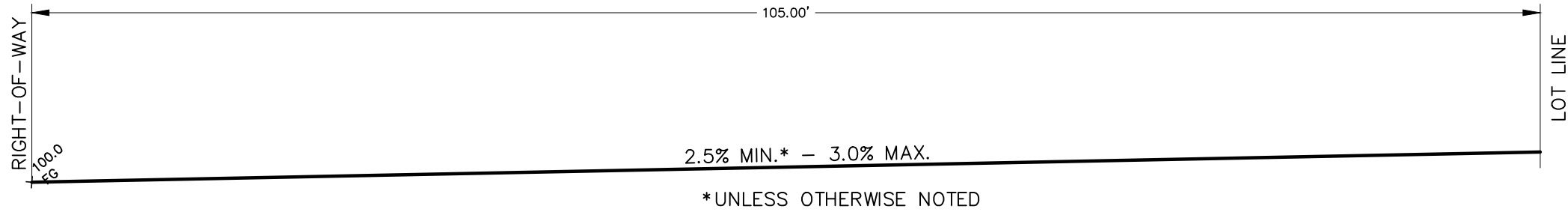
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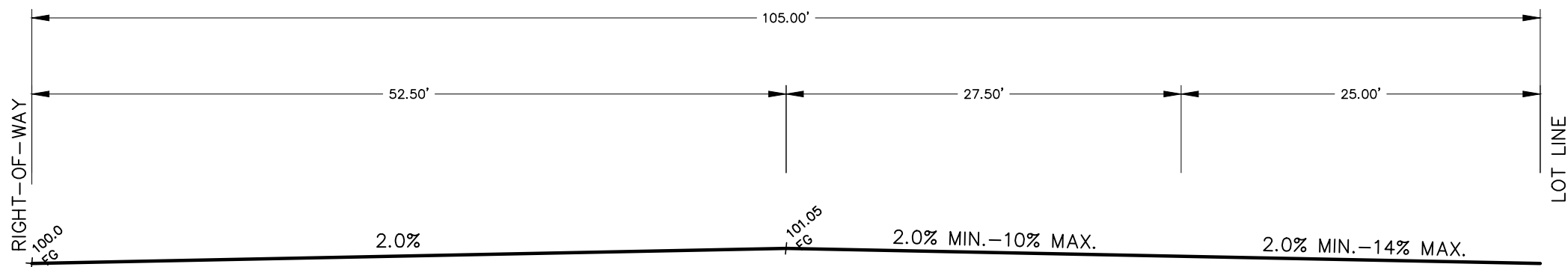
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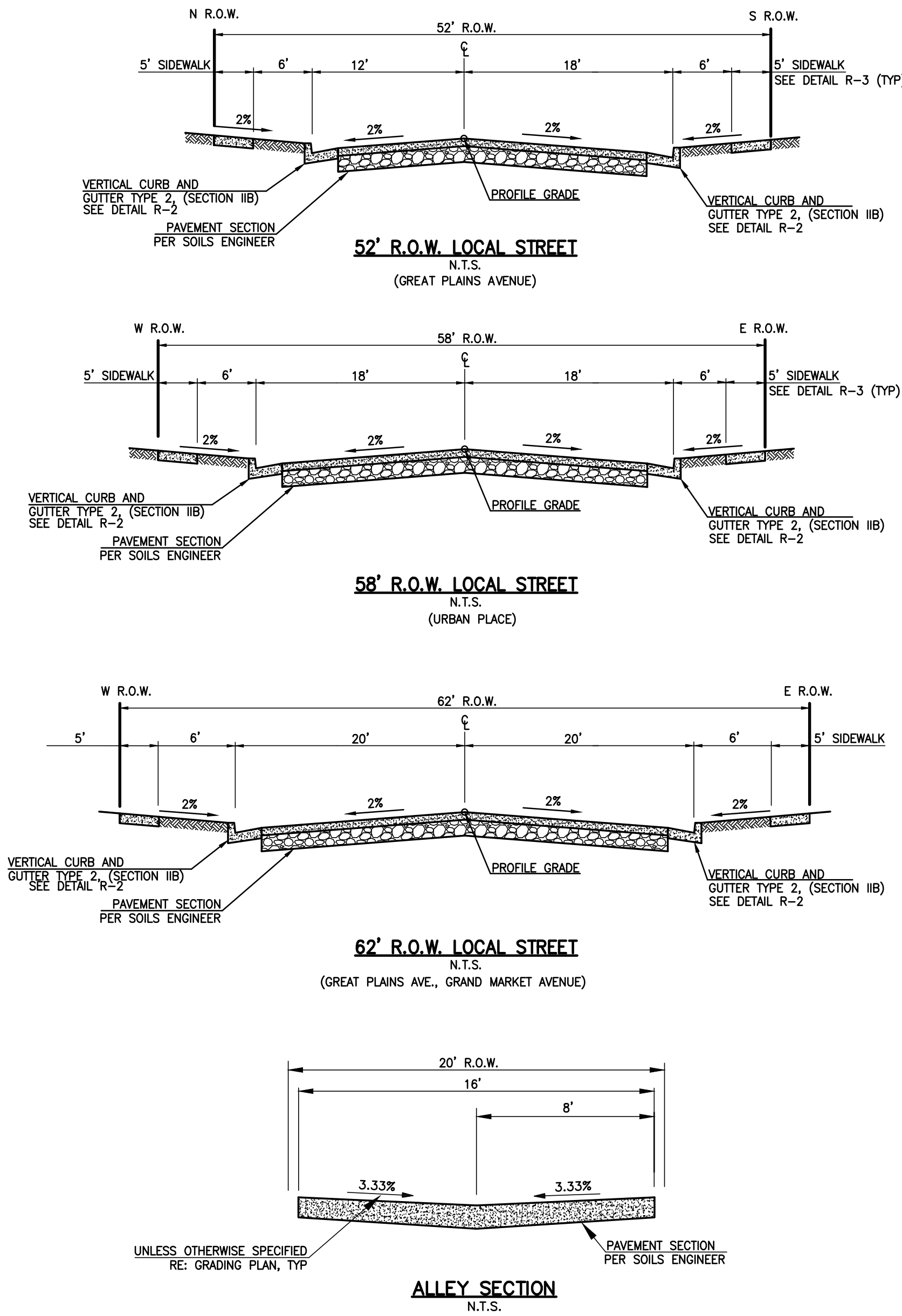


TYPE "A" LOT GRADING TEMPLATE
NTS



TYPE "B" LOT GRADING TEMPLATE
NTS

TYPICAL ROAD CROSS-SECTIONS



NOTE:
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, LITTLE THOMPSON WATER DISTRICT, AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.

TOWN OF BERTHOUD APPROVAL

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPT 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.

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL.

APPROVED BY: _____

TOWN ENGINEER _____ DATE _____

REVISIONS

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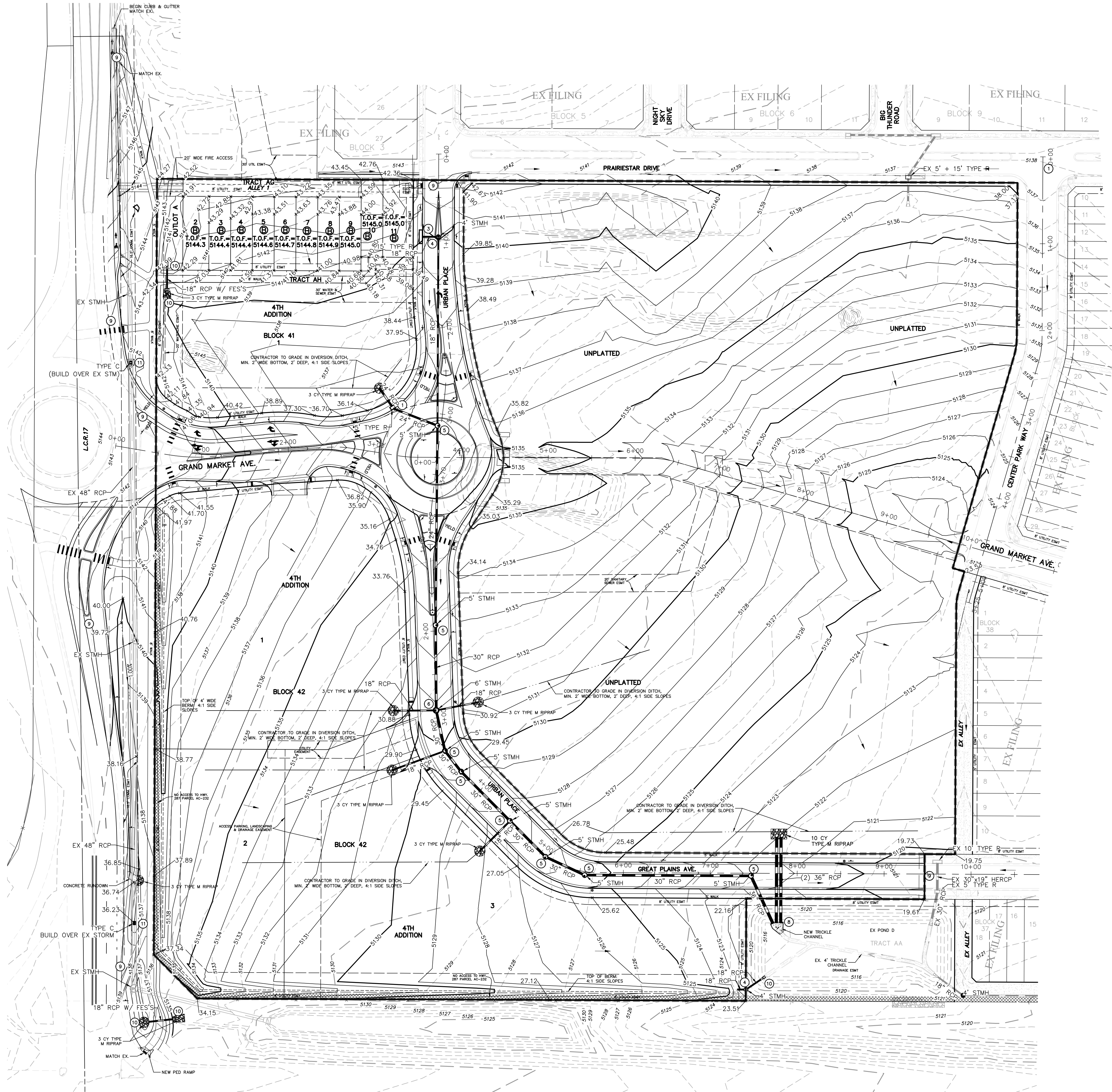
4TH ADDITION CONSTRUCTION PLANS

TYPICAL SECTIONS

37550
4/14/2023
PROFESSIONAL ENGINEER

DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:
C0.4
5 OF 52



NOTE:
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, LITTLE THOMPSON WATER
DISTRICT, AND ALL APPLICABLE STATE AND LOCAL
STANDARDS AND SPECIFICATIONS.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PHASE LINE
- EXISTING FENCE LINE (AS DESCRIBED)
- EXISTING ELECTRIC LINE (UNDERGROUND)
- EXISTING FIBEROPTIC LINE (UNDERGROUND)
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- EXISTING CONTOUR
- EXISTING TREE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED CONTOUR
- UTILITY MANHOLE
- SPOT ELEVATION
- DIRECTION OF FLOW ARROW
- SLOPE / GRADE ARROW

HATCH LEGEND

- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- NEW CONCRETE SURFACE
- EXISTING BUILDING
- PROPOSED ASPHALT

CONSTRUCTION NOTES

(SEE DETAIL SHEETS)

1. INSTALL NEW 5' TYPE "R" INLET, RE: C10.2
2. INSTALL NEW 10' TYPE "R" INLET, RE: C10.2
3. INSTALL NEW 15' TYPE "R" INLET, RE: C10.2
4. INSTALL NEW 4' DIAMETER STORM MANHOLE, RE: C10.3
5. INSTALL NEW 5' DIAMETER STORM MANHOLE, RE: C10.3
6. INSTALL NEW 6' DIAMETER STORM MANHOLE, RE: C10.3
7. INSTALL NEW 8' DIAMETER STORM MANHOLE, RE: C10.3
8. INSTALL NEW CONCRETE HEADWALL, RE: C10.2
9. MATCH EXISTING
10. INSTALL NEW 18" FLARED END SECTION, RE: C10.5
11. INSTALL NEW TYPE C INLET, RE: 10.3

NOTES:

1. ALL SPOT ELEVATIONS ARE SHOWN ON THE STREET PLAN & PROFILE SHEET.
2. ALL CROSS SECTION ARE SHOWN ON THE TYPICAL CROSS SECTION SHEET.
3. LOT TEMPLATES ARE SHOWN ON THE TYPICAL CROSS SECTION SHEET.

BENCHMARK

ELEVATIONS SHOWN ON THIS MAP ARE NAVD 1988 BASED LOCALLY ON CDOT CONTROL STATION CP-400, A 5/8" ALUMINUM ROD W/ A CDOT 3-1/4" ALUMINUM CAP MARKED "400" LOCATED ON THE WEST SIDE OF COUNTY ROAD 17 NEAR THE SW CORNER OF SECTION 2, ELEVATION=5132.595 FEET, AND NGS BENCH MARKS G-410, J-409, & J-402.

TOWN OF BERTHOUD APPROVAL

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPT 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.

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL.

APPROVED BY:

TOWN ENGINEER

DATE

60' 0 60' 120'
ORIGINAL SCALE: 1"=60'

REVISIONS	
NO.	DESCRIPTION
1	PER CITY COMMENTS DATED 1-19-22
2	PER CITY COMMENTS DATED 5-9-22
3	PER CITY COMMENTS DATED 11-17-22

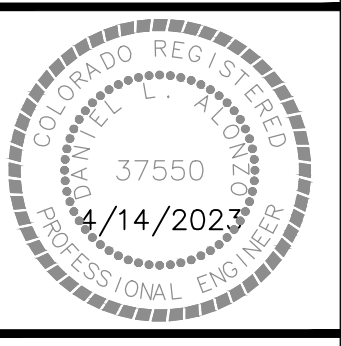
ENGINEERING
PLANNING
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PrairieStar Inc.
1302 Pearl Street, Suite 102
Boulder, Colorado 80302
1-303-443-3939 F-303-443-0636
www.PrairieStarColorado.com



PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
GRADING PLAN



DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

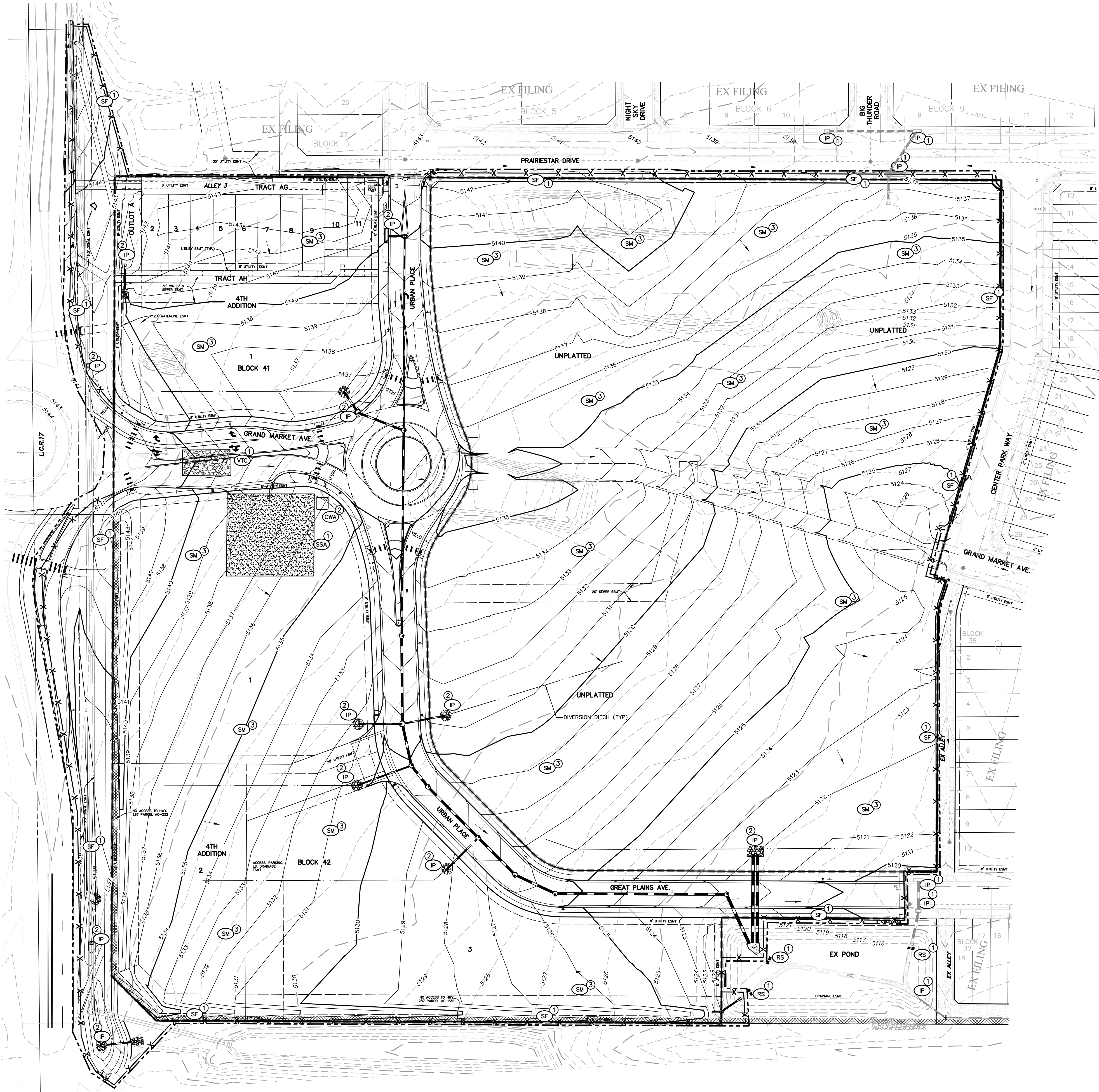
SHEET NO:

C2.0

6 OF 52



Know what's below.
Call before you dig.



SEDIMENT CONTROL LEGEND

CWA

SF

SM

SSA

VTC

IP

CD

RS

ECB

CONCRETE WASHOUT AREA

SILT FENCE

SEEDING AND MULCHING

STABILIZED STAGING AREA

VEHICLE TRACKING CONTROL

INLET PROTECTION

CHECK DAM

ROCK SOCK

EROSION CONTROL BLANKET

LIMITS OF CONSTRUCTION

1

2

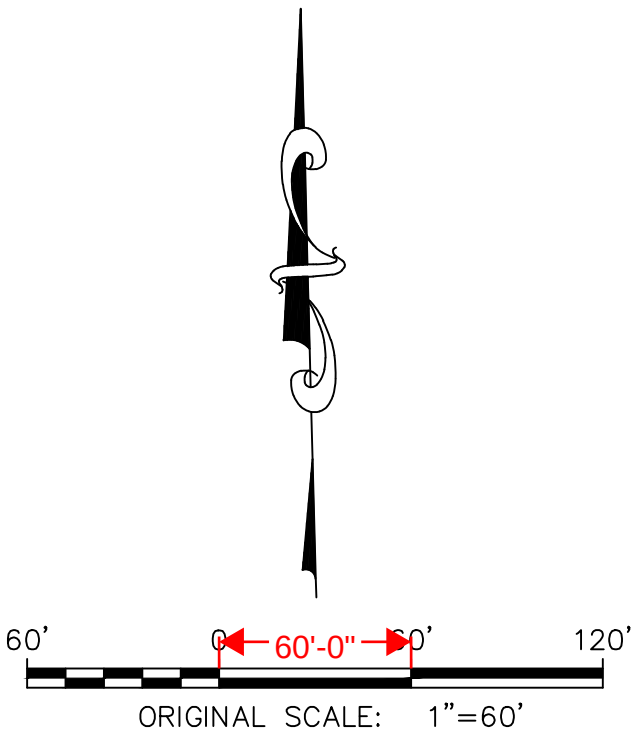
3

INITIAL BMP

INTERIM BMP

FINAL BMP

NOTES:
1. FINAL STABILIZATION BY SEEDING AND MULCHING.
2. INLET PROTECTION AND SILT FENCE TO REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED.



BENCHMARK
ELEVATIONS SHOWN ON THIS MAP ARE NAVD 1988 BASED LOCALLY ON CDOT CONTROL STATION CP-400, A 5/8" ALUMINUM ROD W/ A CDOT 3-1/4" ALUMINUM CAP MARKED "400" LOCATED ON THE WEST SIDE OF COUNTY ROAD 17 NEAR THE SW CORNER OF SECTION 2, ELEVATION=5132.595 FEET, AND NGS BENCH MARKS G-410, J-409, & J-402.

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THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL.

APPROVED BY: _____ DATE: _____

TOWN ENGINEER _____

NO. 1

DESCRIPTION

PER CITY COMMENTS DATED 1-19-22

DATE BY

4/15/22 MPD

NO. 2

DESCRIPTION

PER CITY COMMENTS DATED 5-9-22

DATE BY

11/11/22 MPD

NO. 3

DESCRIPTION

PER CITY COMMENTS DATED 11-17-22

DATE BY

4/14/23 MPD

ENGINEERING

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PLANNING

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PRAIRIESTAR FILING NO. 5

BERTHOUD, COLORADO

4TH ADDITION CONSTRUCTION PLANS

EROSION CONTROL PLAN

DATE: 01-10-2022

DRAWN BY: MPD

CHECKED BY: DLA

JOB NO: E-405

SHEET NO:

C3.0

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RECORD KEEPING

THE PERMITEE (OWNER/CONTRACTOR) SHALL RETAIN A COPY OF THE APPROVED SWMP, THE CDPHE STORMWATER DISCHARGE PERMIT, THE TOWN'S CONSTRUCTION ACTIVITY PERMIT, AND COPIES OF THE REQUIRED INSPECTION REPORTS ONSITE AT ALL TIMES. THE EROSION CONTROL PLAN SHALL BE UPDATED AS PER ANY MODIFICATIONS OR CHANGES TO THE APPROVED PLANS.

RETENTION OF RECORDS

A COPY OF EROSION CONTROL PLAN AND ALL REPORTS REQUIRED BY THE SWMP PERMIT AND THE TOWN'S CONSTRUCTION ACTIVITY PERMIT SHOULD BE KEPT ON THE SITE AT ALL TIMES. THE PERMITEE SHALL RETAIN ALL DOCUMENTATION REQUIRED BY THE SWMP PERMIT AND RECORDS OF ALL DATA USED TO COMPLETE THE APPLICATION TO BE COVERED BY THIS PERMIT, FOR THREE (3) YEARS AFTER EXPIRATION OR INACTIVATION OF PERMIT COVERAGE.

FINAL STABILIZATION

FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION PRACTICES FOR OBTAINING A VEGETATIVE COVER SHOULD INCLUDE, AS APPROPRIATE – SEED MIX SELECTION AND APPLICATION METHODS; SOIL PREPARATION AND AMENDMENTS; SOIL STABILIZATION PRACTICES (I.E. CRIMPED STRAW, HYDRO MULCH OR ROLLED EROSION CONTROL PRODUCTS); AND APPROPRIATE SEDIMENT CONTROL BMPS AS NEEDED UNTIL FINAL STABILIZATION IS ACHIEVED.

Common Name (Variety)	Scientific Name	Season Growth	Growth Form	Seeds/Lb	Lbs PLS/Acre
Sheep Fescue (Durar)	Festuca ovina	Cool	Bunch	680,000	0.6
Canby bluegrass	Poa canbyi	Cool	Bunch	926,000	0.5
Thickspike Wheatgrass (Cifitana)	Elymus Lanceolatus	Cool	Sod	154,000	5.7
Western Wheatgrass (Aribaba)	Pascopyrum smithii	Cool	Sod	110,000	7.9
Blue grama (Hahita)	Chondrosum gracile	Warm	Sod/bunch	825,000	1.1
Switchgrass (Pathfinder)	Panicum virgatum	Warm	Sod/bunch	389,000	1.0
Sideouts grama (Butte)	Bouteloua curtipendula	Warm	Sod	191,000	2.0

MATERIAL STORAGE AND SPILL CONTROL

ALL CONSTRUCTION EQUIPMENT, MATERIALS, AND SUPPLIES MUST BE STORED AND TRANSFERRED WITHIN DESIGNED STORAGE AREAS.

- KEEP BULK SOLID MATERIALS (INCLUDING RAW MATERIALS, SAND, GRAVEL, TOPSOIL, COMPOST, CONCRETE, PACKING MATERIALS, METAL PRODUCTS) COVERED AND PROTECTED FROM STORMWATER.
- HAZARDOUS MATERIALS MUST BE STORED ACCORDING TO FEDERAL, STATE, AND LOCAL HAZMAT REQUIREMENTS.
- TRY TO RECYCLE, REUSE OR RECLAIM PROCESS MATERIALS TO REDUCE THE VOLUME BROUGHT INTO THE FACILITY. ADOPT A MATERIALS FLOW/PLANT LAYOUT (I.E. DO NOT STORE BAGS THAT ARE EASILY PUNCTURED IN HIGH TRAFFIC AREAS). ADD A WASTE-CAPTURE CIRCUIT (I.E. COLLECTION PANS FOR LUBRICATING FLUIDS).
- ADOPT PROCEDURES THAT REDUCE THE CHANCE OF SPILLS OR LEAKS DURING FILLING OR TRANSFER OF MATERIALS.
- SUBSTITUTE LESS OR NON-TOXIC MATERIALS FOR TOXIC MATERIALS.

POLLUTANT REMOVAL

IN THE EVENT OF A SPILL, A METHOD OF REMOVAL MUST BE PROVIDED, SUCH AS APPLICATION OF SORBENT MATERIALS AND THE USE OF A PUMP OR VACUUM TRUCK. ANY MATERIAL REMOVED FROM THE SPILL SITE MUST BE DISPOSED OF ACCORDING TO LOCAL, STATE, AND FEDERAL STANDARDS. RECYCLING OF THE SPILL MATERIAL MAY BE POSSIBLE IF CONTACT OR UPTAKE OF FOREIGN MATERIAL IS MINIMAL. WATER CONTAINING POLLUTANTS RELEASED FROM EQUIPMENT OR PREVIOUS SPILLS THAT COLLECT WITHIN THE BERMING DUE TO RAINFALL OR SNOWMELT MUST BE TREATED TO MEET THE DEPARTMENT OF PUBLIC HEALTH AND THE ENVIRONMENT STANDARDS BEFORE RELEASE FROM THE SPILL AREA.

IN THE EVENT THAT A SPILL DOES OCCUR ON SITE THE FOLLOWING AGENCIES MUST BE NOTIFIED:
DURING REGULAR BUSINESS HOURS: WELD TOWN DURING NON-BUSINESS HOURS: FIRE PROTECTION DISTRICT.

NOTIFICATIONS

THE CDPHE WATER QUALITY CONTROL DIVISION AND TOWN OF BERTHOUD SHALL BE NOTIFIED FOR THE FOLLOWING ITEMS:

- AMENDING PERMIT CERTIFICATION- AMENDMENTS TO THE PERMIT SHALL BE IN WRITING NOTING CHANGES TO THE INFORMATION PROVIDED IN THE PERMIT APPLICATION, INCLUDING THE LEGAL CONTACT, THE PROJECT LEGAL DESCRIPTION OR MAP ORIGINALLY SUBMITTED WITH THE APPLICATION, OR THE PLANNED TOTAL DISTURBED ACREAGE.
- NONCOMPLIANCE NOTIFICATION – THE PERMITEE SHALL NOTIFY THE DIVISION AT 1-877-518-5608 AND THE TOWN AT WITHIN TWENTY-FOUR (24) HOURS TO REPORT THE FOLLOWING INSTANCES OF NONCOMPLIANCE:
 - ANY NONCOMPLIANCE WHICH MAY ENDANGER THE HEALTH OF THE ENVIRONMENT;
 - ANY SPILL OR DISCHARGES OF HAZARDOUS SUBSTANCES OR CHEMICALS TO THE WATERS OF THE STATE;
 - ANY DISCHARGE OF STORMWATER WHICH MAY EXCEED THE WATER QUALITY STANDARD

PERFORMANCE STANDARD NOTES

THE GENERAL PERFORMANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL WORK SHALL BE AS FOLLOWS:

- TEMPORARY AND/OR PERMANENT BMPS INTENDED TO CONTROL EROSION OF AN EARTH DISTURBANCE OPERATION SHALL BE INSTALLED BEFORE ANY EARTH DISTURBANCE OPERATIONS TAKE PLACE.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
- PERSONS ENGAGED IN EARTH DISTURBANCES SHALL IMPLEMENT AND MAINTAIN ACCEPTEABLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, IN CONFORMANCE WITH WELD TOWN DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS AND URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3.
- EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME.
- SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.
- DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS SHALL ALSO BE TEMPORARILY STABILIZED WITHIN FOURTEEN (14) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED.
- FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PREDISTURBANCE LEVELS, OR EQUIVALENT PERMANENT PHYSICAL EROSION REDUCTION METHODS HAS BEEN EMPLOYED.
- RECORDS OF SPILLS, LEAKS, OR OVERFLOWS THAT RESULT IN THE DISCHARGE OF POLLUTANTS MUST BE DOCUMENTED AND MAINTAINED. SOME SPILLS MAY NEED TO BE REPORTED TO THE DIVISION IMMEDIATELY: SPECIFICALLY, A RELEASE OF ANY CHEMICAL, OIL, PETROLEUM PRODUCT, SEWAGE, ETC., WHICH MAY ENTER WATERS OF THE STATE, MUST BE REPORTED. MORE GUIDANCE IS AVAILABLE ON THE WEB AT WWW.CDPHE.STATE.CO.US/EMP/SPILLSANDRELEASED.HTM. THE DIVISION'S TOLL FREE 24-HOUR ENVIRONMENTAL EMERGENCY SPILL REPORTING LINE IS 1-877-518-5608. ALSO IMMEDIATELY CALL WELD TOWN OR FIRE DEPARTMENT: 303-833-2742. X10 DURING REGULAR BUSINESS HOURS. FOR SPILLS DURING NON-BUSINESS HOURS CALL DISPATCH: 303-833-2742. FOR DISCHARGES NOT IN FREDERICK CALL CDPJE PILL HOTLINE: 1-877-518-5608.

BMP MAINTENANCE NOTES

- THE GENERAL MAINTENANCE REQUIREMENTS FOR BMPS SHALL BE AS FOLLOWS:
- IT IS ANTICIPATED THAT THE BMPS IMPLEMENTED AT THE SITE WILL HAVE TO BE MODIFIED TO ADAPT TO CHANGING CONDITIONS OR TO ENSURE THAT POTENTIAL POLLUTANTS ARE BEING PROPERLY MANAGED AT THE SITE. WHEN THE BMPS ARE MODIFIED, THE SWMP MUST BE MODIFIED TO ACCURATELY REFLECT THE ACTUAL FIELD CONDITIONS.
- THE OWNER/CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL SILT FENCING SO THAT IT FUNCTIONS PROPERLY DURING CONSTRUCTION AND WORK SUSPENSIONS. ALL SILT FENCING SHALL BE REMOVED BY THE CONTRACTOR UPON SUBSTANTIAL PERMANENT STABILIZATION UNLESS OTHERWISE DIRECTED BY AUTHORIZED TOWN OF BERTHOUD PERSONNEL.
- ALL INLET/OUTLET PROTECTION SHALL BE CHECKED FOR MAINTENANCE AND FAILURE. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE IT HAS ACCUMULATED TO HALF THE DESIGN HEIGHT OF THE TRAP.
- THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE VEHICLE TRACKING CONTROL DURING THE ENTIRE TIME THAT IT IS IN USE IN THE PROJECT. THE VEHICLE TRACKING CONTROL SHALL BE REMOVED AT THE COMPLETION OF THIS PROJECT UNLESS OTHERWISE DIRECTED BY AUTHORIZED TOWN OF BERTHOUD PERSONNEL.
- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURE'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.
- EACH CONCRETE TRUCK OPERATOR SHALL BE AWARE OF THE DESIGNATED CONCRETE WASHOUT AREA.
- THE OWNER/CONTRACTOR SHALL CHECK THE CAPACITY FOR ALL CONCRETE WASHOUT AREAS. WASTE MATERIALS MUST BE REMOVED BY THE CONTRACTOR AND LEGALLY DISPOSED OF WHEN ACCUMULATIONS AMOUNT TO TWO-THIRDS (2/3) OF THE WET STORAGE CAPACITY OF THE STRUCTURE.
- ALL CONCRETE WASHOUT AREAS SHALL BE CLEARLY MARKED. THE CONCRETE WASHOUT CONTAINMENT STRUCTURE WILL INCLUDE A SIGN POSTED WITH THE WORDS "CONCRETE WASHOUT". THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
- AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT AN APPROVED WASTE SITE. CONCRETE WASHOUT WASTE MUST NOT BE BURIED.
- ALL SEDIMENT FROM STORMWATER INFRASTRUCTURE (I.E. DETENTION PIPES, STORM SEWER PIPES, OUTLETS, INLETS, ROADSIDE DITCHES, ECT.) SHALL BE REMOVED PRIOR TO FINAL ACCEPTANCE. THIS SEDIMENT SHALL NOT BE FLUSHED OFF-SITE, BUT SHALL BE CAPTURED ON-SITE AND DISPOSED OF AT AN APPROVED LOCATION.

INSPECTION

MINIMUM INSPECTION SCHEDULE
STANDARD INSPECTION- AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS

POST-STORM INSPECTION- WITHIN TWENTY-FOUR (24) HOURS AFTER THE END OF ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

COMPLETED SITE/AREAS INSPECTION- ONCE A MONTH FOR SITES OR PORTIONS OF SITES FOR WHICH FINAL STABILIZATION HAS NOT BEEN ACHIEVED OR ESTABLISHED, AND THAT MEET THE FOLLOWING CRITERIA:
1. ALL CONSTRUCTION ACTIVITIES THAT RESULT IN DISTURBANCE ARE COMPLETED;
2. ALL ACTIVITIES REQUIRED FOR FINAL STABILIZATION, IN ACCORDANCE WITH THE SWMP, HAVE BEEN COMPLETED, WITH THE EXCEPTION OF SEED APPLICATION DUE TO SEASONAL CONDITIONS OR THE NECESSITY FOR ADDITIONAL SEED APPLICATION TO AUGMENT PREVIOUS EFFORTS; AND
3. THE SWMP HAS BEEN AMENDED TO INDICATE THOSE AREAS THAT WILL BE INSPECTED IN ACCORDANCE WITH THE REDUCED SCHEDULE ALLOWED IN THE CDP'S STORMWATER CONSTRUCTION PERMIT.

WINTER CONDITIONS INSPECTIONS EXCLUSION- WHERE CONSTRUCTION ACTIVITIES ARE TEMPORARILY HALTED, SNOW COVER EXISTS OVER THE ENTIRE SITE FOR AN EXTENDED PERIOD, AND MELTING CONDITIONS POSING A RISK OF SURFACE EROSION DO NOT EXIST- INSPECTIONS ARE NOT REQUIRED. THE FOLLOWING INFORMATION MUST BE DOCUMENTED IN THE INSPECTION RECORD FOR USE OF THIS EXCLUSION:
1. DATE(S) WHEN SNOW COVER OCCURRED.
2. DATE WHEN CONSTRUCTION ACTIVITIES TEMPORARILY CEASED.
3. DATE MELTING CONDITIONS BEGAN.

AREAS TO BE INSPECTED DURING INSPECTION INCLUDE:
• PERIMETER BARRIERS AND DISCHARGE LOCATIONS
• ALL DISTURBED AREAS
• AREAS USED FOR MATERIAL STORAGE THAT ARE EXPOSED TO PRECIPITATION
• LOCATIONS WHERE VEHICLES ACCESS THE SITE FOR EVIDENCE OF POLLUTANTS
• POLLUTANTS ENTERING THE STORM SEWER SYSTEM OR DISCHARGING TO STATE WATERS
• AREAS DETERMINED TO HAVE A SIGNIFICANT POTENTIAL FOR STORMWATER POLLUTION
• BMPS IDENTIFIED IN THE SWMP FOR INSTALLATION AND MAINTENANCE

INSPECTION REPORTS MUST INCLUDE:
1.) INSPECTION DATE
2.) NAMES AND TITLES OF PERSONNEL MAKING THE INSPECTION
3.) LOCATIONS OF DISCHARGES (TRANSPORT) OF SEDIMENT OR OTHER POLLUTANTS FROM THE CONSTRUCTION SITE
4.) LOCATIONS OF BMP'S THAT NEED TO BE MAINTAINED
5.) LOCATIONS OF BMP'S THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION
6.) LOCATIONS WHERE ADDITIONAL BMPS ARE NEEDED THAT WERE NOT IN PLACE AT THE TIME OF INSPECTION
7.) DEVIATIONS FROM THE MINIMUM INSPECTION SCHEDULE
8.) DESCRIPTIONS OF CORRECTIVE ACTIONS FOR ITEMS 3,4,5 AND 6, ABOVE, DATES CORRECTIVE ACTIONS TAKEN, AND MEASURES TAKEN TO PREVENT FUTURE VIOLATIONS, INCLUDING REQUISITE CHANGES TO THE SWMP, AS NECESSARY; AND
9.) AFTER ADEQUATE CORRECTIVE ACTIONS HAVE BEEN TAKEN, OR WHERE A REPORT DOES NOT IDENTIFY ANY INCIDENTS REQUIRING CORRECTIVE ACTION, THE REPORT SHALL CONTAIN A SIGNED STATEMENT INDICATING THE SITE IS IN COMPLIANCE WITH THE PERMIT TO THE BEST OF THE SIGNER'S KNOWLEDGE AND BELIEF.

SWMP UPDATES REQUIRED AS A RESULT OF DEFICIENCIES IN THE SWMP IDENTIFIED DURING SITE INSPECTIONS SHALL BE MADE IN ACCORDANCE WITH PART I.D.5.C OF THE CDP'S STORMWATER CONSTRUCTION PERMIT AND THE TOWN'S CONSTRUCTION ACTIVITY PERMIT.

EROSION CONTROL SEQUENCE OF CONSTRUCTION

THE FOLLOWING RECOMMENDED SEQUENCE OF CONSTRUCTION IS PROVIDED AS A GENERAL OUTLINE. THE SWMP MANAGER IS ULTIMATELY RESPONSIBLE FOR INSURING BMP'S ARE INSTALLED AND ADJUSTED BASED ON ACTUAL FIELD CONDITIONS.

- INSTALL VEHICLE TRACKING CONTROL, STABILIZED STAGING AREAS, AND CONCRETE WASHOUT AREA AS APPLICABLE. STABILIZED STAGING AREA SHALL BE SURFACED WITH 12" LAYER OF 3" MINIMUM GRANULAR MATERIAL CONSISTING OF EITHER GRAVEL OR CLEAN RECYCLED CONCRETE.
- INSTALL PERIMETER SEDIMENT CONTROL BMP'S INCLUDING SILT FENCE.
- COMPLETE OVERLOT GRADING AND SURFACE ROUGHING, SEE SURFACE ROUGHING NOTES. GRADING SHOULD INCLUDE THE INITIAL GRADING OR THE DETENTION/WATER QUALITY POND AS APPLICABLE.
- INSTALL UTILITIES, CONSTRUCT CURB AND GUTTER, AND COMPLETE ROADWAY.
- SEED REMAINING DISTURBED AREA. STABILIZE ALL SEEDING WITH MULCHING OR EROSION CONTROL BLANKET AS SPECIFIED ON PLAN.
- REMOVE TEMPORARY SEDIMENT CONTROL MEASURES WHEN FINAL STABILIZATION IS ACHIEVED.
- STABILIZE ANY DISTURBED AREA CREATED BY TEMPORARY BMP'S.

GENERAL EROSION CONTROL NOTES

THE GENERAL NOTES FOR EROSION AND SEDIMENT CONTROL WORK SHALL BE AS FOLLOWS:

- OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STATE OF COLORADO, COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (COR-400000) PRIOR TO CONSTRUCTION (CDPS STORMWATER CONSTRUCTION PERMIT).
- THE OWNER/CONTRACTOR SHALL PROVIDE THE TOWN ENGINEER WITH A COPY OF THE CDPS STORMWATER CONSTRUCTION PERMIT LETTER OF APPROVAL AND CERTIFICATION FROM THE STATE PRIOR TO RECEIVING A CONSTRUCTION ACTIVITY PERMIT FROM THE TOWN. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THESE PERMITS.
- A COPY OF THE CDPS STORMWATER CONSTRUCTION PERMIT FROM CDPHE AND THE TOWN OF BERTHOUD CONSTRUCTION ACTIVITY PERMIT AND THE APPROVED SWMP, AND THE APPROVED STORMWATER MANAGEMENT PLAN (SWMP) WITH AN EROSION AND SEDIMENT PLAN SHALL BE KEPT ON SITE AND UPDATED AT ALL TIMES.
- OWNER/CONTRACTOR IS RESPONSIBLE FOR FILING A CDPHE INACTIVATION NOTICE – CONSTRUCTION STORMWATER DISCHARGE GENERAL PERMIT CERTIFICATION, ONCE THE CONSTRUCTION SITE HAS BEEN FINALLY STABILIZED IN COMPLIANCE WITH THE CDPS STORMWATER CONSTRUCTION PERMIT.
- THE OWNER/CONTRACTOR SHALL PROVIDE THE TOWN WITH A COPY OF THIS INACTIVATION NOTICE.
- THE SWMP ADMINISTRATOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE SWMP SHALL BE MODIFIED IN COMPLIANCE TO THE TOWN AND STATE PERMITS.
- STANDARD INSPECTIONS – A THOROUGH INSPECTION OF THE BEST MANAGEMENT PRACTICES (BMPS) SHALL BE PERFORMED AT LEAST EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION.
- POST-STORM EVENT INSPECTIONS SHALL BE CONDUCTED PRIOR TO RECOMMENCING CONSTRUCTION ACTIVITIES, BUT NOT LATER THAN SEVENTY-TWO (72) HOURS FOLLOWING THE STORM EVENT. THE OCCURRENCE OF ANY SUCH DELAYED INSPECTION MUST BE DOCUMENTED IN THE INSPECTION RECORD.
- INSPECTIONS AT COMPLETED SITES/AREAS – FOR SITES OR PORTIONS OF SITES THAT MEET THIS CRITERIA, BUT FINAL STABILIZATION HAS NOT BEEN ACHIEVED DUE TO A VEGETATIVE COVER THAT HAS NOT BECOME ESTABLISHED, THE PERMITEE SHALL INSPECT THE SITE AT LEAST ONCE EVERY MONTH.
- WINTER INSPECTIONS – INSPECTIONS ARE NOT REQUIRED AT SITES WHERE CONSTRUCTION ACTIVITIES ARE TEMPORARILY HALTED. SNOW COVER EXISTS OVER THE ENTIRE SITE FOR AN EXTENDED PERIOD, AND MELTING CONDITIONS POSING A RISK OF SURFACE EROSION DO NOT EXIST. THIS EXCEPTION IS APPLICABLE ONLY DURING THE PERIOD WHERE MELTING CONDITIONS DO NOT EXIST.
- ALL INSPECTIONS AND MAINTENANCE MUST BE DOCUMENTED BY THE SWMP ADMINISTRATOR AND MADE AVAILABLE TO THE TOWN ENGINEER AND CDPHE UPON REQUEST. ANY BMP THAT HAS BEEN COMPROMISED OR HAS BEEN DISTURBED SHALL BE REPLACED OR RECONSTRUCTED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE ALL BMPS IN PLACE AND EFFECTIVE PRIOR TO A STORM EVENT.
- THE OWNER/CONTRACTOR SHALL KEEP A RECORD OF INSPECTIONS IN ACCORDANCE WITH THE CDPS STORM WATER CONSTRUCTION PERMIT. INSPECTION REPORTS MUST BE UPDATED EVERY FOURTEEN (14) DAYS AND SHALL REMAIN ON SITE AND AVAILABLE FOR REVIEW BY THE TOWN ENGINEER AND CDPHE UPON REQUEST AT ALL TIMES.
- STOCKPILES INCLUDING LANDSCAPING MATERIALS, EARTH MATERIALS AND DIRT FROM GRADING OR EXCAVATION SHALL NOT BE LOCATED ADJACENT TO WATERWAYS; SHALL BE STABILIZED WITHIN 14 DAYS OF ESTABLISHMENT BY SURFACE ROUGHENING, SEEDING, AND MULCHING; AND SHALL NOT EXCEED TEN (10) FEET IN HEIGHT.
- DISTURBED SOILS, WHICH WILL NOT BE PAVED BUILT UPON, OR FULLY LANDSCAPED WITHIN 60 DAYS, SHALL BE SEEDED WITH A TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS AFTER COMPLETION OF GRADING ACTIVITIES. REFER TO THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3, SECTIONS 3.3.2 TEMPORARY REVEGETATION AND 3.3.3 PERMANENT REVEGETATION FOR ACCEPTABLE SEED MIXES.
- ALL STREET AND ANY OTHER PAVED SURFACES WITHIN, AND IMMEDIATELY SURROUNDING A CONSTRUCTION SITE SHALL BE CLEANED OF DIRT AND DEBRIS ON A DAILY BASIS. STREETS SHALL BE CLEANED BY SCRAPING AND SWEEPING THE DIRT OFF THE ROADWAYS. SCRAPED OR SWEEPED MATERIAL SHALL NOT BE DEPOSITED IN THE STORM SEWER SYSTEM.
- ALL CONSTRUCTION SITE OPERATORS SHALL CONTROL WATER SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, HAZARDOUS CHEMICALS (TO INCLUDE, BUT NOT LIMITED TO HEAVY EQUIPMENT MAINTENANCE FLUIDS, MOTOR OIL, ANTIFREEZE AND VEHICLE FUEL), LITTER, AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO STORMWATER QUALITY.
- ALL POTENTIAL POLLUTION SOURCES ON-SITE SHALL BE IDENTIFIED AND CONTROL MEASURES INSTALLED AND PRACTICED TO MINIMIZE THE LIKELIHOOD OF A RELEASE. REFER TO THE SPILL PREVENTION, CONTROL, AND COUNTERMEASURE (SPCC)PLAN FOR MEASURES TO RESPOND TO ANY SPILLS, LEAKS OR OTHER RELEASES.
- ALL PORTABLE TOILET FACILITIES SHALL BE LOCATED A MINIMUM OF TWENTY (20) FEET AWAY FROM ALL DRAINAGE SYSTEMS, RECEIVING WATERS AND AREAS SUSCEPTIBLE TO FLOODING, HIGH WINDS, HEAVY TRAFFIC AREAS OR DAMAGE BY CONSTRUCTION EQUIPMENT. ALL PORTABLE TOILET FACILITIES SHALL BE SECURED IN PLACE BY STAKES SET INTO THE GROUND TO PREVENT TIPPING. IF THE MINIMUM DISTANCE FROM ALL DRAINAGE SYSTEMS CANNOT BE MET, THE PORTABLE TOILET FACILITY SHALL HAVE SECONDARY CONTAINMENT.
- SLOPES 3:1 OR STEEPER SHALL BE PROTECTED WITH BIODEGRADABLE EROSION CONTROL BLANKETS.
- ALL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING TRANSPORT. HAUL ROUTES MUST BE PRE-APPROVED BY THE TOWN.
- THIS SEDIMENT AND EROSION CONTROL PLAN IS A FIRST "APPRAISAL" OF WHAT MAY BE NECESSARY TO MINIMIZE THE DISCHARGE OF SEDIMENT FROM A CONSTRUCTION SITE. MODIFICATIONS AND UPDATES TO APPROVED PLANS ARE EXPECTED TO OCCUR THAT ENSURE EFFECTIVE CONTROL OF SEDIMENT AND EROSION. AT LEAST ONCE A MONTH DURING THE CONSTRUCTION PROCESS, THE APPLICANT SHALL SUBMIT TO THE TOWN ENGINEER UPDATES, DELETIONS AND OTHER MODIFICATIONS THAT HAVE OCCURRED TO ALL APPROVED SEDIMENT AND EROSION CONTROL PLANS. THE TOWN ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL UPDATES, DELETIONS, AND OTHER MODIFICATIONS TO THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES AS DEEMED NECESSARY BY TOWN OF BERTHOUD AND/OR THE COLORADO DEPARTMENT OF HEALTH STORMWATER PERMIT.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT THAT IS TRANSPORTED FROM THE SITE TO SURROUNDING STREETS ON A DAILY BASIS.

TOWN OF BERTHOUD APPROVAL

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APPROVED BY:

TOWN ENGINEER

DATE

REVISIONS

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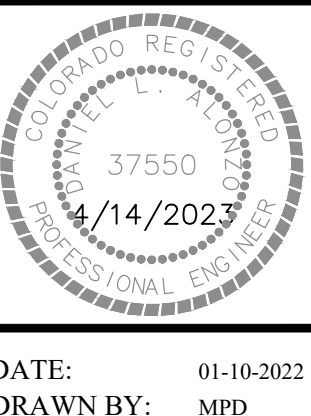
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PRAIRIE STAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
EROSION CONTROL NOTES



COLORADO REGISTERED PROFESSIONAL ENGINEER
37550
4/14/2023
EXPIRATION DATE 4/14/2026

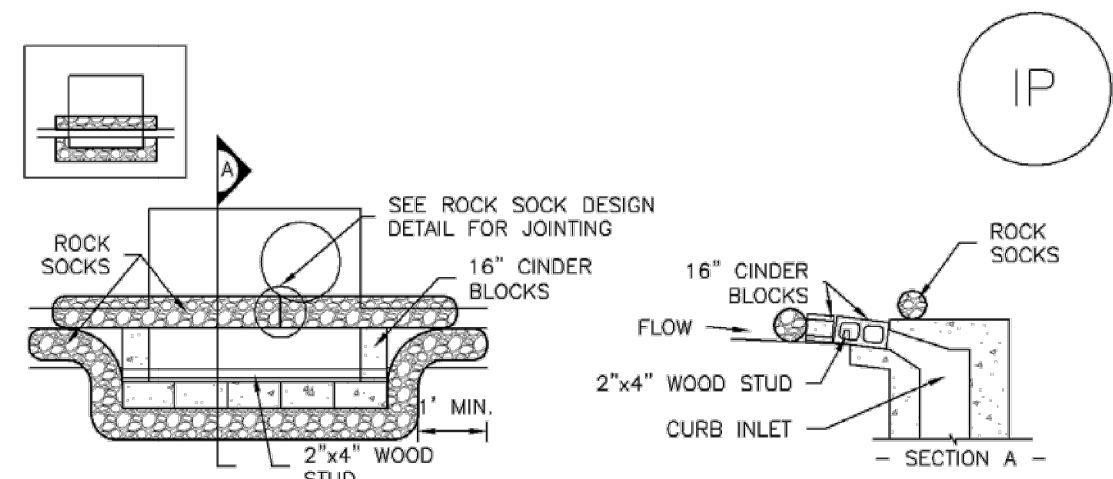
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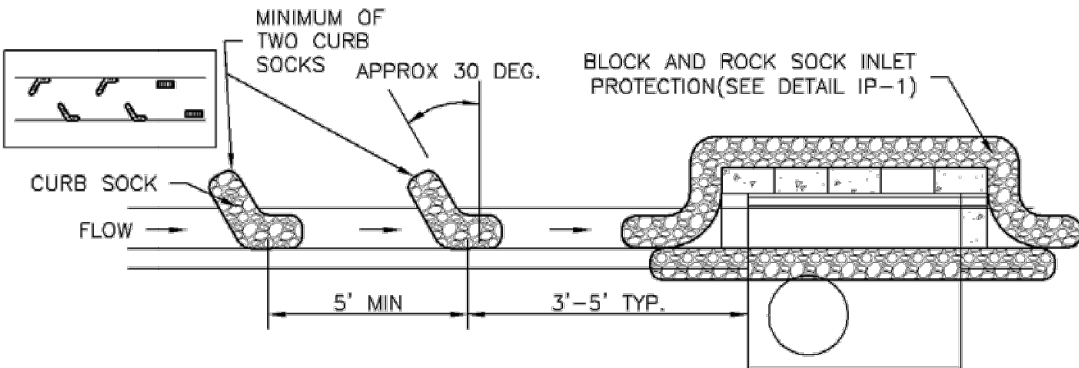
SC-6 Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



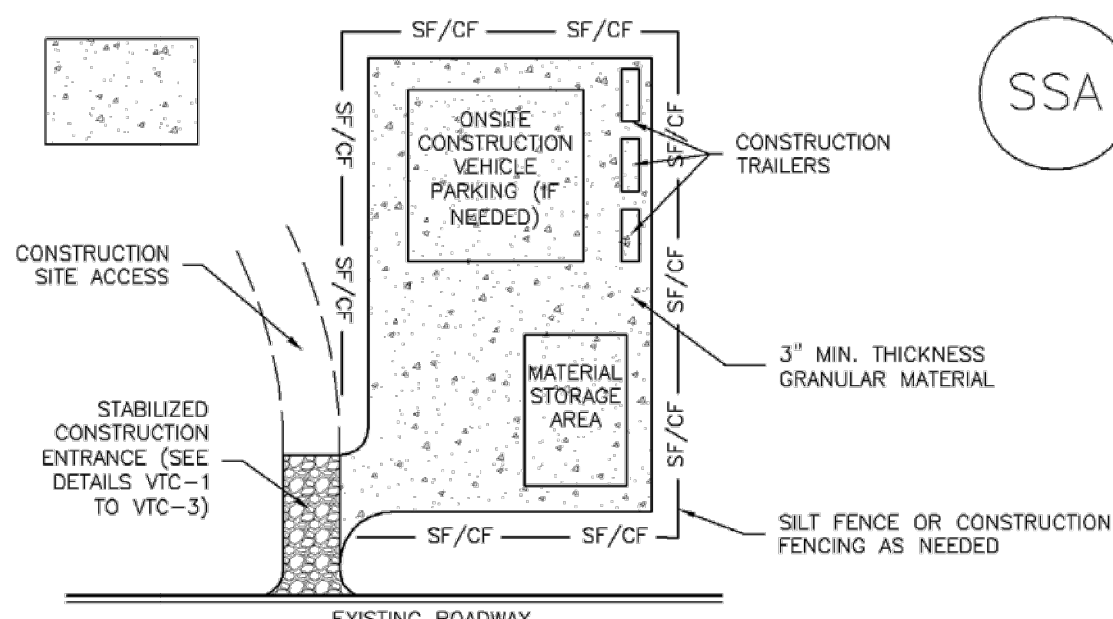
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

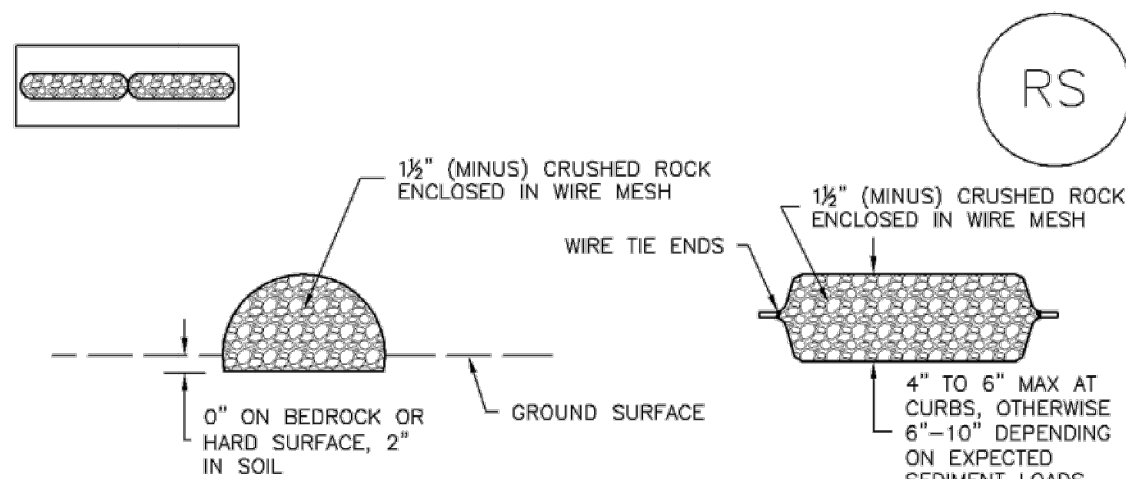
1. SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA 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 (AND ALWAYS 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. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

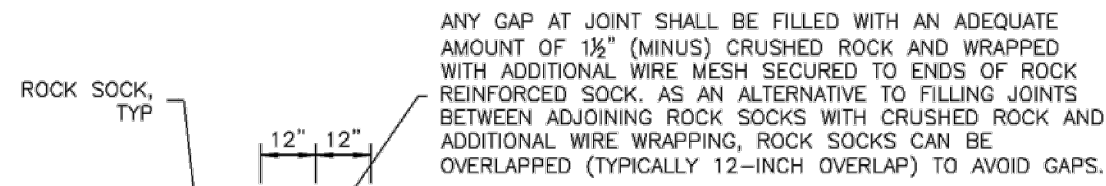
November 2010 Urban Drainage and Flood Control District SSA-3
Urban Storm Drainage Criteria Manual Volume 3

SC-5 Rock Sock (RS)



ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK JOINTING

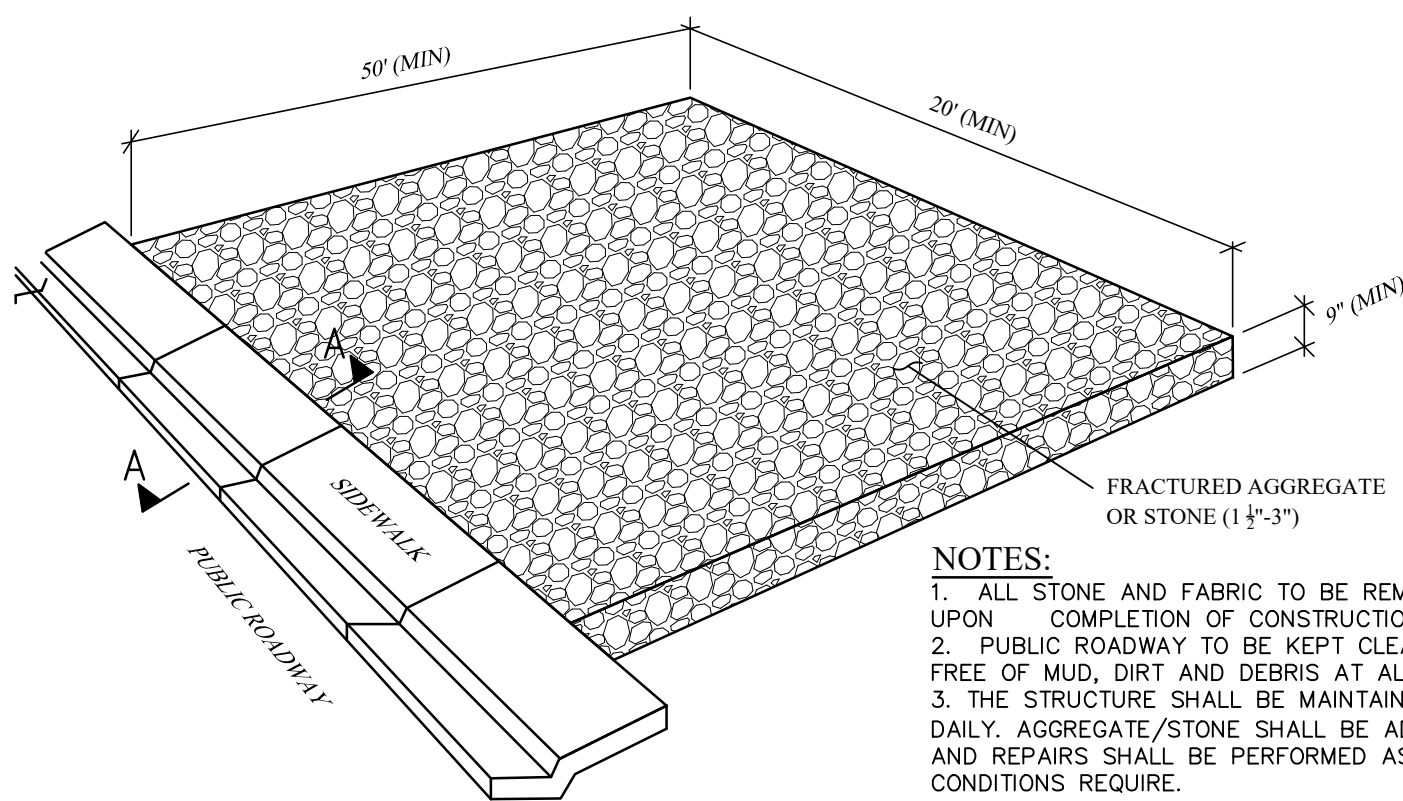
GRADATION TABLE		
SIEVE SIZE	MASS PERCENT PASSING	SQUARE MESH SIEVES
NO. 4		
2"	100	
1 1/2"	90 - 100	
1"	20 - 55	
3/4"	0 - 15	
3/8"	0 - 5	

ROCK SOCK INSTALLATION NOTES

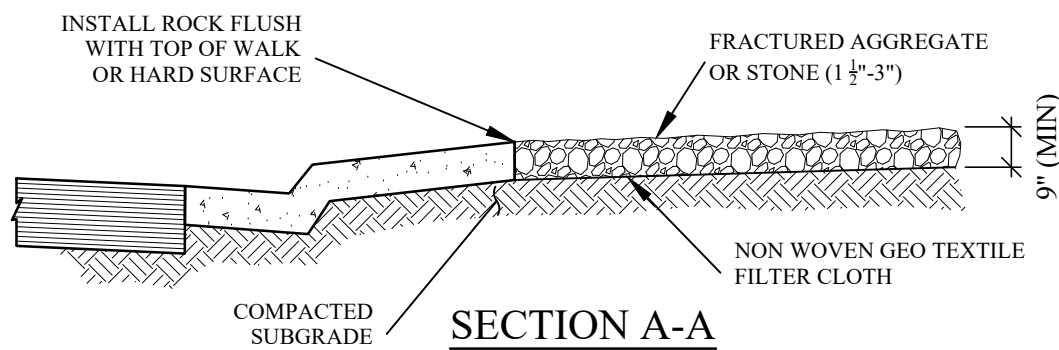
1. SEE PLAN VIEW FOR:
-LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
4. 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.
5. 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

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



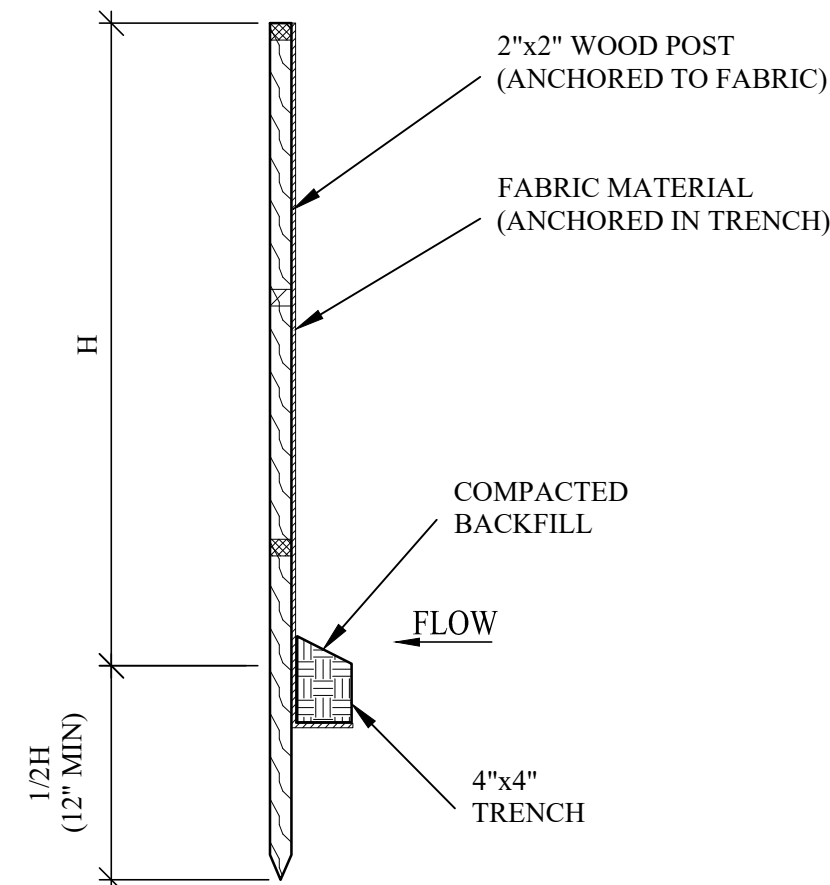
ISOMETRIC VIEW



SECTION A-A

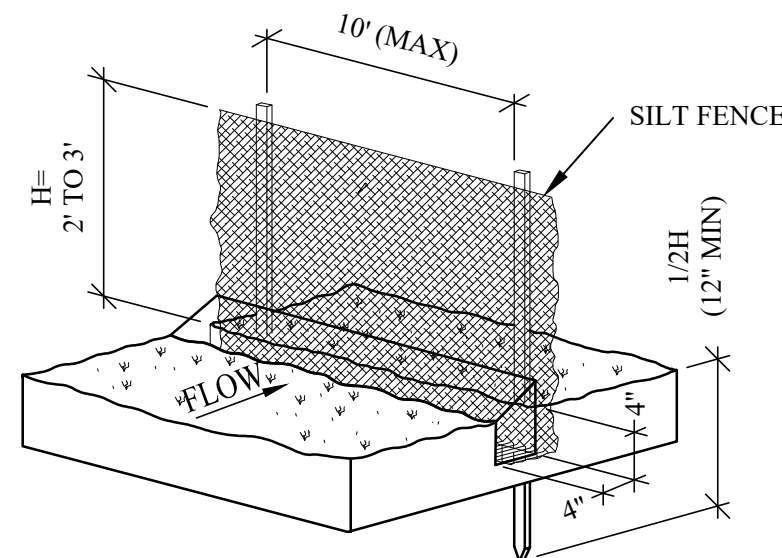
5 VEHICLE TRACKING CONTROL DETAIL

NTS



SECTION

NOTE:
EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY THE LOCAL JURISDICTION.



SILT FENCE INSTALLATION

4 SILTY FENCE DETAIL

NTS

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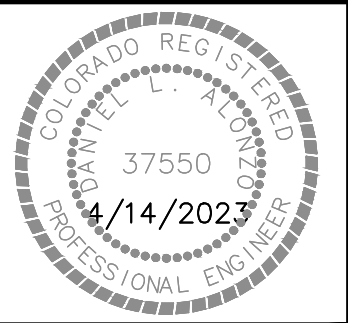
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4TH ADDITION CONSTRUCTION PLANS
EROSION CONTROL DETAILS

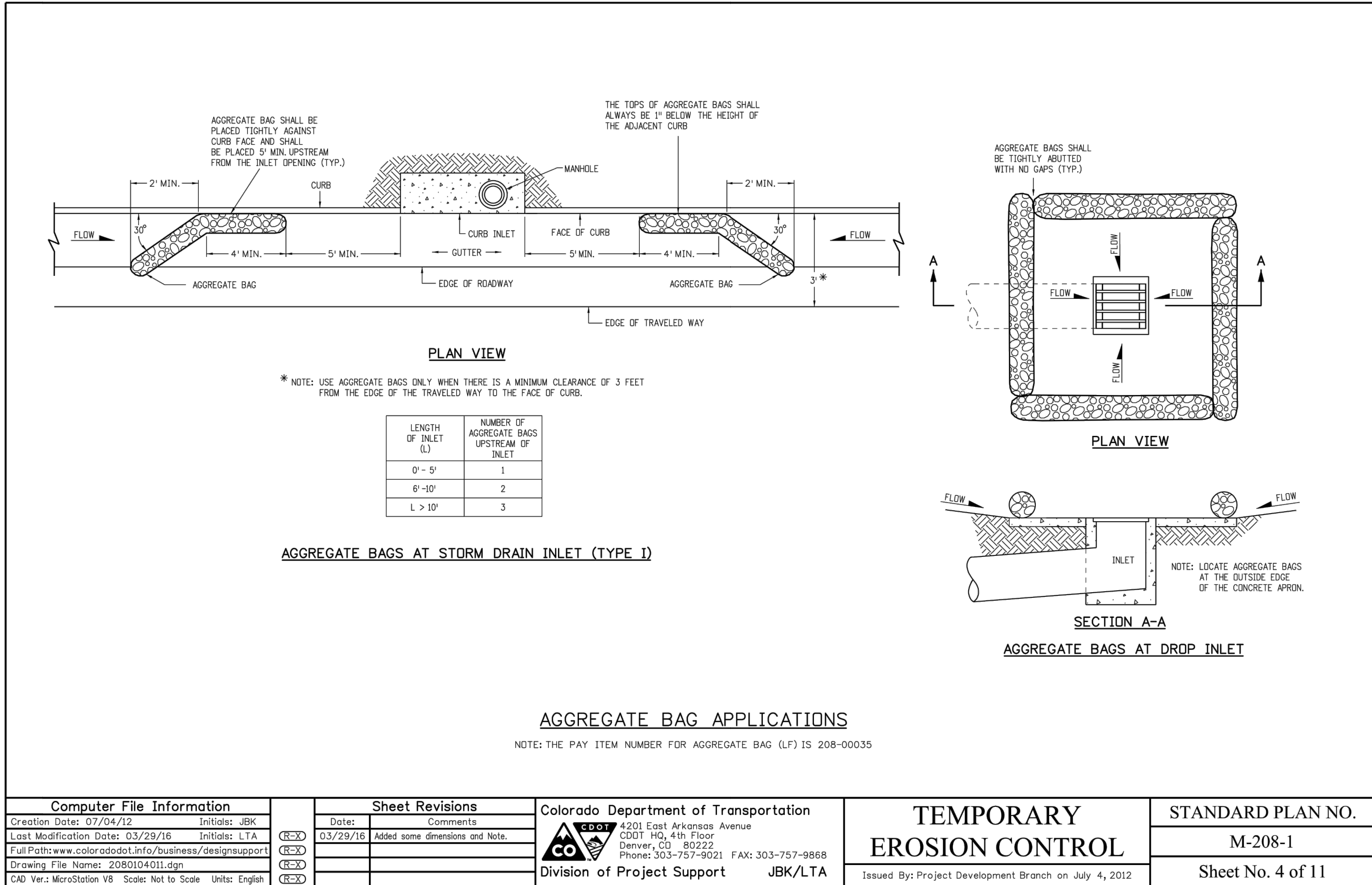
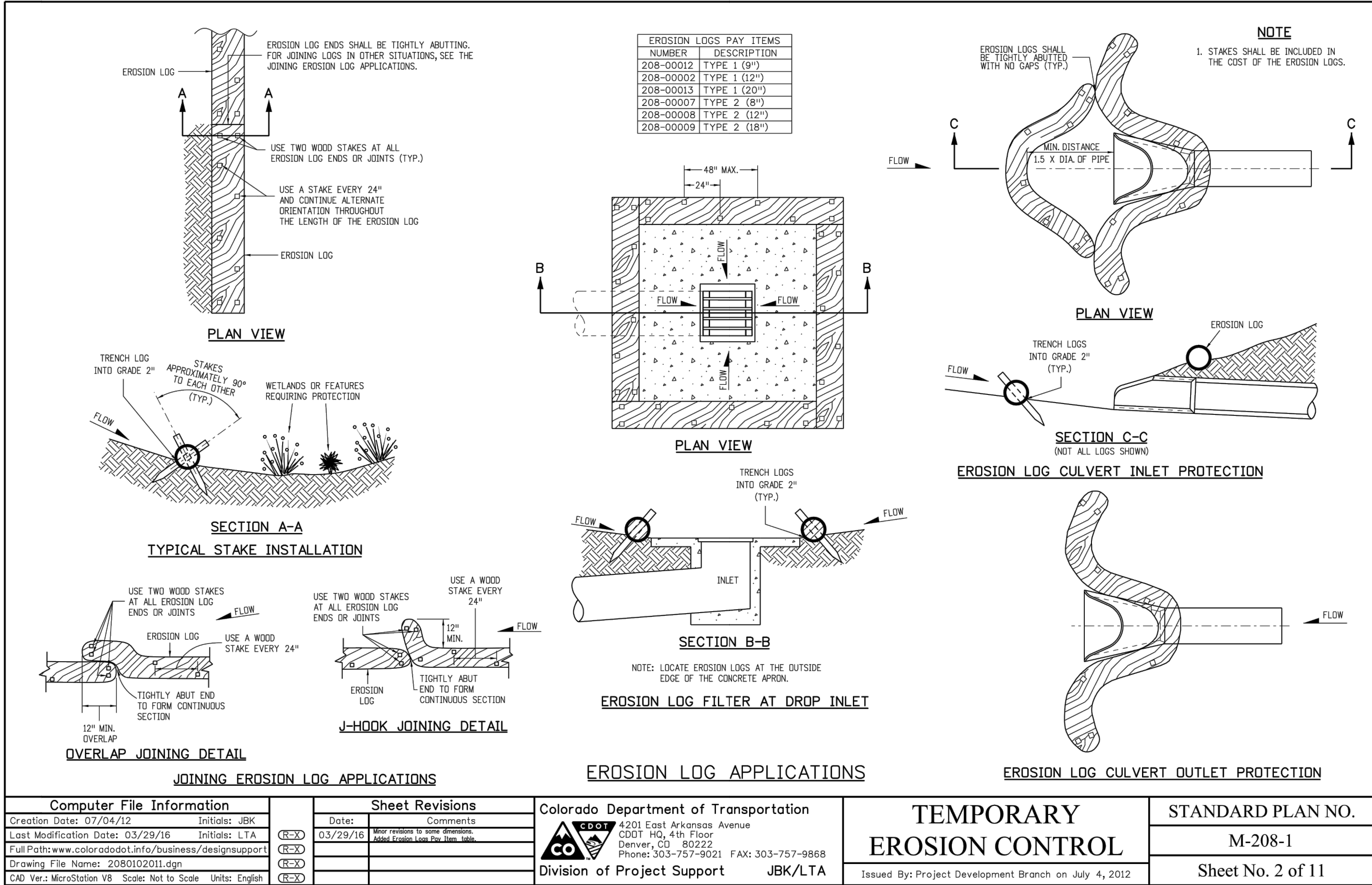
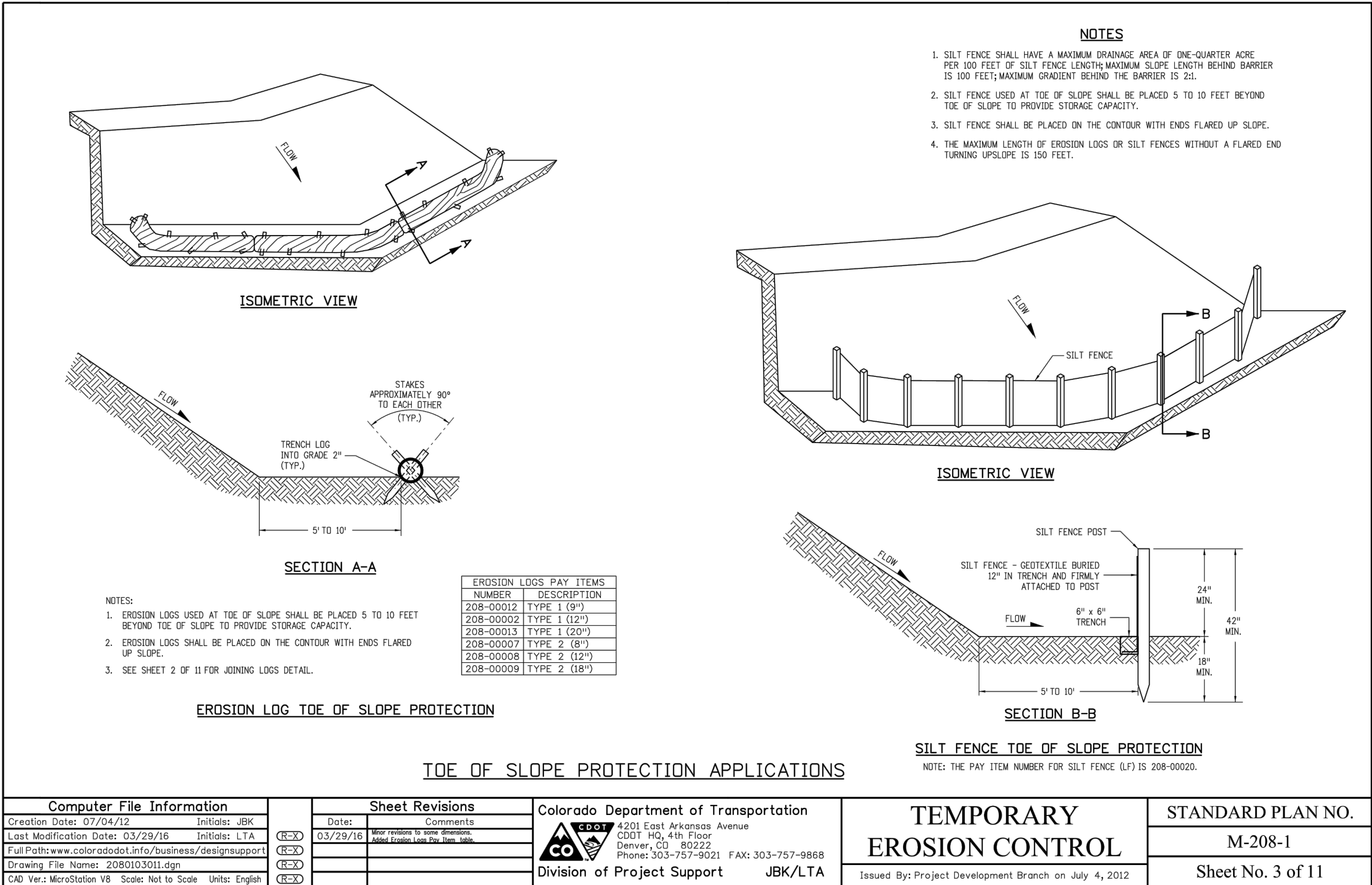
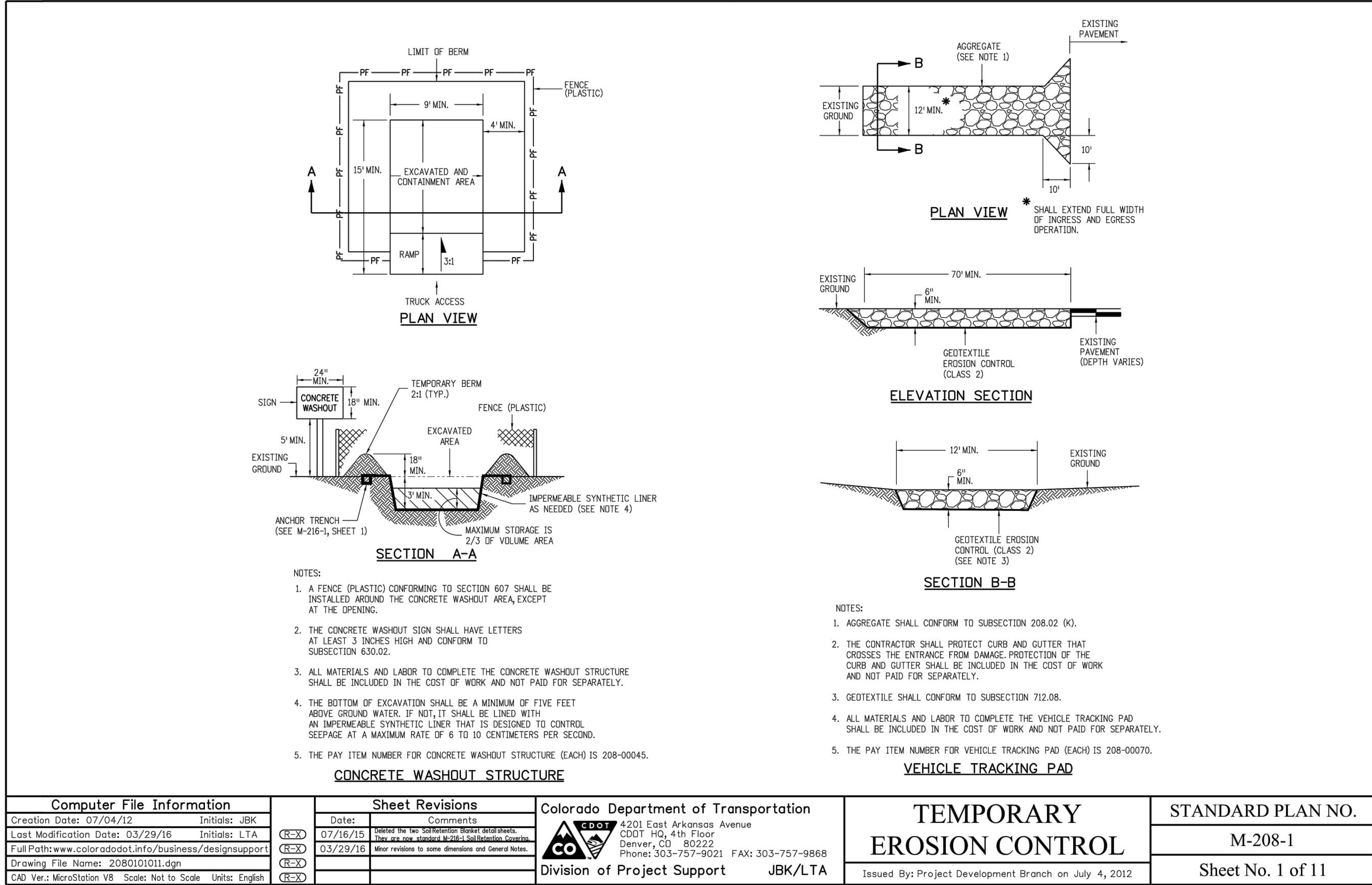


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9 OF 52



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BY: MPD
PER CITY COMMENTS DATED 1-19-22
1
PER CITY COMMENTS DATED 5-9-22
2
PER CITY COMMENTS DATED 11-17-22
3

REVISIONS

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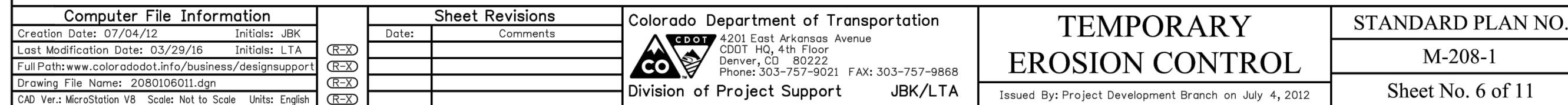
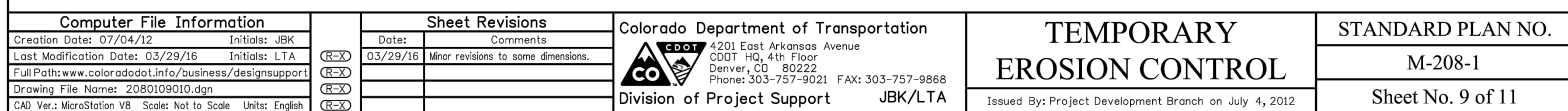
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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
EROSION CONTROL DETAILS

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4/14/2023
PROFESSIONAL ENGINEER

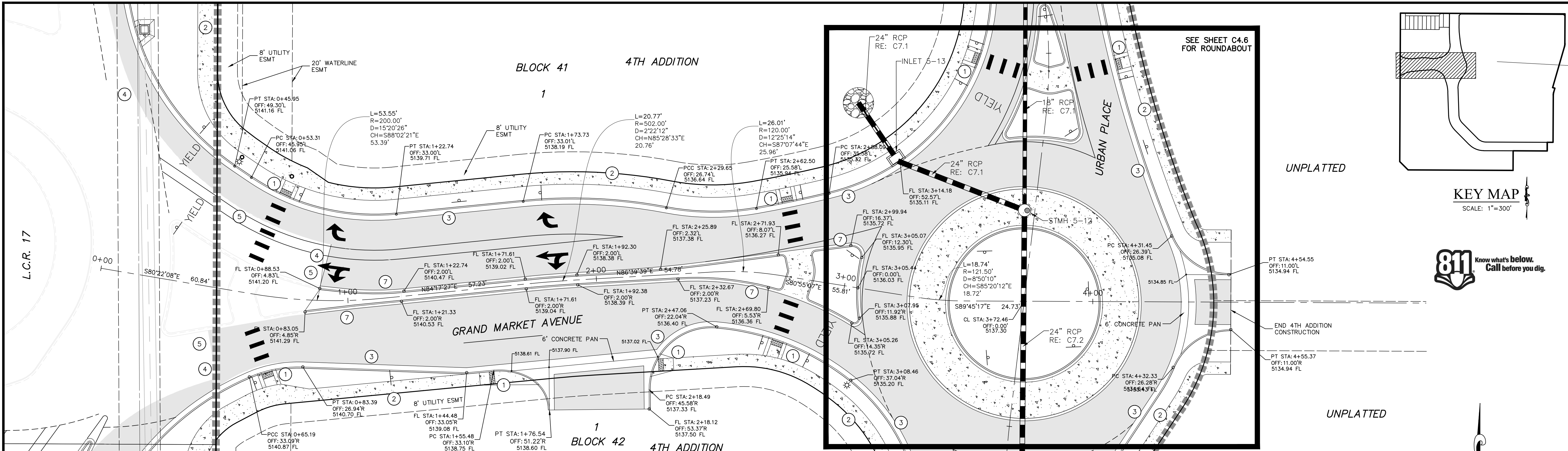
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10 OF 52



DATE _____

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LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PHASE LINE
	EXISTING FENCE LINE (AS DESCRIBED)
	EXISTING ELECTRIC LINE (UNDERGROUND)
	EXISTING FIBEROPTIC LINE (UNDERGROUND)
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE

	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING CONTOUR
	EXISTING TREE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CONTOUR

	UTILITY MANHOLE
	SPOT ELEVATION
	DIRECTION OF FLOW ARROW
	SLOPE / GRADE ARROW

HATCH LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT
	PROPOSED STAMPED CONCRETE

CONSTRUCTION NOTES

- CONSTRUCT ADA ACCESS RAMP WITH TRUNCATED DOME. (SEE DETAIL SHEET C10.0)
- CONSTRUCT 6" THICK CONCRETE WALK. (SEE SITE PLAN & DETAIL SHEET C10.0)
- CONSTRUCT 6" CONCRETE VERTICAL CATCH CURB WITH 2.0' PAN. (SEE DETAIL SHEET C10.0)
- MATCH EXISTING
- SAWCUT AND ASPHALT PATCH FOR A SMOOTH EDGE.
- CONSTRUCT CONCRETE DRIVE ACCESS. (SEE DETAIL SHEET C10.1)
- CONSTRUCT 6" MEDIAN CURB (SEE DETAIL SHEET C10.0)

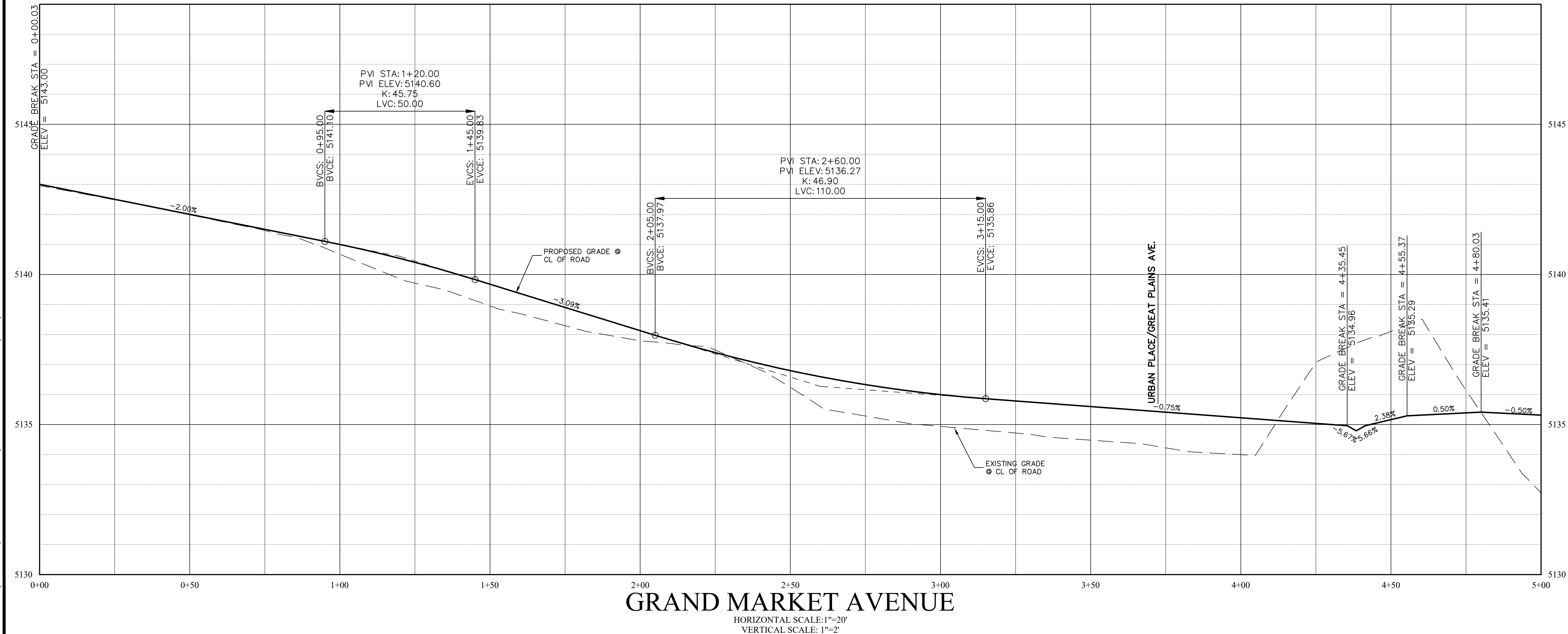
BENCHMARK

ELEVATIONS SHOWN ON THIS MAP ARE NAVD 1988 BASED LOCALLY ON CDOT CONTROL STATION CP-400, A 5/8" ALUMINUM ROD W/ A CDOT 3-1/4" ALUMINUM CAP MARKED "400" LOCATED ON THE WEST SIDE OF COUNTY ROAD 17 NEAR THE SW CORNER OF SECTION 2, ELEVATION=5132.595 FEET, AND NGS BENCH MARKS G-410, J-403, & J-402.

NOTES

- STATIONING AND OFFSETS BASED UPON STREET CENTERLINE UNLESS OTHERWISE NOTED.
- TRANSITION TO ROLL OVER CURB THROUGH RETURNS.
- TYPICAL STREET SECTIONS ARE SHOWN ON THE TYPICAL CROSS SECTION SHEET.
- ALL DIMENSIONS ARE TO FLOWLINE WHEN PRESENT, UNLESS OTHERWISE NOTED.

20' 0 20' 40'
ORIGINAL SCALE: 1"=20'



GRAND MARKET AVENUE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

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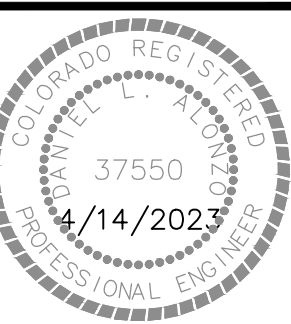
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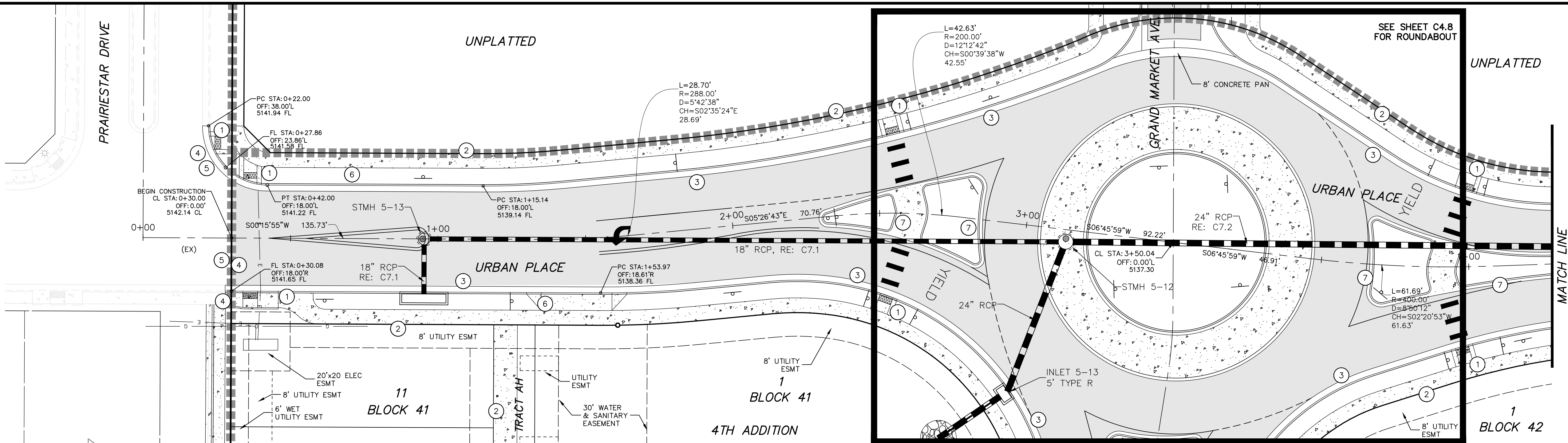
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LEGEND

	PROPERTY LINE		EXISTING SANITARY SEWER LINE		UTILITY MANHOLE
	EASEMENT LINE		EXISTING STORM LINE		SPOT ELEVATION
	PHASE LINE		EXISTING CONTOUR		DIRECTION OF FLOW ARROW
	EXISTING FENCE LINE (AS DESCRIBED)		EXISTING TREE		SLOPE / GRADE ARROW
	EXISTING ELECTRIC LINE (UNDERGROUND)		PROPOSED STORM LINE		
	EXISTING FIBEROPTIC LINE (UNDERGROUND)		PROPOSED WATER LINE		
	EXISTING GAS LINE		PROPOSED SANITARY SEWER LINE		
	EXISTING TELEPHONE LINE		PROPOSED CONTOUR		
	EXISTING WATER LINE				

HATCH LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT
	PROPOSED STAMPED CONCRETE

CONSTRUCTION NOTES

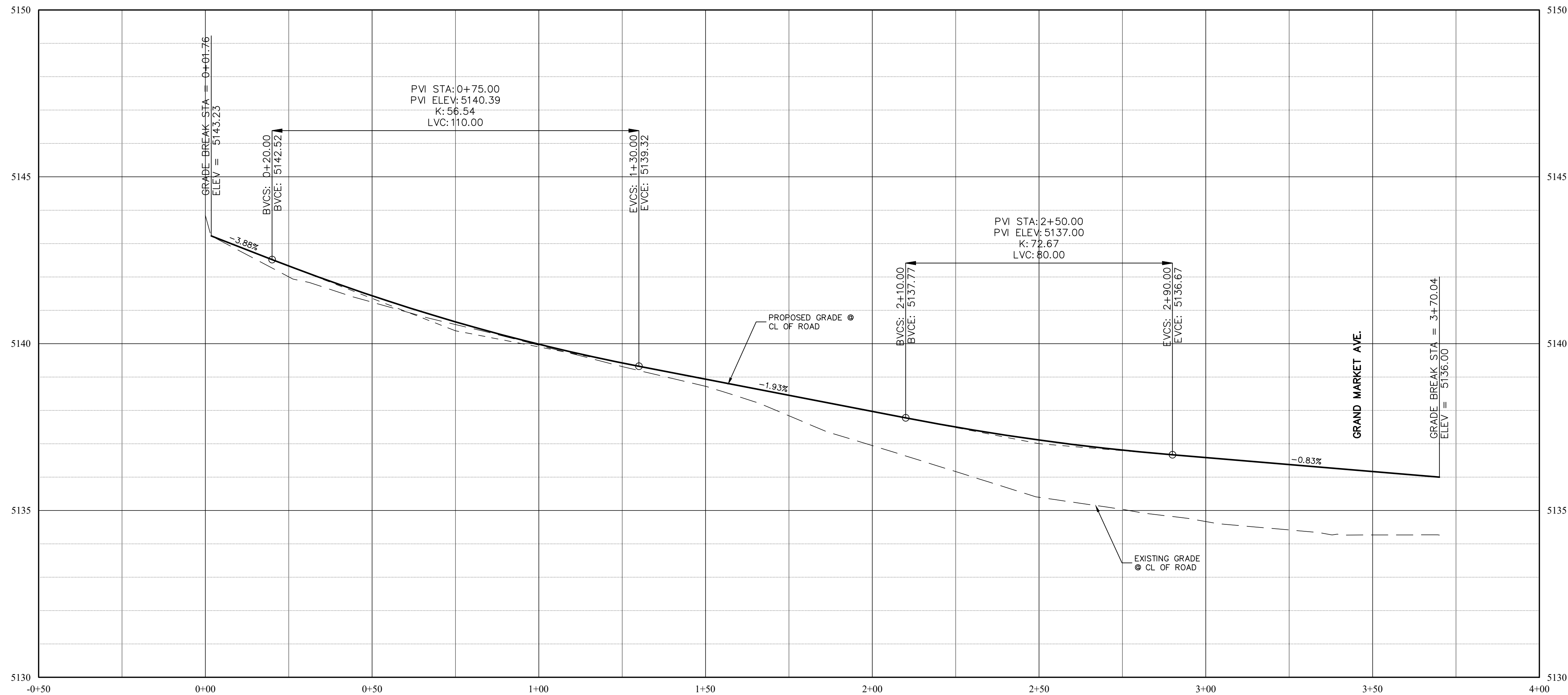
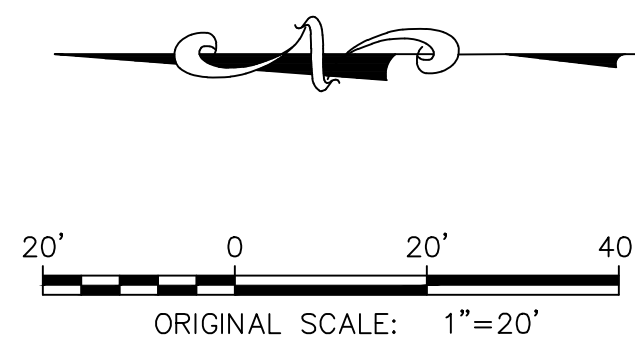
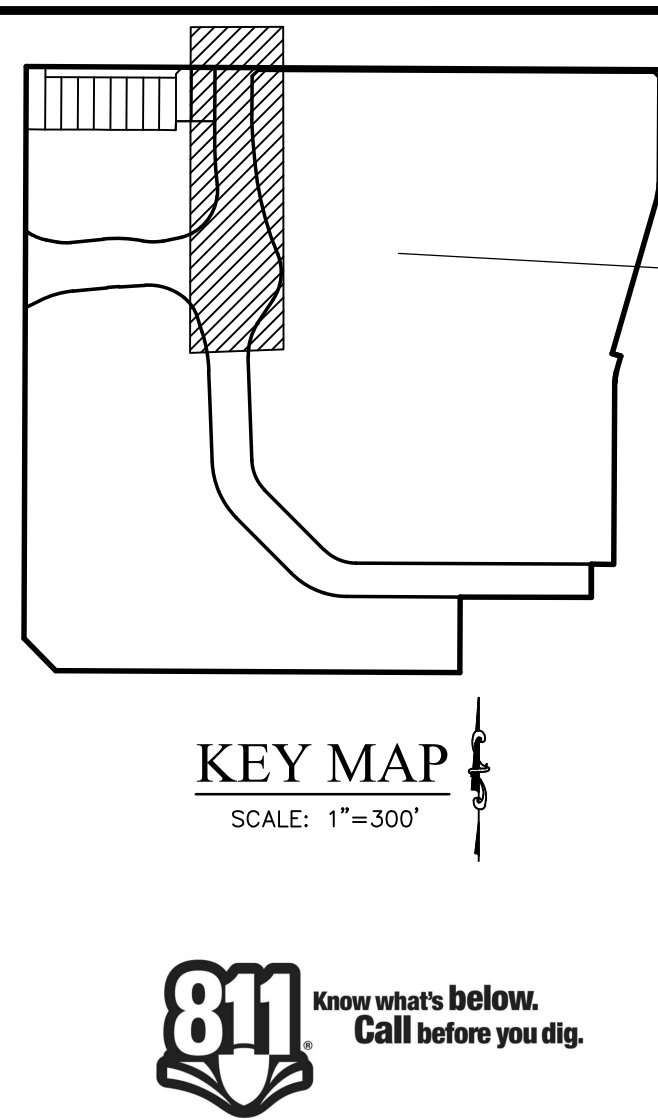
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- CONSTRUCT CONCRETE DRIVE ACCESS. (SEE DETAIL SHEET C10.1)
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BENCHMARK

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- ALL DIMENSIONS ARE TO FLOWLINE WHEN PRESENT, UNLESS OTHERWISE NOTED.



URBAN PLACE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

TOWN OF BERTHOUD APPROVAL

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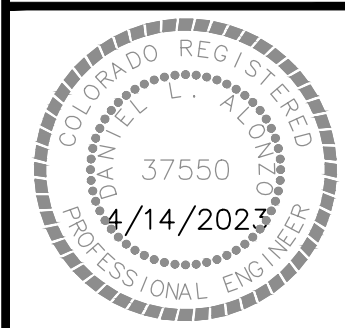
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APPROVED BY:

TOWN ENGINEER

DATE

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 BERTHOUD, COLORADO
 4TH ADDITION CONSTRUCTION PLANS
 URBAN PLACE PLAN & PROFILE

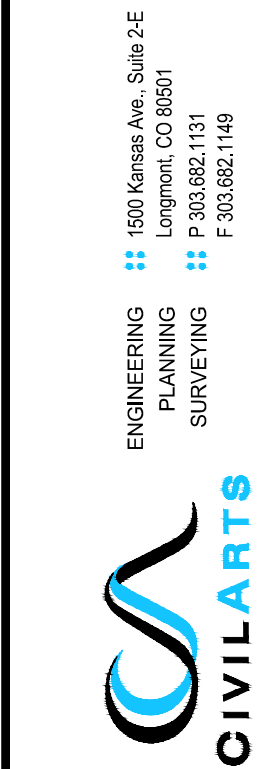


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 DRAWN BY: MPD
 CHECKED BY: DLA
 JOB NO: E-405

SHEET NO:

C4.2

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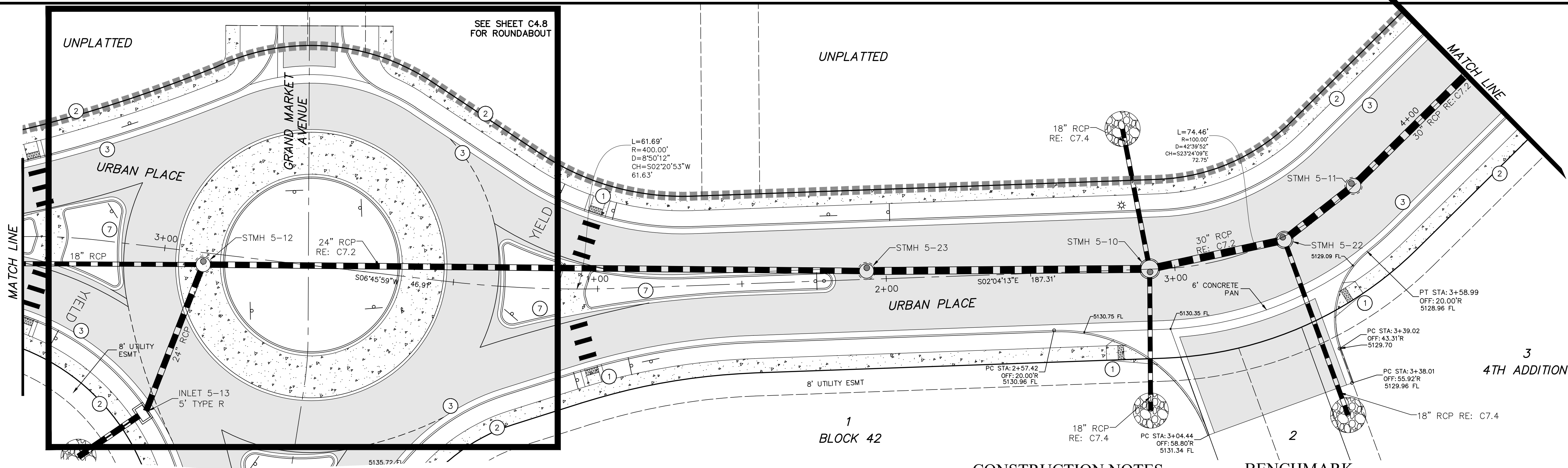


REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

ENGINEERING
 1500 Kinross Ave., Suite 2-E
 Longmont, CO 80501
 F.303.882.1448

PLOTTED: WED, 04/19/23 02:25 PM BY: MPM, ENGR
 DRAWING: C:\GROBOX\CIVILARTS\PROJECTS\16-405 PSTAR F5.4 ADD\DWG\E405_C4.1_P&P_STREET.DWG



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PHASE LINE
	EXISTING FENCE LINE (AS DESCRIBED)
	EXISTING ELECTRIC LINE (UNDERGROUND)
	EXISTING FIBEROPTIC LINE (UNDERGROUND)
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE

	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING CONTOUR
	EXISTING TREE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CONTOUR

	UTILITY MANHOLE
	SPOT ELEVATION
	DIRECTION OF FLOW ARROW
	SLOPE / GRADE ARROW

HATCH LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT
	PROPOSED STAMPED CONCRETE

CONSTRUCTION NOTES

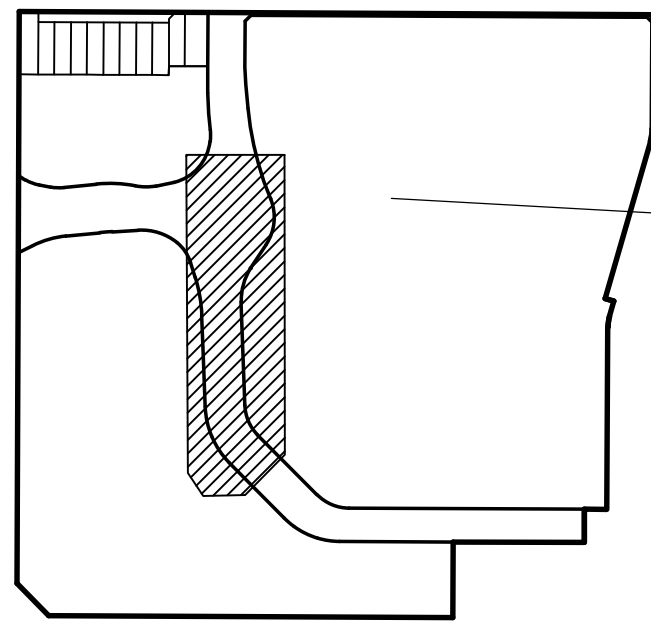
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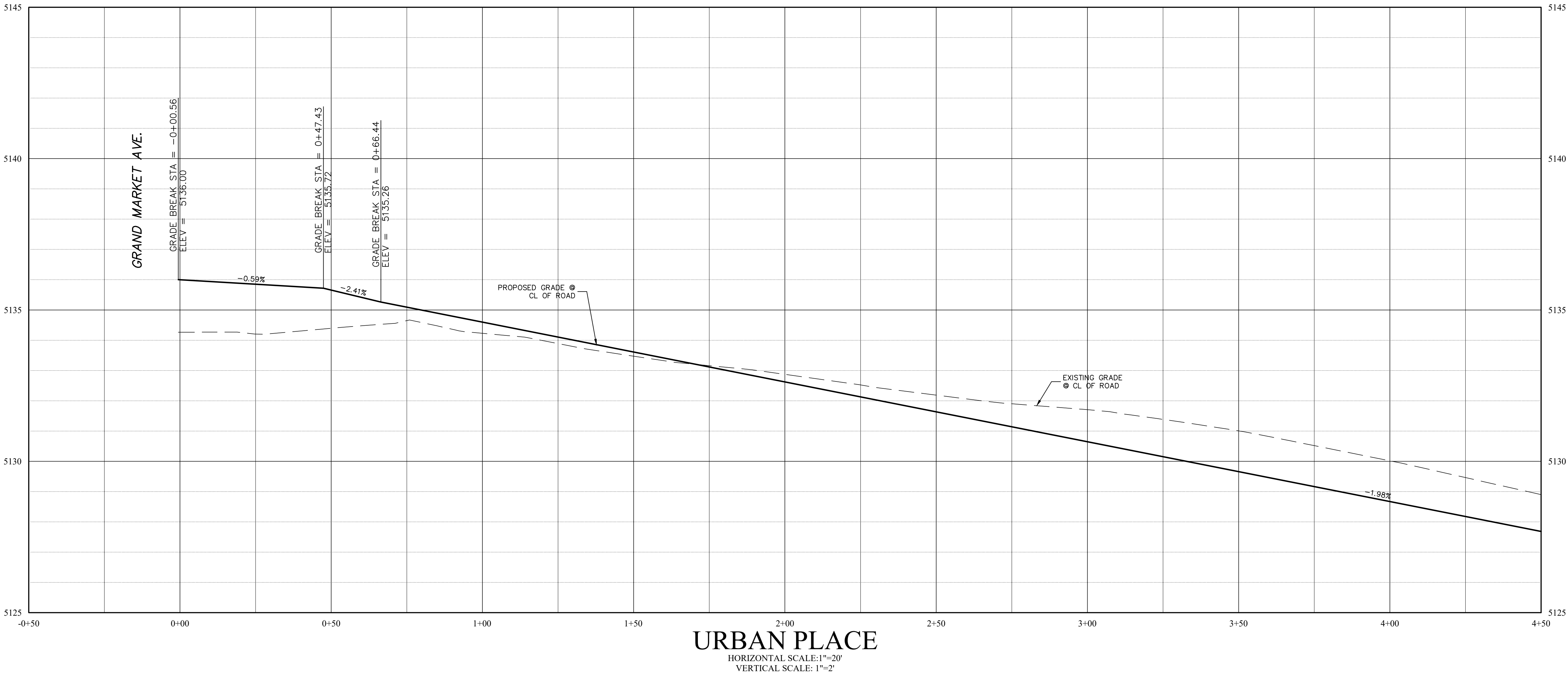
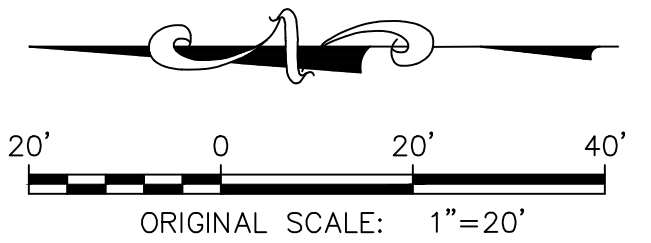
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KEY MAP

SCALE: 1"=300'



URBAN PLACE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

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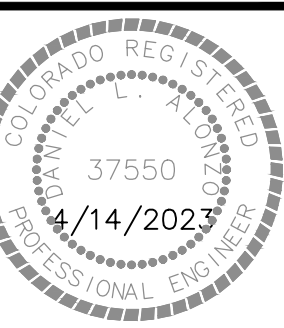
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APPROVED BY:

TOWN ENGINEER

DATE

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BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
URBAN PLACE PLAN & PROFILE



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CHECKED BY: DLA
JOB NO: E-405

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14 OF 52

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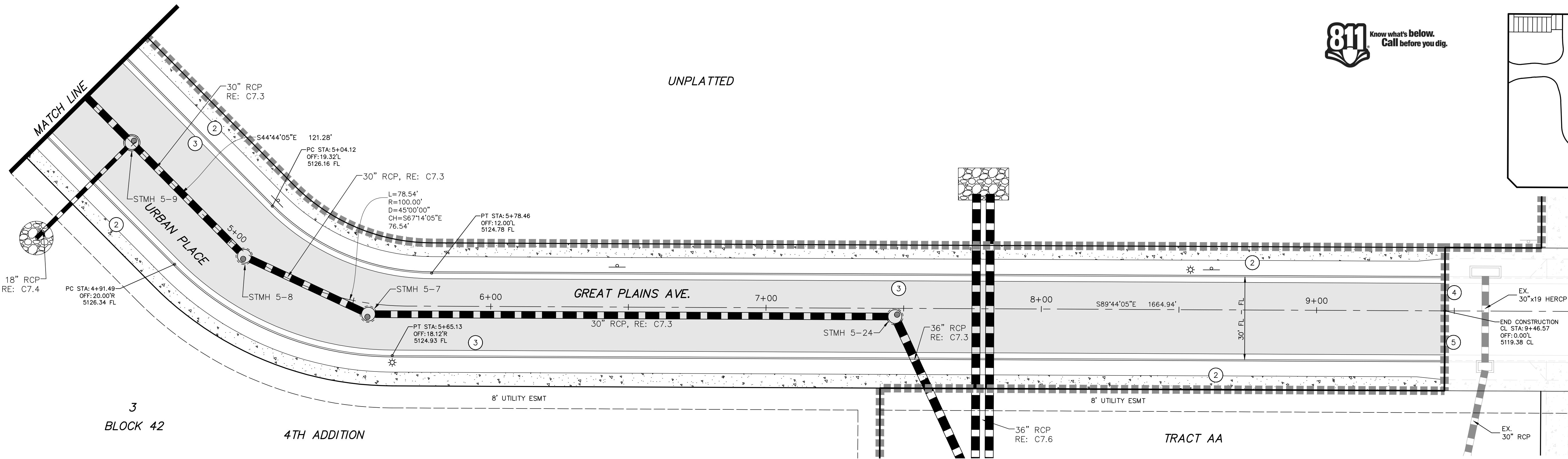
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REVISIONS

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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PHASE LINE
- EXISTING FENCE LINE (AS DESCRIBED)
- EXISTING ELECTRIC LINE (UNDERGROUND)
- EXISTING FIBEROPTIC LINE (UNDERGROUND)
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE

- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- EXISTING CONTOUR
- EXISTING TREE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED CONTOUR

- UTILITY MANHOLE
- SPOT ELEVATION
- DIRECTION OF FLOW ARROW
- SLOPE / GRADE ARROW

HATCH LEGEND

- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- NEW CONCRETE SURFACE
- EXISTING BUILDING
- PROPOSED ASPHALT
- PROPOSED STAMPED CONCRETE

CONSTRUCTION NOTES

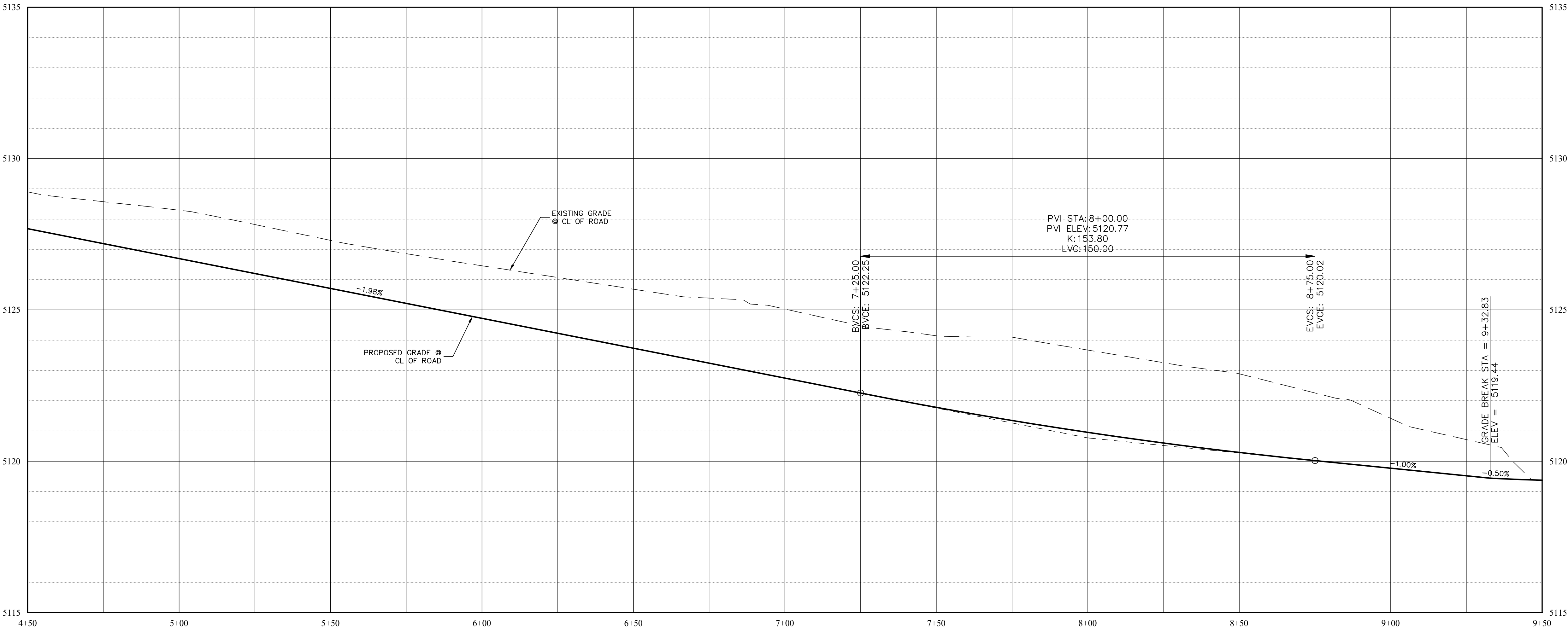
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GREAT PLAINS AVE.

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

TOWN OF BERTHOUD APPROVAL

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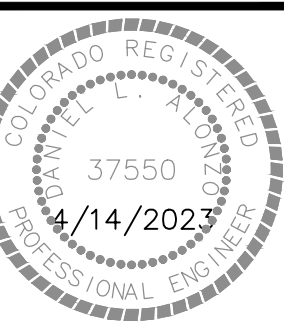
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APPROVED BY:

TOWN ENGINEER

DATE

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4TH ADDITION CONSTRUCTION PLANS
GREAT PLAINS AVE. PLAN & PROFILE

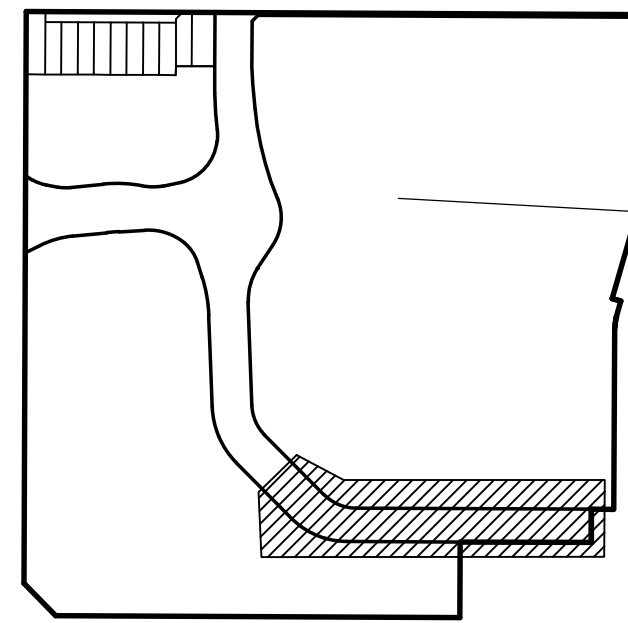


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DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C4.4

15 OF 52



KEY MAP

SCALE: 1"=300'

REVISIONS

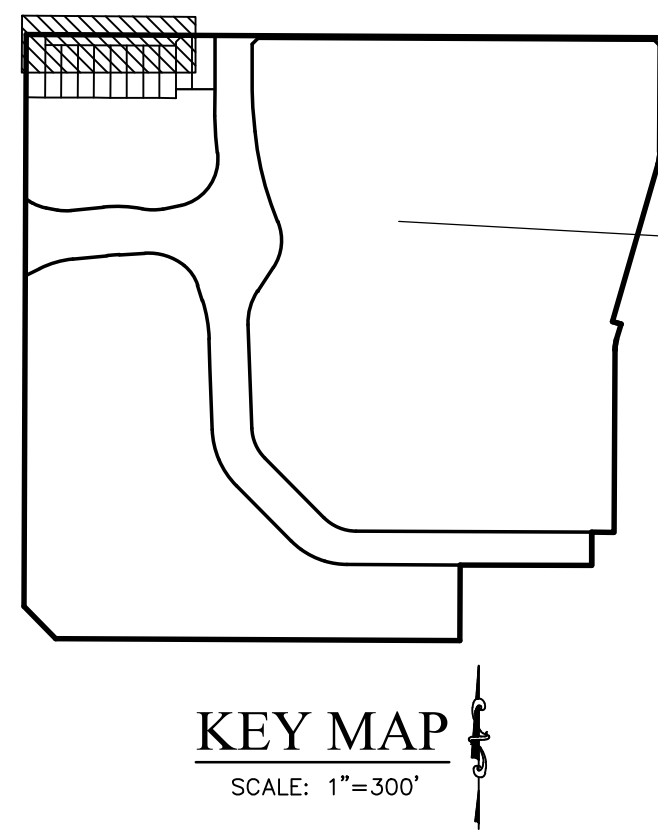
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KEY MA
SCALE: 1"=300



REVISIONS			
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2	PER CITY COMMENTS DATED 3-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

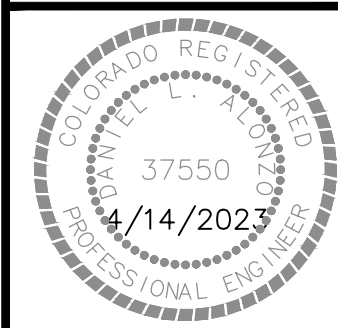
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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
ALLEY 1 PLAN & PROFILE



DATE: 01-10-2022
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JOB NO: E-405

SHEET NO:

C4.5

16 OF 52

	PROPERTY LINE
	EASEMENT LINE
	PHASE LINE
	EXISTING FENCE LINE (AS DESCRIBED)
	EXISTING ELECTRIC LINE (UNDERGROUND)
	EXISTING FIBEROPTIC LINE (UNDERGROUND)
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE

 EXISTING SANITARY SEWER LINE
 EXISTING STORM LINE
 EXISTING CONTOUR
 EXISTING TREE
 PROPOSED STORM LINE
 PROPOSED WATER LINE
 PROPOSED SANITARY SEWER LINE
 PROPOSED CONTOUR

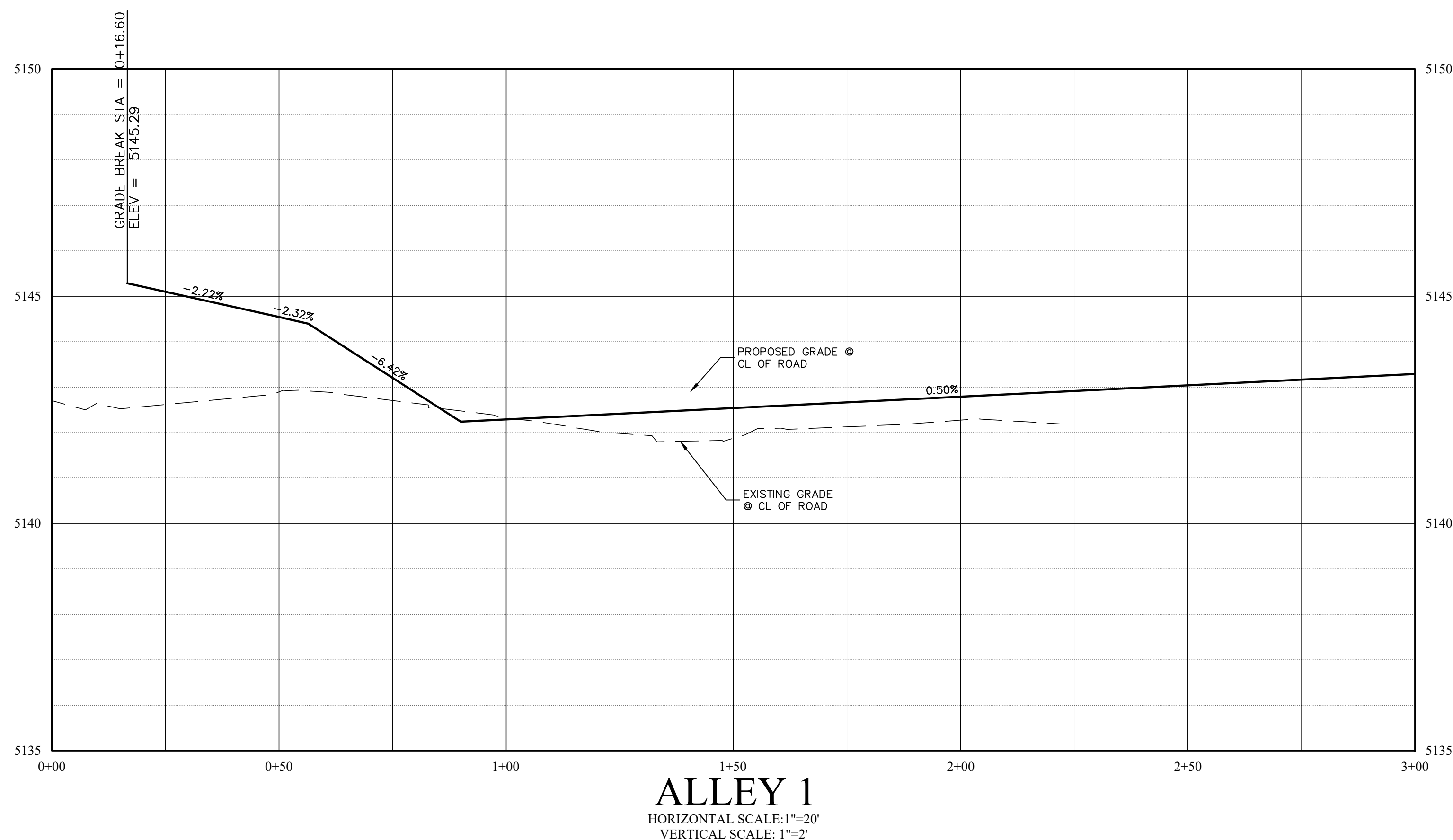
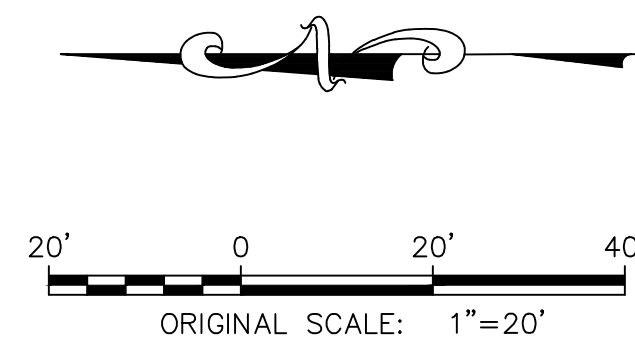
	UTILITY MANHOLE
52.20 FL 	SPOT ELEVATION
	DIRECTION OF FLOW ARROW
 2.0%	SLOPE / GRADE ARROW

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT
	PROPOSED STAMPED CONCRETE

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(SEE DETAIL SHEET C10.0)
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PAN. (SEE DETAIL SHEET C10.0)
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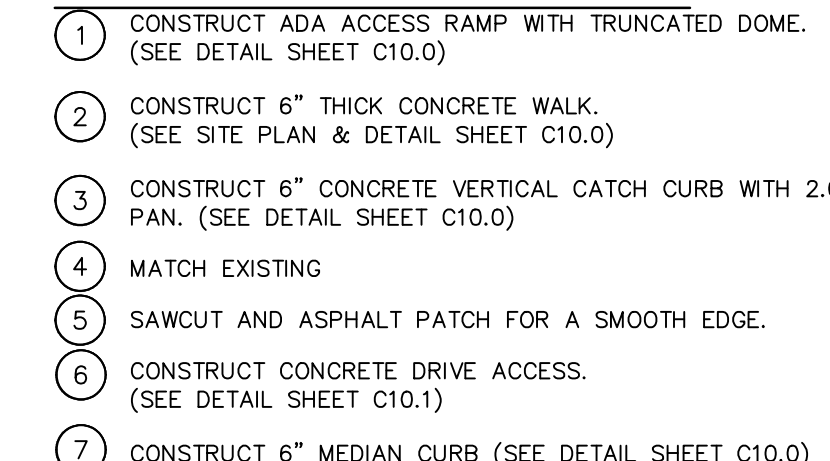
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TOWN ENGINEER

DATE _____

PLOTTED: WED 04/19/23 02:26 PM BY: MPD ENGR
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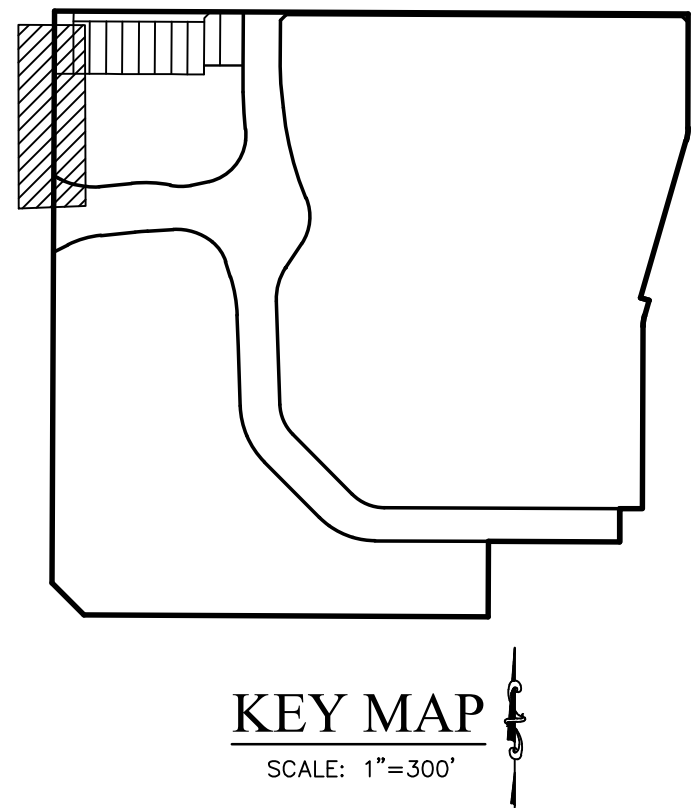
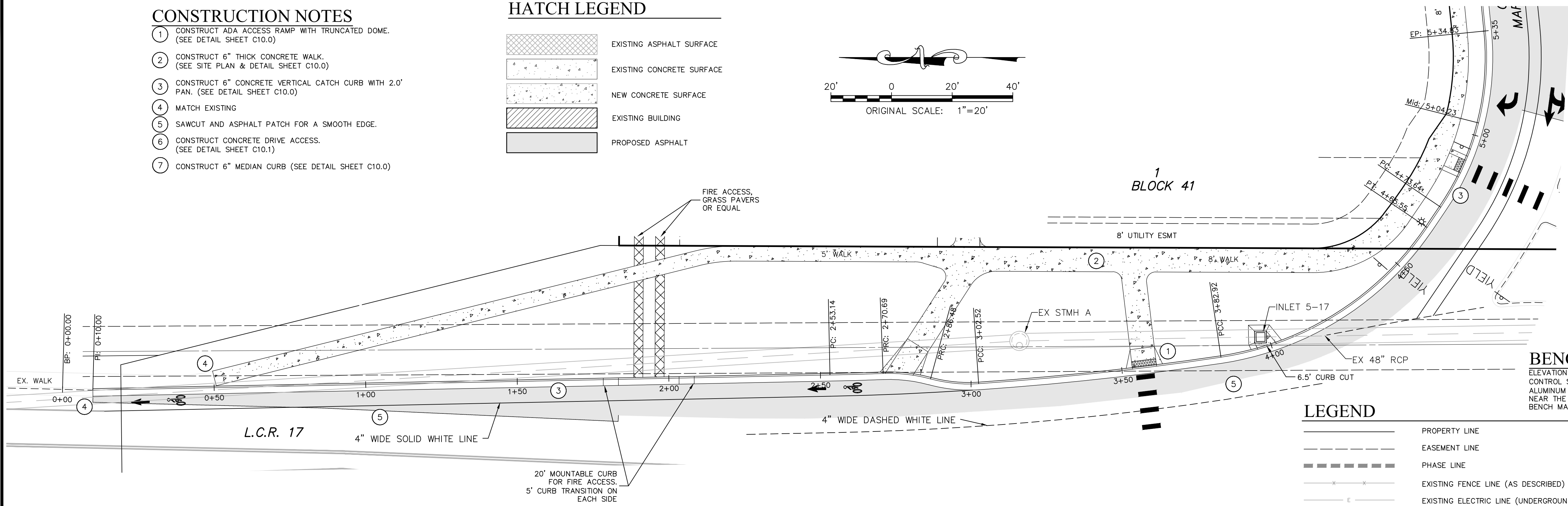
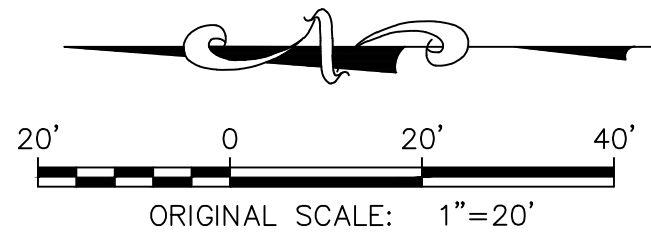
17 OF 52

CONSTRUCTION NOTES

1. CONSTRUCT ADA ACCESS RAMP WITH TRUNCATED DOME. (SEE DETAIL SHEET C10.0)
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7. CONSTRUCT 6" MEDIAN CURB (SEE DETAIL SHEET C10.0)

HATCH LEGEND

- | | |
|--|---------------------------|
| | EXISTING ASPHALT SURFACE |
| | EXISTING CONCRETE SURFACE |
| | NEW CONCRETE SURFACE |
| | EXISTING BUILDING |
| | PROPOSED ASPHALT |

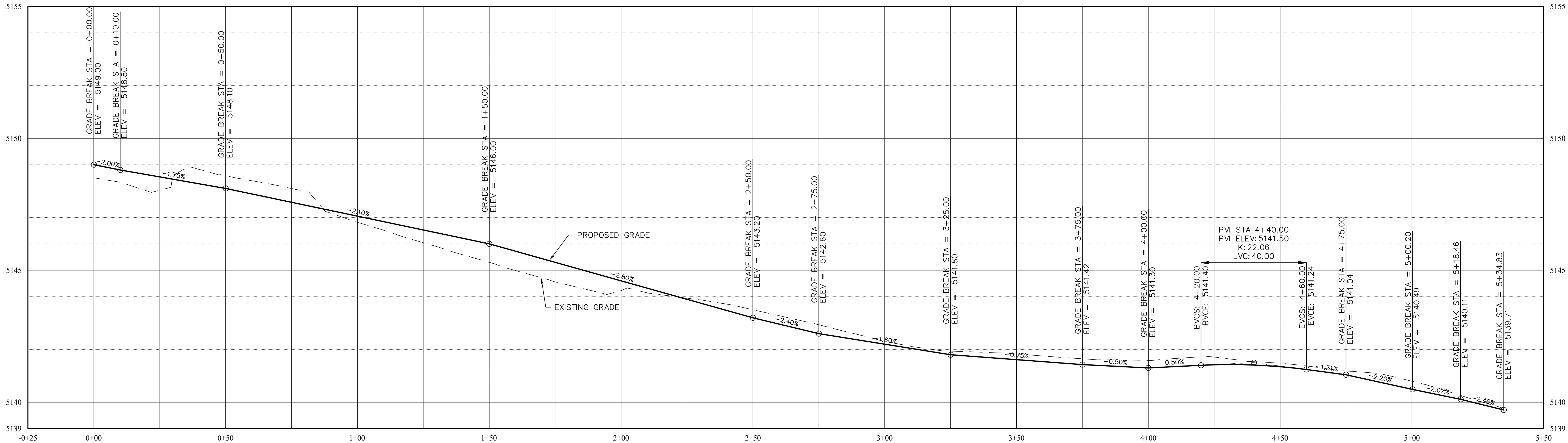


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LEGEND

- | | | | |
|--|--|--|------------------------------|
| | PROPERTY LINE | | EXISTING TREE |
| | EASEMENT LINE | | PROPOSED STORM LINE |
| | PHASE LINE | | PROPOSED WATER LINE |
| | EXISTING FENCE LINE (AS DESCRIBED) | | PROPOSED SANITARY SEWER LINE |
| | EXISTING ELECTRIC LINE (UNDERGROUND) | | PROPOSED CONTOUR |
| | EXISTING FIBEROPTIC LINE (UNDERGROUND) | | UTILITY MANHOLE |
| | EXISTING GAS LINE | | SPOT ELEVATION |
| | EXISTING TELEPHONE LINE | | DIRECTION OF FLOW ARROW |
| | EXISTING WATER LINE | | SLOPE / GRADE ARROW |
| | EXISTING SANITARY SEWER LINE | | |
| | EXISTING STORM LINE | | |
| | EXISTING CONTOUR | | |



L.C.R. 17 CURB NORTH

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

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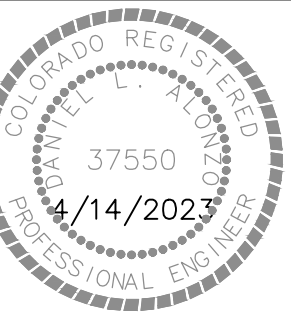
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TOWN ENGINEER

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4TH ADDITION CONSTRUCTION PLANS
L.C.R. 17 CURB PLAN & PROFILE



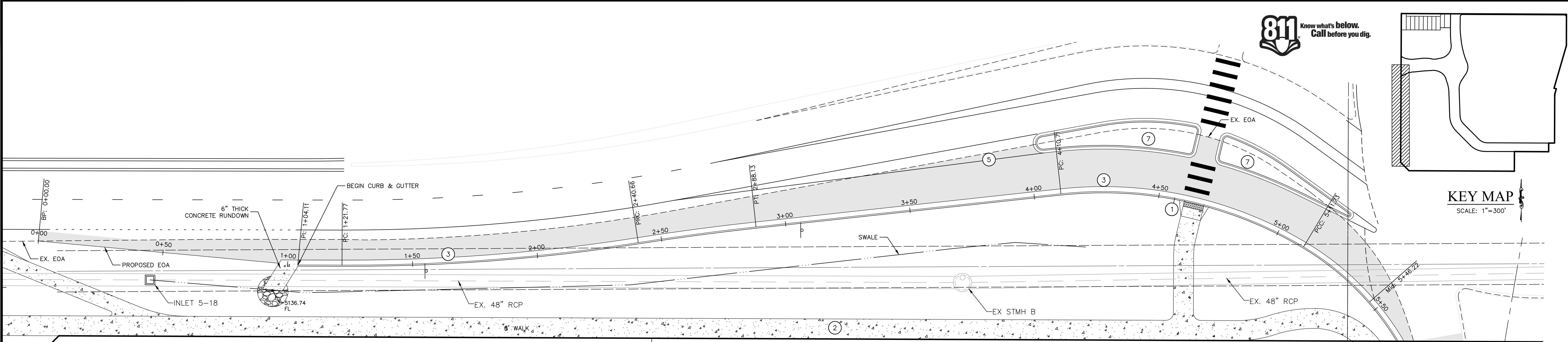
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CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C4.7

18 OF 52

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LEGEND

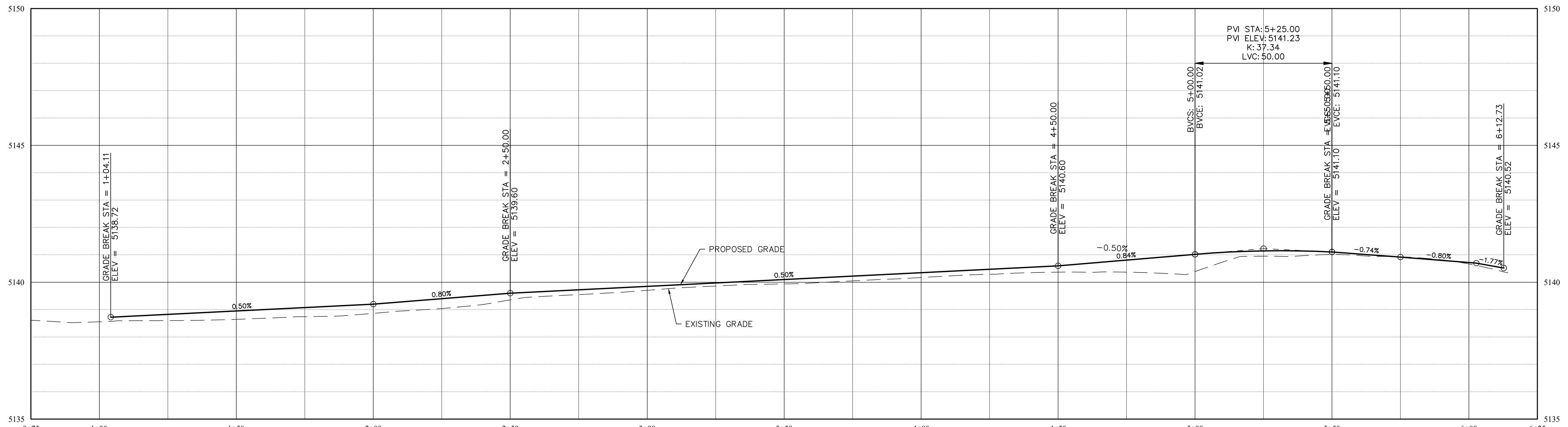
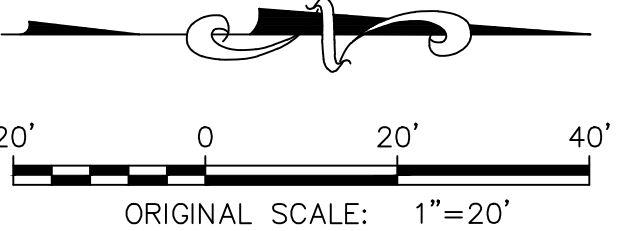
- | | | | |
|--|--|--|------------------------------|
| | PROPERTY LINE | | EXISTING TREE |
| | EASEMENT LINE | | PROPOSED STORM LINE |
| | PHASE LINE | | PROPOSED WATER LINE |
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| | EXISTING GAS LINE | | SPOT ELEVATION |
| | EXISTING TELEPHONE LINE | | DIRECTION OF FLOW ARROW |
| | EXISTING WATER LINE | | SLOPE / GRADE ARROW |
| | EXISTING SANITARY SEWER LINE | | |
| | EXISTING STORM LINE | | |
| | EXISTING CONTOUR | | |

HATCH LEGEND

- | | |
|--|---------------------------|
| | EXISTING ASPHALT SURFACE |
| | EXISTING CONCRETE SURFACE |
| | NEW CONCRETE SURFACE |
| | EXISTING BUILDING |
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3. CONSTRUCT 6" CONCRETE VERTICAL CATCH CURB WITH 2.0' PAN. (SEE DETAIL SHEET C10.0)
4. MATCH EXISTING
5. SAWCUT AND ASPHALT PATCH FOR A SMOOTH EDGE.
6. CONSTRUCT CONCRETE DRIVE ACCESS. (SEE DETAIL SHEET C10.1)
7. CONSTRUCT 6" MEDIAN CURB (SEE DETAIL SHEET C10.0)



L.C.R. 17 CURB SOUTH

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

BENCHMARK

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TOWN OF BERTHOUD APPROVAL

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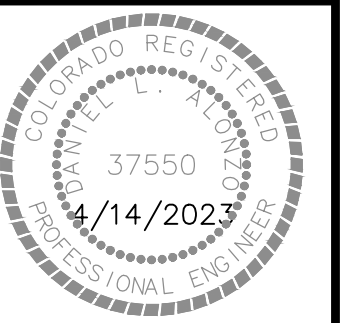
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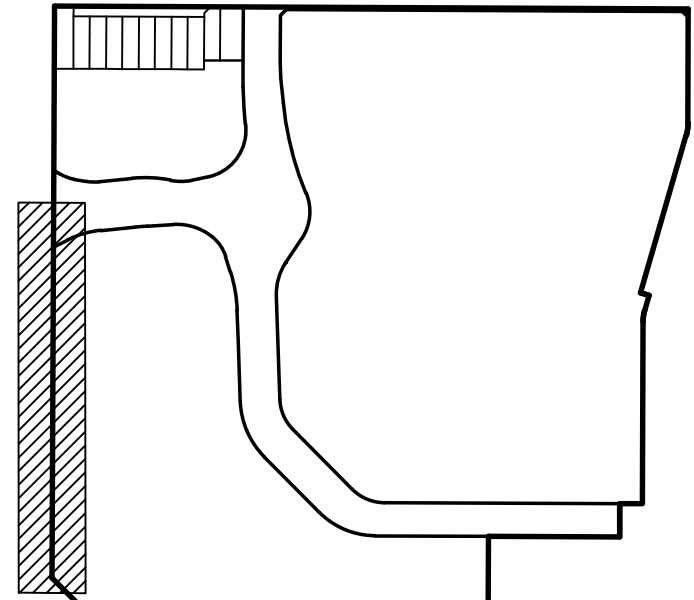
PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
L.C.R. 17 CURB PLAN & PROFILE



DATE: 01-10-2022
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JOB NO: E-405

SHEET NO:

C4.8



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		3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

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BENCHMARK

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CONSTRUCTION NOTES

- 1 INSTALL TEMPORARY DEAD END BARRICADE WITH MOUNTED "ROAD CLOSED" SIGN (SEE DETAIL SHEET)
- 2 INSTALL "STOP" SIGN & "STREET NAME" SIGN (SEE DETAIL SHEET)
- 3 INSTALL RESIDENTIAL "ACORN" STYLE STREET LIGHT (SEE DETAIL SHEET)
- 4 12" WIDE WHITE STOP BAR (SEE DETAIL SHEET)
- 5 EXISTING STOP SIGN
- 6 EXISTING RESIDENTIAL STREET LIGHT
- 7 INSTALL R1-2 "YIELD" SIGN (FIGS. 8 & 9, C10.12)
- 8 INSTALL "NO PARKING ANYTIME" SIGN (SEE DETAIL SHEET)
- 9 INSTALL "SPEED LIMIT 25MPH" SIGN (SEE DETAIL SHEET)
- 10 CROSSWALK/PEDESTRIAN CROSSING STRIPING (SEE DETAIL SHEET)
- 11 INSTALL R6-5P ROUNDABOUT CIRCULATION SIGN (FIGS. 8 & 9, C10.12)
- 12 INSTALL R4-7 "KEEP RIGHT" SIGN AND OM-3(L) OBJECT MARKER (FIGS. 8 & 9, C10.12)
- 13 INSTALL W11-2a PED TRAFFIC SIGN AND W16-7 DIAGONAL ARROW PLAQUE (FIGS. 8 & 9, C10.12)
- 14 INSTALL D1-1 STREET NAME SIGN (FIGS. 8 & 9, C10.12)
- 15 INSTALL W3-2A "YIELD AHEAD" SIGN W/ "YIELD AT ROUNDABOUT" PLAQUE (FIGS. 8 & 9, C10.12)
- 16 INSTALL R6-1 (RT) ONE WAY SIGN AND W1-8a CHEVRON PLATE (FIGS. 8 & 9, C10.12)
- 17 INSTALL R3-8 ADVANCE INTERSECTION CONTROL SIGN (FIGS. 8 & 9, C10.12)
- 18 INSTALL R3-16a BIKE LANE ENDS SIGN (FIGS. 8 & 9, C10.12)



NOTE:
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TOWN OF BERTHOUD APPROVAL

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APPROVED BY:

TOWN ENGINEER

DATE

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NO.	DESCRIPTION
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2	PER CITY COMMENTS DATED 5-9-22
3	PER CITY COMMENTS DATED 11-17-22

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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
SIGNAGE STRIPING AND LIGHTING PLAN

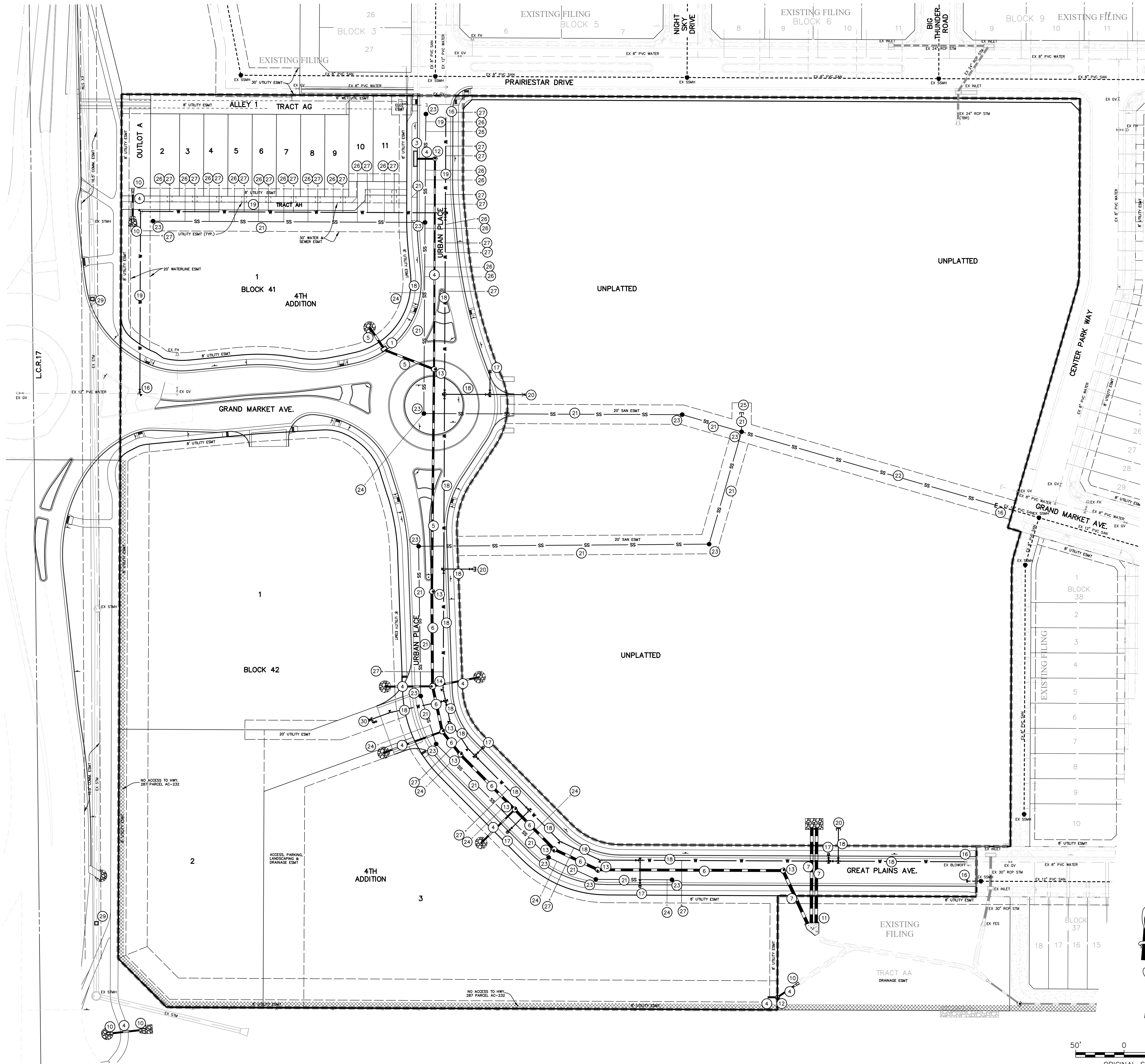


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SHEET NO:

C5.0

20 OF 52



CONSTRUCTION NOTES

- (SEE DETAIL SHEETS)
- 1 INSTALL NEW 5' TYPE "R" INLET
 - 2 INSTALL NEW 10' TYPE "R" INLET
 - 3 INSTALL NEW 15' TYPE "R" INLET
 - 4 INSTALL NEW 18" REINFORCED CONCRETE PIPE
 - 5 INSTALL NEW 24" REINFORCED CONCRETE PIPE
 - 6 INSTALL NEW 30" REINFORCED CONCRETE PIPE
 - 7 INSTALL NEW 36" REINFORCED CONCRETE PIPE
 - 8 INSTALL NEW 48" REINFORCED CONCRETE PIPE
 - 9 INSTALL NEW 30"x19" HORIZONTAL ELLIPTICAL RCP
 - 10 INSTALL NEW 18" FES
 - 11 INSTALL NEW HEADWALL
 - 12 INSTALL NEW 4' DIAMETER STORM MANHOLE
 - 13 INSTALL NEW 5' DIAMETER STORM MANHOLE
 - 14 INSTALL NEW 6' DIAMETER STORM MANHOLE
 - 15 INSTALL NEW 8' DIAMETER STORM MANHOLE
 - 16 CONNECT TO EXISTING
 - 17 INSTALL NEW FIRE HYDRANT, TEE AND GATE VALVE
 - 18 INSTALL NEW 8" PVC WATERLINE
 - 19 INSTALL NEW 12" PVC WATERLINE
 - 20 INSTALL WATERLINE PLUG
 - 21 INSTALL NEW 8" PVC SANITARY SEWER MAIN
 - 22 INSTALL NEW 12" PVC SANITARY SEWER MAIN
 - 23 INSTALL NEW 4' DIAM. SANITARY SEWER MANHOLE
 - 24 INSTALL NEW 6" SANITARY SEWER SERVICE & PLUG
 - 25 INSTALL SANITARY SEWER PLUG
 - 26 INSTALL NEW 4" SANITARY SEWER SERVICE & PLUG
 - 27 INSTALL NEW 3" WATER SERVICE
 - 28 INSTALL NEW 1.5" IRRIGATION SERVICE
 - 29 INSTALL NEW TYPE C INLET OVER EXISTING STORM SEWER
 - 30 INSTALL BLOWOFF

LEGEND

- | | |
|--|--|
| | PROPERTY LINE |
| | EASEMENT LINE |
| | PHASE LINE |
| | EXISTING FENCE LINE (AS DESCRIBED) |
| | EXISTING ELECTRIC LINE (UNDERGROUND) |
| | EXISTING FIBEROPTIC LINE (UNDERGROUND) |
| | EXISTING GAS LINE |
| | EXISTING TELEPHONE LINE |
| | EXISTING WATER LINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING STORM LINE |
| | EXISTING CONTOUR |
| | PROPOSED STORM LINE |
| | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED CONTOUR |

BENCHMARK

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THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL

APPROVED BY:

TOWN ENGINEER

DATE

50' 0 50' 100'
ORIGINAL SCALE: 1"=50'

REVISIONS		DATE	BY
NO.	DESCRIPTION	4/15/22	MPD
		11/11/22	MPD
		4/14/23	MPD

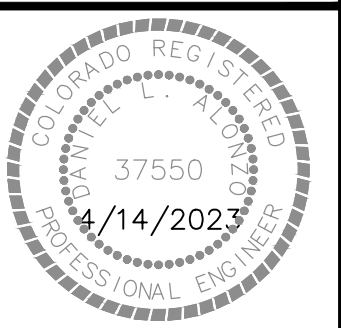
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BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
OVERALL UTILITY PLAN

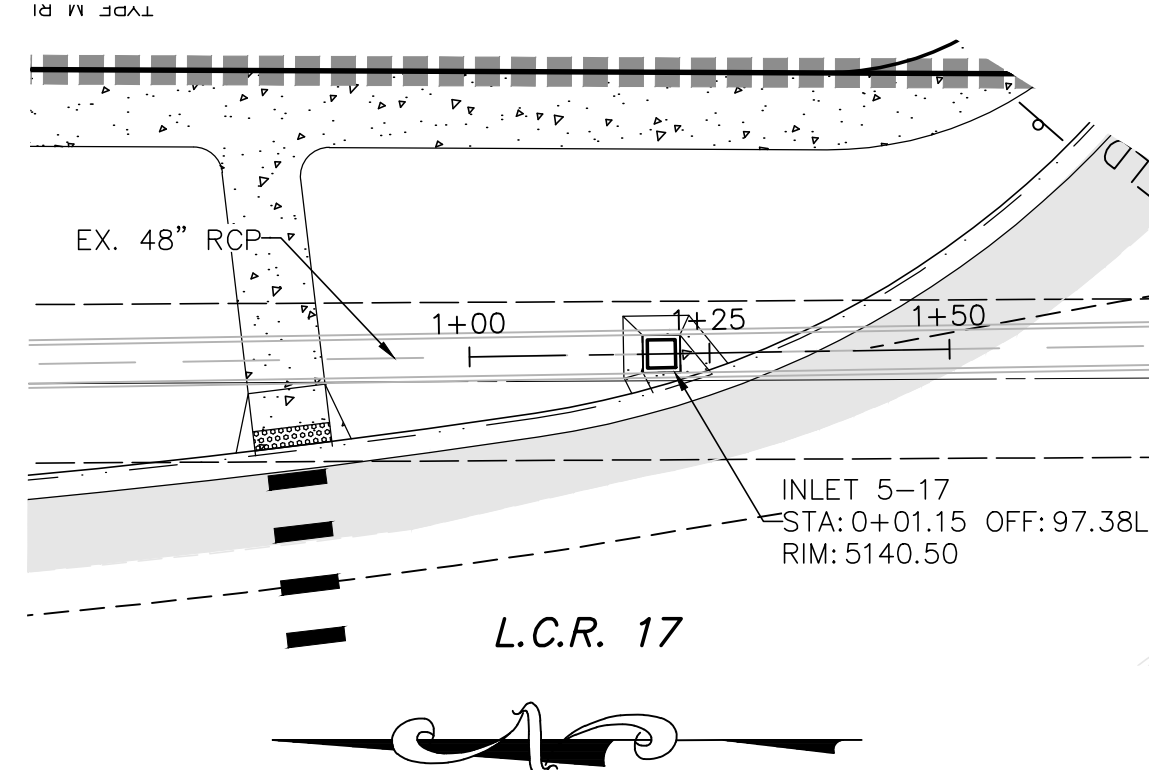


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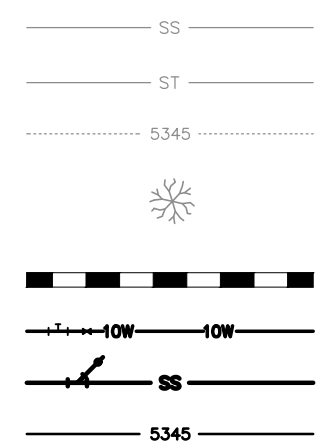
C6.0

21 OF 52



ELEVATIONS SHOWN ON THIS MAP ARE NAVD 1988 BASED LOCALLY ON CDOT CONTROL STATION CP-400, A 5/8" ALUMINUM ROD W/ A CDOT 3-1/4" ALUMINUM CAP MARKED "400" LOCATED ON THE WEST SIDE OF COUNTY ROAD NEAR THE SW CORNER OF SECTION 2,, ELEVATION=5132.595 FEET, AND NGS BENCH MARKS G-410, J-409, & J-402.

	PROPERTY LINE
	EASEMENT LINE
	LIMITS OF DISTURBANCE
	EXISTING FENCE LINE (AS DESCRIBED)
	EXISTING ELECTRIC LINE (UNDERGROUND)
	EXISTING FIBEROPTIC LINE (UNDERGROUND)
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE

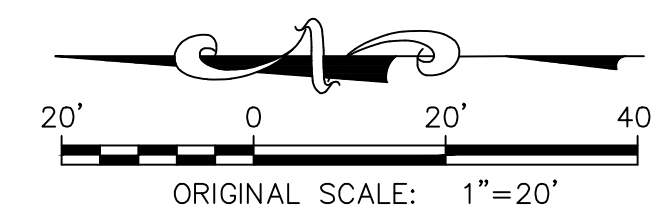


EXISTING SANITARY SEWER LINE
EXISTING STORM LINE
EXISTING CONTOUR
EXISTING TREE

PROPOSED STORM LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED CONTOUR

	UTILITY MANHOLE
	SPOT ELEVATION
	DIRECTION OF FLOW ARROW
	SLOPE / GRADE ARROW

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT



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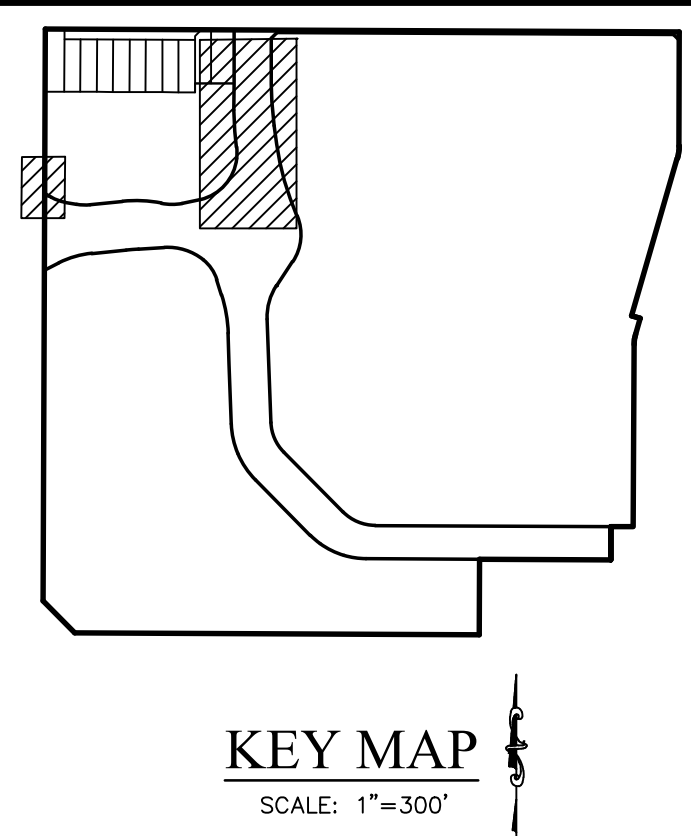
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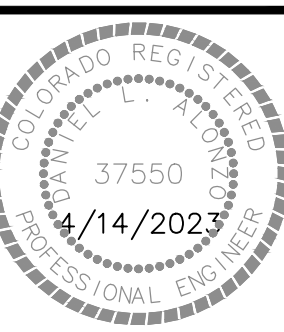


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BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS

SIORM PLAN & PROFILE



DATE: 01-10-2022
DRAWN BY: MPD
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JOB NO: E-405

T NO:

C7.1

22 OF 52



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

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 MODIFIED:04/19/23 BY:MPD ENGR
 405 DETAIL 55 4 ADD D:\WC\EA05 C7 D.D STORM RMC

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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LIMITS OF DISTURBANCE
- EXISTING FENCE LINE (AS DESCRIBED)
- EXISTING ELECTRIC LINE (UNDERGROUND)
- EXISTING FIBEROPTIC LINE (UNDERGROUND)
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE

- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- EXISTING CONTOUR
- EXISTING TREE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED CONTOUR

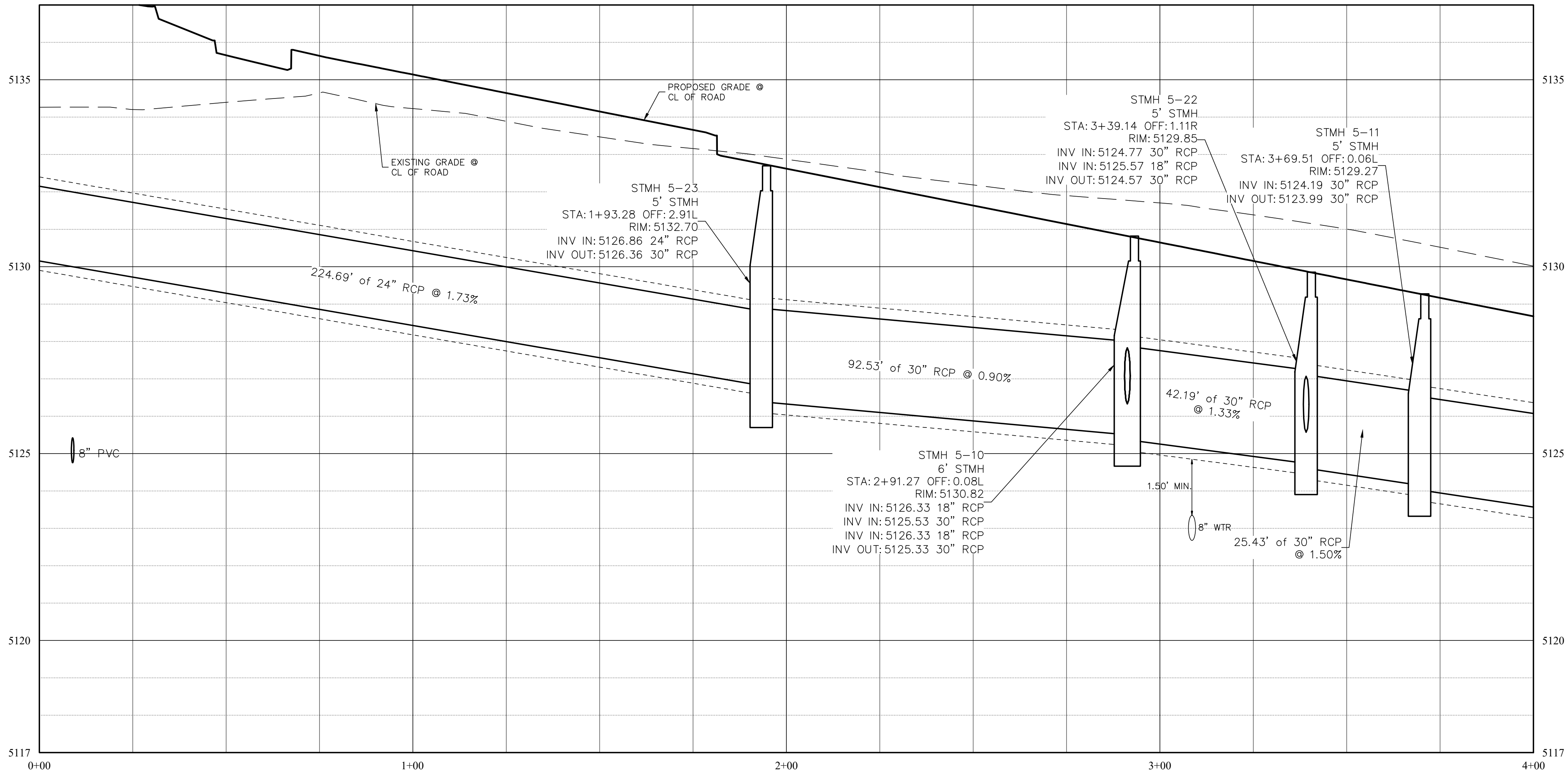
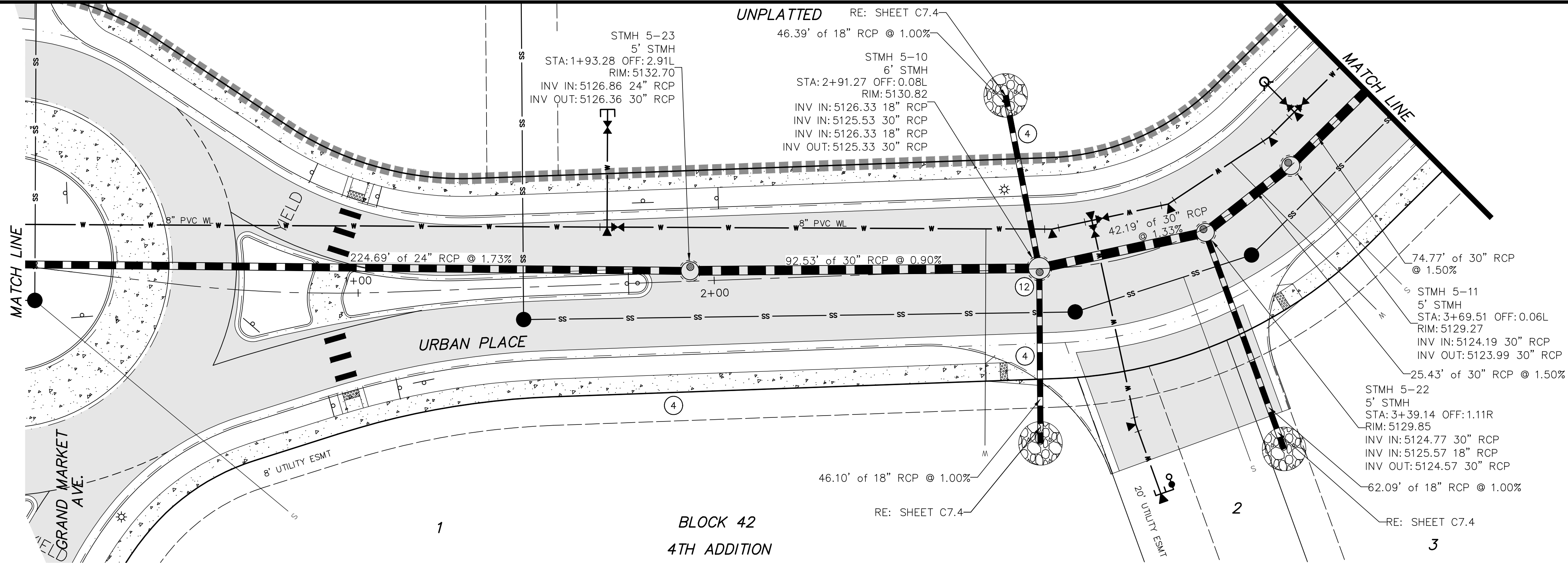
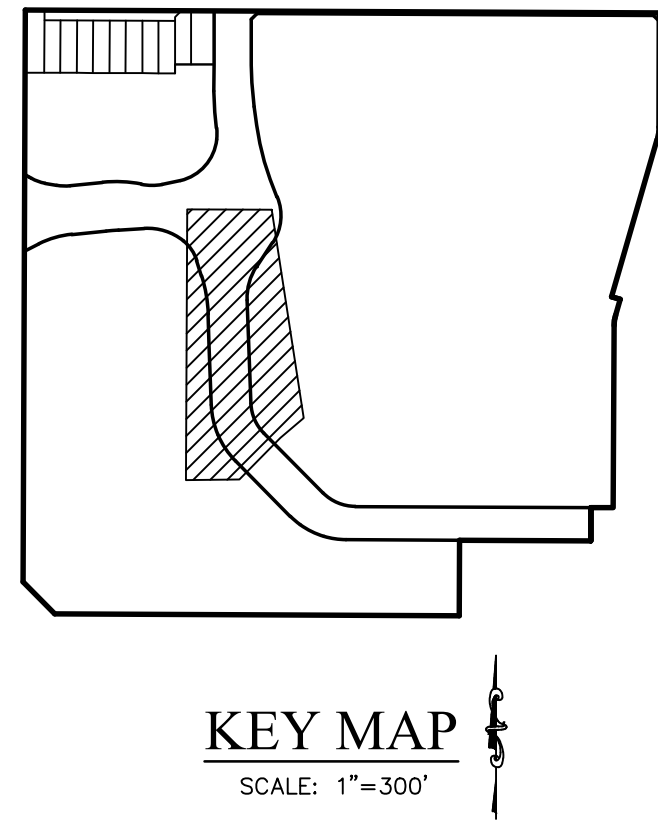
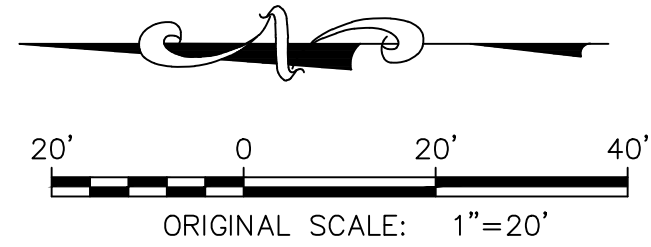
- UTILITY MANHOLE
- SPOT ELEVATION
- DIRECTION OF FLOW ARROW
- SLOPE / GRADE ARROW

HATCH LEGEND

- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- NEW CONCRETE SURFACE
- EXISTING BUILDING
- PROPOSED ASPHALT



BENCHMARK
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URBAN PLACE - STA. 0+00 TO STA. 4+00

HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'

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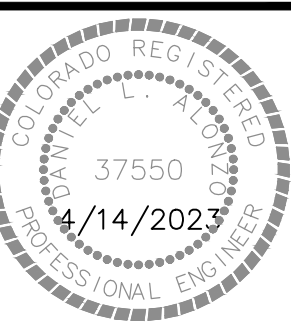
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TOWN ENGINEER

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PRAIRIE STAR FILING NO. 5
 BERTHOUD, COLORADO
 4TH ADDITION CONSTRUCTION PLANS
 STORM PLAN & PROFILE



DATE: 01-10-2022
 DRAWN BY: MPD
 CHECKED BY: DLA
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SHEET NO:

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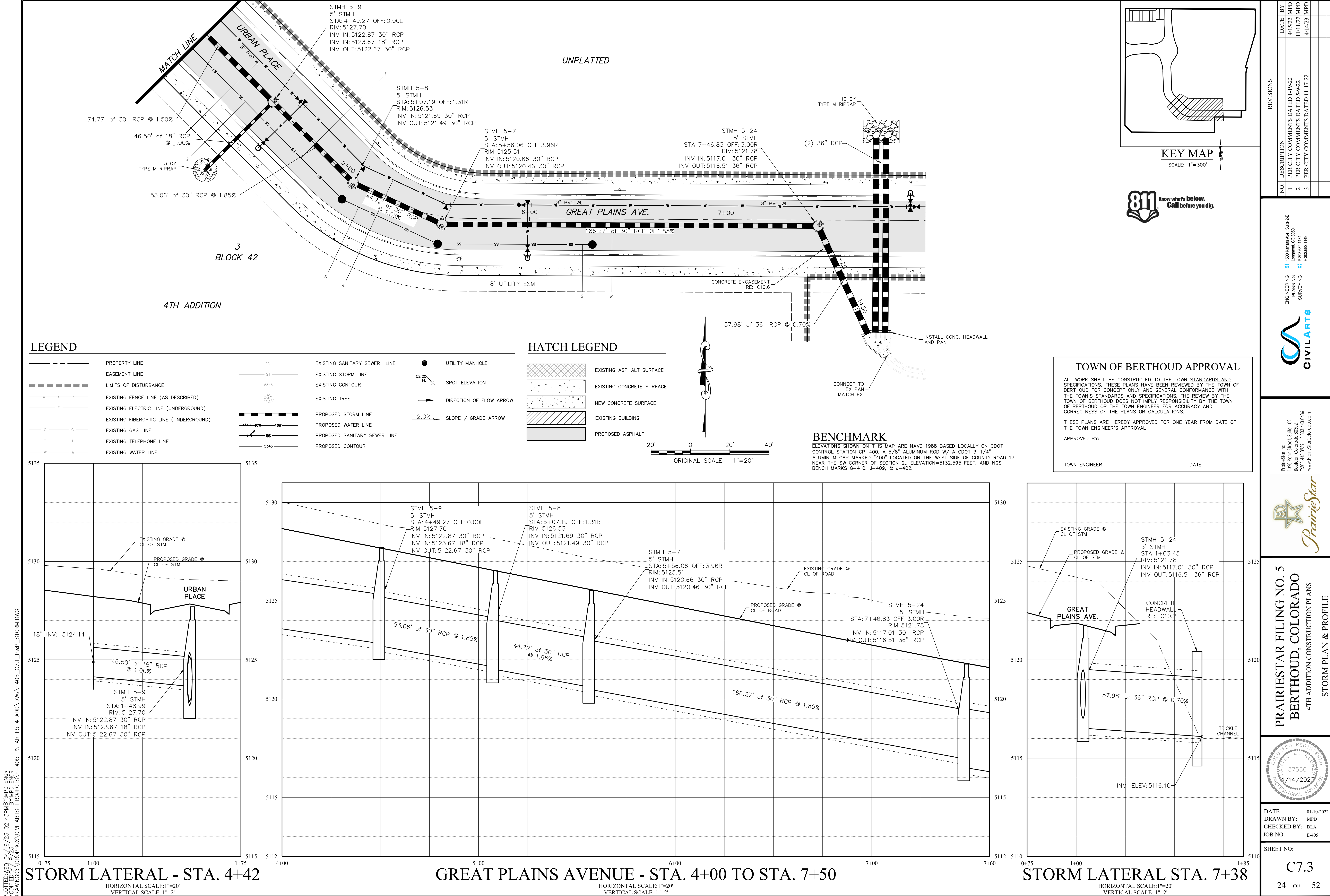


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3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD



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STORM LATERAL - STA. 4+42
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

GREAT PLAINS AVENUE - STA. 4+00 TO STA. 7+50
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

STORM LATERAL STA. 7+38
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

NO. 1
DESCRIPTION
1 PER CITY COMMENTS DATED 1-19-22
2 PER CITY COMMENTS DATED 5-9-22
3 PER CITY COMMENTS DATED 11-17-22

DATE BY
4/15/22 MPD
11/11/22 MPD
4/14/23 MPD

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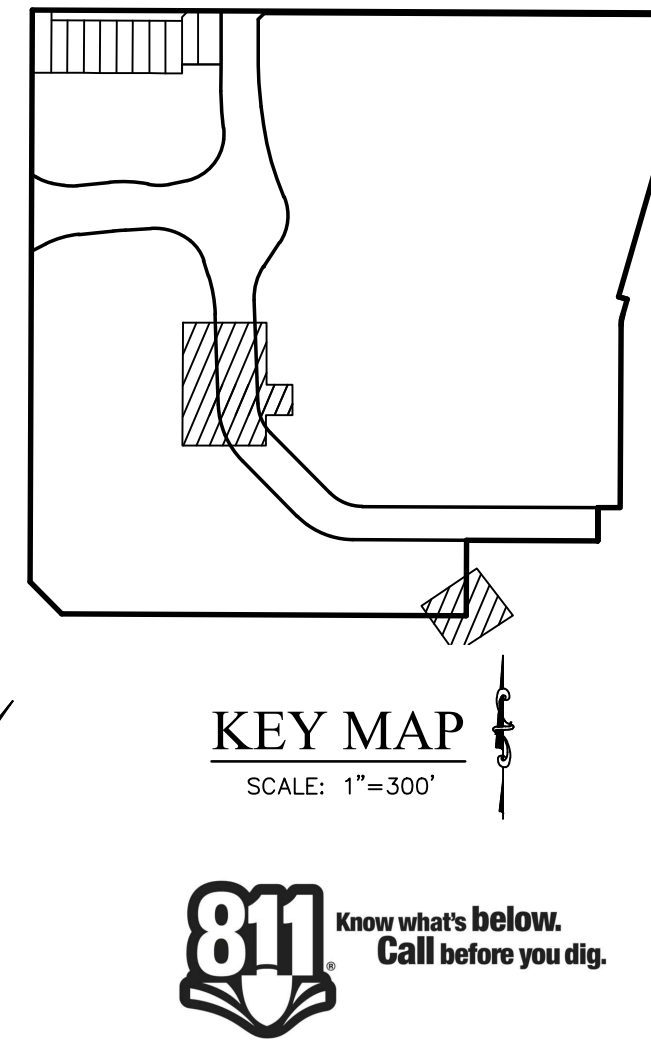
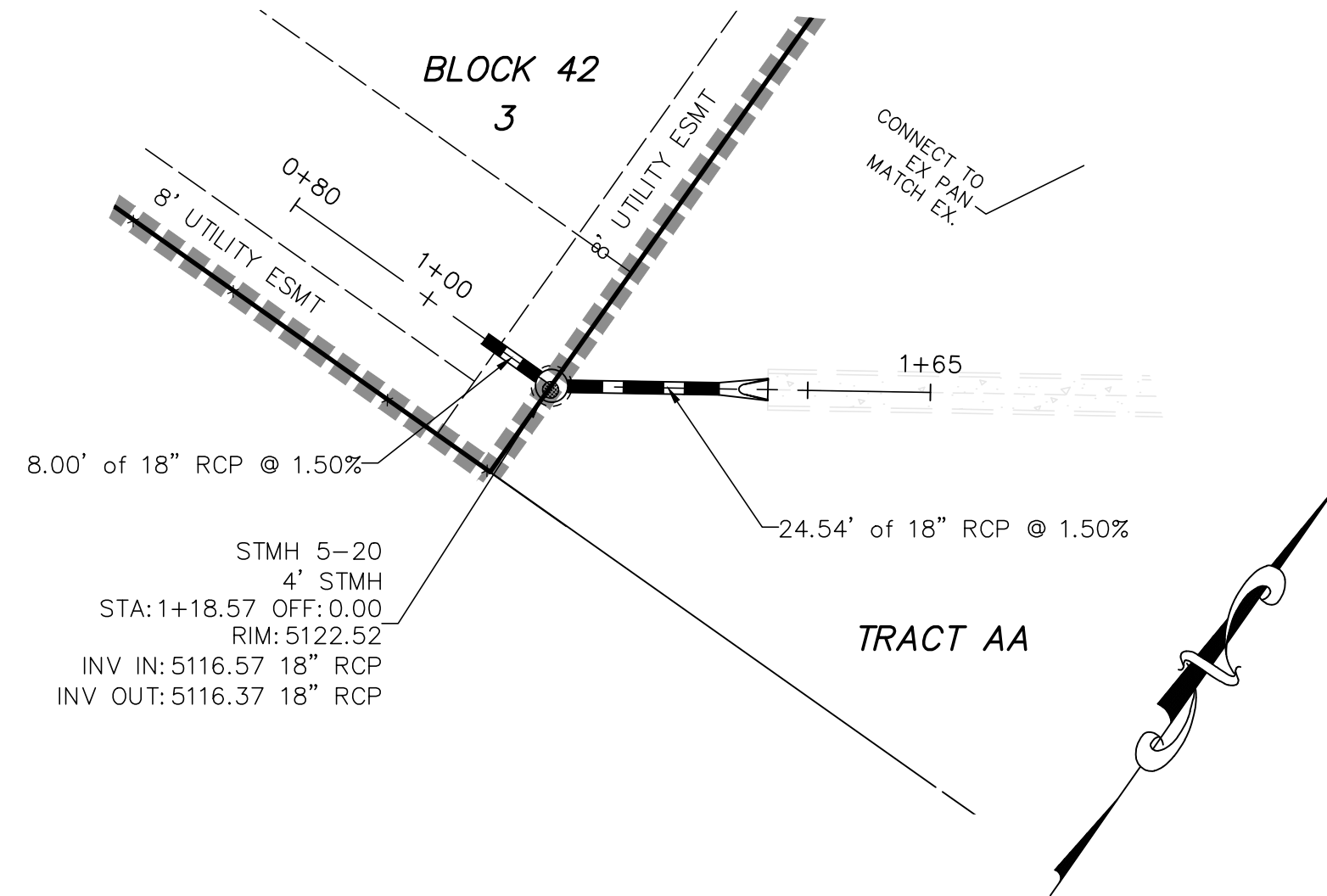
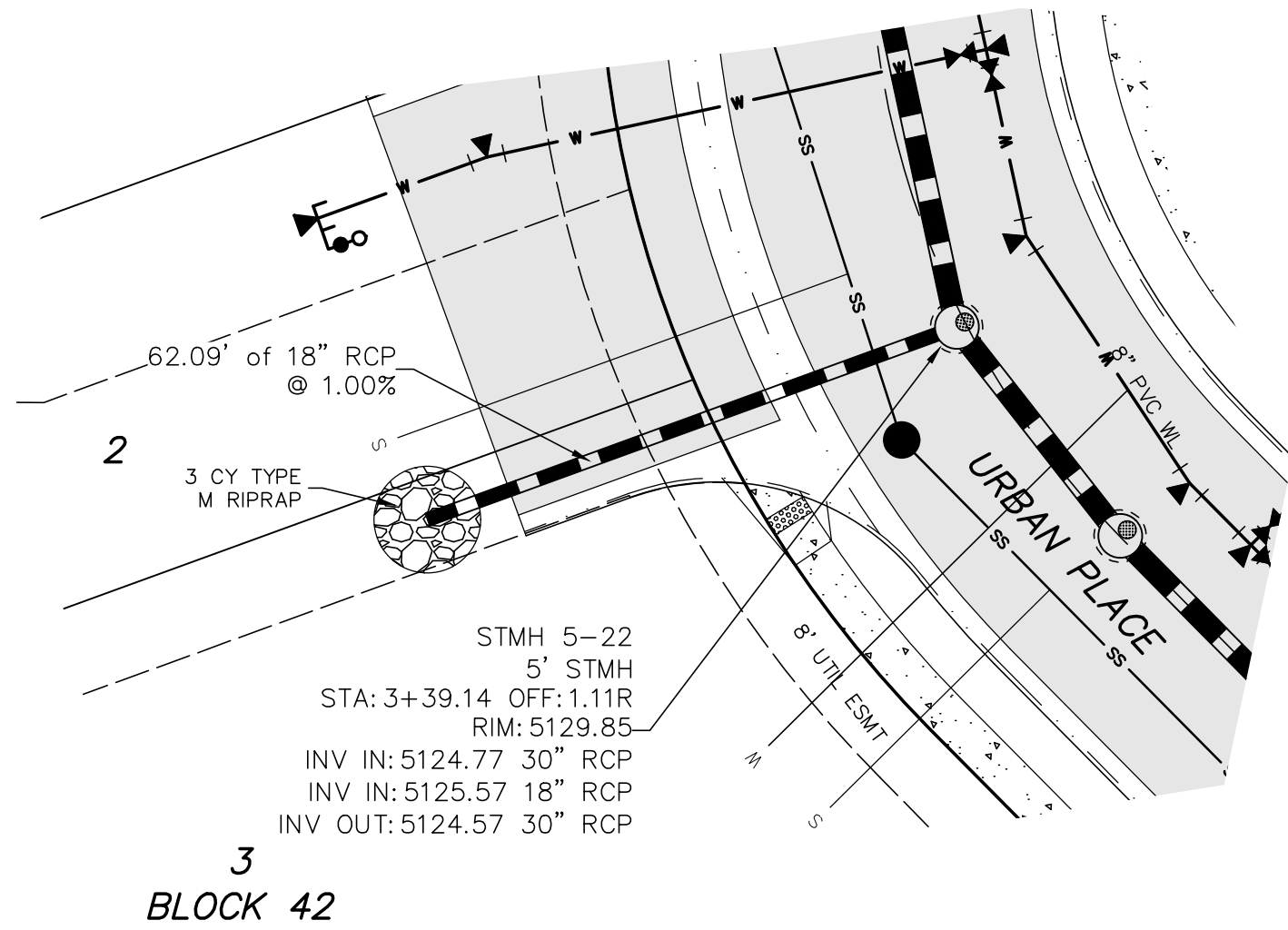
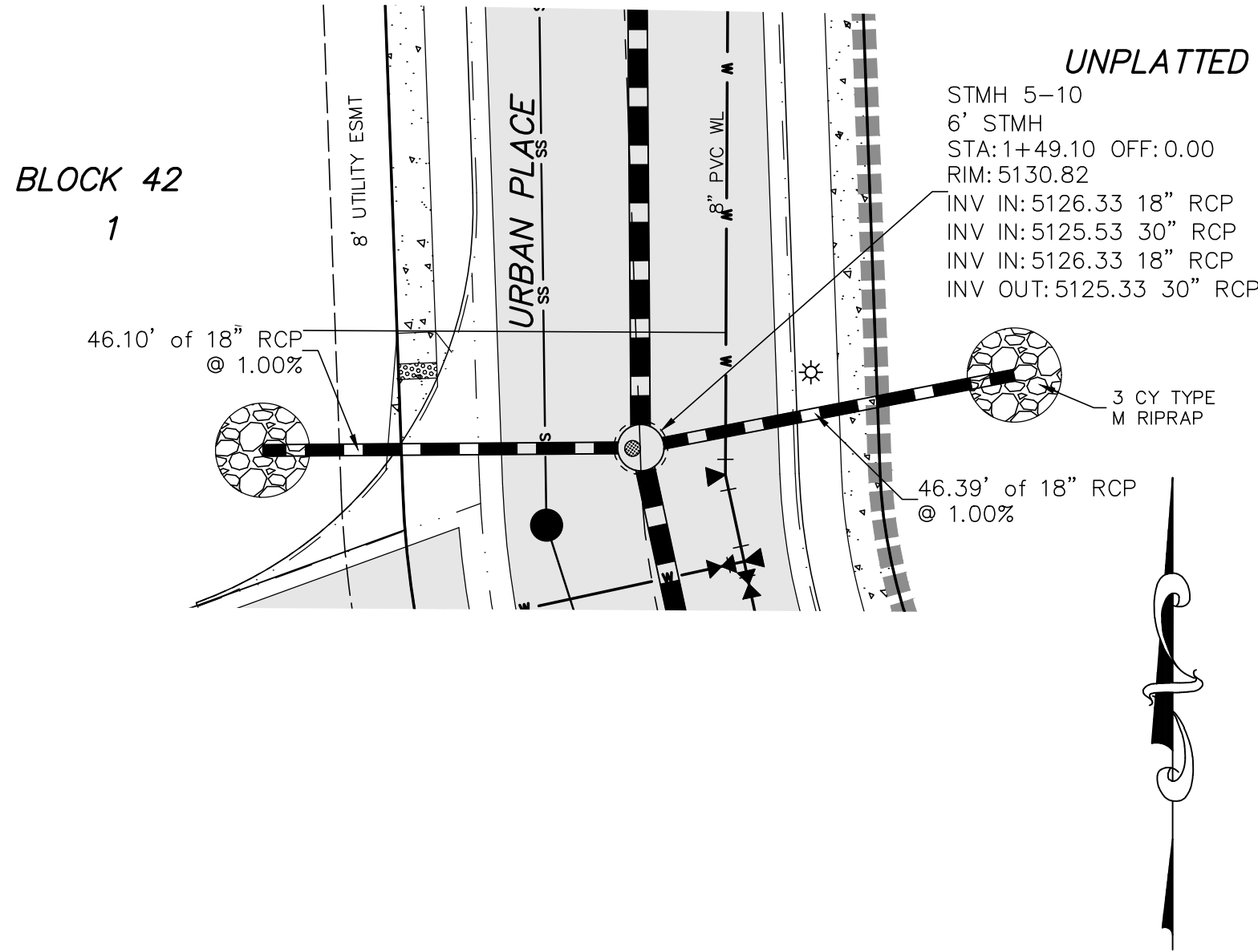
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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
STORM PLAN & PROFILE

COLORADO REG. 15000
37550
4/14/2023
PRAIRIE STAR ENGINEERING

DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:
C7.3
24 OF 52



LEGEND

---	PROPERTY LINE	---	SS	EXISTING SANITARY SEWER LINE	●	UTILITY MANHOLE
---	EASEMENT LINE	---	ST	EXISTING STORM LINE	52.20	SPOT ELEVATION
---	LIMITS OF DISTURBANCE	---	5345	EXISTING CONTOUR	→	DIRECTION OF FLOW ARROW
---	EXISTING FENCE LINE (AS DESCRIBED)	---	---	EXISTING TREE	2.0%	SLOPE / GRADE ARROW
---	EXISTING ELECTRIC LINE (UNDERGROUND)	---	---	PROPOSED STORM LINE		
---	EXISTING FIBEROPTIC LINE (UNDERGROUND)	---	---	PROPOSED WATER LINE		
---	EXISTING GAS LINE	---	---	PROPOSED SANITARY SEWER LINE		
---	EXISTING TELEPHONE LINE	---	---	PROPOSED CONTOUR		
---	EXISTING WATER LINE	---	---			

HATCH LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT



BENCHMARK

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TOWN OF BERTHOUD APPROVAL

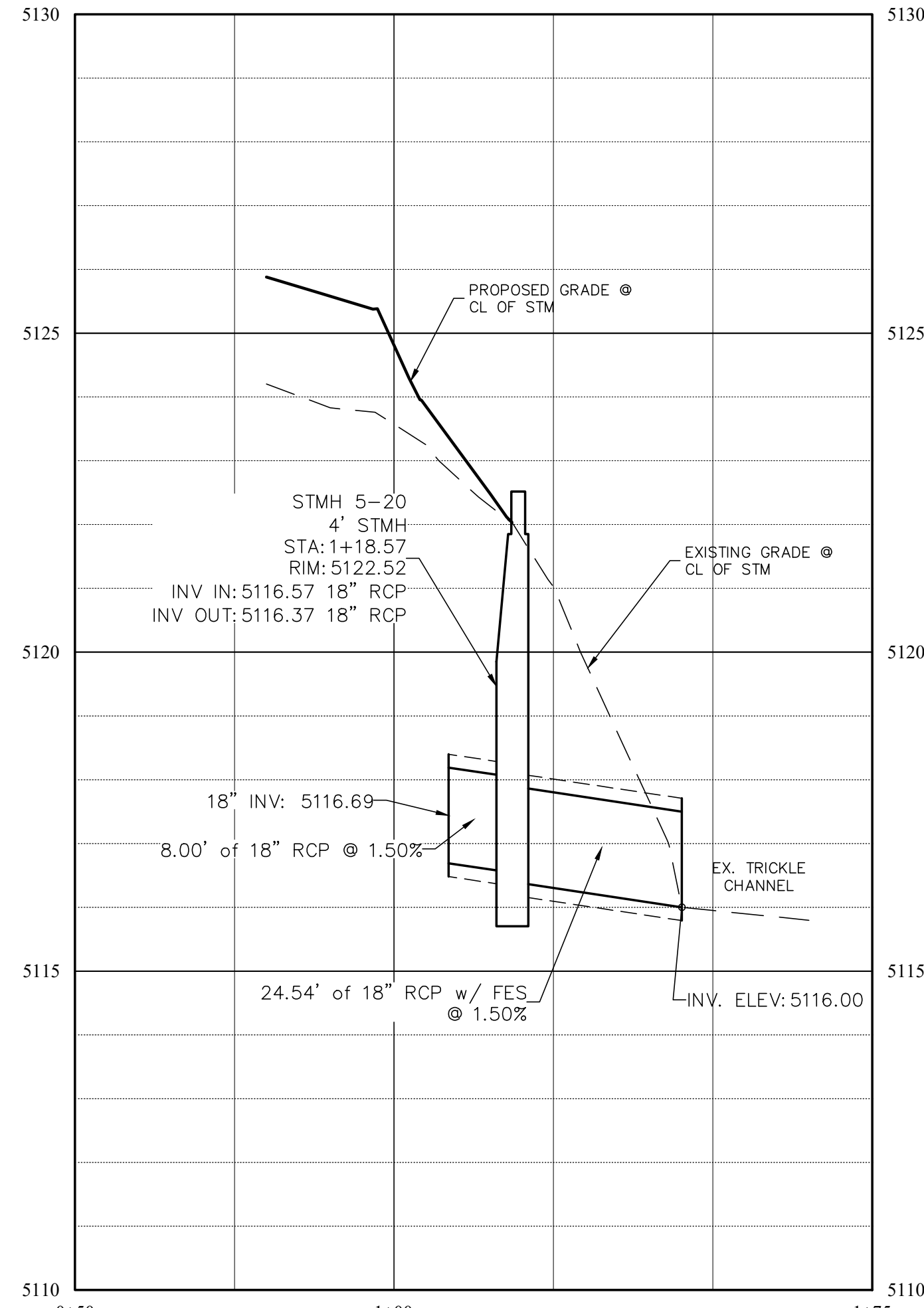
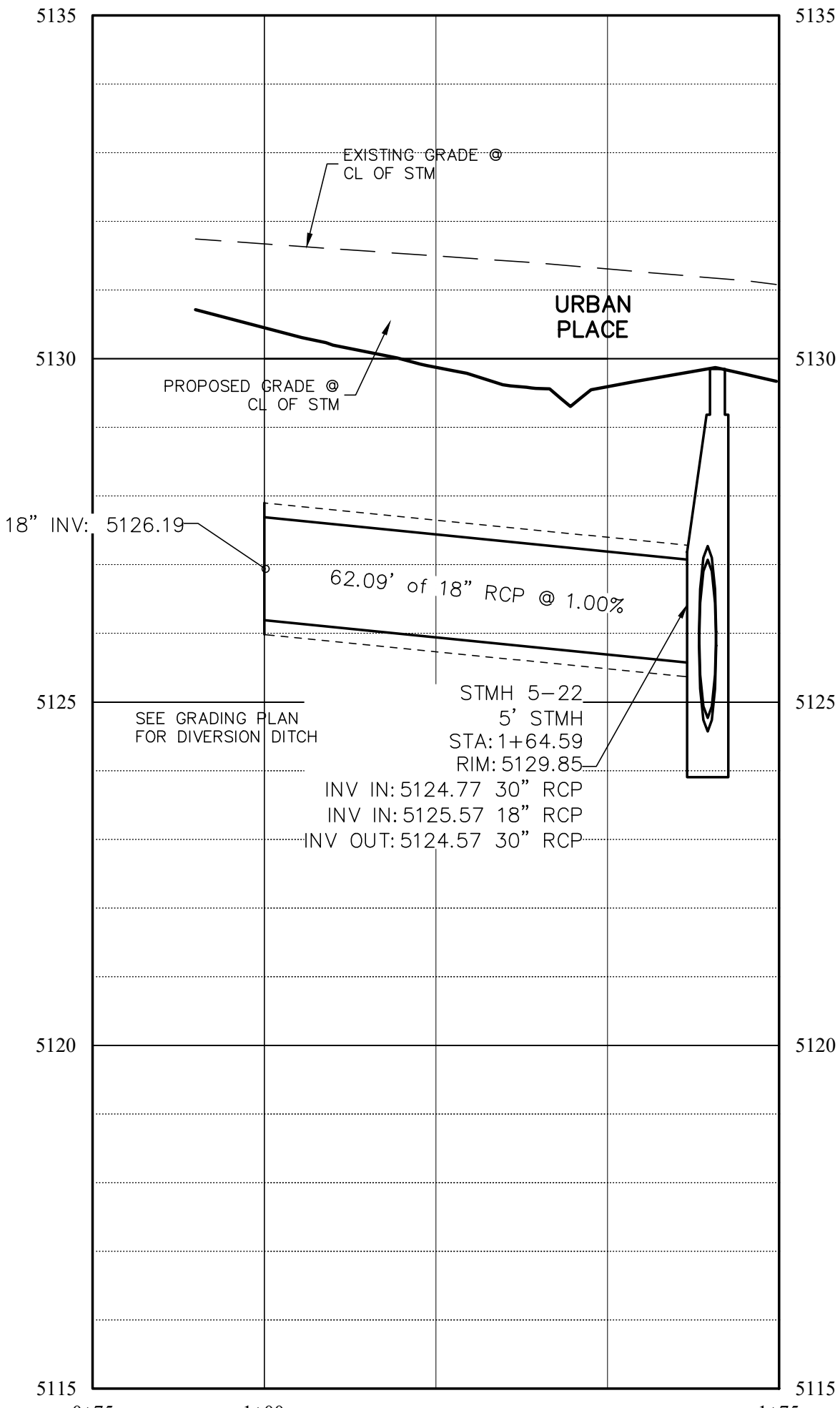
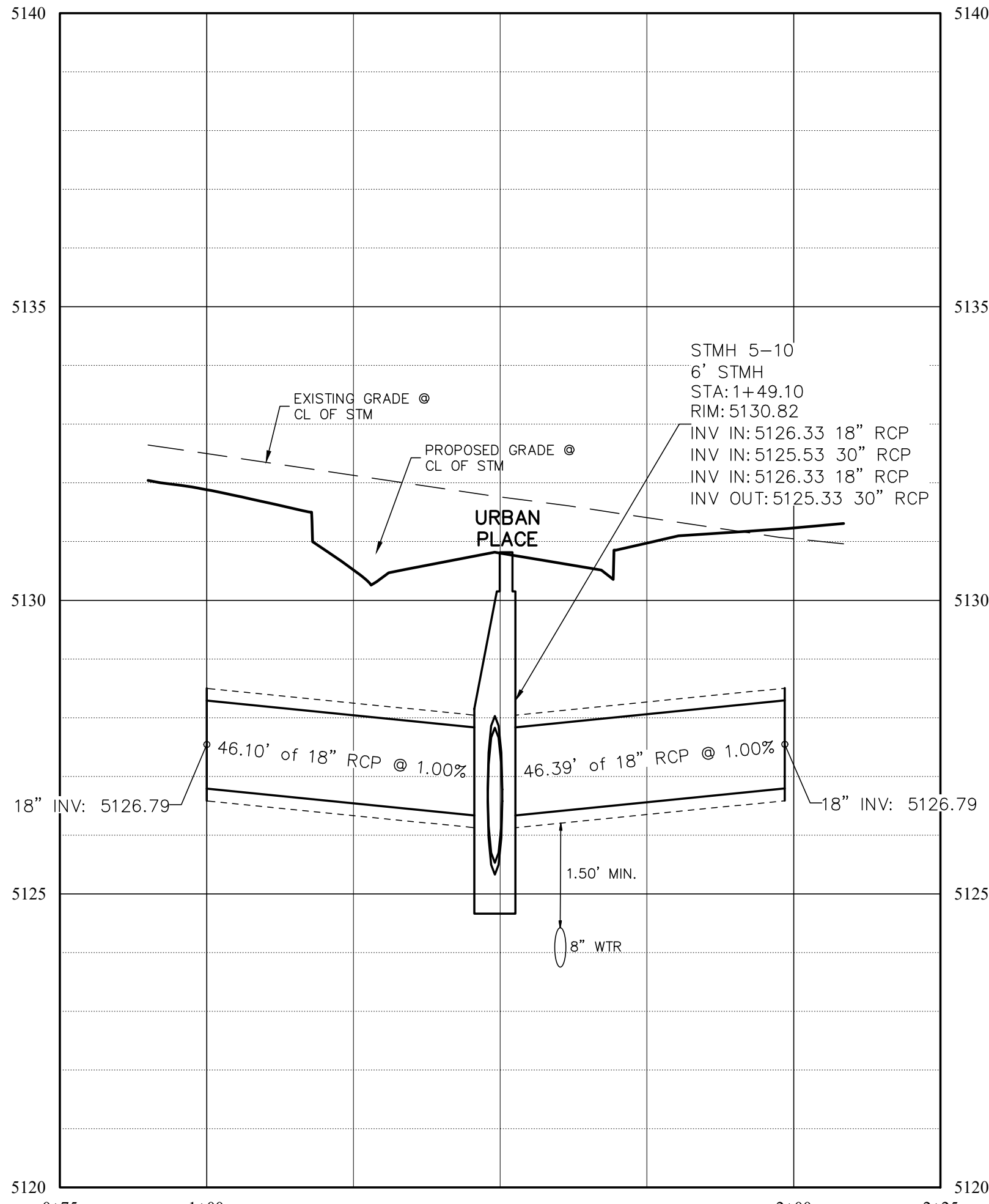
ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPT ONLY AND GENERAL CONFORMANCE WITH THE TOWN'S STANDARDS AND SPECIFICATIONS. THE REVIEW BY THE TOWN OF BERTHOUD DOES NOT IMPLY RESPONSIBILITY BY THE TOWN OF BERTHOUD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

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL.

APPROVED BY:

TOWN ENGINEER

DATE



NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

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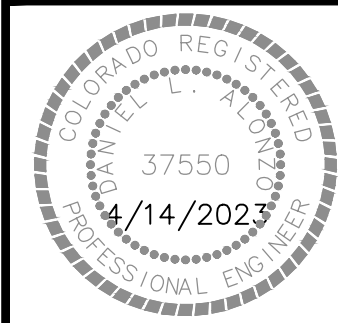
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Longmont, CO 80501
F: 303.882.1448



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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
STORM PLAN & PROFILE



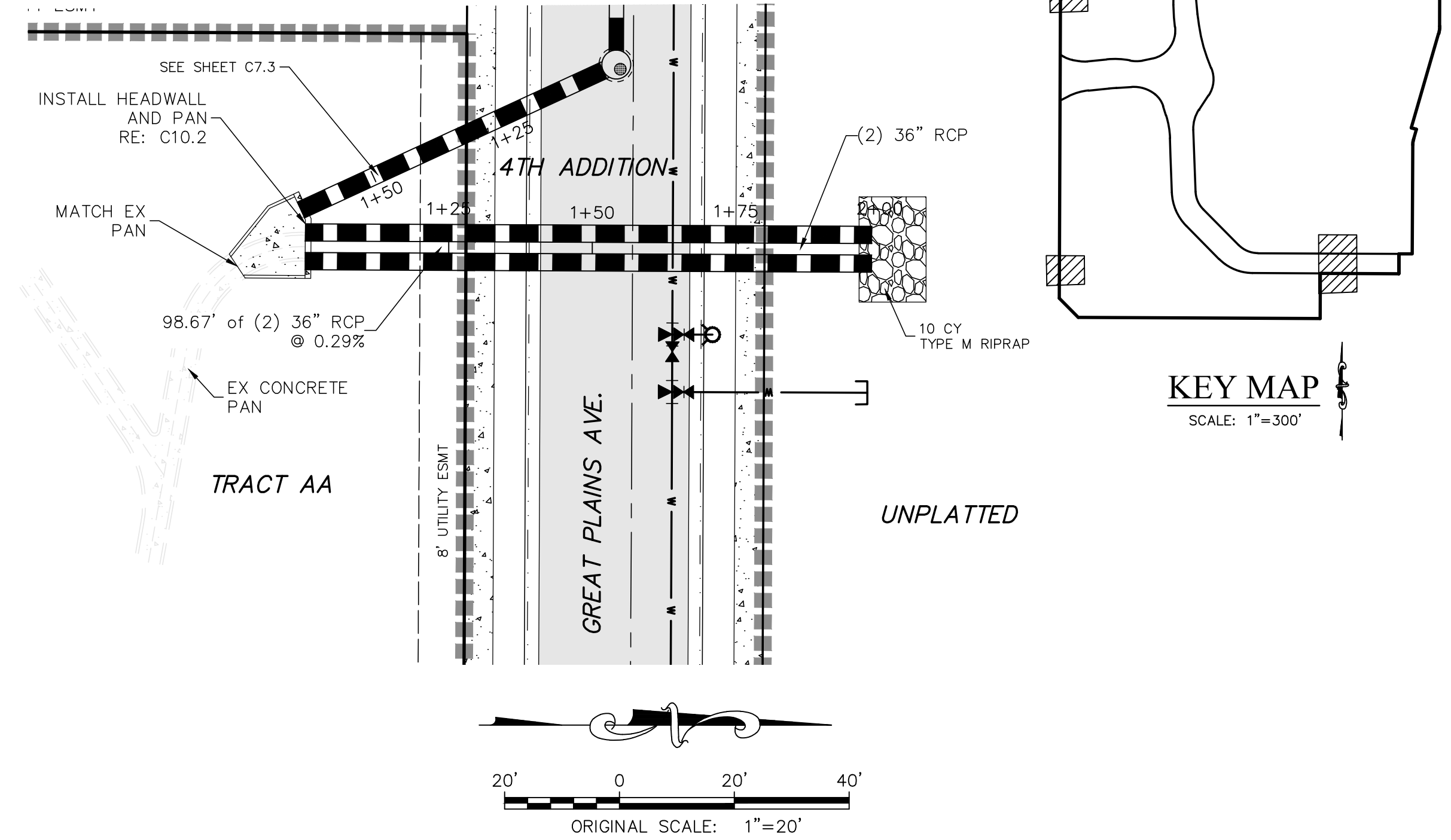
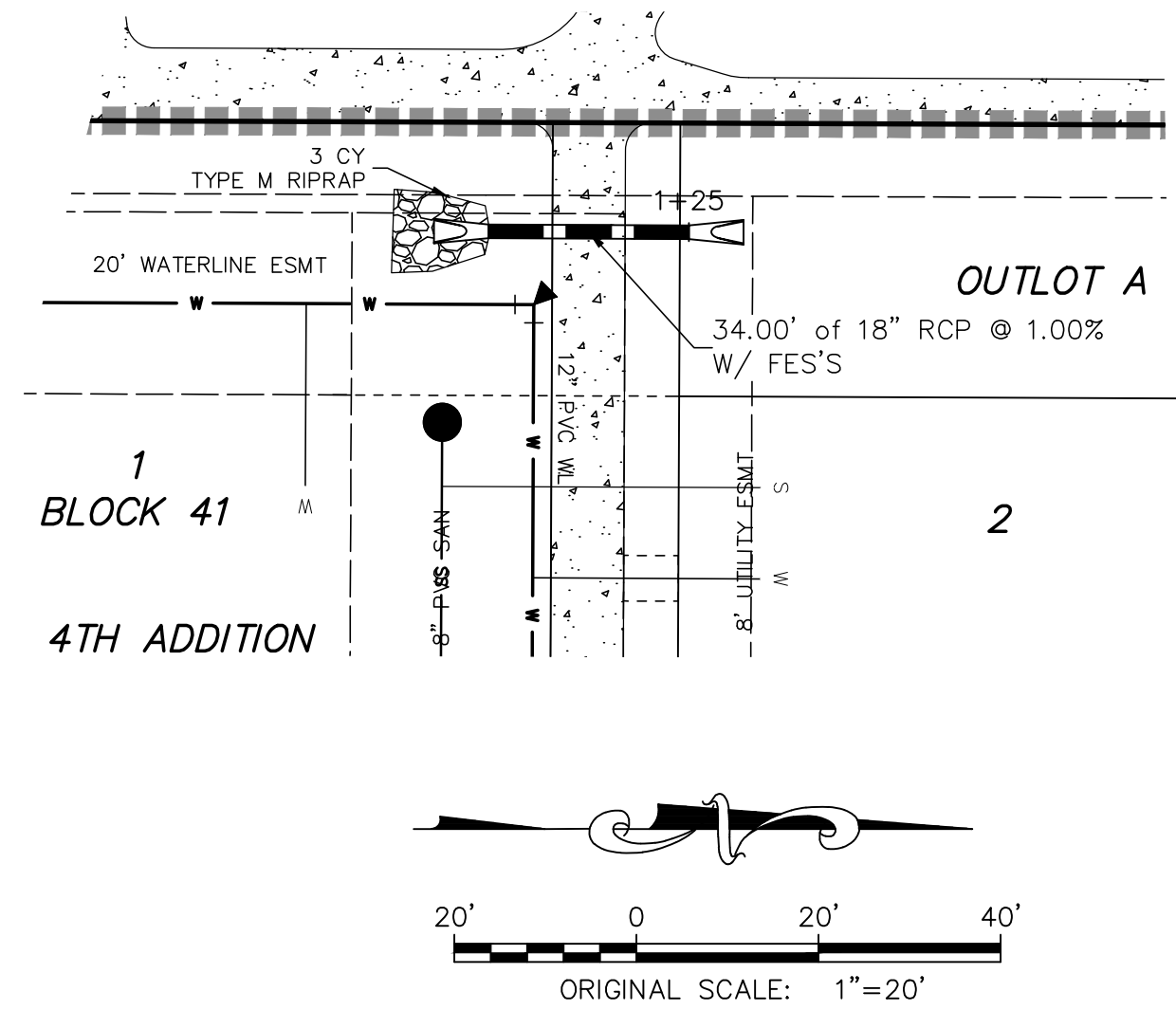
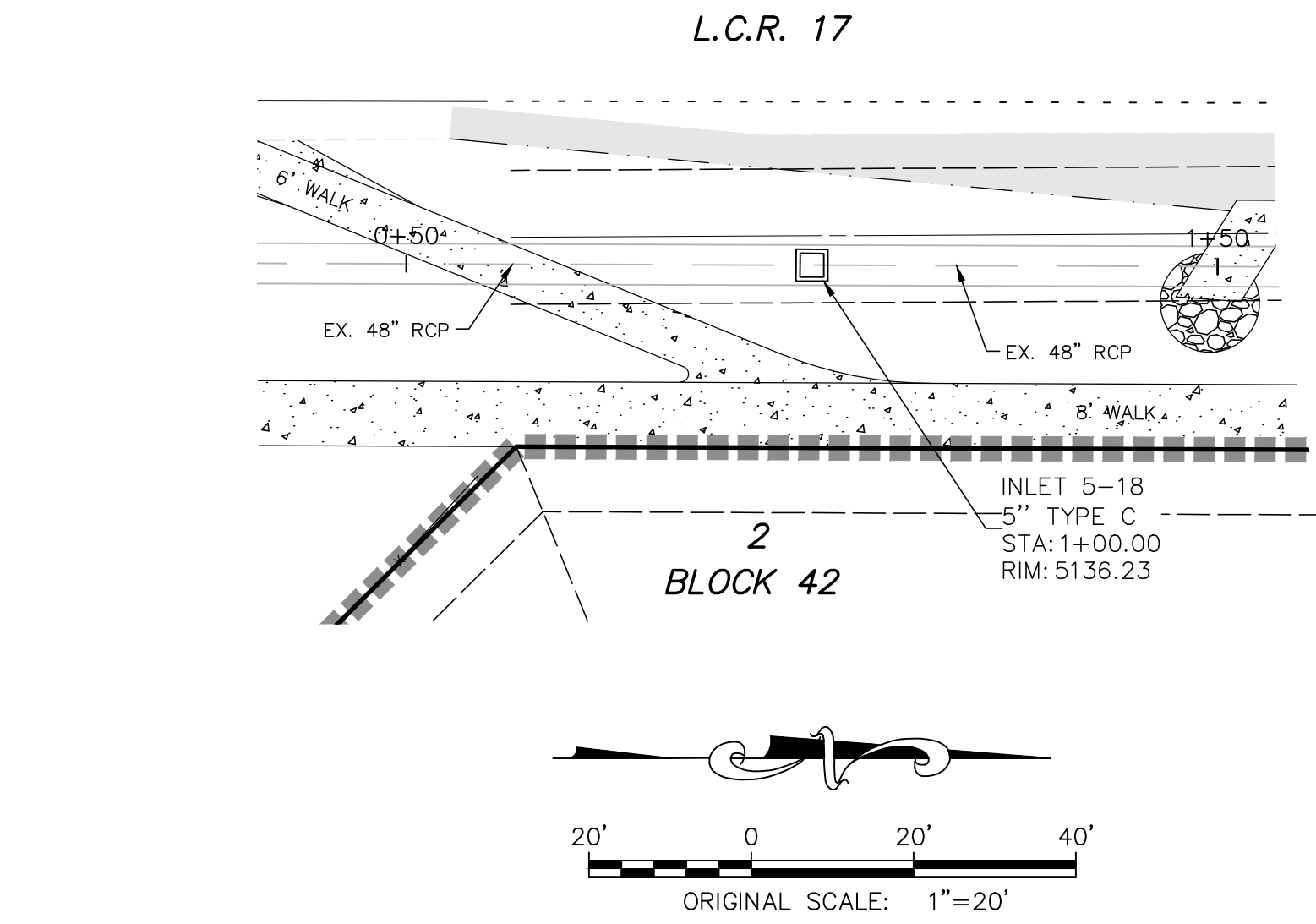
DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C7.4

25 OF 52

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LEGEND

---	PROPERTY LINE	---	EXISTING SANITARY SEWER LINE	●	UTILITY MANHOLE
---	EASEMENT LINE	---	EXISTING STORM LINE	52.20	SPOT ELEVATION
---	LIMITS OF DISTURBANCE	---	EXISTING CONTOUR	→	DIRECTION OF FLOW ARROW
---	EXISTING FENCE LINE (AS DESCRIBED)	---	EXISTING TREE	2.0%	SLOPE / GRADE ARROW
---	EXISTING ELECTRIC LINE (UNDERGROUND)	---	PROPOSED STORM LINE		
---	EXISTING FIBEROPTIC LINE (UNDERGROUND)	---	PROPOSED WATER LINE		
---	EXISTING GAS LINE	---	PROPOSED SANITARY SEWER LINE		
---	EXISTING TELEPHONE LINE	---	PROPOSED CONTOUR		
---	EXISTING WATER LINE	---			

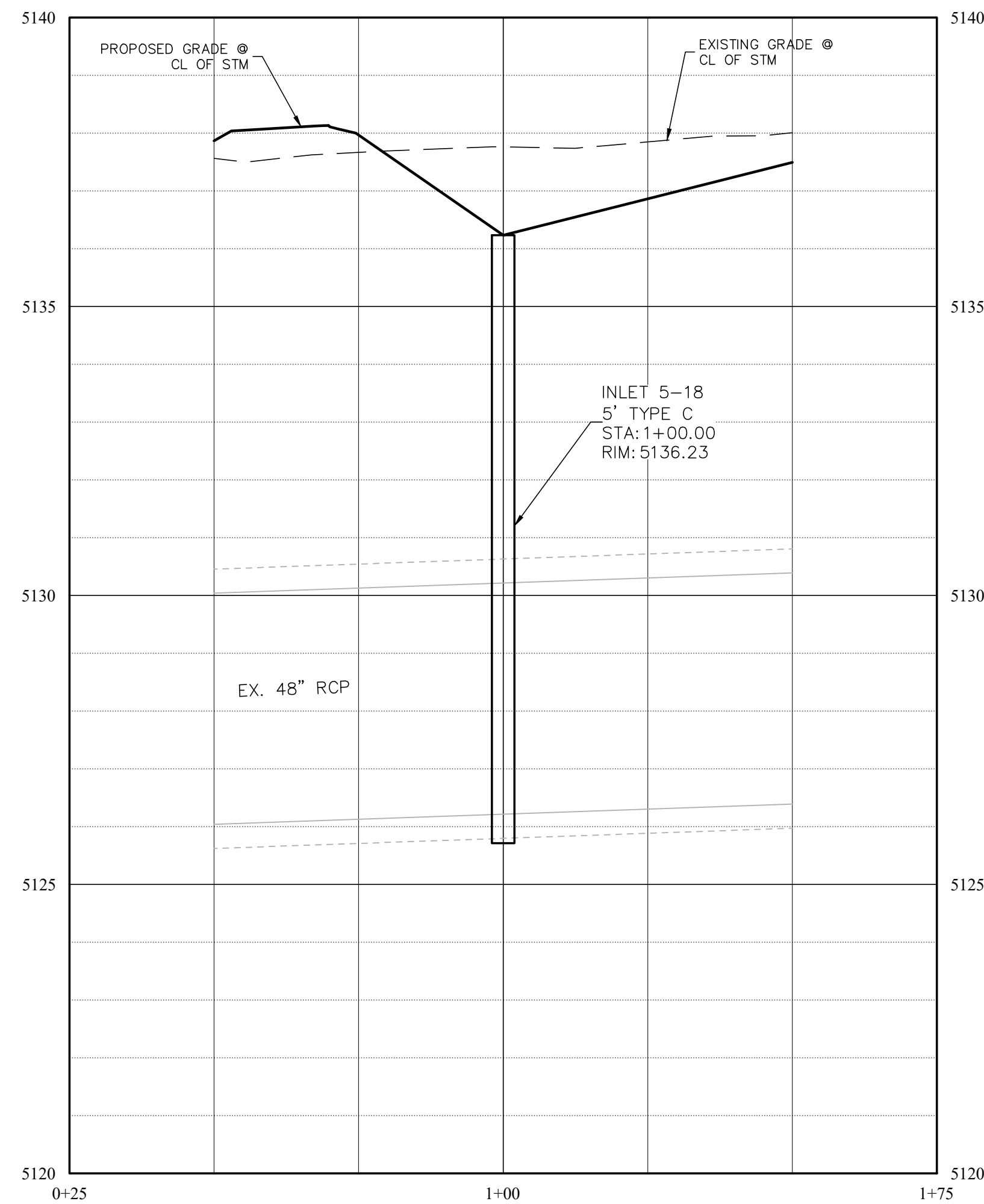
HATCH LEGEND

[Hatch]	EXISTING ASPHALT SURFACE
[Hatch]	EXISTING CONCRETE SURFACE
[Hatch]	NEW CONCRETE SURFACE
[Hatch]	EXISTING BUILDING
[Hatch]	PROPOSED ASPHALT



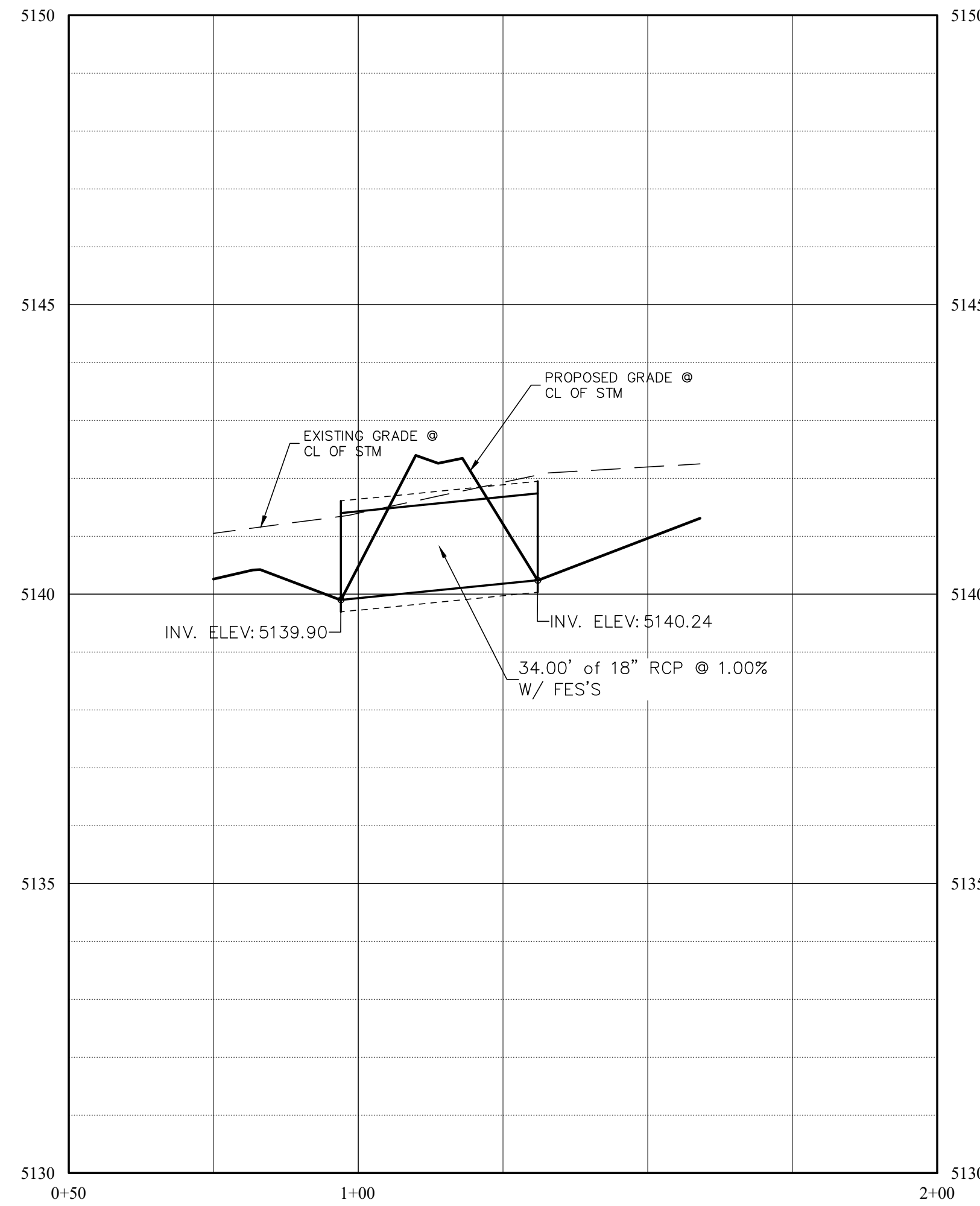
BENCHMARK

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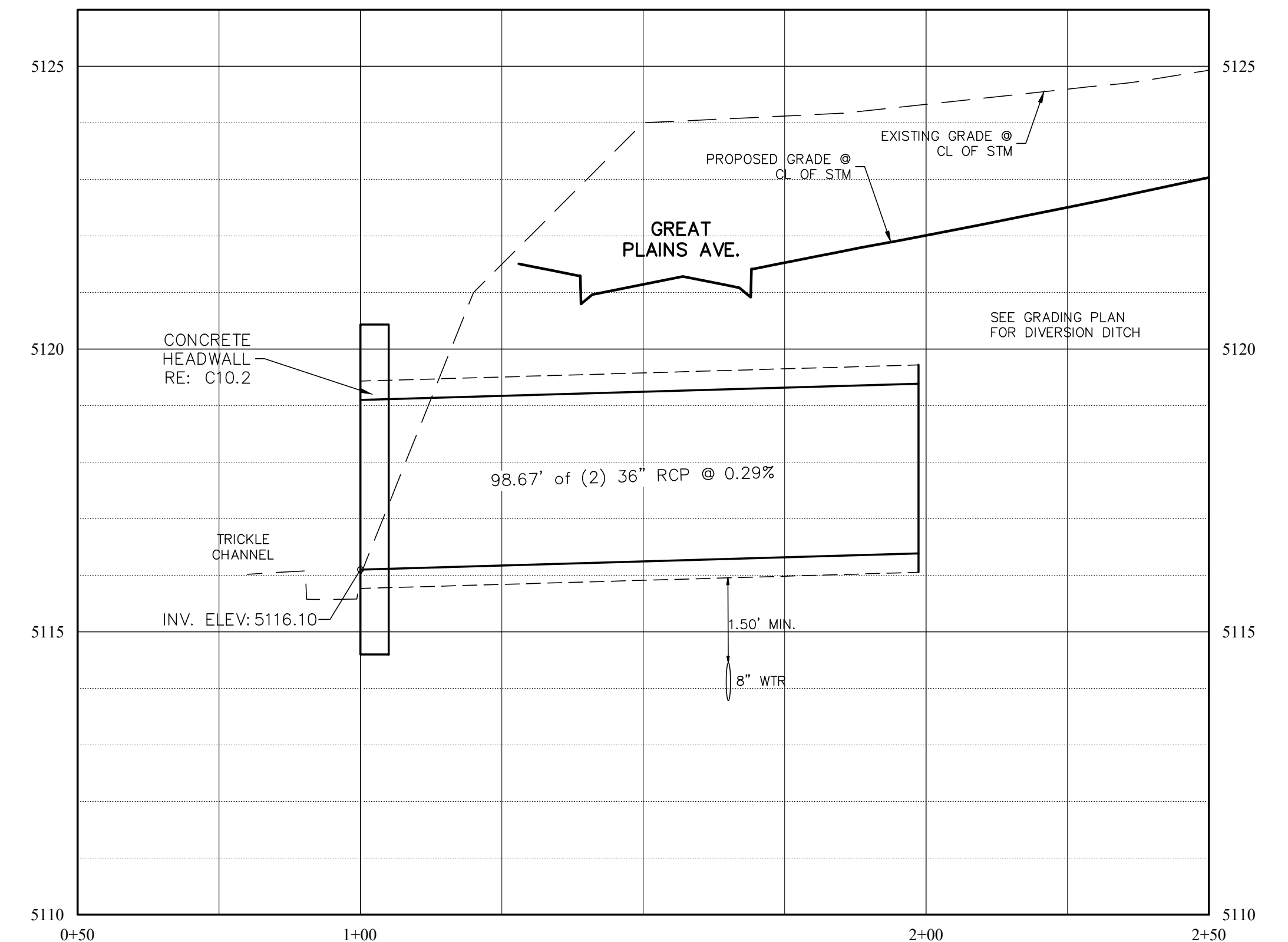
STORM INLET- L.C.R. 17

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



STORM - BLOCK 41

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



STORM LATERAL - STA. 7+81 A

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

TOWN OF BERTHOUD APPROVAL

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APPROVED BY:

TOWN ENGINEER _____ DATE _____

REVISIONS

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3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
STORM PLAN & PROFILE



DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C7.5

26 OF 52

PLOTTED: WED, 04/19/23 03:06 PM BY: MPD ENGR
 DRAWING: C:\WORKBOX\CIVILARTS\PROJECTS\405 PSTAR F5.4 ADD\DWG\E405_C8.1_P&P_SAN.DWG

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	LIMITS OF DISTURBANCE
	EXISTING FENCE LINE (AS DESCRIBED)
	EXISTING ELECTRIC LINE (UNDERGROUND)
	EXISTING FIBEROPTIC LINE (UNDERGROUND)
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE

	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING CONTOUR
	EXISTING TREE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CONTOUR

	UTILITY MANHOLE
	SPOT ELEVATION
	DIRECTION OF FLOW ARROW
	SLOPE / GRADE ARROW

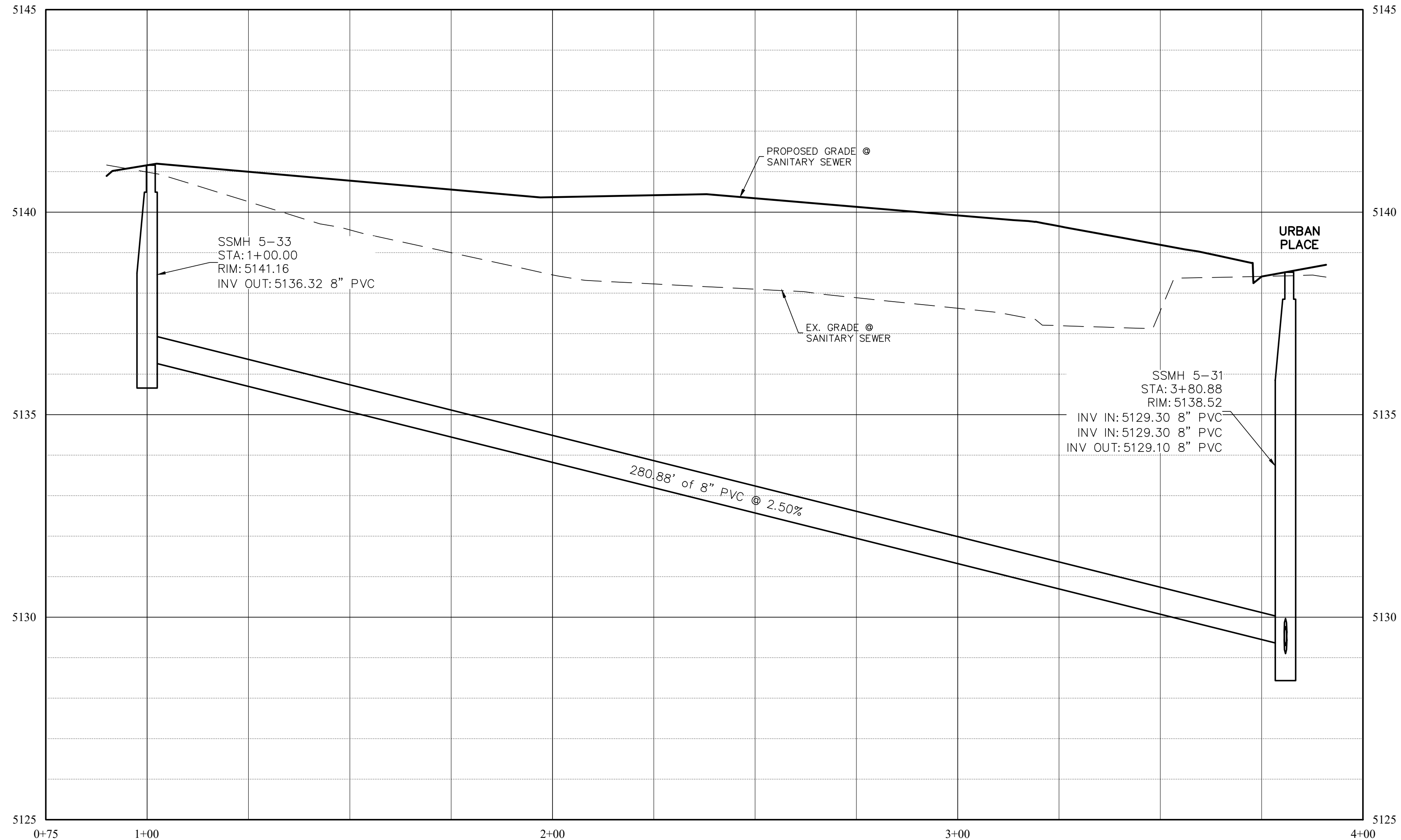
HATCH LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT



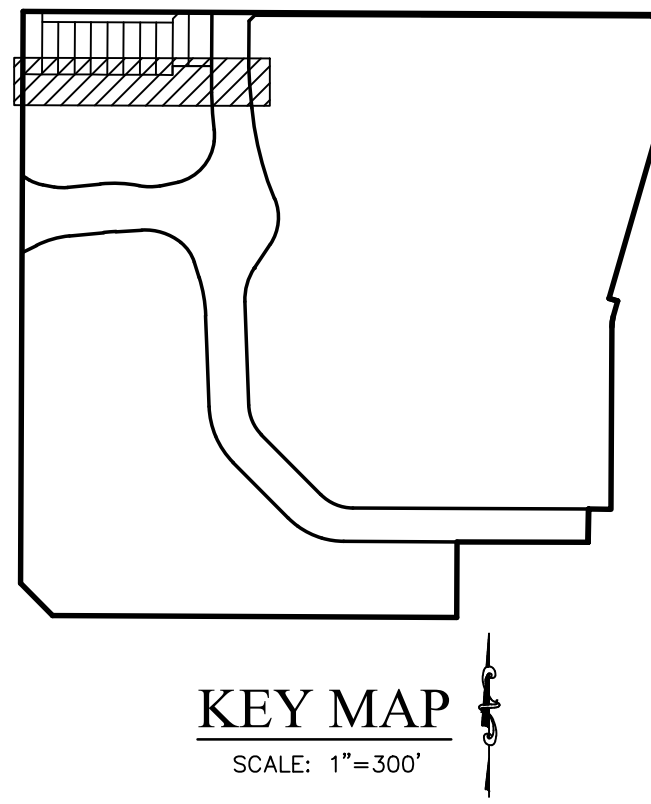
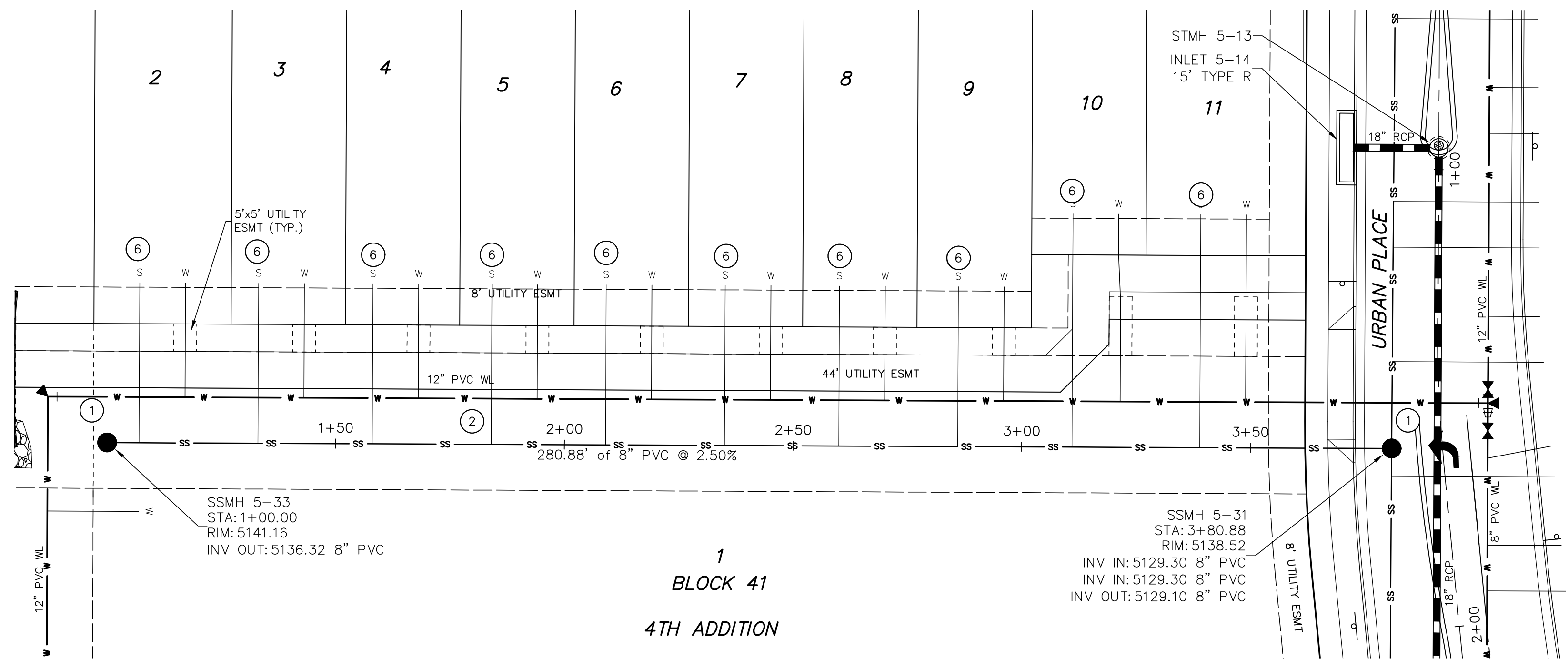
BENCHMARK

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SANITARY - BLOCK 41

HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



CONSTRUCTION NOTES

1. INSTALL NEW 4" SANITARY SEWER MANHOLE (SEE DETAIL SHEET)
2. INSTALL NEW 8" PVC SANITARY SEWER MAIN (SEE DETAIL SHEET)
3. INSTALL NEW 12" PVC SANITARY SEWER MAIN (SEE DETAIL SHEET)
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7. INSTALL NEW 6" SANITARY SERVICE & PLUG (SEE DETAIL SHEET)

TOWN OF BERTHOUD APPROVAL

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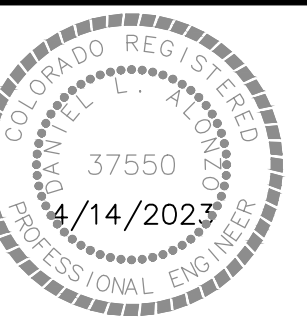
APPROVED BY:

TOWN ENGINEER

DATE

PRAIRIESTAR FILING NO. 5
 BERTHOUD, COLORADO
 4TH ADDITION CONSTRUCTION PLANS

SAN. SEWER PLAN & PROFILE - BLOCK 41



DATE: 01-10-2022
 DRAWN BY: MPD
 CHECKED BY: DLA
 JOB NO: E-405

SHEET NO:

C8.1

27 OF 52

REVISIONS

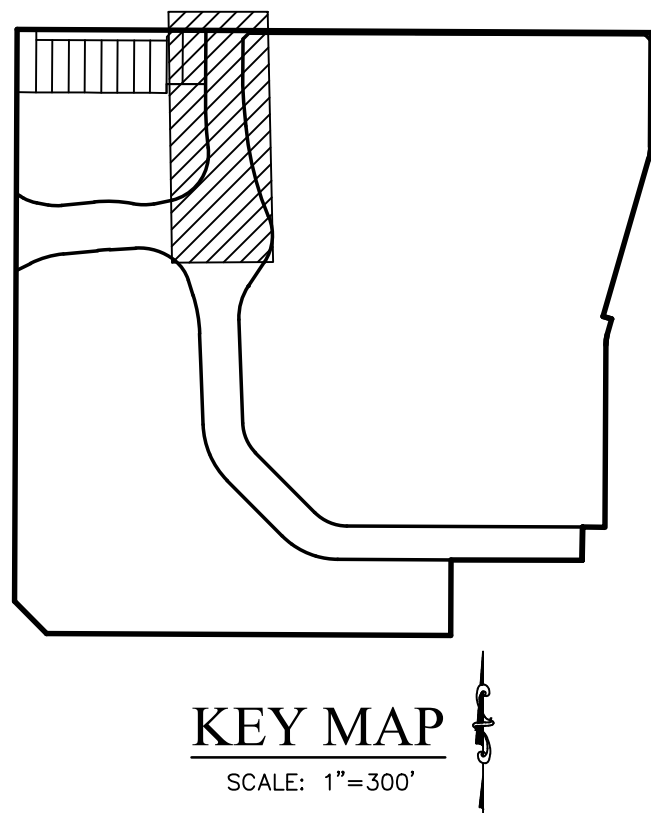
NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

ENGINEERING
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 SURVEYING



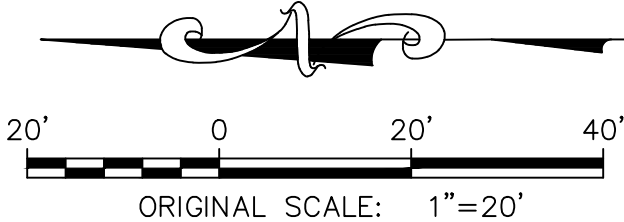
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CONSTRUCTION NOTES

1. INSTALL NEW 4" SANITARY SEWER MANHOLE (SEE DETAIL SHEET)
2. INSTALL NEW 8" PVC SANITARY SEWER MAIN (SEE DETAIL SHEET)
3. INSTALL NEW 12" PVC SANITARY SEWER MAIN (SEE DETAIL SHEET)
4. CONNECT TO EXISTING SANITARY SEWER MAIN (SEE DETAIL SHEET)
5. INSTALL NEW PLUG & CAP SANITARY SEWER MAIN (SEE DETAIL SHEET)
6. INSTALL NEW 4" SANITARY SERVICE & PLUG (SEE DETAIL SHEET)
7. INSTALL NEW 6" SANITARY SERVICE & PLUG (SEE DETAIL SHEET)



BENCHMARK

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LEGEND

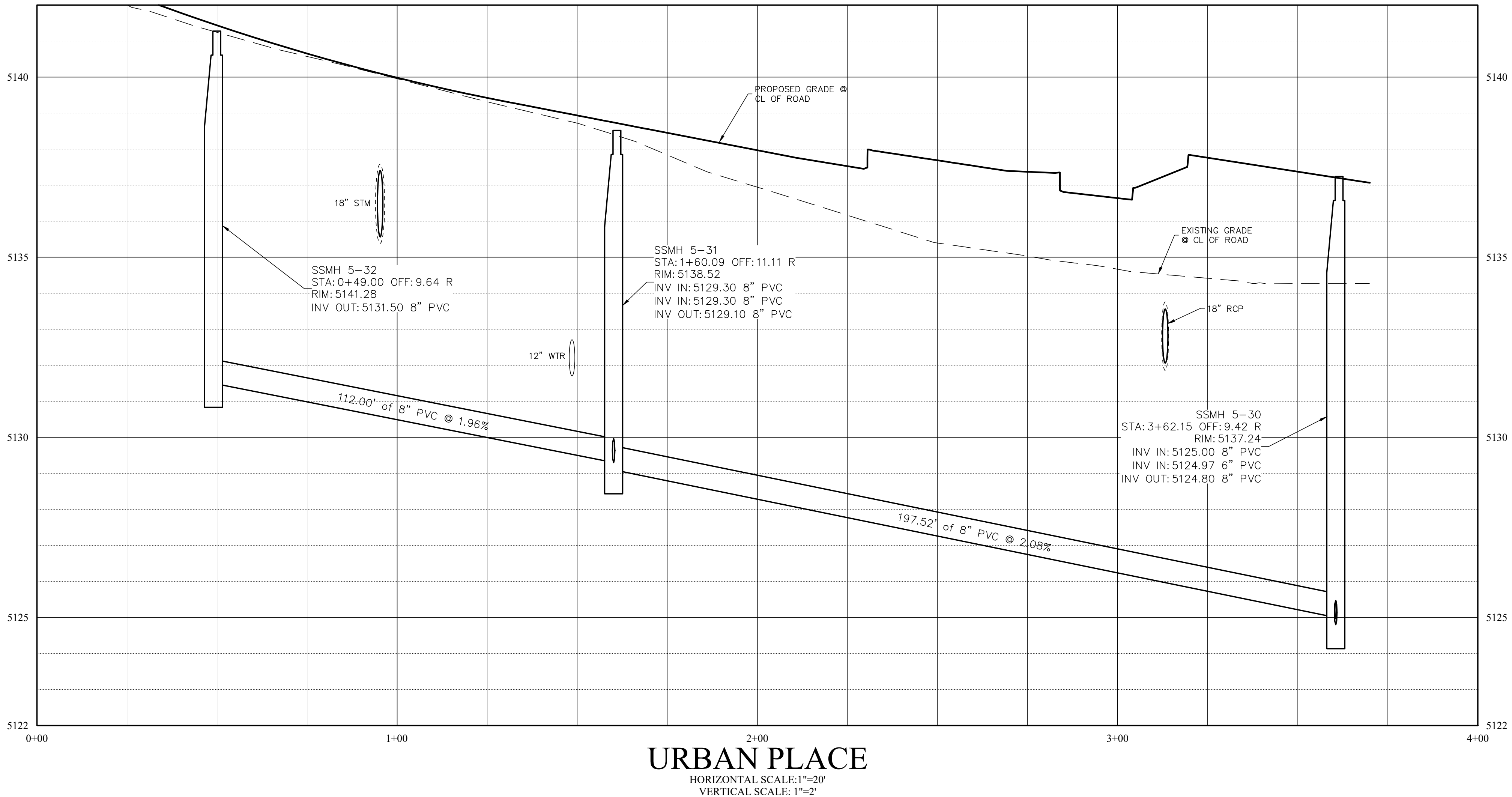
- PROPERTY LINE
- EASEMENT LINE
- LIMITS OF DISTURBANCE
- EXISTING FENCE LINE (AS DESCRIBED)
- EXISTING ELECTRIC LINE (UNDERGROUND)
- EXISTING FIBEROPTIC LINE (UNDERGROUND)
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE

- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- EXISTING CONTOUR
- EXISTING TREE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED CONTOUR

- UTILITY MANHOLE
- SPOT ELEVATION
- DIRECTION OF FLOW ARROW
- SLOPE / GRADE ARROW

HATCH LEGEND

- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- NEW CONCRETE SURFACE
- EXISTING BUILDING
- PROPOSED ASPHALT



URBAN PLACE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

TOWN OF BERTHOUD APPROVAL

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APPROVED BY:

TOWN ENGINEER DATE

NO.	DESCRIPTION	DATE	BY
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2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

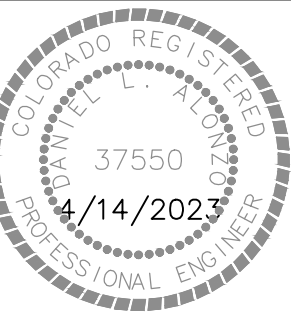
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BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
SAN SEWER PLAN & PROFILE - URBAN PLACE

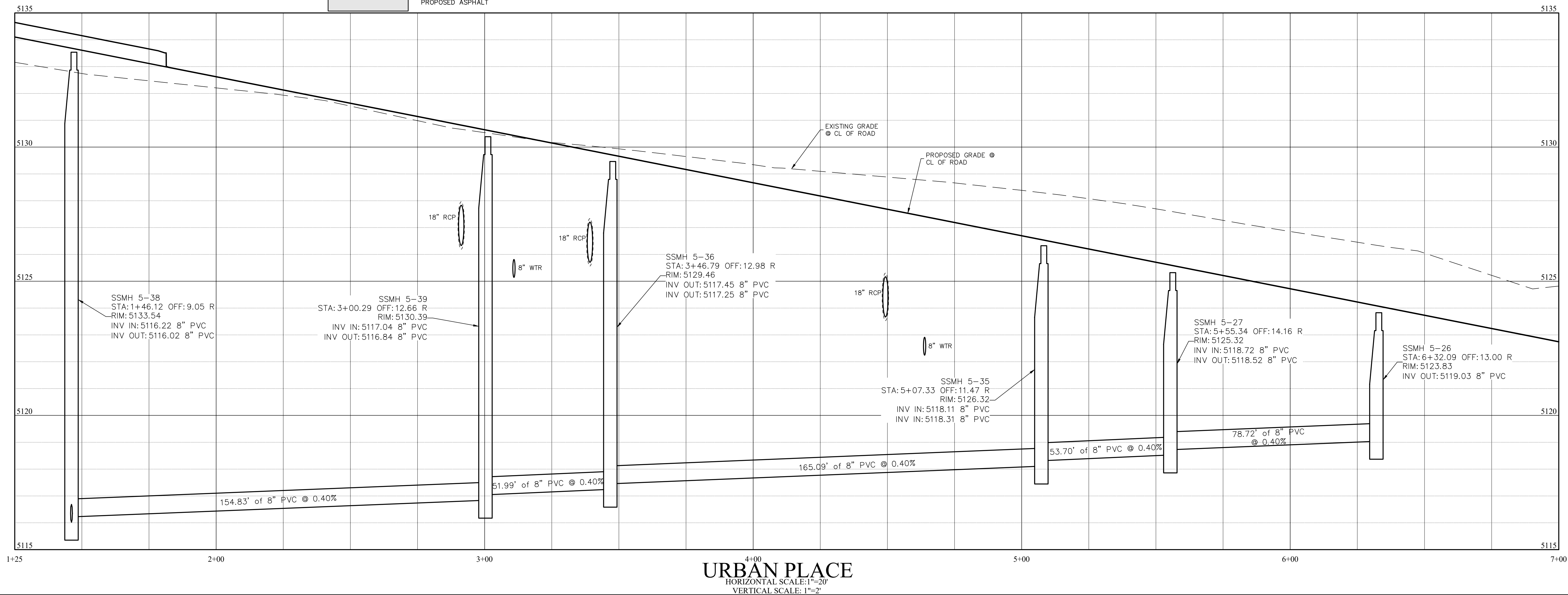
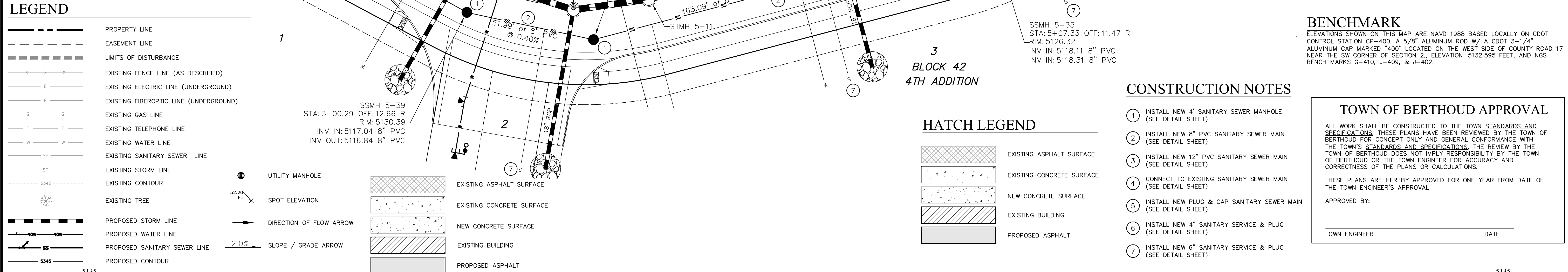


DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C8.2

28 OF 52



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
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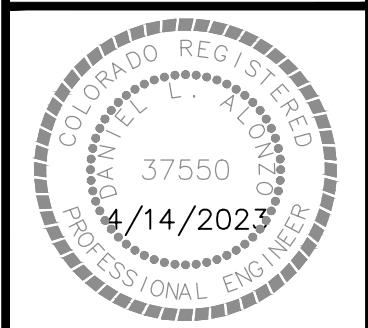
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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS



DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

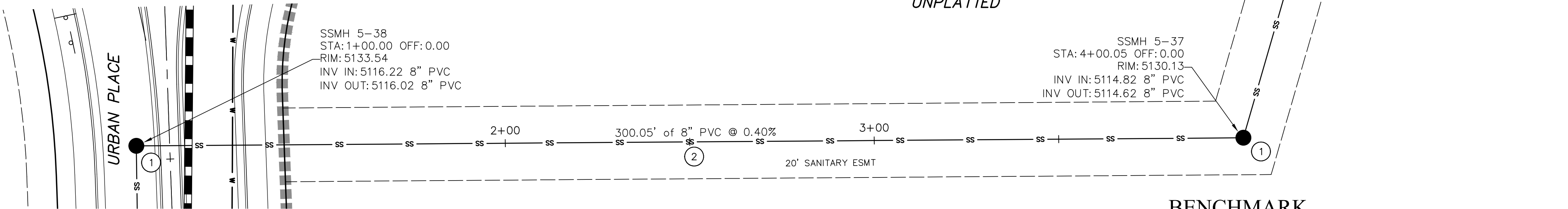
C8.3

LEGEND

	PROPERTY LINE		EXISTING SANITARY SEWER LINE		UTILITY MANHOLE
	EASEMENT LINE		EXISTING STORM LINE		SPOT ELEVATION
	LIMITS OF DISTURBANCE		EXISTING CONTOUR		DIRECTION OF FLOW ARROW
	EXISTING FENCE LINE (AS DESCRIBED)		EXISTING TREE		SLOPE / GRADE ARROW
	EXISTING ELECTRIC LINE (UNDERGROUND)		PROPOSED STORM LINE		
	EXISTING FIBEROPTIC LINE (UNDERGROUND)		PROPOSED WATER LINE		
	EXISTING GAS LINE		PROPOSED SANITARY SEWER LINE		
	EXISTING TELEPHONE LINE		PROPOSED CONTOUR		
	EXISTING WATER LINE				

HATCH LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT



BENCHMARK

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CONSTRUCTION NOTES

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2. INSTALL NEW 8" PVC SANITARY SEWER MAIN (SEE DETAIL SHEET)
3. INSTALL NEW 12" PVC SANITARY SEWER MAIN (SEE DETAIL SHEET)
4. CONNECT TO EXISTING SANITARY SEWER MAIN (SEE DETAIL SHEET)
5. INSTALL NEW PLUG & CAP SANITARY SEWER MAIN (SEE DETAIL SHEET)
6. INSTALL NEW 4" SANITARY SERVICE & PLUG (SEE DETAIL SHEET)
7. INSTALL NEW 6" SANITARY SERVICE & PLUG (SEE DETAIL SHEET)

TOWN OF BERTHOUD APPROVAL

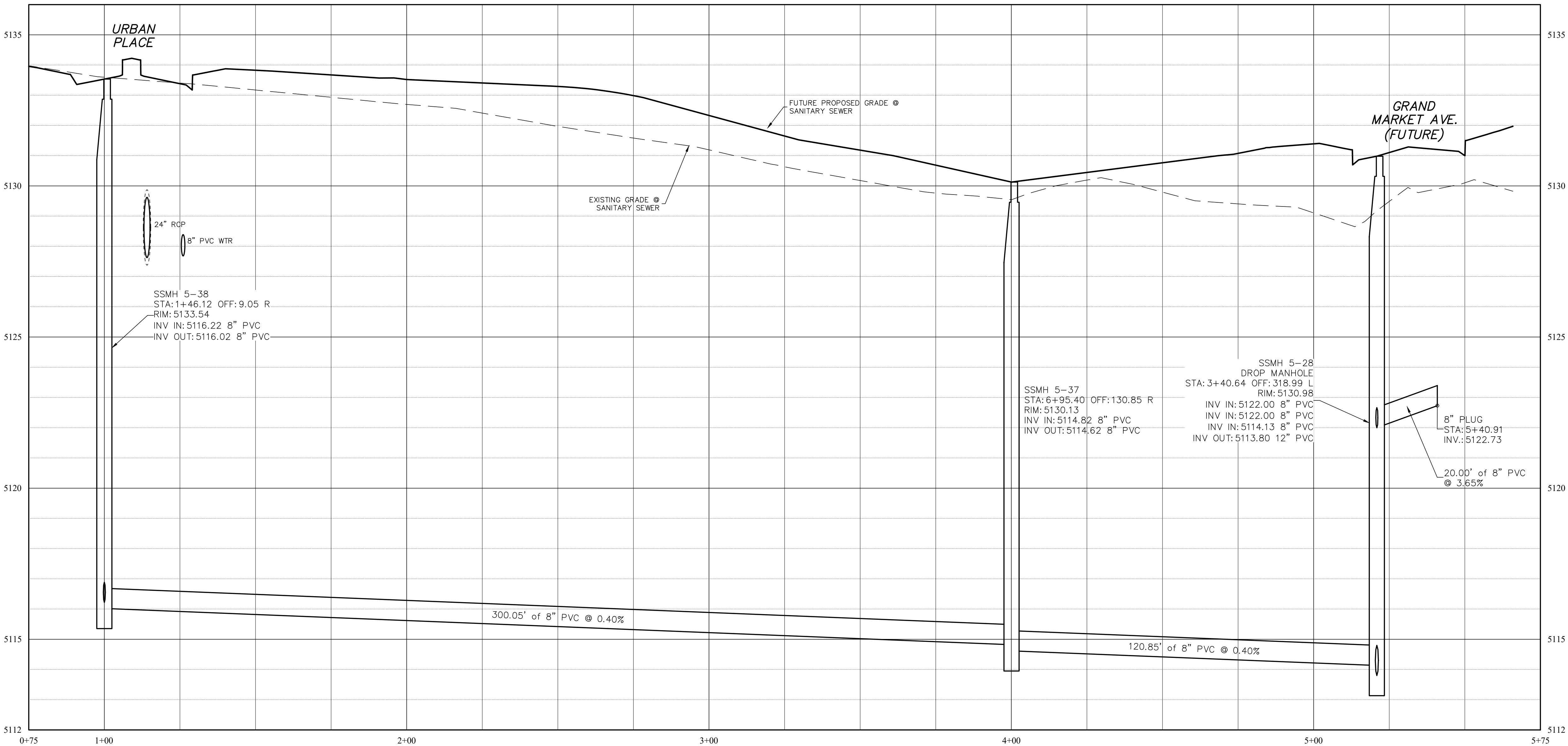
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APPROVED BY:

TOWN ENGINEER

DATE



SANITARY - BLOCK 39

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

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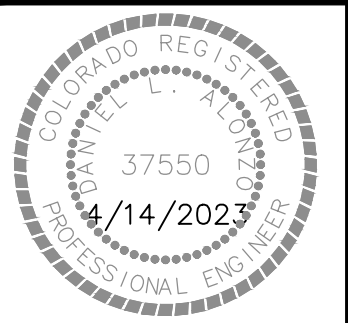
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Longmont, CO 80501
F: 303.882.1448

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Boulder, Colorado 80302
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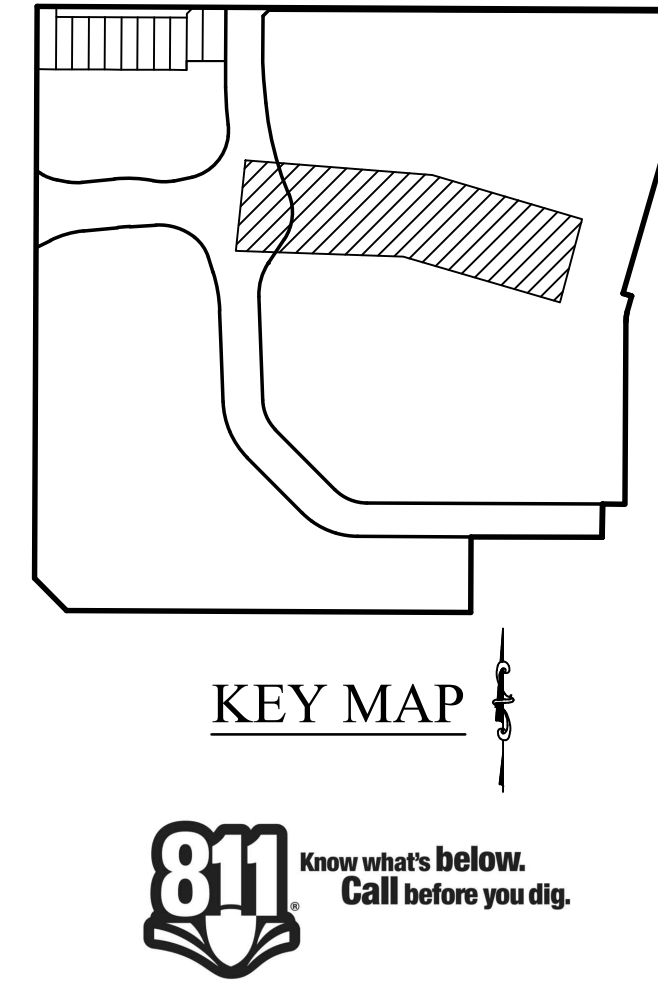
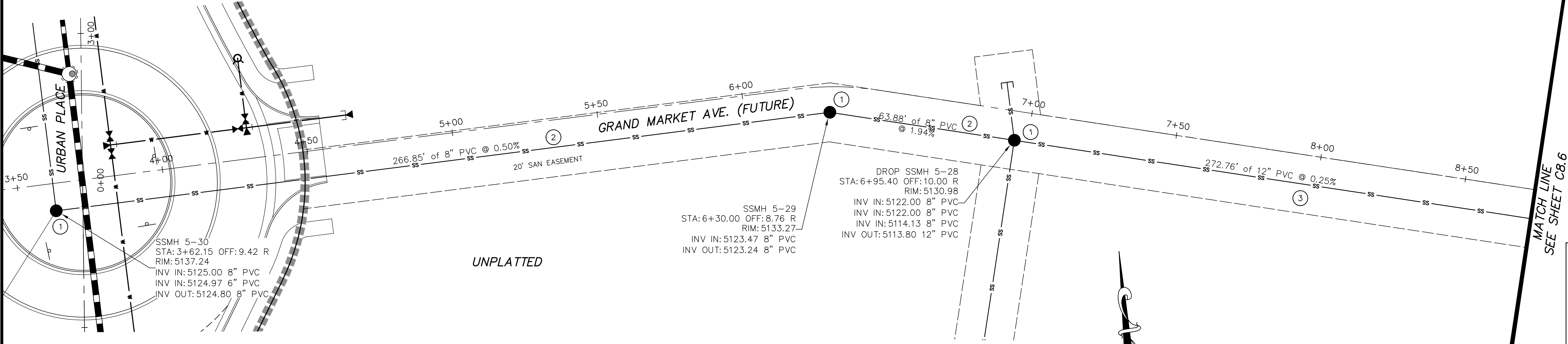
PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
SAN. SEWER PLAN & PROFILE - BLOCK 39



DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C8.4
30 OF 52



LEGEND			
	PROPERTY LINE		EXISTING SANITARY SEWER LINE
	EASEMENT LINE		EXISTING STORM LINE
	LIMITS OF DISTURBANCE		EXISTING CONTOUR
	EXISTING FENCE LINE (AS DESCRIBED)		EXISTING TREE
	EXISTING ELECTRIC LINE (UNDERGROUND)		PROPOSED STORM LINE
	EXISTING FIBEROPTIC LINE (UNDERGROUND)		PROPOSED WATER LINE
	EXISTING GAS LINE		PROPOSED SANITARY SEWER LINE
	EXISTING TELEPHONE LINE		PROPOSED CONTOUR
	EXISTING WATER LINE		

HATCH LEGEND	
	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT



BENCHMARK
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CONSTRUCTION NOTES

1. INSTALL NEW 4" SANITARY SEWER MANHOLE (SEE DETAIL SHEET)
2. INSTALL NEW 8" PVC SANITARY SEWER MAIN (SEE DETAIL SHEET)
3. INSTALL NEW 12" PVC SANITARY SEWER MAIN (SEE DETAIL SHEET)
4. CONNECT TO EXISTING SANITARY SEWER MAIN (SEE DETAIL SHEET)
5. INSTALL NEW PLUG & CAP SANITARY SEWER MAIN (SEE DETAIL SHEET)
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7. INSTALL NEW 6" SANITARY SERVICE & PLUG (SEE DETAIL SHEET)

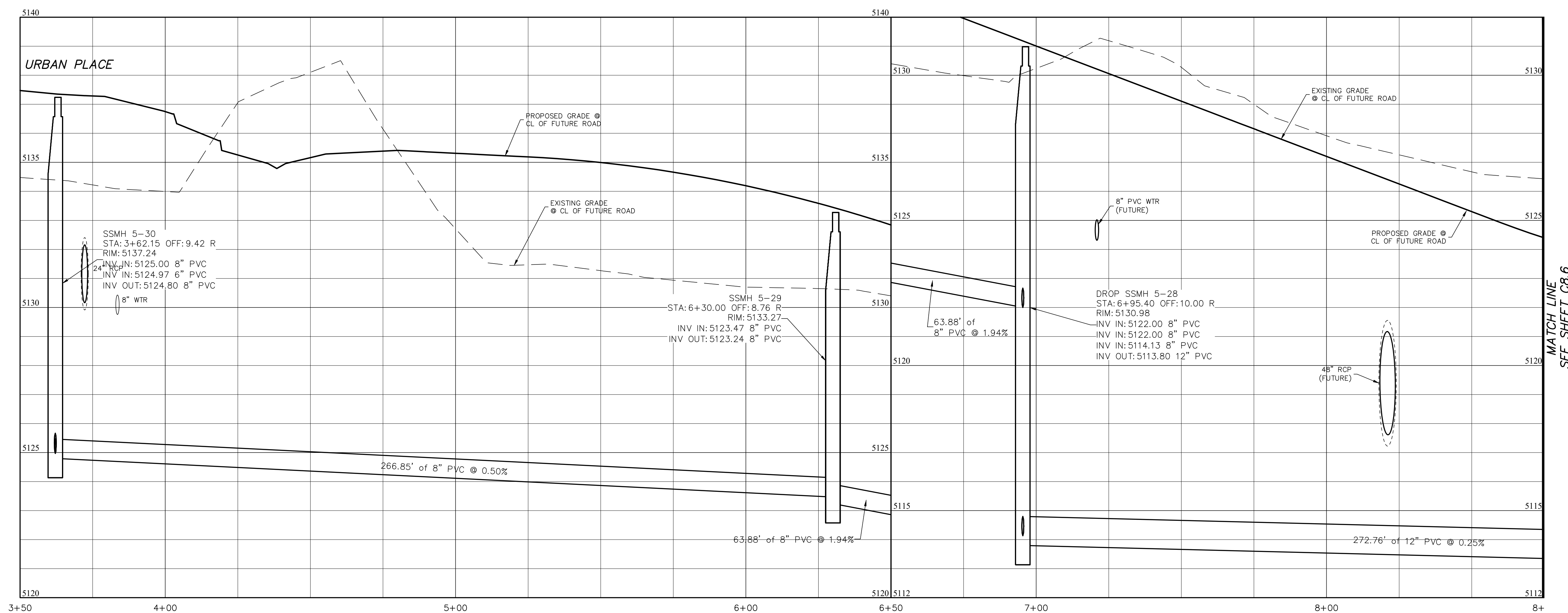
TOWN OF BERTHOUD APPROVAL

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APPROVED BY: _____ DATE: _____

TOWN ENGINEER _____ DATE _____



GRAND MARKET AVE.

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

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REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

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Boulder, Colorado 80302
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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
SAN. SEWER PLAN & PROFILE - GRAND MARKET AVE.

COLORADO REGISTERED PROFESSIONAL ENGINEER
37550
4/14/2023

DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:
C8.5
31 OF 52

PLOTTED: WED, 04/19/23 03:07 PM BY: MPD ENGR
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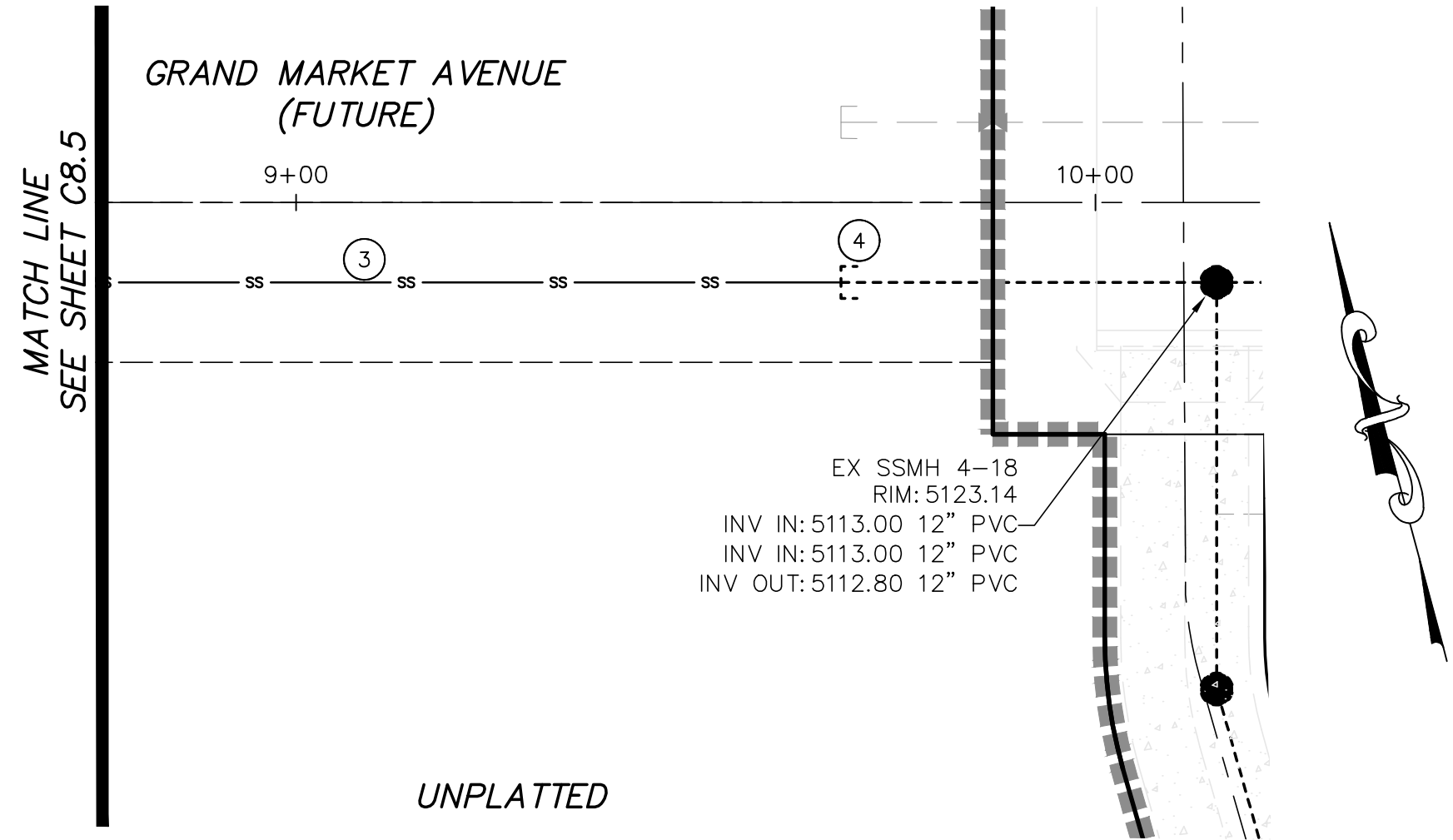
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	EASEMENT LINE
	LIMITS OF DISTURBANCE
	EXISTING FENCE LINE (AS DESCRIBED)
	EXISTING ELECTRIC LINE (UNDERGROUND)
	EXISTING FIBEROPTIC LINE (UNDERGROUND)
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE

	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING CONTOUR
	EXISTING TREE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CONTOUR

	UTILITY MANHOLE
	SPOT ELEVATION
	DIRECTION OF FLOW ARROW
	SLOPE / GRADE ARROW

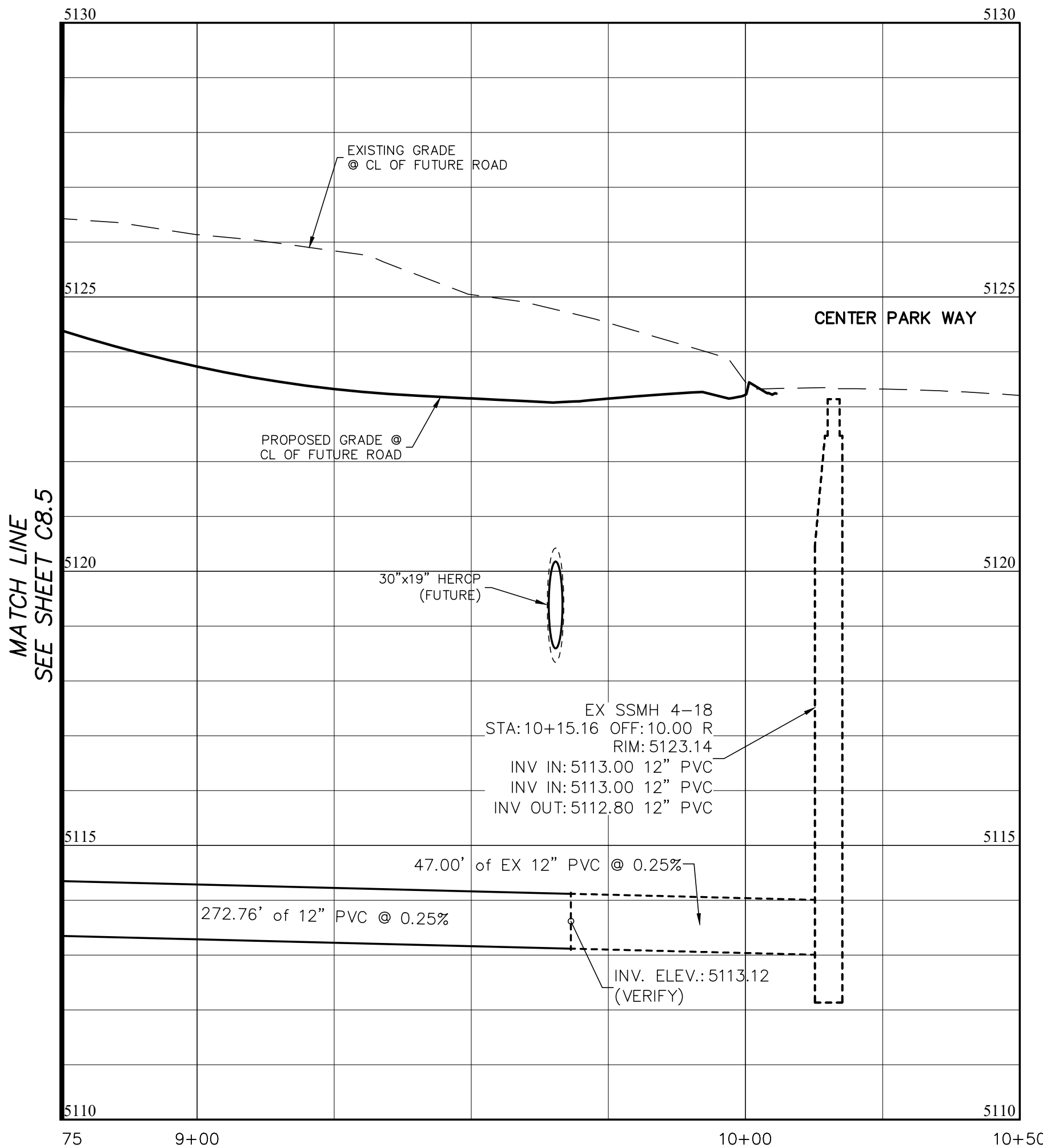
HATCH LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT



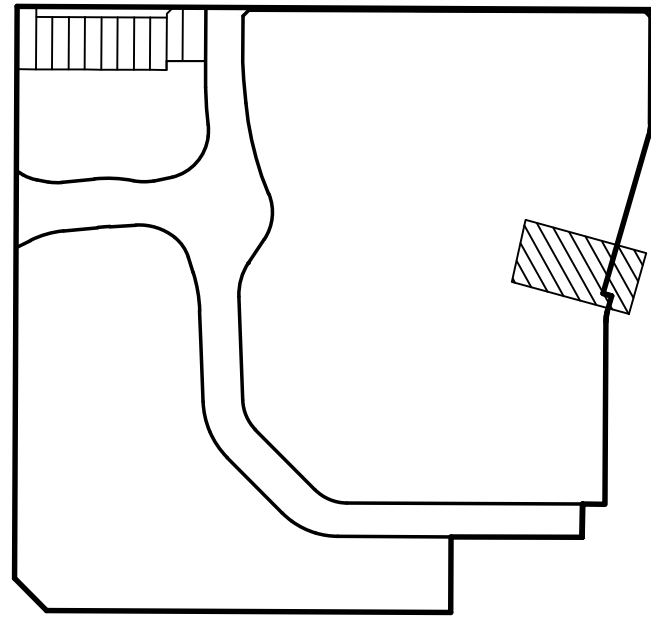
BENCHMARK

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GRAND MARKET AVE.

HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



KEY MAP

SCALE: 1"=300'

CONSTRUCTION NOTES

1. INSTALL NEW 4" SANITARY SEWER MANHOLE (SEE DETAIL SHEET)
2. INSTALL NEW 8" PVC SANITARY SEWER MAIN (SEE DETAIL SHEET)
3. INSTALL NEW 12" PVC SANITARY SEWER MAIN (SEE DETAIL SHEET)
4. CONNECT TO EXISTING SANITARY SEWER MAIN (SEE DETAIL SHEET)
5. INSTALL NEW PLUG & CAP SANITARY SEWER MAIN (SEE DETAIL SHEET)
6. INSTALL NEW 4" SANITARY SERVICE & PLUG (SEE DETAIL SHEET)
7. INSTALL NEW 6" SANITARY SERVICE & PLUG (SEE DETAIL SHEET)

TOWN OF BERTHOUD APPROVAL

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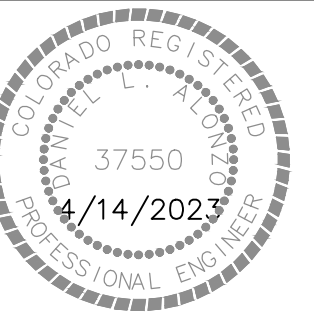
APPROVED BY:

TOWN ENGINEER

DATE

PRAIRIESTAR FILING NO. 5
 BERTHOUD, COLORADO
 4TH ADDITION CONSTRUCTION PLANS

SAN. SEWER PLAN & PROFILE - GRAND MARKET AVE.



DATE: 01-10-2022
 DRAWN BY: MPD
 CHECKED BY: DLA
 JOB NO: E-405

SHEET NO:

C8.6

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REVISIONS

NO.	DESCRIPTION	DATE	BY
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2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

PLOTTED: WED, 04/19/23 03:23 PM BY: MPD ENGR
 DRAWING: C:\OROBBOX\CIVILARTS\PROJECTS\405 PSTAR F5 4. ADD\DWG\E405_C9.1_P&P_WATER.DWG

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	LIMITS OF DISTURBANCE
	EXISTING FENCE LINE (AS DESCRIBED)
	EXISTING ELECTRIC LINE (UNDERGROUND)
	EXISTING FIBEROPTIC LINE (UNDERGROUND)
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE

	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING CONTOUR
	EXISTING TREE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CONTOUR

	UTILITY MANHOLE
	SPOT ELEVATION
	DIRECTION OF FLOW ARROW
	SLOPE / GRADE ARROW

HATCH LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT

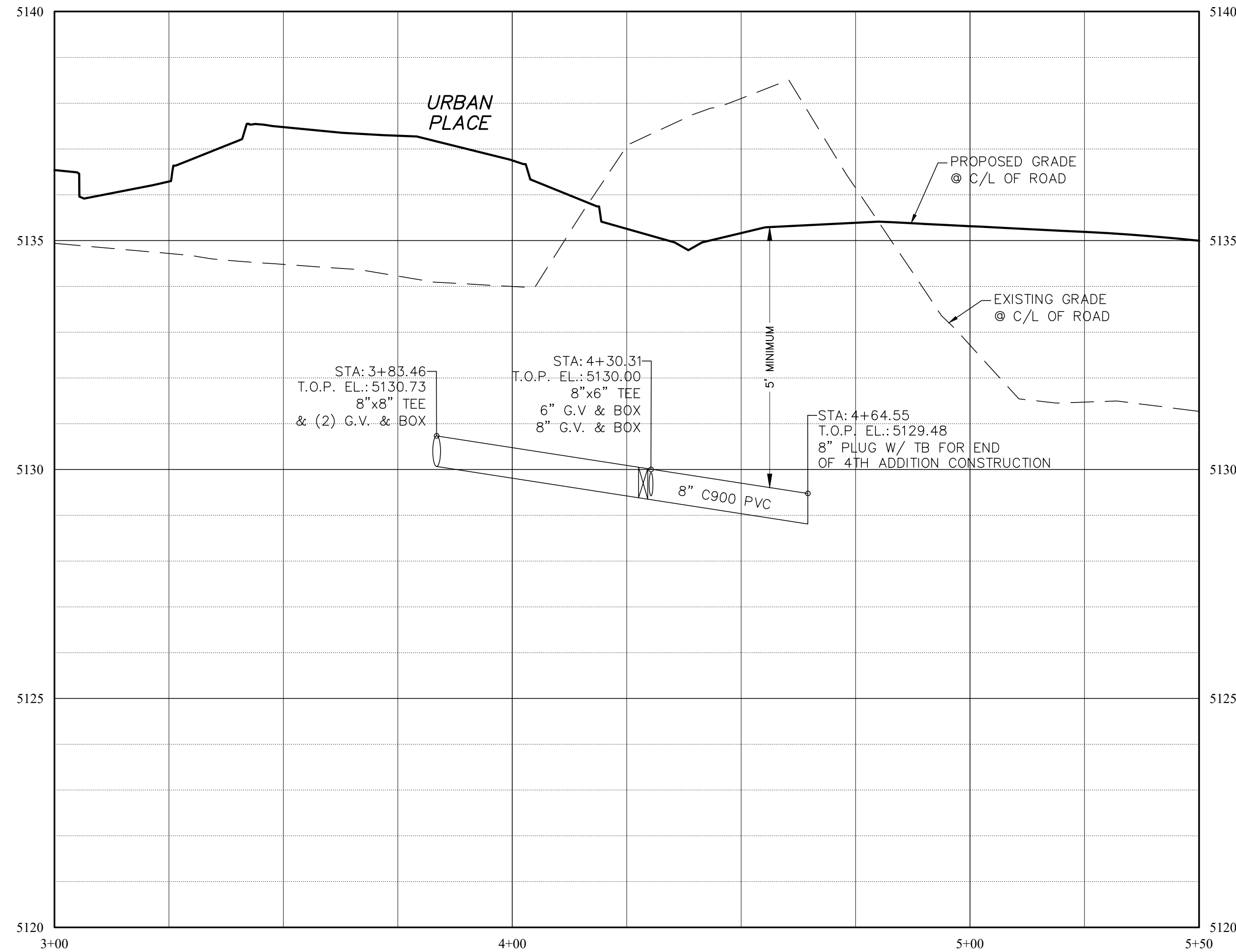
CONSTRUCTION NOTES

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2. INSTALL NEW 12" C900 PVC WATER LINE (SEE TOWN OF BERTHOUD WATER DETAILS)
3. INSTALL NEW 6" FIRE LINE & HYDRANT ASSEMBLY (SEE TOWN OF BERTHOUD WATER DETAILS)
4. INSTALL NEW 3/4" TYPE K WATER SERVICE LINE, CURB STOP & RESIDENTIAL METER PIT ASSEMBLY (SEE TOWN OF BERTHOUD WATER DETAILS)
5. REMOVE & REPLACE EX. ASPHALT AS NECESSARY TO INSTALL NEW UTILITY SYSTEMS.
6. DROP WATER LINE 18" MIN. BELOW STORM/SAN PIPE (SEE DETAIL)
7. CONNECT TO EXISTING WATER LINE



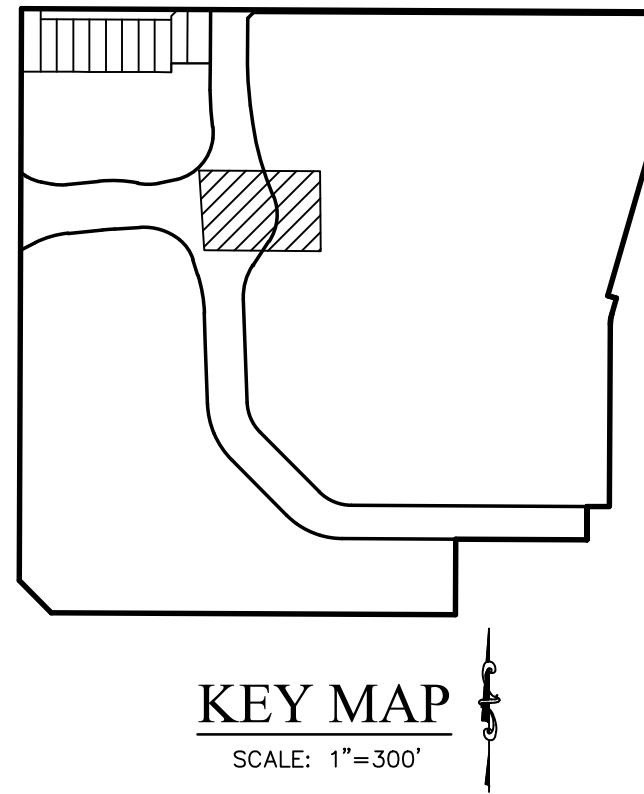
BENCHMARK

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GRAND MARKET AVENUE

HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



KEY MAP
 SCALE: 1"=300'



TOWN OF BERTHOUD APPROVAL
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 APPROVED BY: _____
 TOWN ENGINEER

DATE: _____
 DATE

NO. DESCRIPTION
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 2 PER CITY COMMENTS DATED 5-9-22
 3 PER CITY COMMENTS DATED 11-17-22

DATE BY
 4/15/22 MPD
 11/11/22 MPD
 4/14/23 MPD

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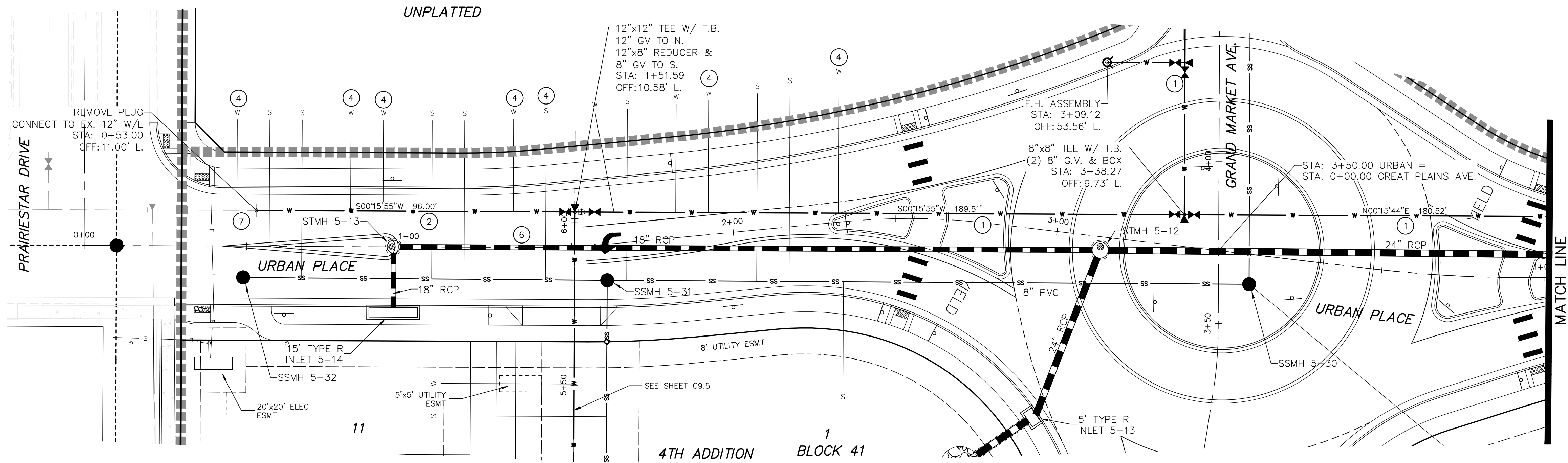
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PRAIRIESTAR FILING NO. 5
 BERTHOUD, COLORADO
 4TH ADDITION CONSTRUCTION PLANS
 WATERMAIN PLAN & PROFILE - GRAND MARKET AVE.

COLORADO REGISTERED PROFESSIONAL ENGINEER
 37550
 4/14/2023

DATE: 01-10-2022
 DRAWN BY: MPD
 CHECKED BY: DLA
 JOB NO: E-405

SHEET NO:
 C9.1
 33 OF 52



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LIMITS OF DISTURBANCE
- EXISTING FENCE LINE (AS DESCRIBED)
- EXISTING ELECTRIC LINE (UNDERGROUND)
- EXISTING FIBEROPTIC LINE (UNDERGROUND)
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE

- SS
- ST
- 5345
- 10'
- SS
- 5345

- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- EXISTING CONTOUR
- EXISTING TREE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED CONTOUR

- UTILITY MANHOLE
- SPOT ELEVATION
- DIRECTION OF FLOW ARROW
- SLOPE / GRADE ARROW

HATCH LEGEND

- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- NEW CONCRETE SURFACE
- EXISTING BUILDING
- PROPOSED ASPHALT

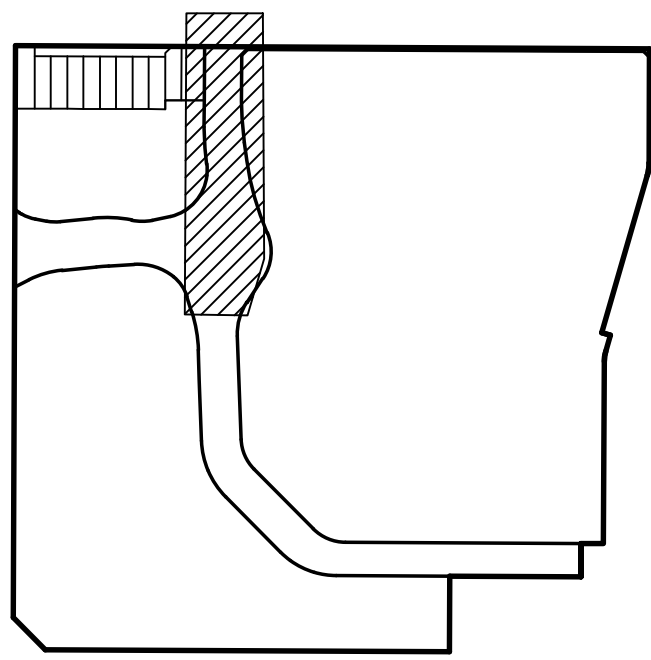
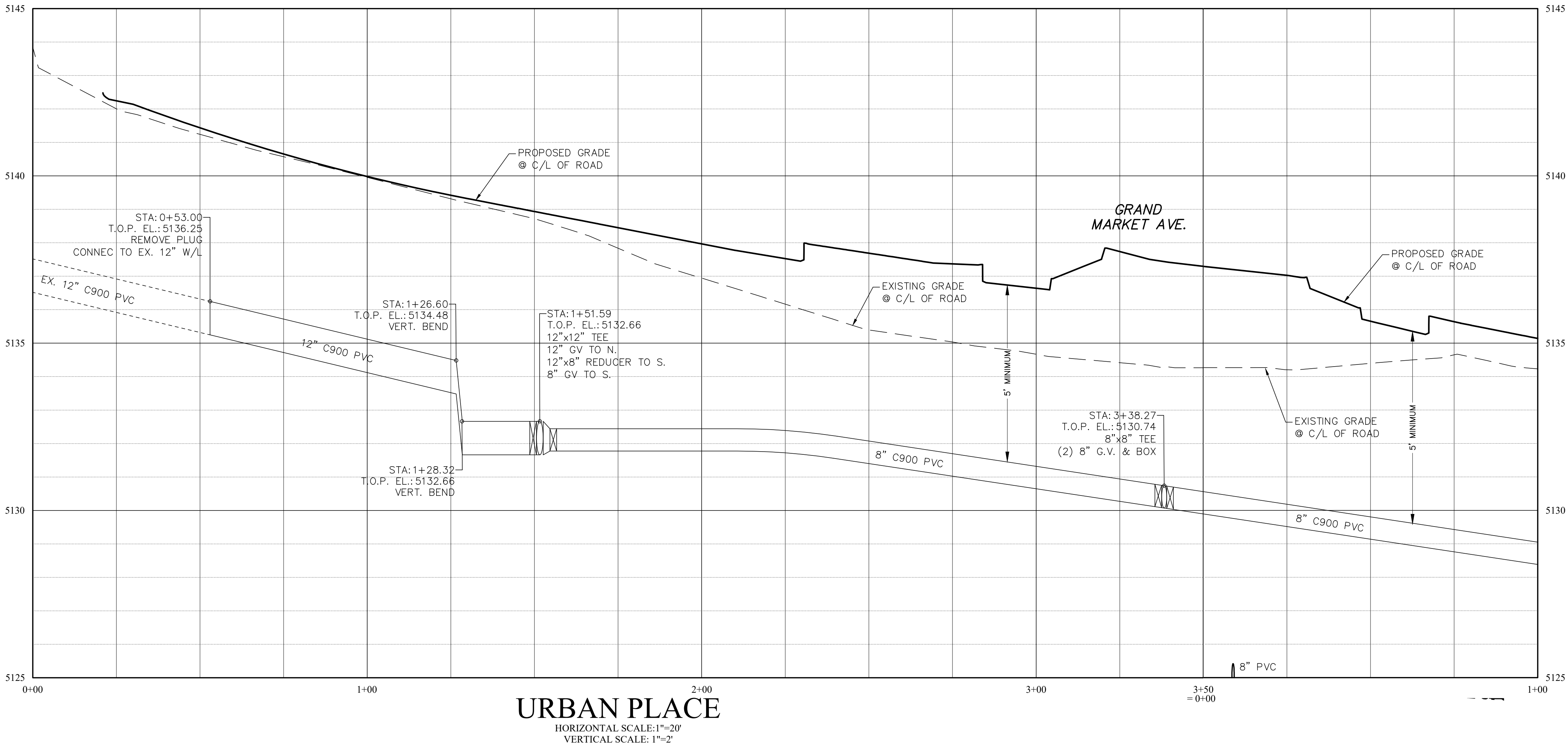
CONSTRUCTION NOTES

- INSTALL NEW 8" C900 PVC WATER LINE (SEE TOWN OF BERTHOUD WATER DETAILS)
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- INSTALL NEW 6" FIRE LINE & HYDRANT ASSEMBLY (SEE TOWN OF BERTHOUD WATER DETAILS)
- INSTALL NEW 3/4" TYPE K WATER SERVICE LINE, CURB STOP & RESIDENTIAL METER PIT ASSEMBLY (SEE TOWN OF BERTHOUD WATER DETAILS)
- REMOVE & REPLACE EX. ASPHALT AS NECESSARY TO INSTALL NEW UTILITY SYSTEMS.
- DROP WATER LINE 18" MIN. BELOW STORM/SAN PIPE (SEE DETAIL)
- CONNECT TO EXISTING WATER LINE



BENCHMARK

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KEY MAP
SCALE: 1"=300'

NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

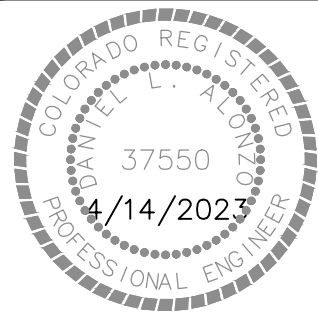
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BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
WATERMAIN PLAN & PROFILE - URBAN PLACE



DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C9.2

34 OF 52

TOWN OF BERTHOUD APPROVAL

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APPROVED BY:

TOWN ENGINEER

DATE

PLOTTED: WED, 04/19/23 03:23PM BY: MPD ENGR
 DRAWING: C:\GROBBOX\CIVILARTS\PROJECTS\405_PSTAR F5 4. ADD\DWG\405_C9.1_P&P_WATER.DWG

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	LIMITS OF DISTURBANCE
	EXISTING FENCE LINE (AS DESCRIBED)
	EXISTING ELECTRIC LINE (UNDERGROUND)
	EXISTING FIBEROPTIC LINE (UNDERGROUND)
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE

	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING CONTOUR
	EXISTING TREE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CONTOUR

	UTILITY MANHOLE
	SPOT ELEVATION
	DIRECTION OF FLOW ARROW
	SLOPE / GRADE ARROW

HATCH LEGEND

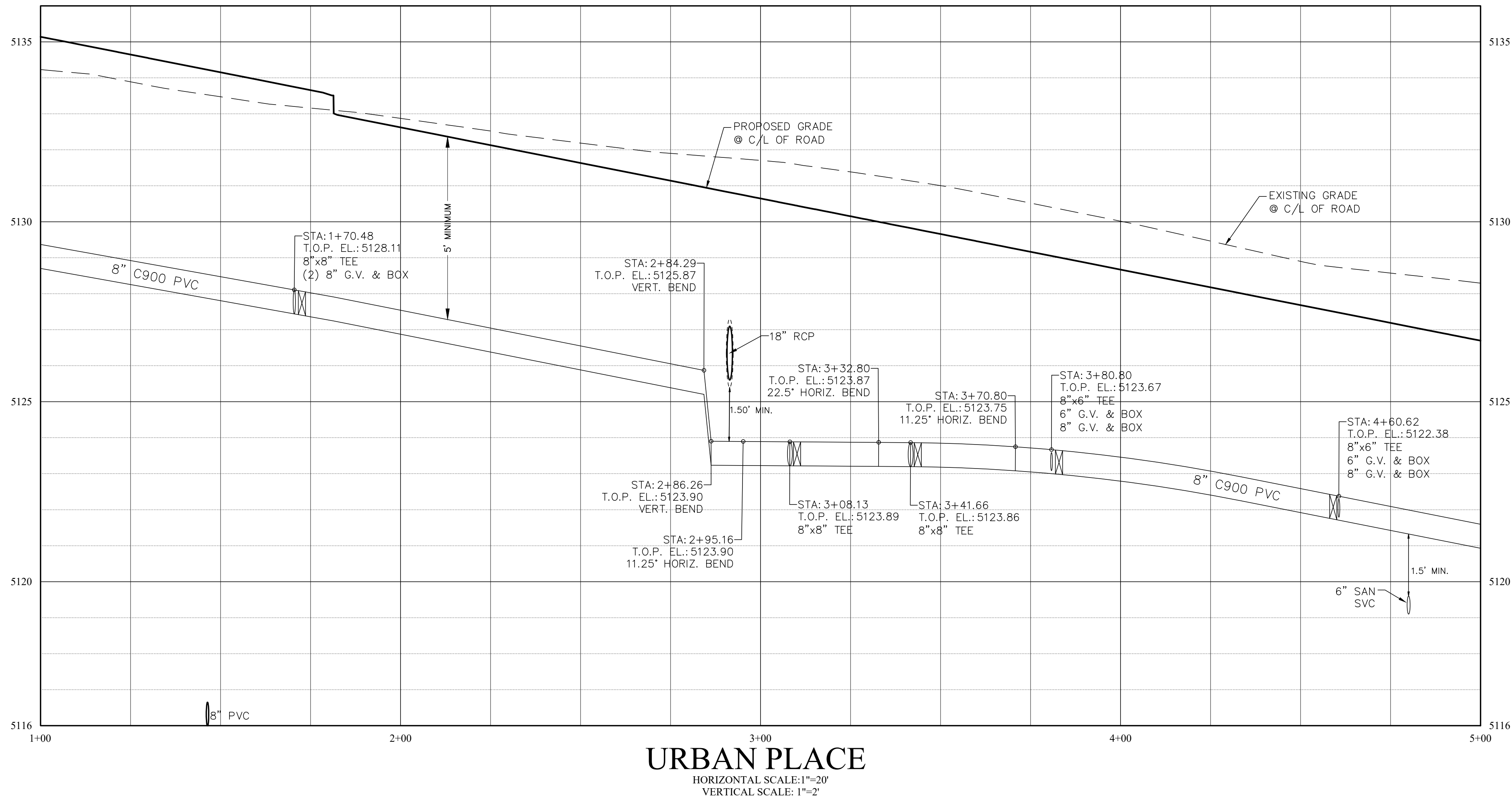
	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT

CONSTRUCTION NOTES

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URBAN PLACE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'

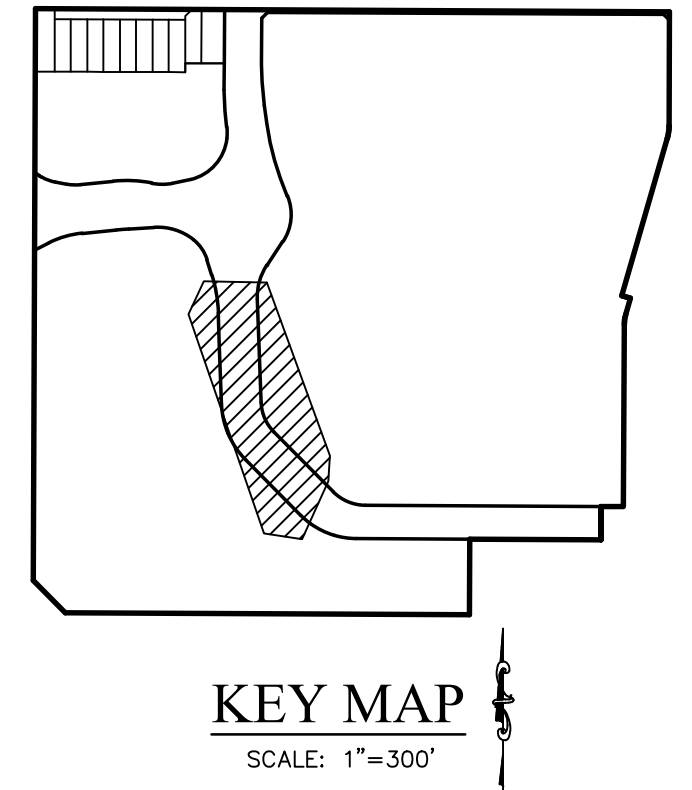
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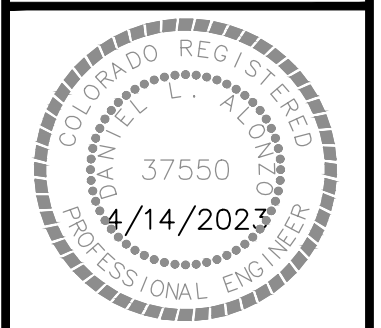
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 4TH ADDITION CONSTRUCTION PLANS
 WATERMAIN PLAN & PROFILE - URBAN PLACE

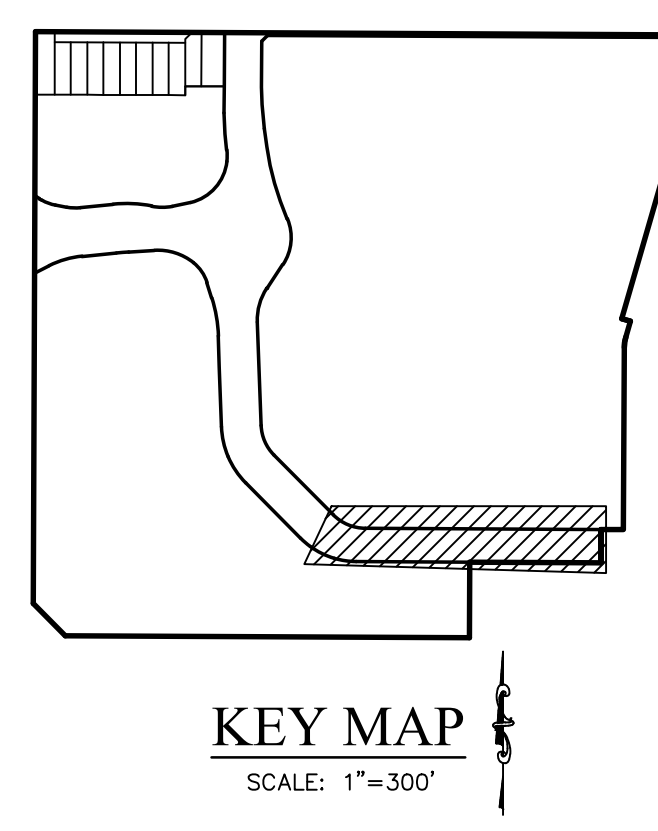
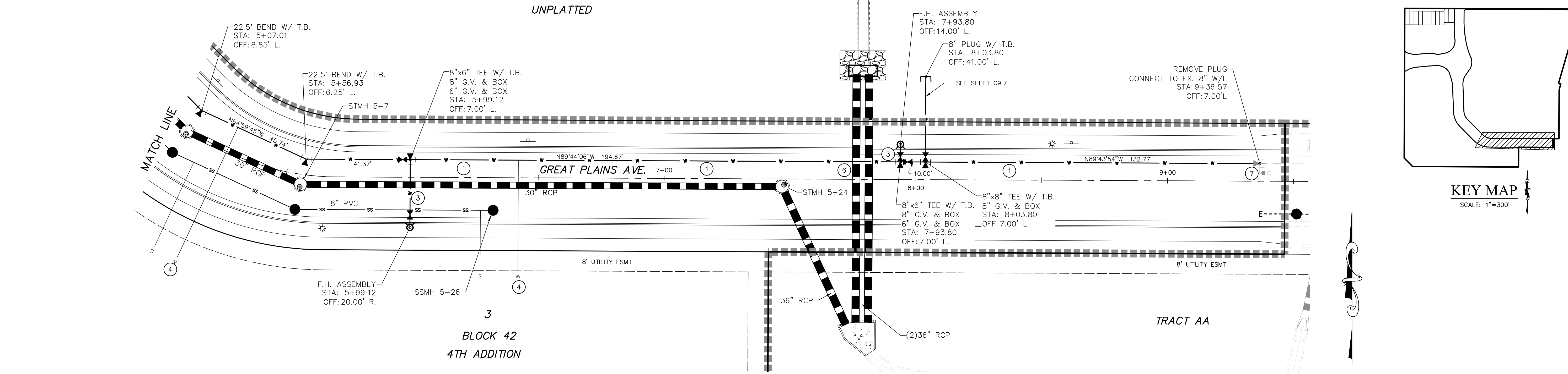


DATE: 01-10-2022
 DRAWN BY: MPD
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 JOB NO: E-405

SHEET NO:

C9.3
 35 OF 52

PLOTTED: WED, 04/19/23 03:24 PM BY: MPD ENGR
 DRAWING: C:\GROBOX\CIVILARTS\PROJECTS\16-403 PSTAR F5.4_ADD\DWG\E405_C9.1_P&P_WATER.DWG



LEGEND

	PROPERTY LINE		EXISTING SANITARY SEWER LINE		UTILITY MANHOLE
	EASEMENT LINE		EXISTING STORM LINE		SPOT ELEVATION
	LIMITS OF DISTURBANCE		EXISTING CONTOUR		DIRECTION OF FLOW ARROW
	EXISTING FENCE LINE (AS DESCRIBED)		EXISTING TREE		SLOPE / GRADE ARROW
	EXISTING ELECTRIC LINE (UNDERGROUND)		PROPOSED STORM LINE		
	EXISTING FIBEROPTIC LINE (UNDERGROUND)		PROPOSED WATER LINE		
	EXISTING GAS LINE		PROPOSED SANITARY SEWER LINE		
	EXISTING TELEPHONE LINE		PROPOSED CONTOUR		
	EXISTING WATER LINE				

HATCH LEGEND

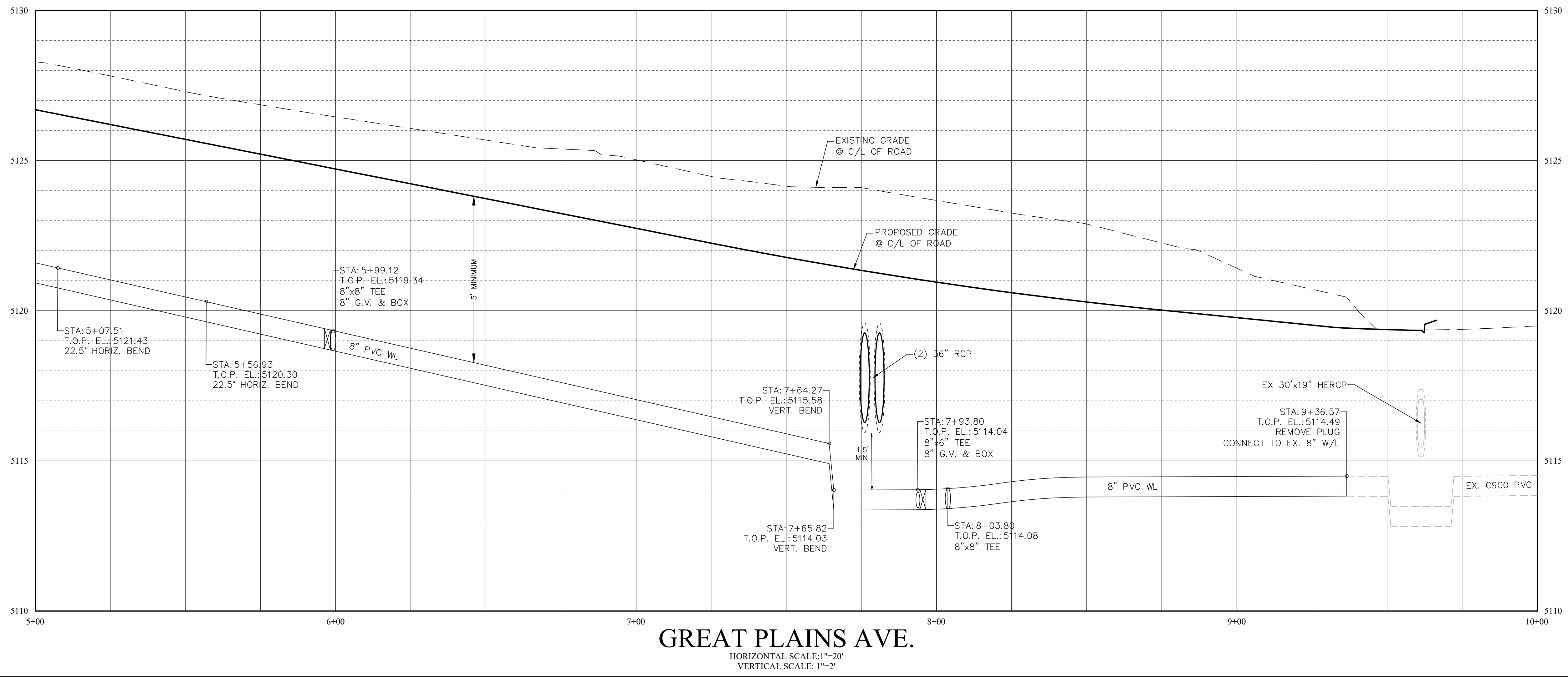
	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
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CONSTRUCTION NOTES

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6. DROP WATER LINE 18" MIN. BELOW STORM/SAN PIPE (SEE DETAIL)
7. CONNECT TO EXISTING WATER LINE

BENCHMARK

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 TOWN ENGINEER

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 36 OF 52

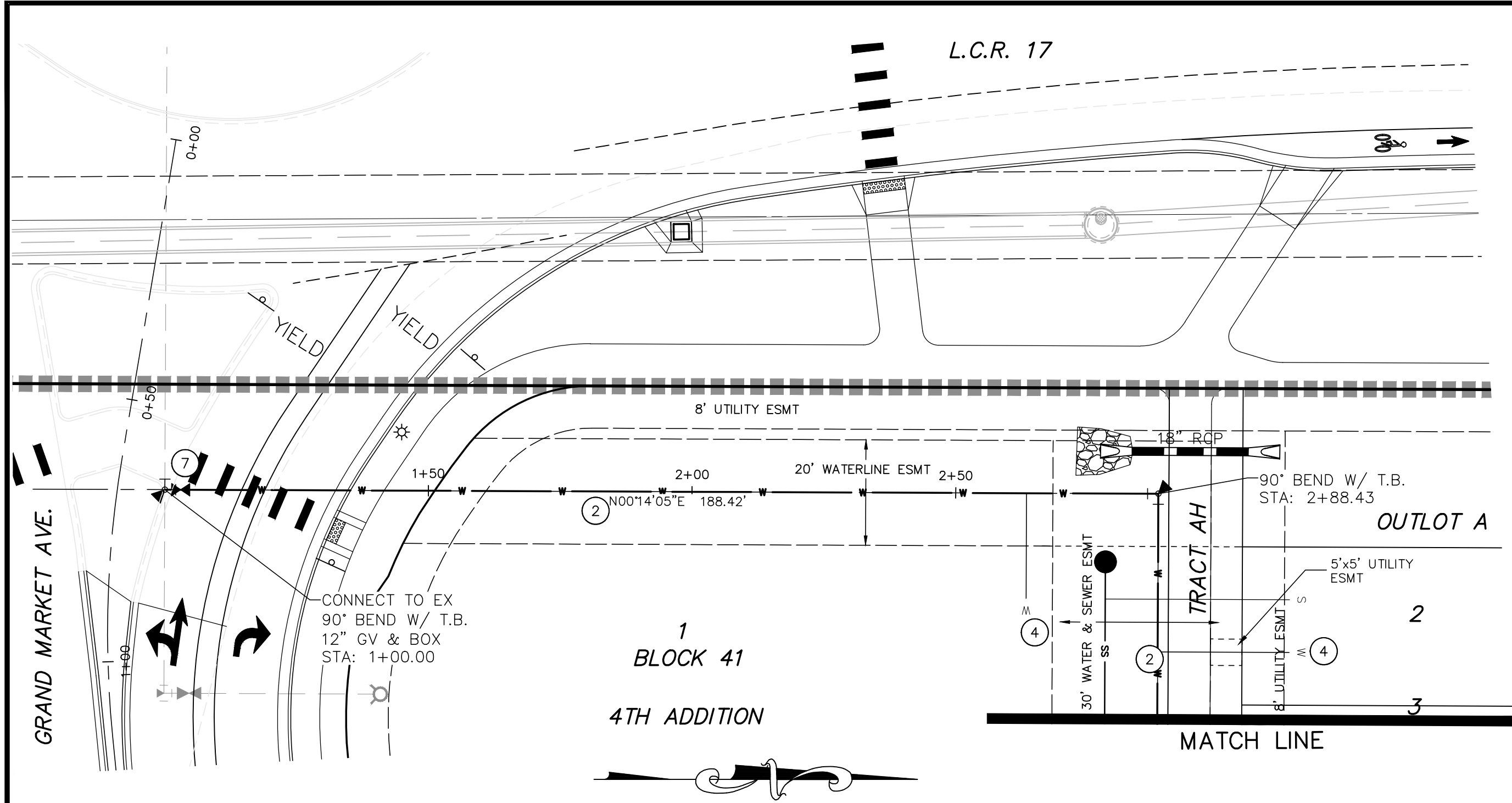
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 4TH ADDITION CONSTRUCTION PLANS
 WATERMAIN PLAN & PROFILE - GREAT PLAINS AVE.



LEGEND

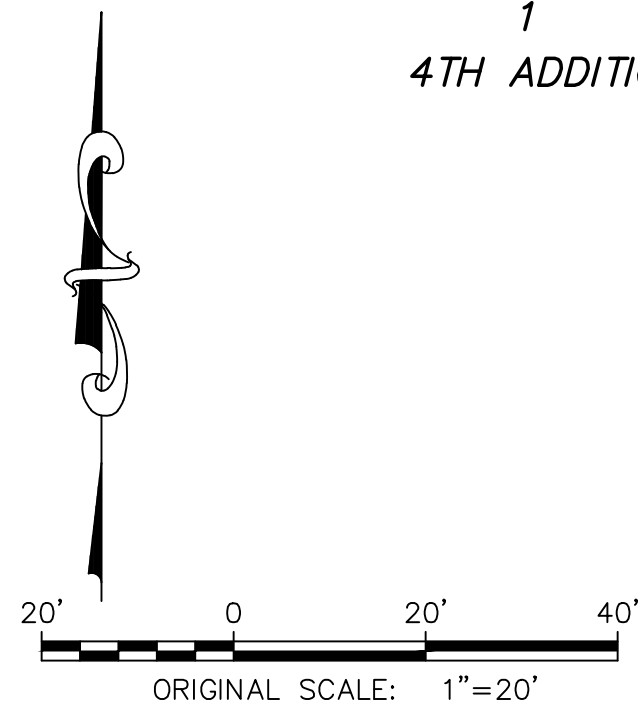
	PROPERTY LINE		EXISTING SANITARY SEWER LINE		UTILITY MANHOLE
	EASEMENT LINE		EXISTING STORM LINE		SPOT ELEVATION
	LIMITS OF DISTURBANCE		EXISTING CONTOUR		DIRECTION OF FLOW ARROW
	EXISTING FENCE LINE (AS DESCRIBED)		PROPOSED STORM LINE		SLOPE / GRADE ARROW
	EXISTING ELECTRIC LINE (UNDERGROUND)		PROPOSED WATER LINE		
	EXISTING FIBEROPTIC LINE (UNDERGROUND)		PROPOSED SANITARY SEWER LINE		
	EXISTING GAS LINE		PROPOSED CONTOUR		
	EXISTING TELEPHONE LINE				
	EXISTING WATER LINE				

HATCH LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	NEW CONCRETE SURFACE
	EXISTING BUILDING
	PROPOSED ASPHALT

CONSTRUCTION NOTES

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4. INSTALL NEW 3/4" TYPE K WATER SERVICE LINE, CURB STOP & RESIDENTIAL METER PIT ASSEMBLY (SEE TOWN OF BERTHOUD WATER DETAILS)
5. REMOVE & REPLACE EX. ASPHALT AS NECESSARY TO INSTALL NEW UTILITY SYSTEMS.
6. DROP WATER LINE 18" MIN. BELOW STORM/SAN PIPE (SEE DETAIL)
7. CONNECT TO EXISTING WATER LINE



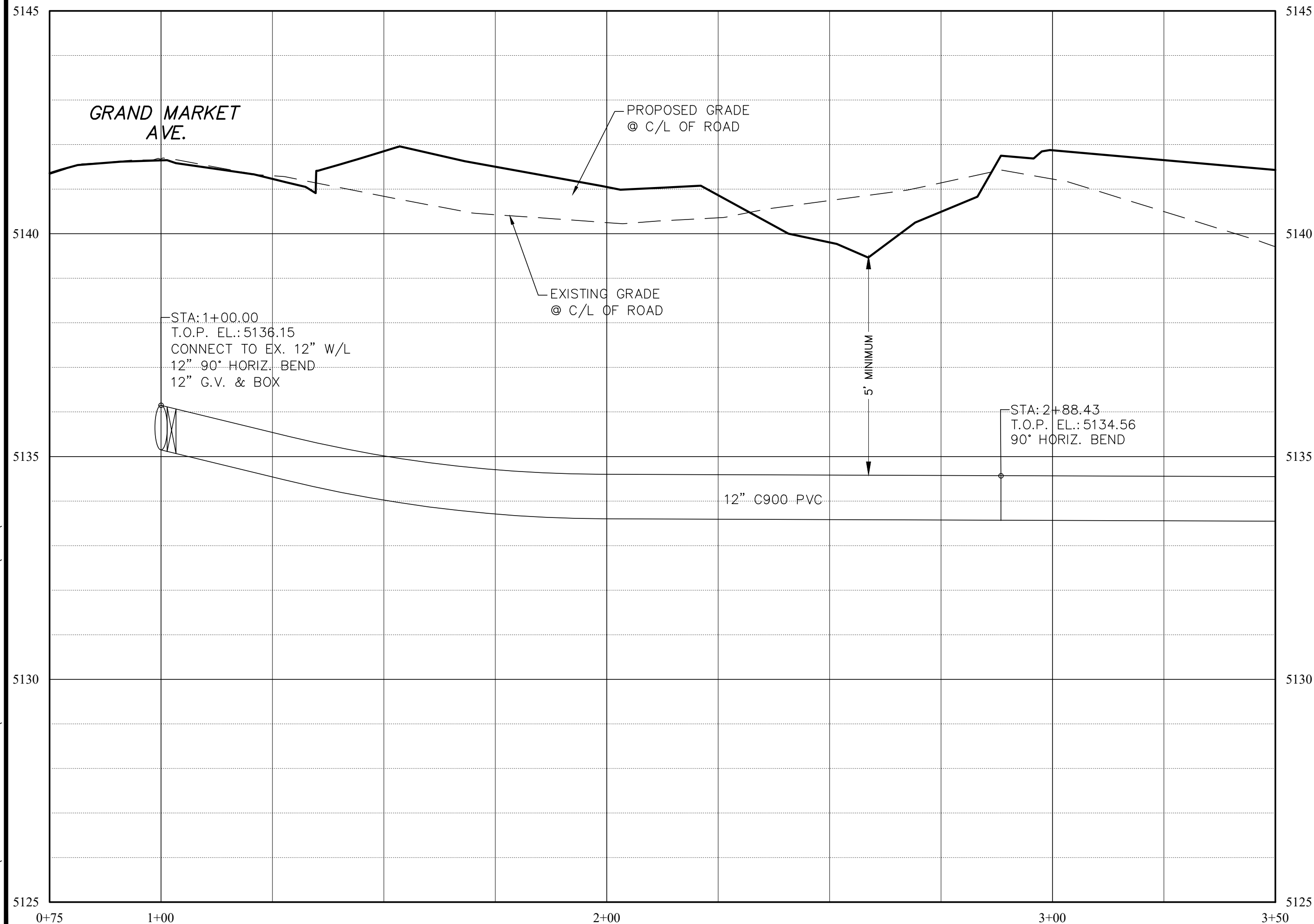
TOWN OF BERTHOUD APPROVAL

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THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL

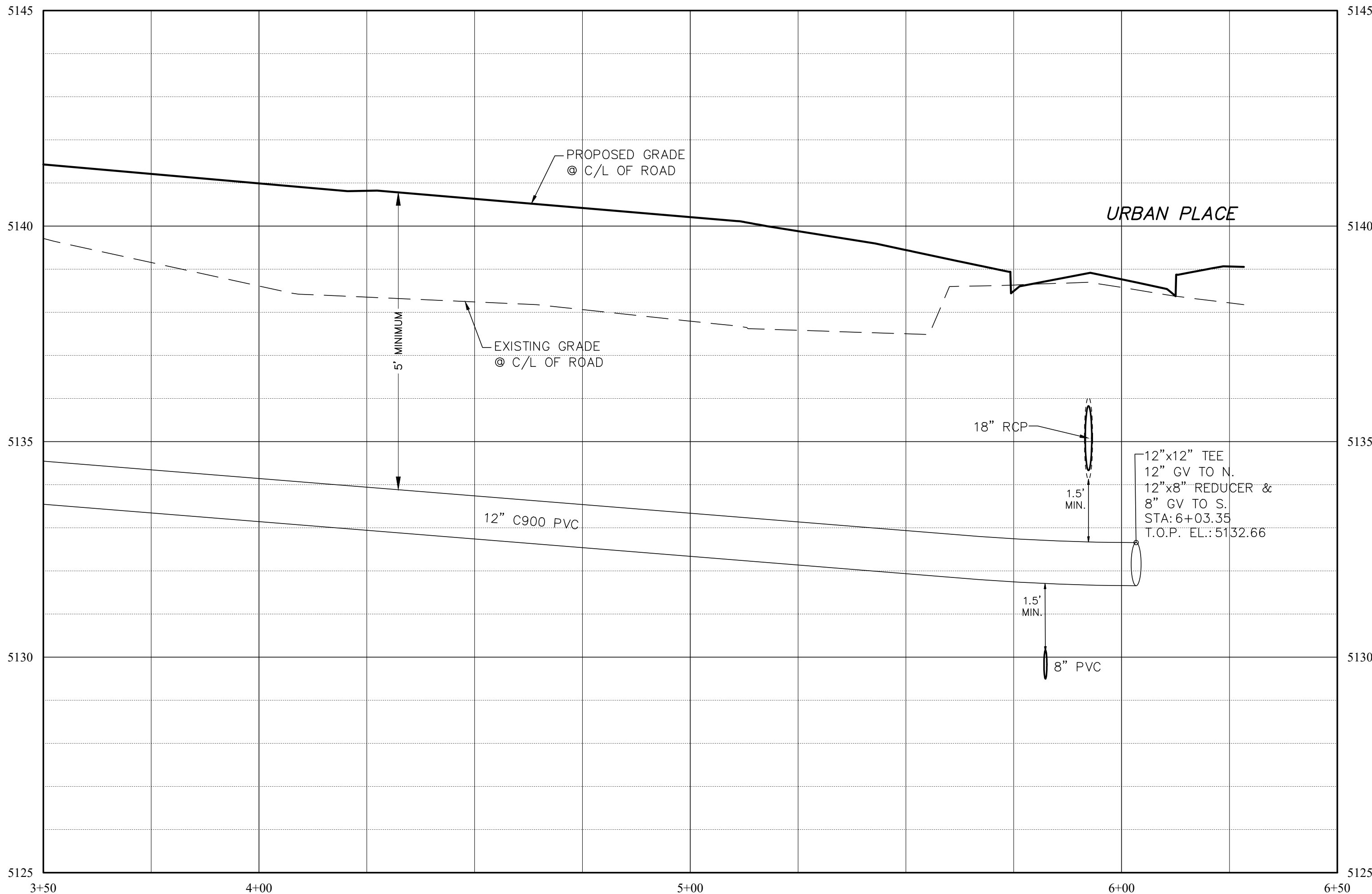
APPROVED BY:

TOWN ENGINEER DATE



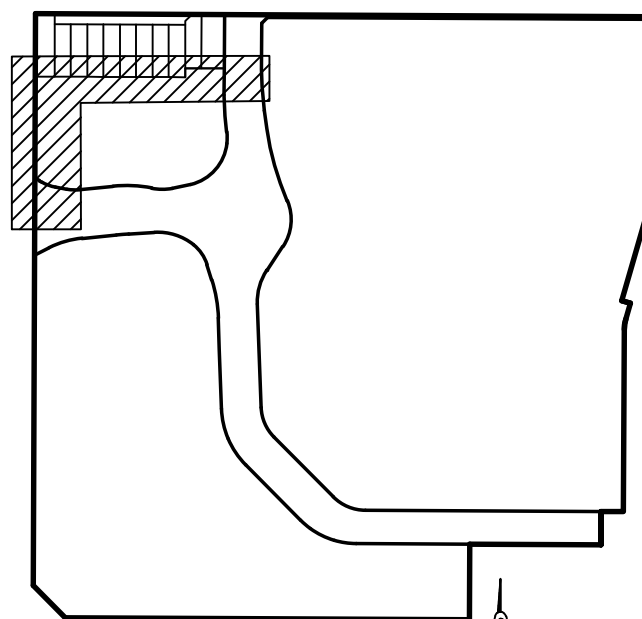
PROPOSED WL - BLOCK 41

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



PROPOSED WL - BLOCK 41

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

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F: 303.882.1448

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BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
WATERMAIN PLAN & PROFILE - BLOCK 41

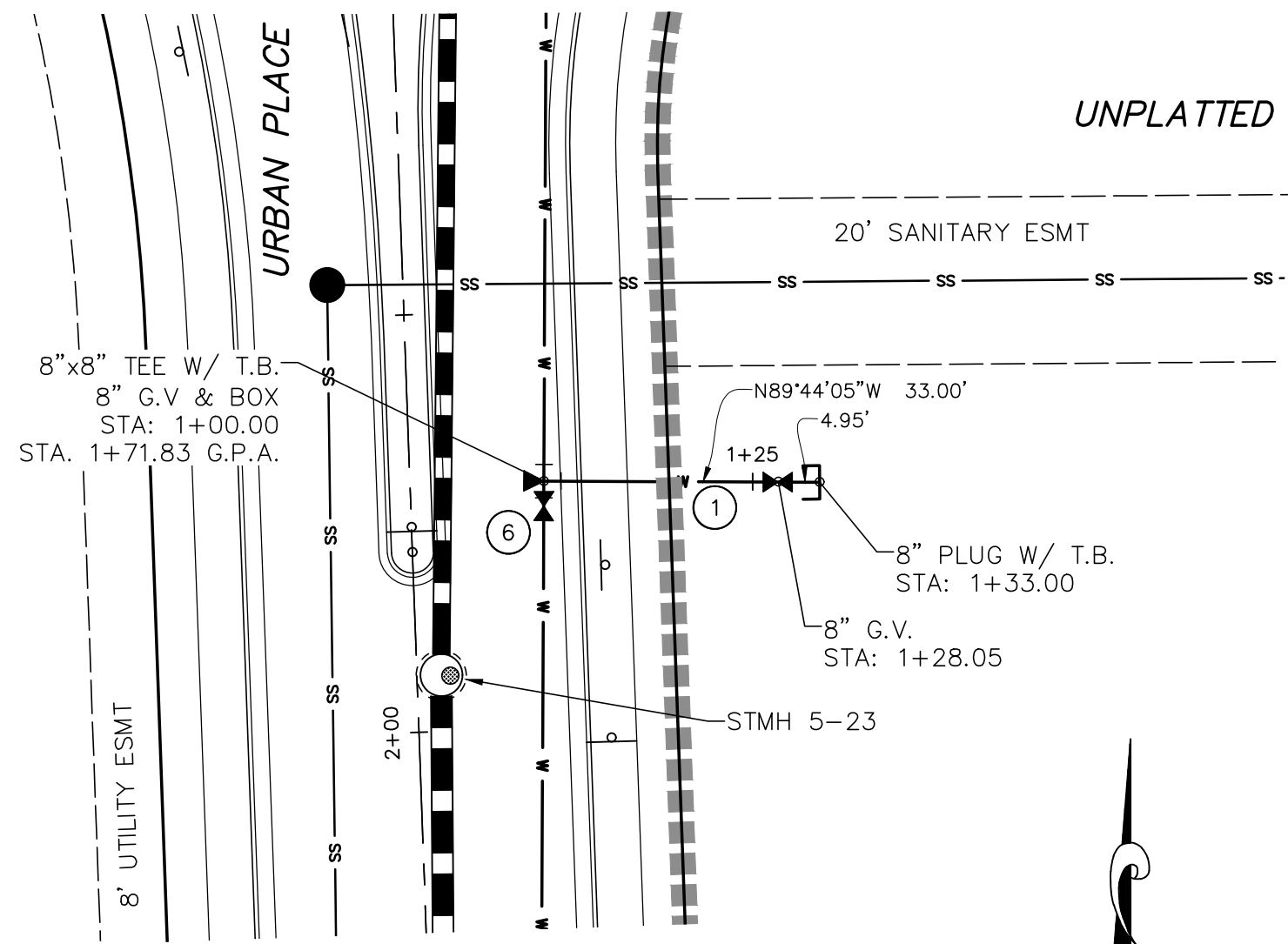
COLORADO REGISTERED PROFESSIONAL ENGINEER
37550
4/14/2023

DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

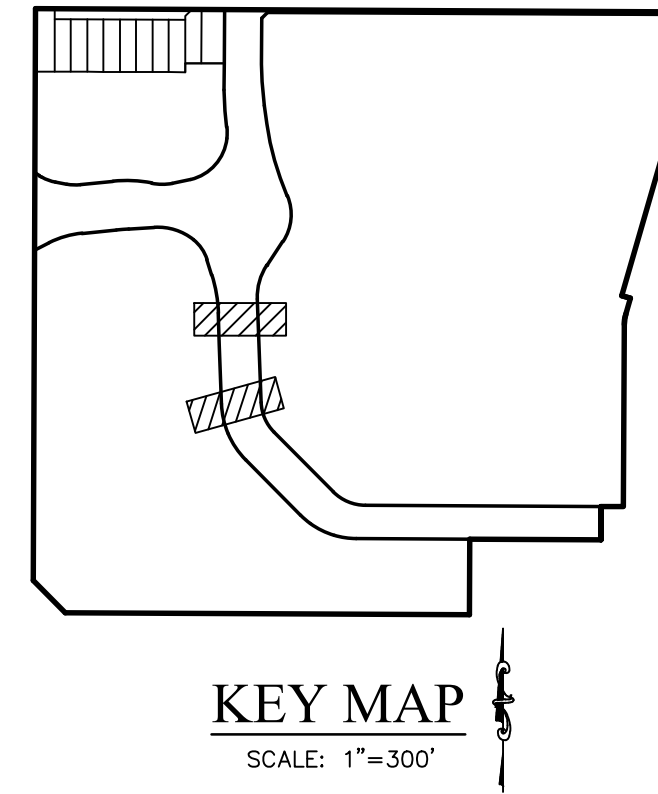
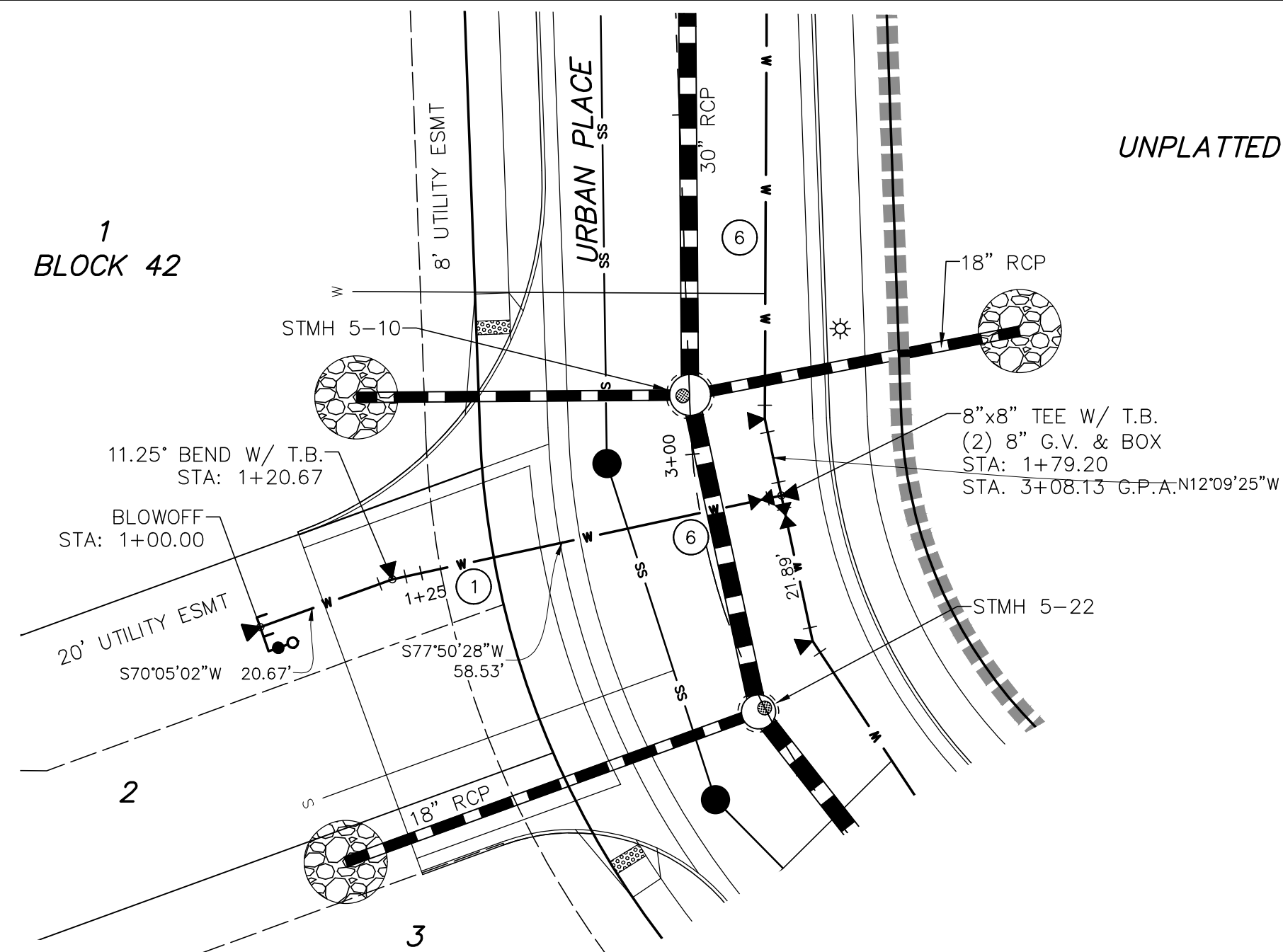
SHEET NO:
C9.5
37 OF 52

PLOTTED: WED, 04/19/23 03:24PM BY: MPD ENGR
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1
BLOCK 42



1
BLOCK 42



LEGEND

---	PROPERTY LINE	SS	EXISTING SANITARY SEWER LINE	●	UTILITY MANHOLE
---	EASEMENT LINE	ST	EXISTING STORM LINE	52.20	SPOT ELEVATION
---	LIMITS OF DISTURBANCE	5345	EXISTING CONTOUR	→	DIRECTION OF FLOW ARROW
---	EXISTING FENCE LINE (AS DESCRIBED)	5345	EXISTING TREE	2.0%	SLOPE / GRADE ARROW
---	EXISTING ELECTRIC LINE (UNDERGROUND)	10'	PROPOSED STORM LINE		
---	EXISTING FIBEROPTIC LINE (UNDERGROUND)	10'	PROPOSED WATER LINE		
---	EXISTING GAS LINE	SS	PROPOSED SANITARY SEWER LINE		
---	EXISTING TELEPHONE LINE	5345	PROPOSED CONTOUR		
---	EXISTING WATER LINE				

HATCH LEGEND

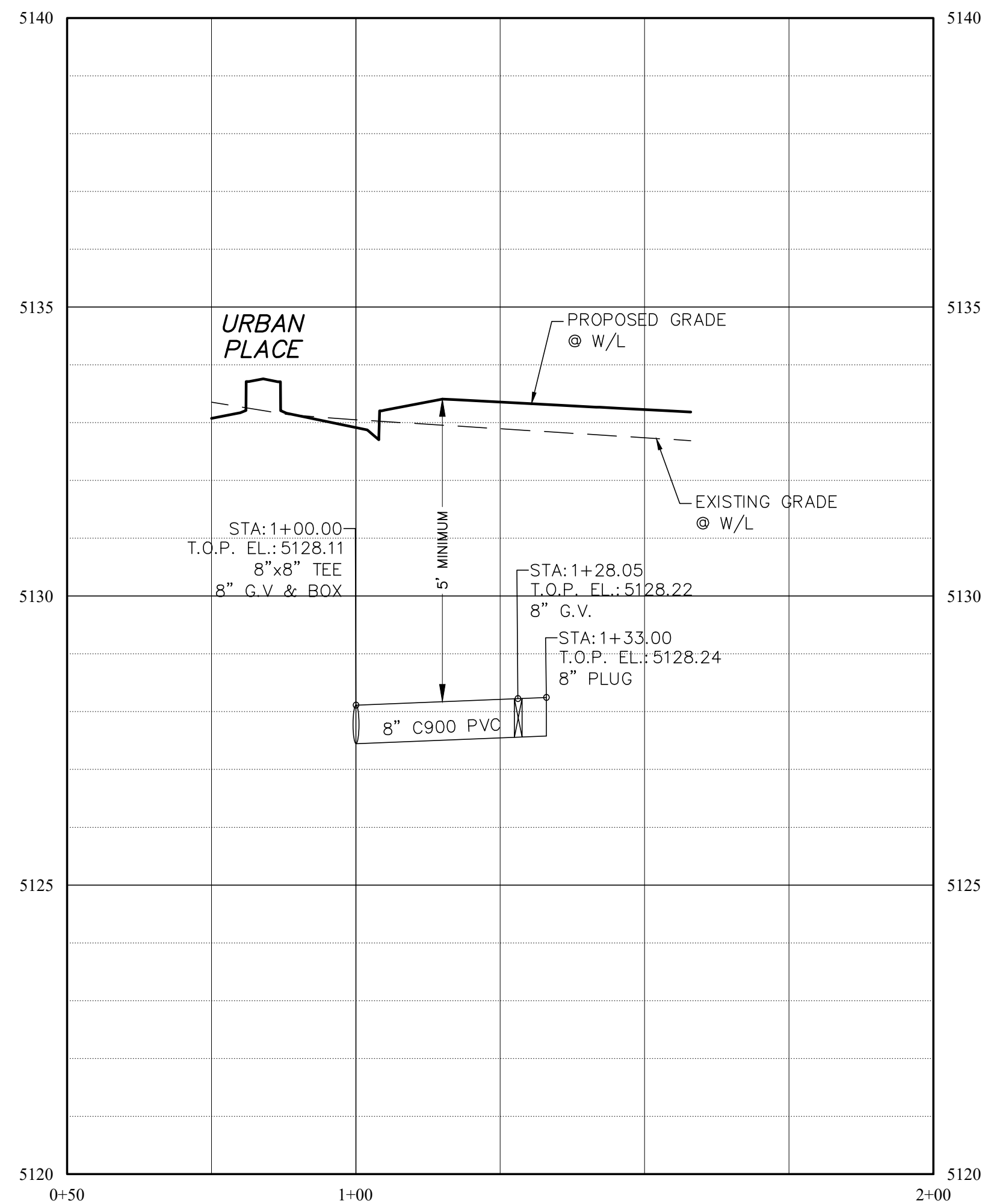
[Hatch]	EXISTING ASPHALT SURFACE
[Hatch]	EXISTING CONCRETE SURFACE
[Hatch]	NEW CONCRETE SURFACE
[Hatch]	EXISTING BUILDING
[Hatch]	PROPOSED ASPHALT

CONSTRUCTION NOTES

1. INSTALL NEW 8" C900 PVC WATER LINE (SEE TOWN OF BERTHOUD WATER DETAILS)
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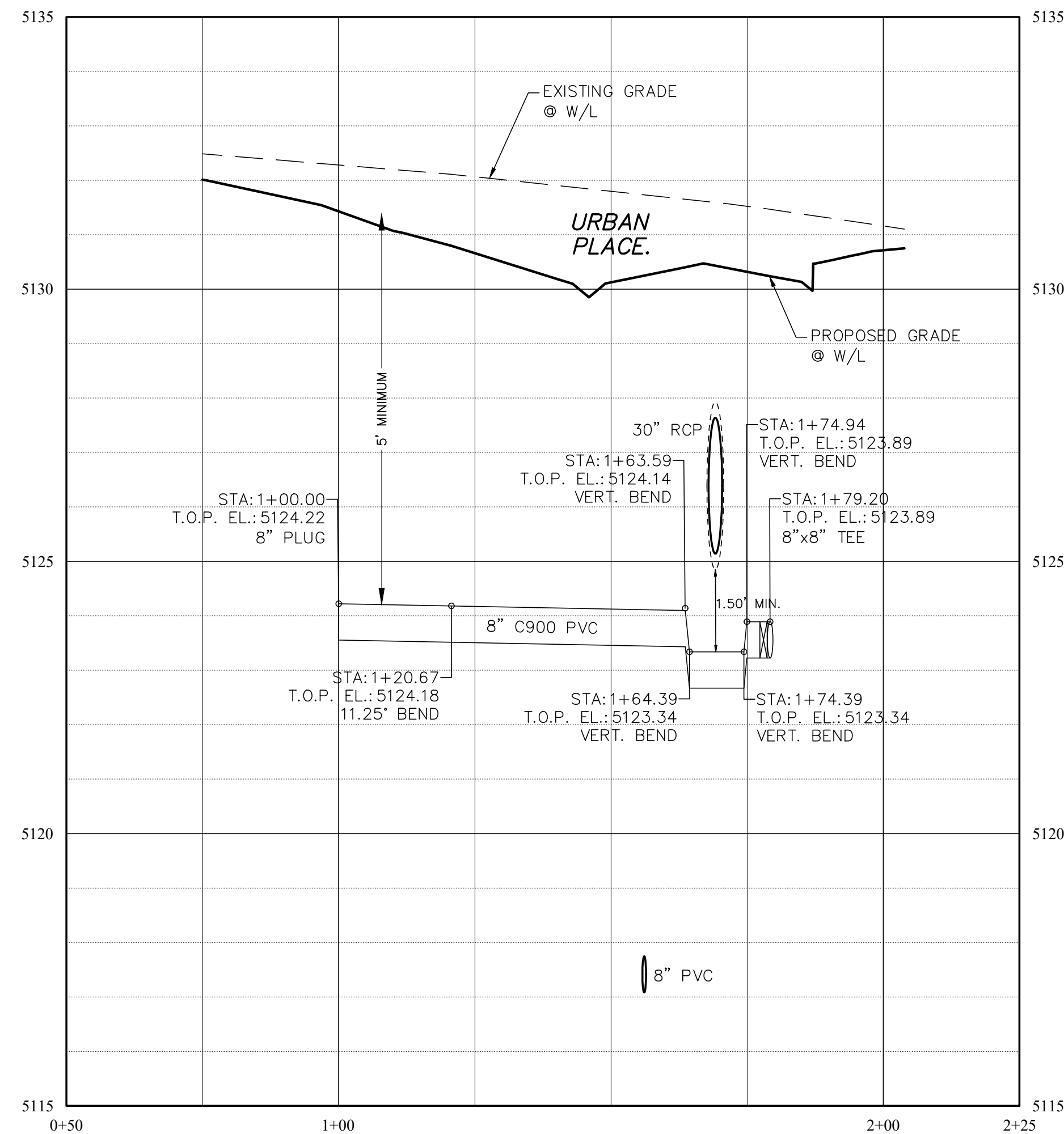
BENCHMARK

ELEVATIONS SHOWN ON THIS MAP ARE NAVD 1988 BASED LOCALLY ON CDOT CONTROL STATION CP-400, A 5/8" ALUMINUM ROD W/ A CDOT 3-1/4" ALUMINUM CAP MARKED "400" LOCATED ON THE WEST SIDE OF COUNTY ROAD 17 NEAR THE SW CORNER OF SECTION 2, ELEVATION=5132.595 FEET, AND NGS BENCH MARKS G-410, J-409, & J-402.



PROPOSED W.L. - STA. 1+71.83

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



PROPOSED W.L. - STA. 3+08.13

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

TOWN OF BERTHOUD APPROVAL

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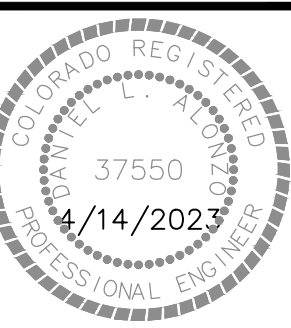
THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL

APPROVED BY:

TOWN ENGINEER DATE

PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS

WATERMAIN PLAN & PROFILE - STUBS



DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C9.6

38 OF 52

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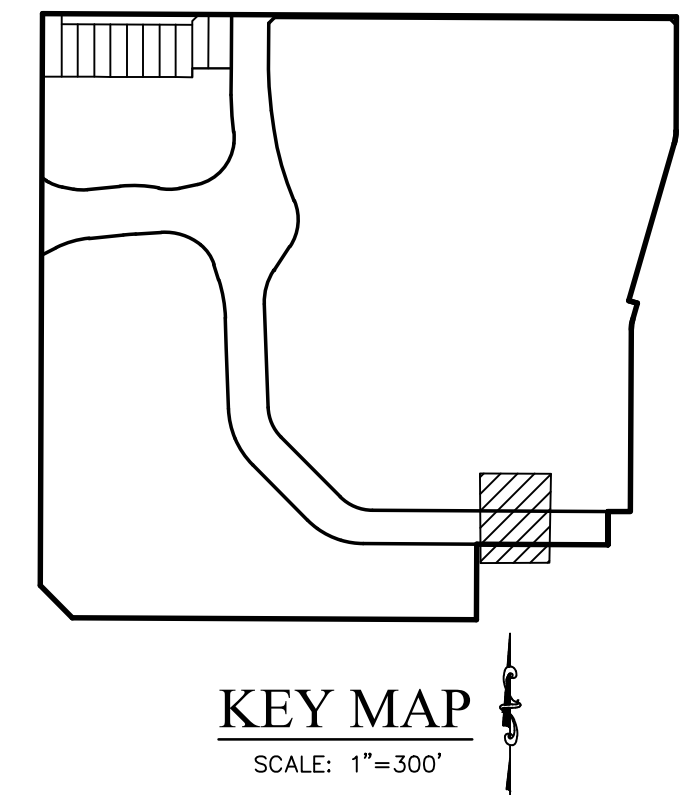
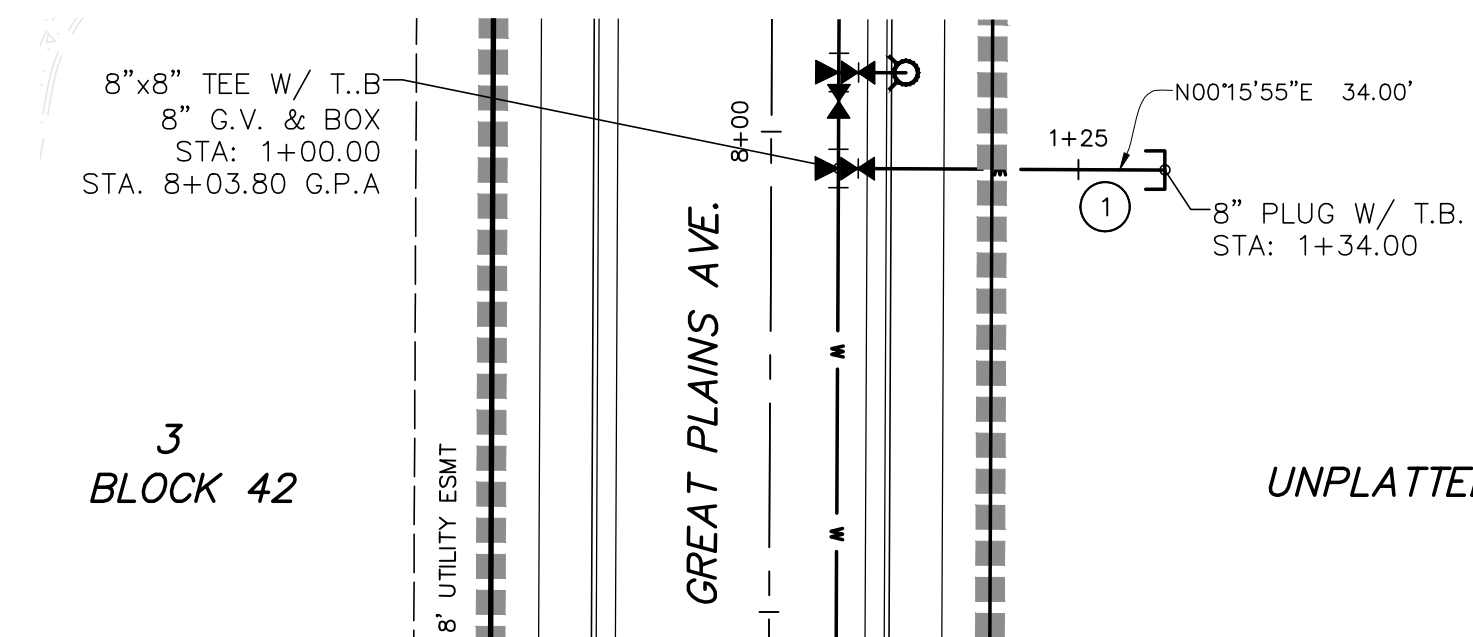


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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
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REVISIONS			
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**PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
WATERMAIN PLAN & PROFILE - STUBS**



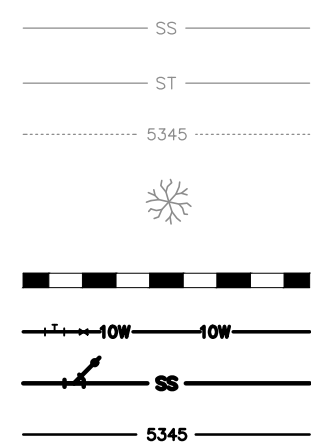
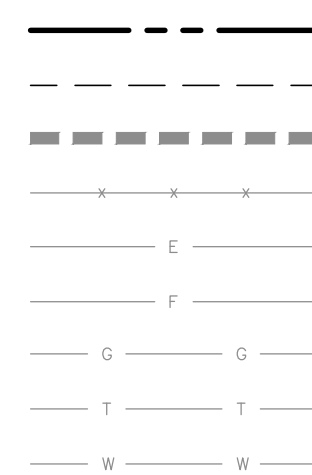
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JOB NO: E-405

SHEET NO:

C9.7

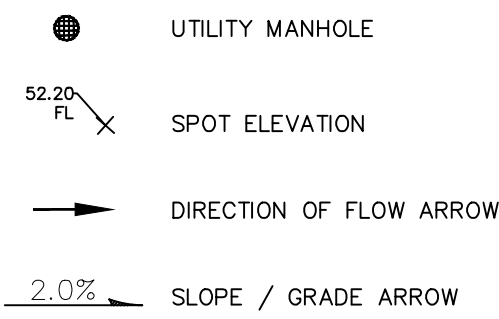
9 OF 52

LEGEND

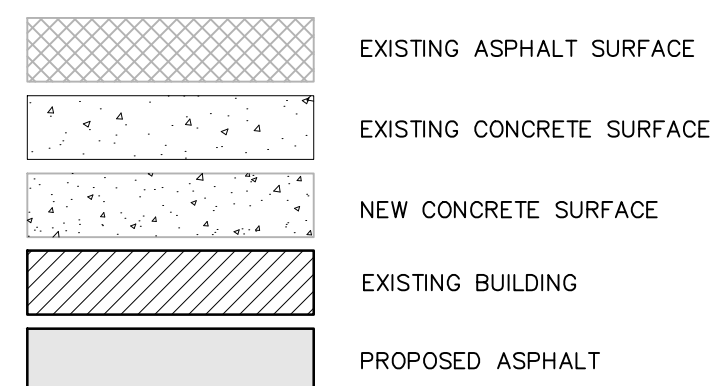


EXISTING SANITARY SEWER LINE
EXISTING STORM LINE
EXISTING CONTOUR
EXISTING TREE

PROPOSED STORM LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED CONTOUR



HATCH LEGEND

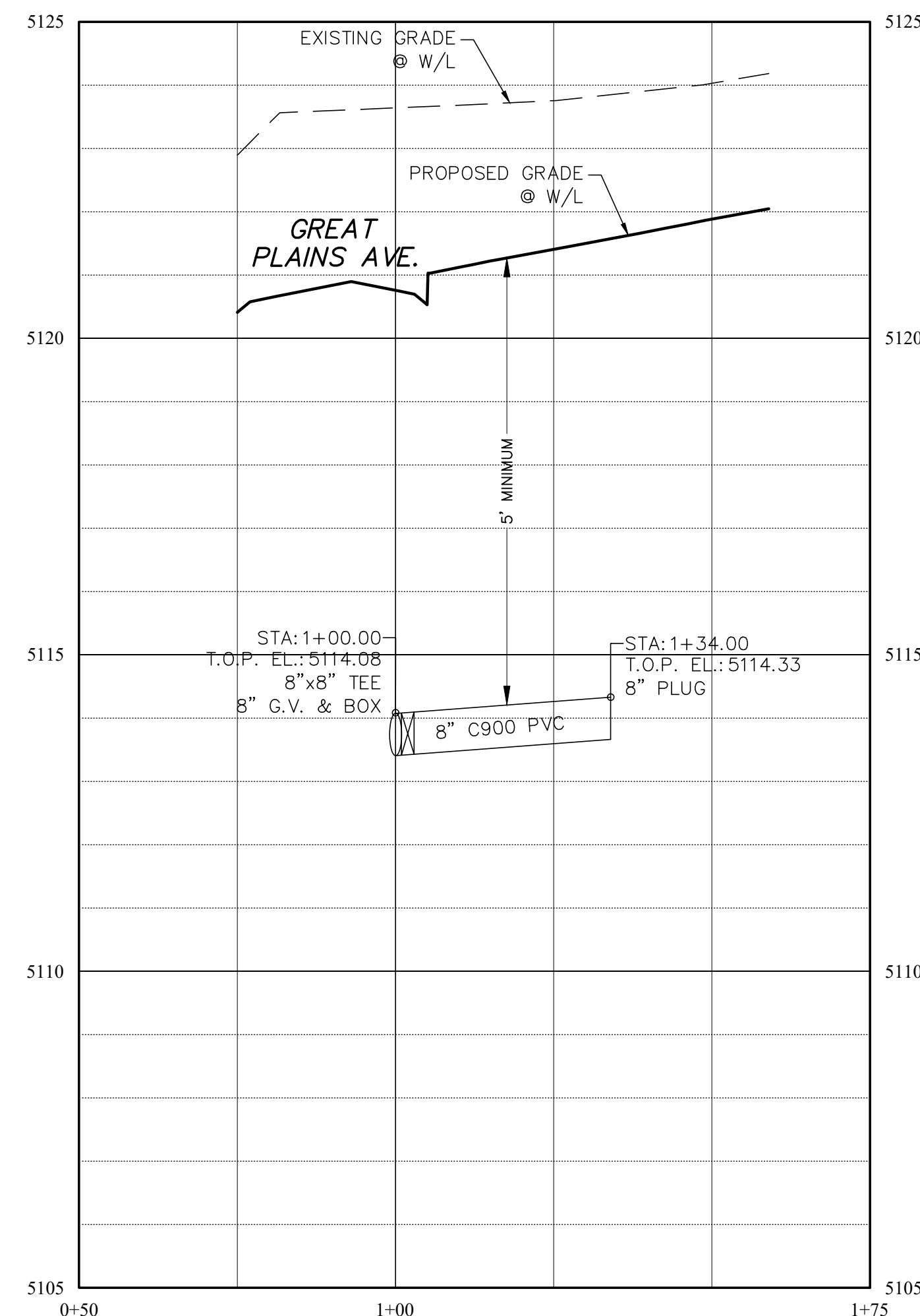


CONSTRUCTION NOTES

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(SEE TOWN OF BERTHOUD WATER DETAILS)
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(SEE TOWN OF BERTHOUD WATER DETAILS)
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STOP & RESIDENTIAL METER PIT ASSEMBLY
(SEE TOWN OF BERTHOUD WATER DETAILS)
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(SEE DETAIL)
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PROPOSED WL - STA. 8+03.80

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

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APPROVED BY:

TOWN ENGINEER

DATE _____

PLOTTED:WED_04/19/23 03:25PM BY:MPD ENGR
MODIFIED:04/19/23 BY:MPD ENGR
DRAWINGC:\DROPOX\CIVILARTS-PROJECTS\E-405 PSTAR F5 4 ADD\DWG\E405_C9.1_P&P_WATER.DWG

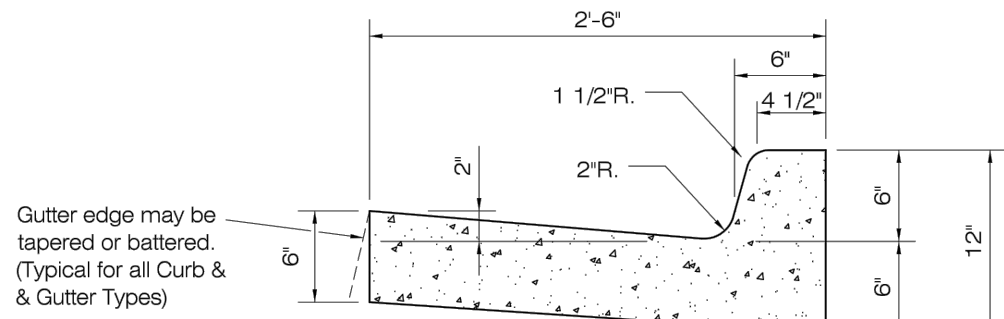
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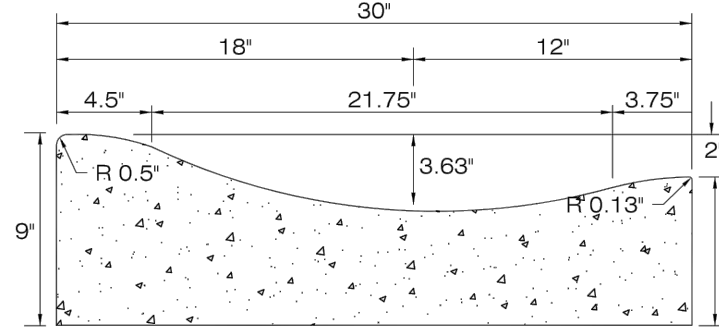
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APPROVED BY:

TOWN ENGINEER _____ DATE _____



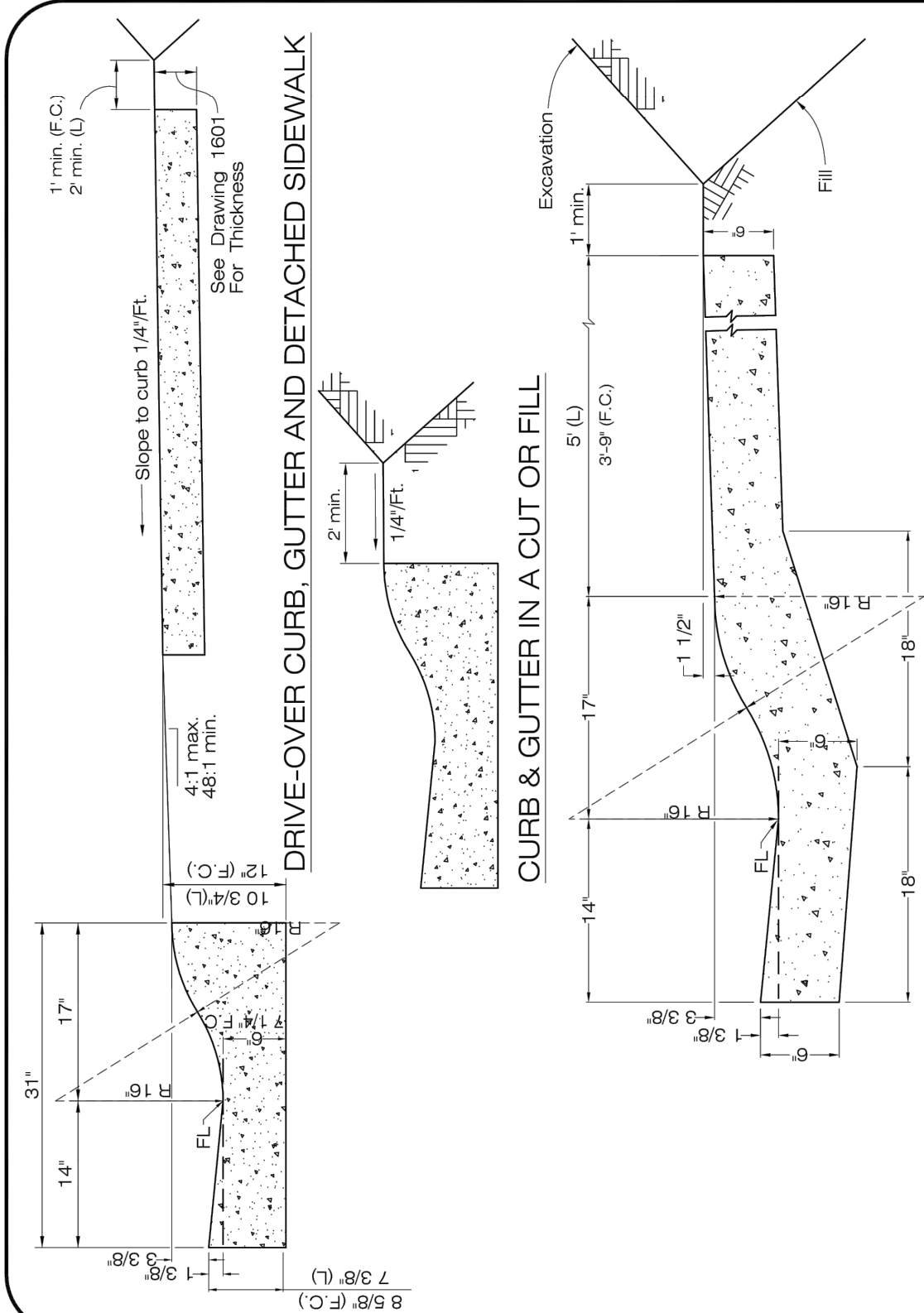
VERTICAL



ROLL-OVER
(LOVELAND)

CURB AND GUTTER

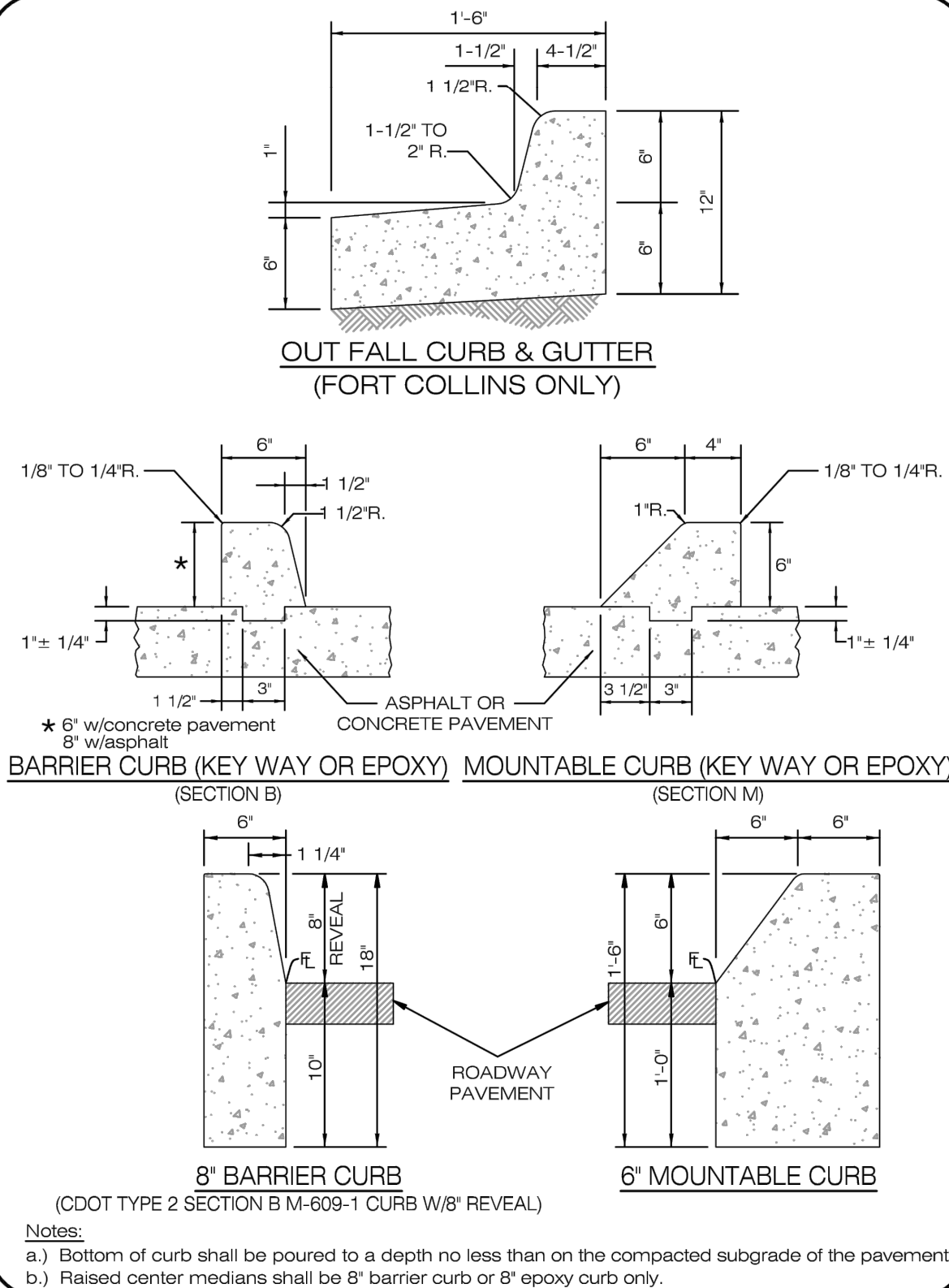
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	701



DRIVE-OVER CURB, GUTTER AND ATTACHED SIDEWALK

CURB AND GUTTER/SIDEWALK

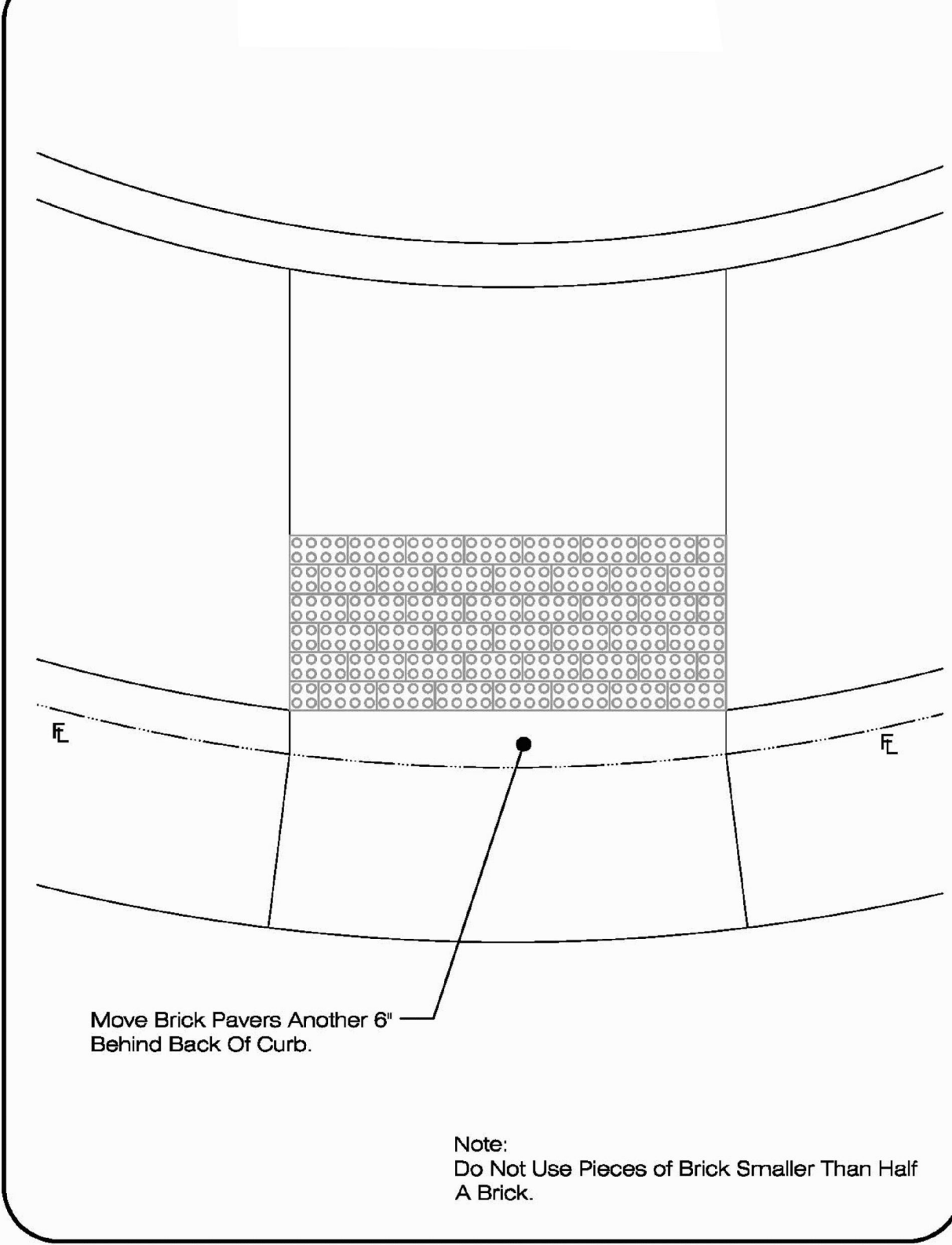
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	702



Notes:
a. Bottom of curb shall be poured to a depth no less than on the compacted subgrade of the pavement.
b. Raised center medians shall be 8" barrier curb or 8" epoxy curb only.

MEDIAN (ISLAND CURBS)

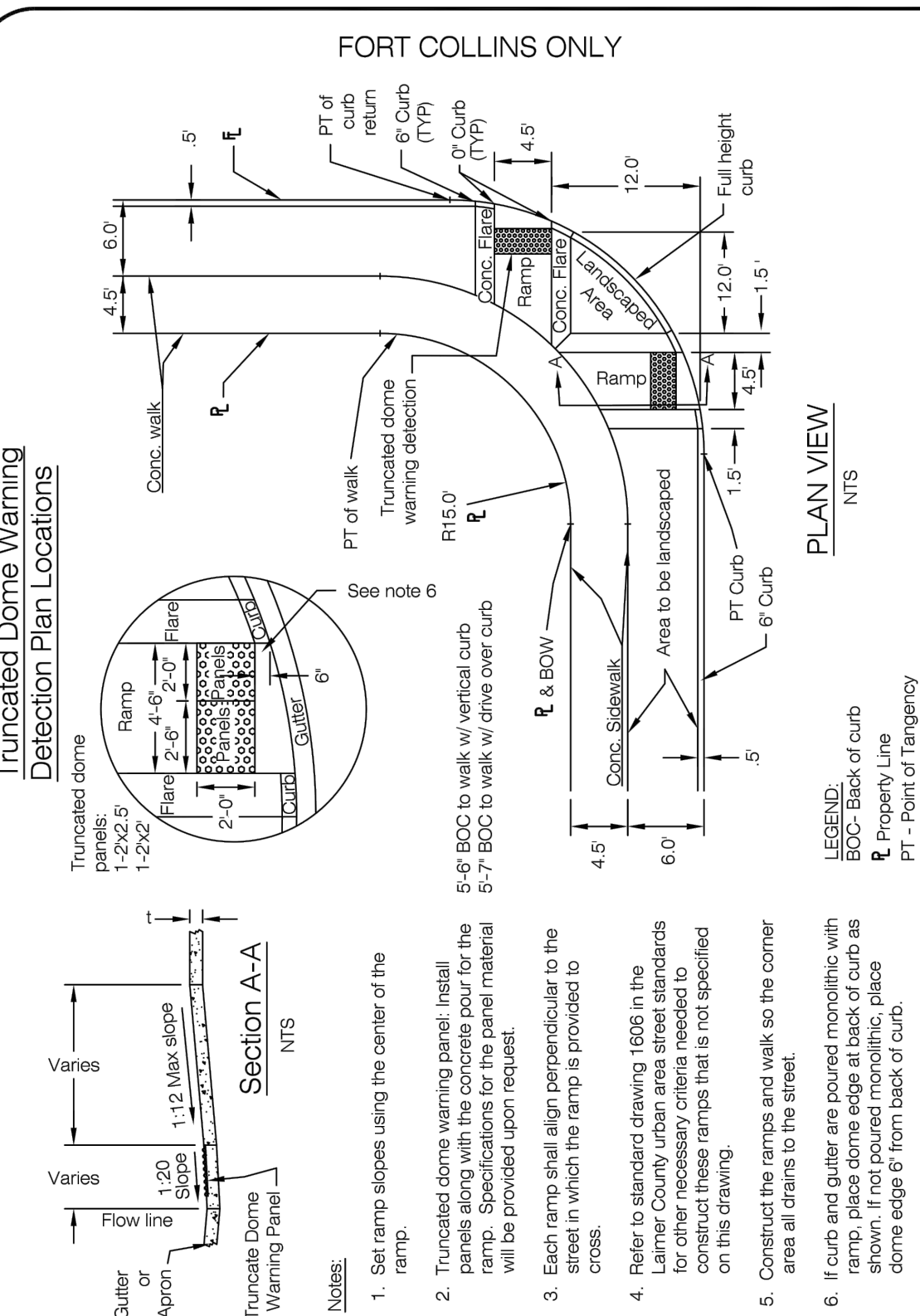
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	703



Note:
Do Not Use Pieces of Brick Smaller Than Half A Brick.

TRUNCATED DOME – MONOLITHIC CURB

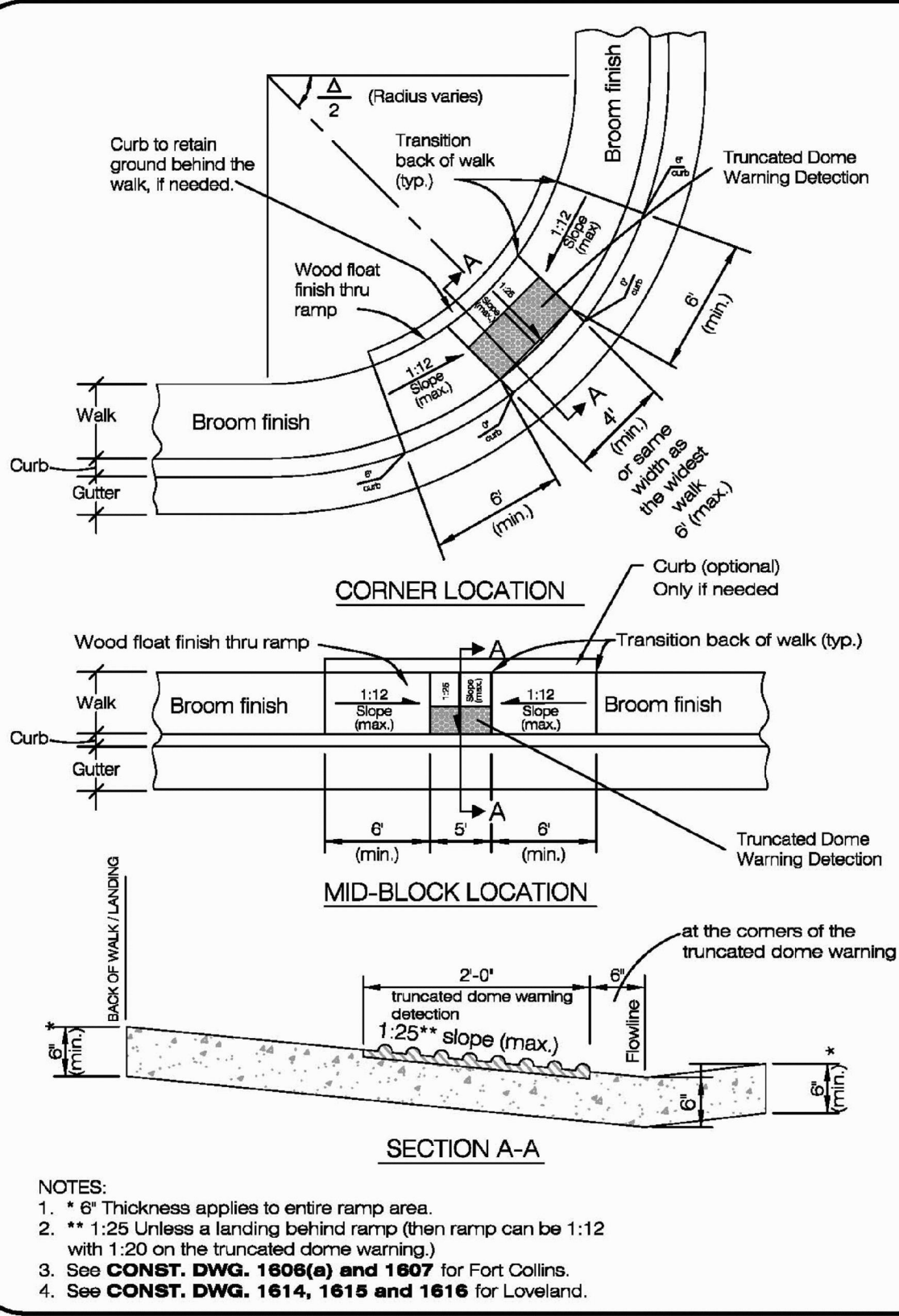
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		DATE: 04/01/07	1616



NOT TO SCALE

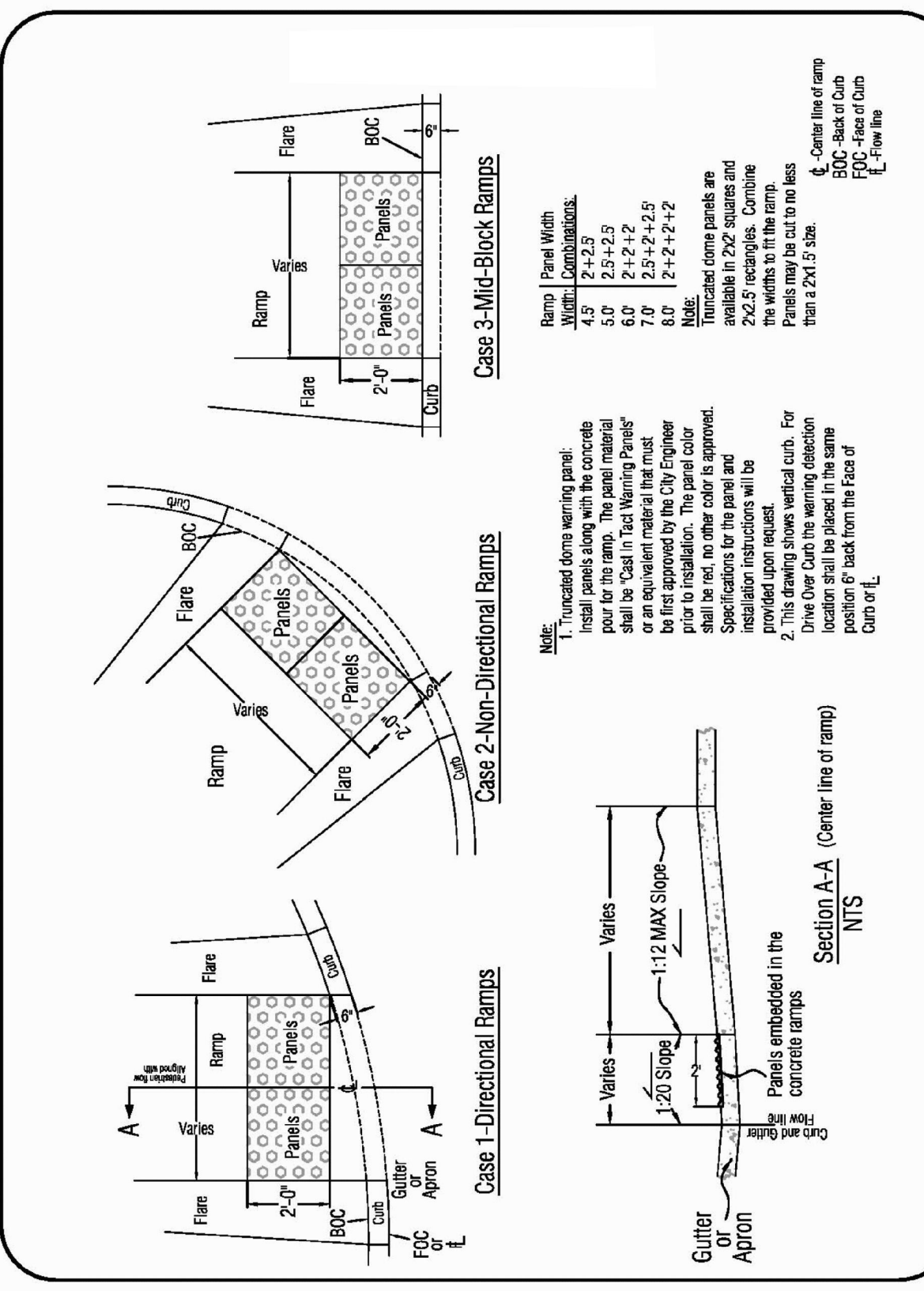
RESIDENTIAL LOCAL STREET ACCESS RAMPS

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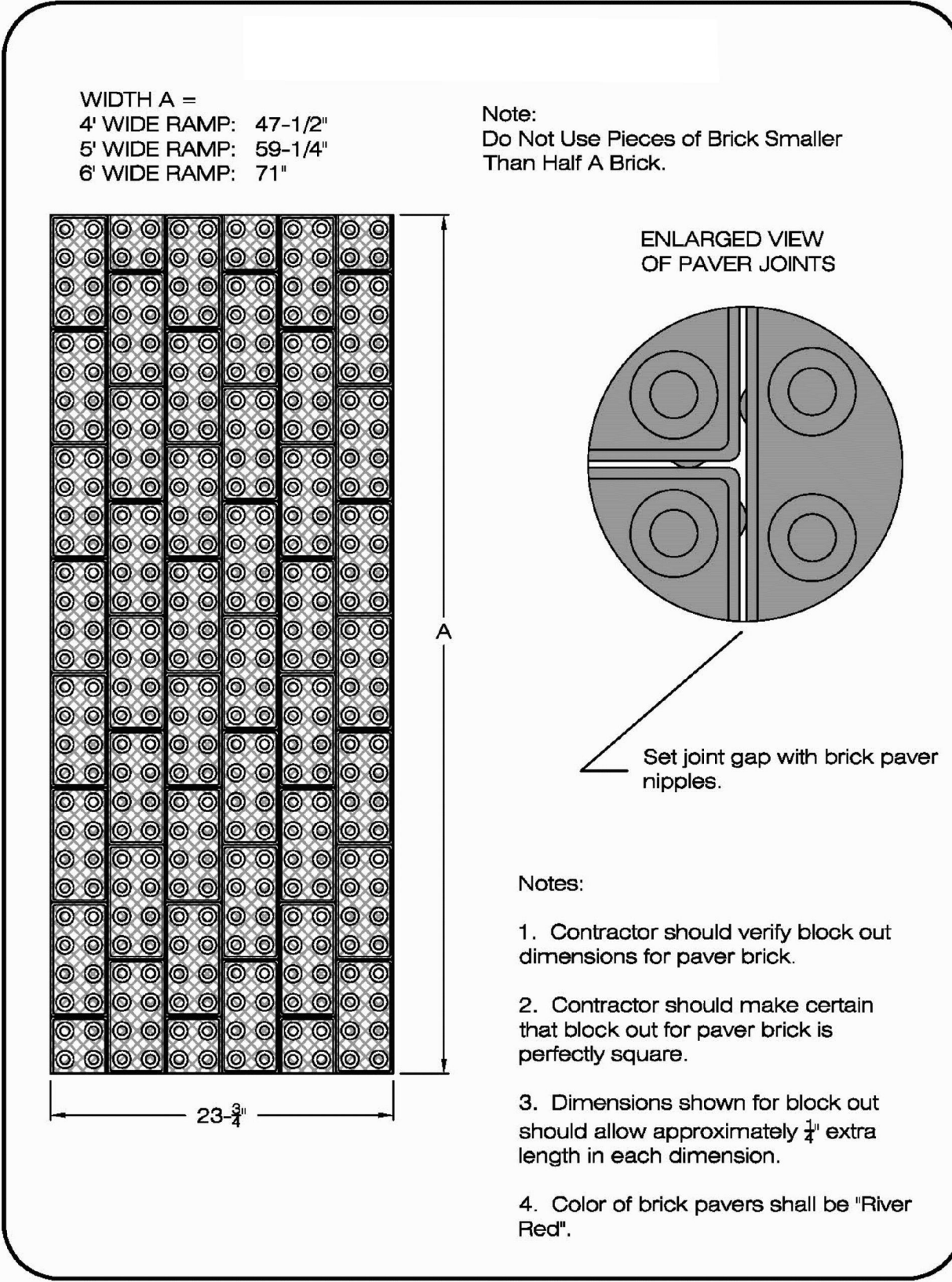
ACCESS RAMP DETAILS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	1603



TRUNCATED DOME WARNING FOR ACCESS RAMPS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	1607



TRUNCATED DOME

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	FIGURE
		DATE: 04/01/07	1614

NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
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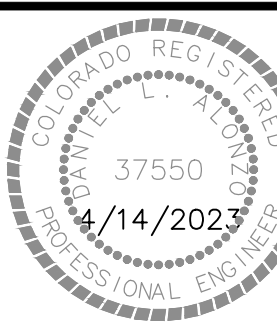
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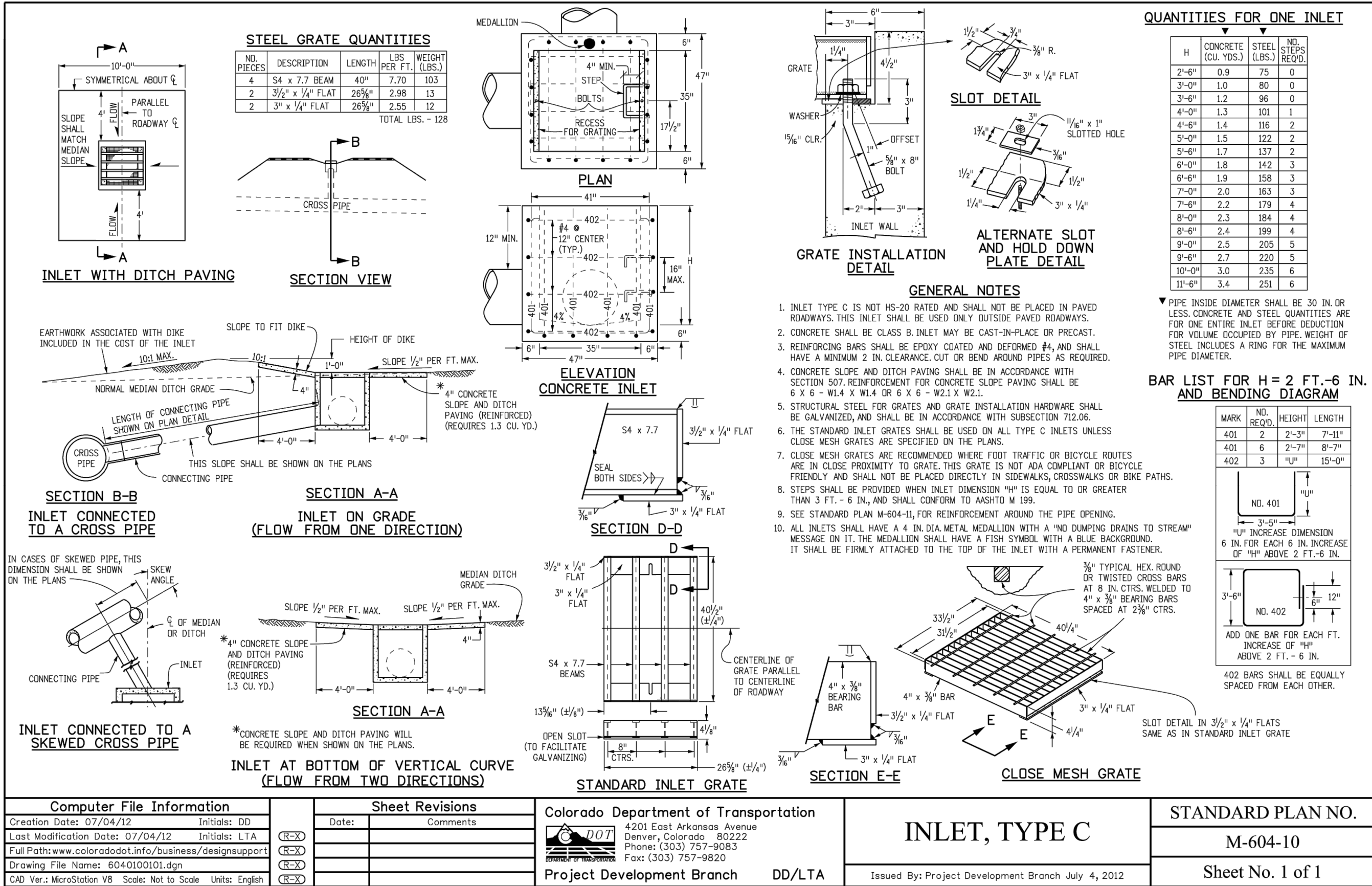
PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
DETAILS - STREET



DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C10.0



TOWN OF BERTHOUD APPROVAL

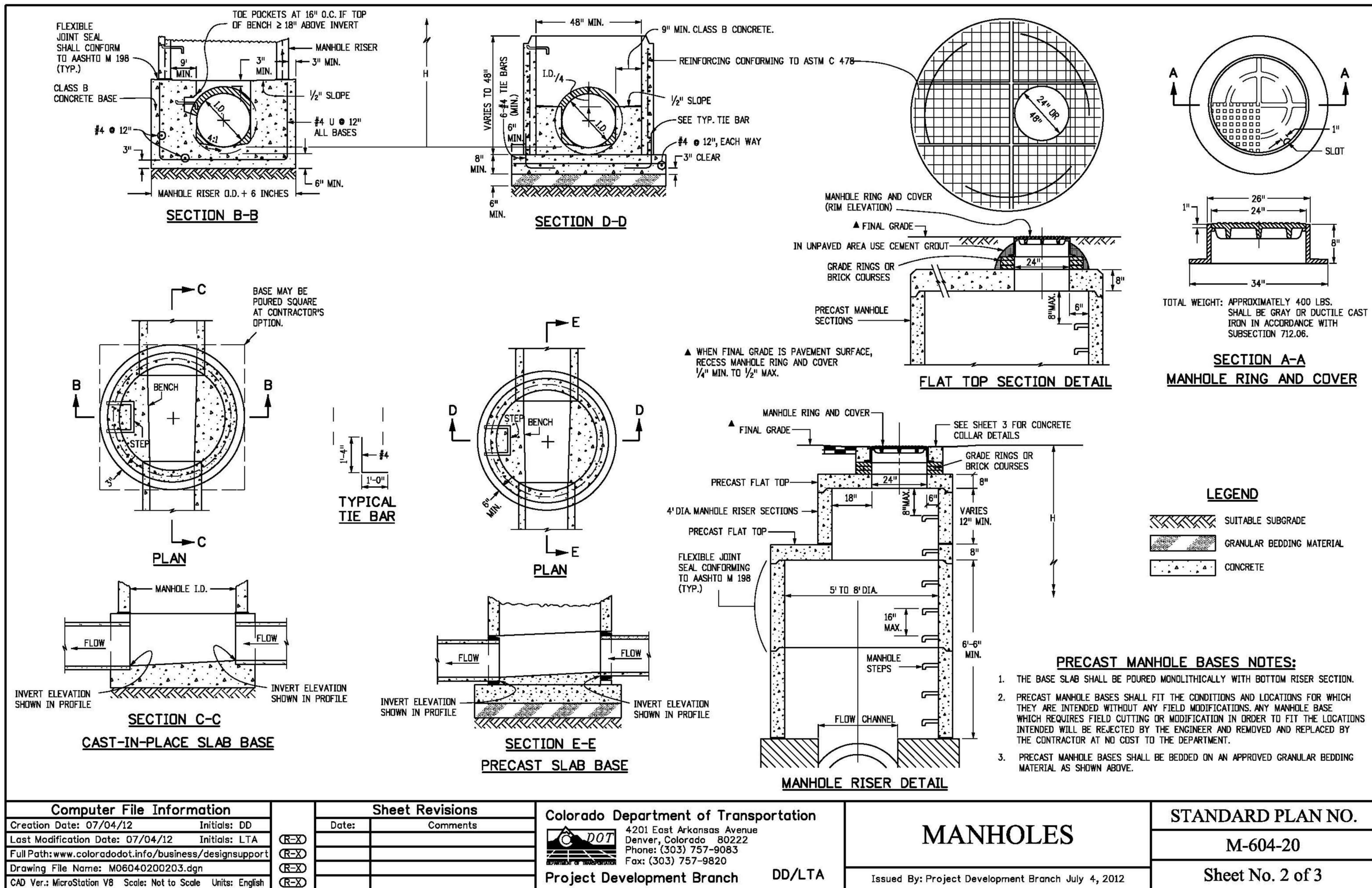
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TOWN ENGINEER

DATE

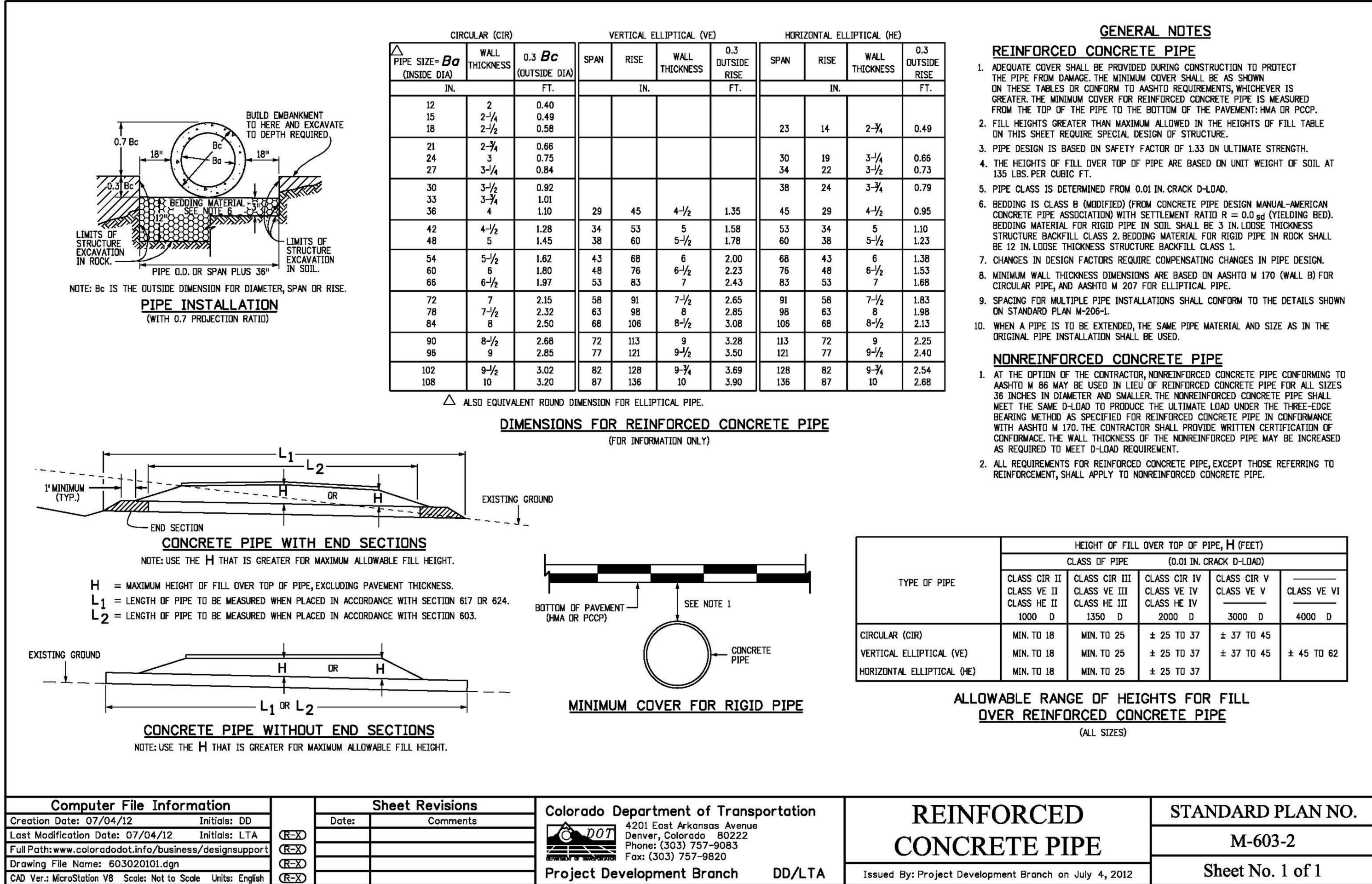


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TOWN ENGINEER _____ DATE _____

Computer File Information Creation Date: 07/04/12 Initials: DD Last Modification Date: 07/04/12 Initials: LTA File Path: www.coloradodot.info/business/designsupport Drawing File Name: 603020101.dgn CAD Ver.: MicroStation V8 Scale: 2010:1 Units: English		Sheet Revisions Date: Comments:		Colorado Department of Transportation  4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820		REINFORCED CONCRETE PIPE Issued By: Project Development Branch on July 4, 2012		STANDARD PLAN NO. M-603-2 Sheet No. 1 of 1	
				Project Development Branch		DD/LTA			

SHEET NO:

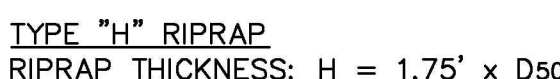
44 OF 52



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APPROVED BY _____

TOWN ENGINEER DATE



1. EXPOSED AND BURIED (SOL) RIPRAP DETAILS ARE APPLICABLE TO FLAT OR SLOPED AREAS. REFER TO THE SITE PLAN FOR ACTUAL LOCATION AND LIMITS OF EACH TYPE.
2. GENERAL PLACEMENT TECHNIQUES SHOULD RESULT IN LARGER ROCK AT THE SURFACE WITH ROCK SECURELY INTERLOCKED AT THE DESIGN THICKNESS AND GRADE. COMPACTION AND LEVELING SHOULD RESULT IN MINIMAL VOIDS AND PROJECTIONS ABOVE GRADE. TYPICAL FOR BOTH BURIED AND EXPOSED RIPRAP.
3. ALL MATERIALS AND PLACEMENT REQUIREMENTS FOR RIPRAP AND BEDDING SHALL MEET THE UDFCD CRITERIA.

SCALE: N.T.S



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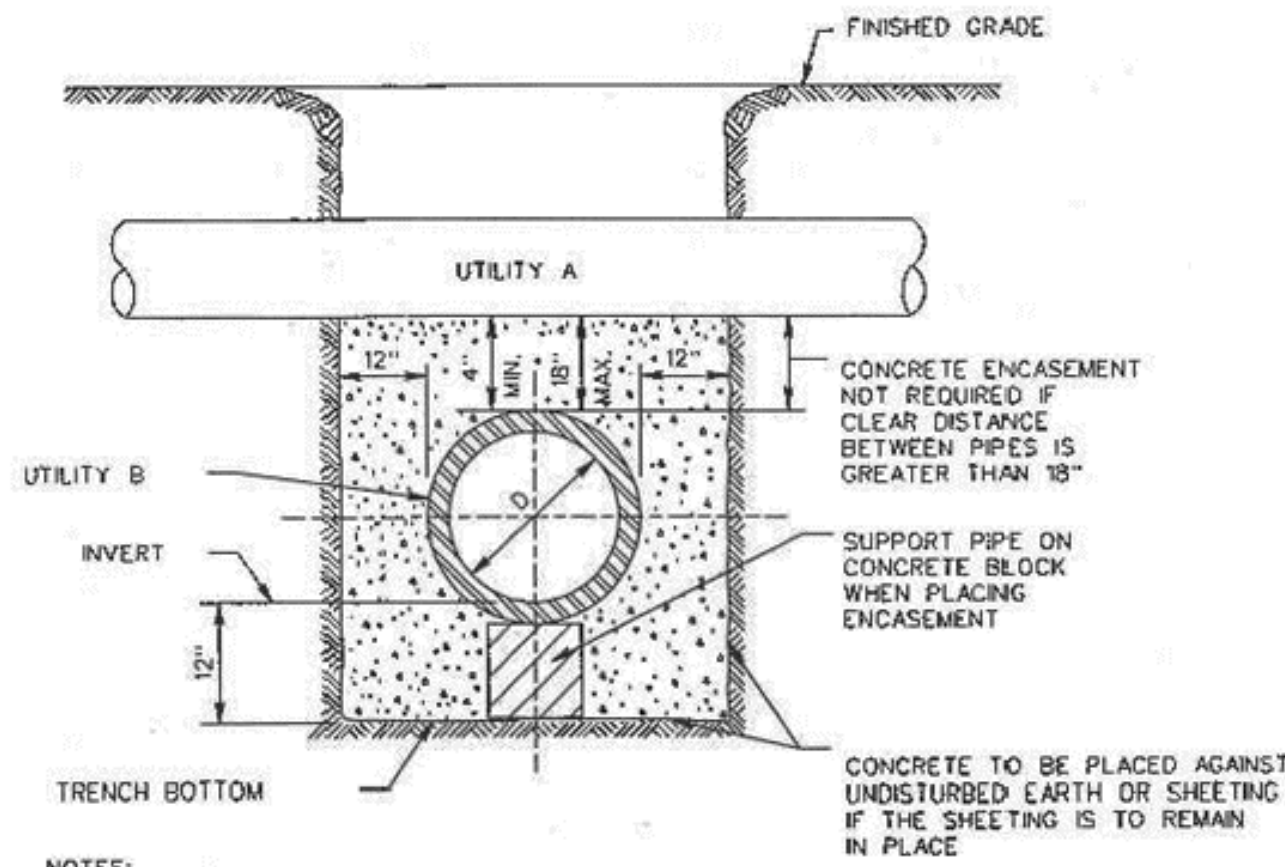
1500 Kansas Ave., Suite 2-E
Longmont, CO 80501
P 303.682.1131
F 303.682.1149



PrairieStar

SHEET NO:

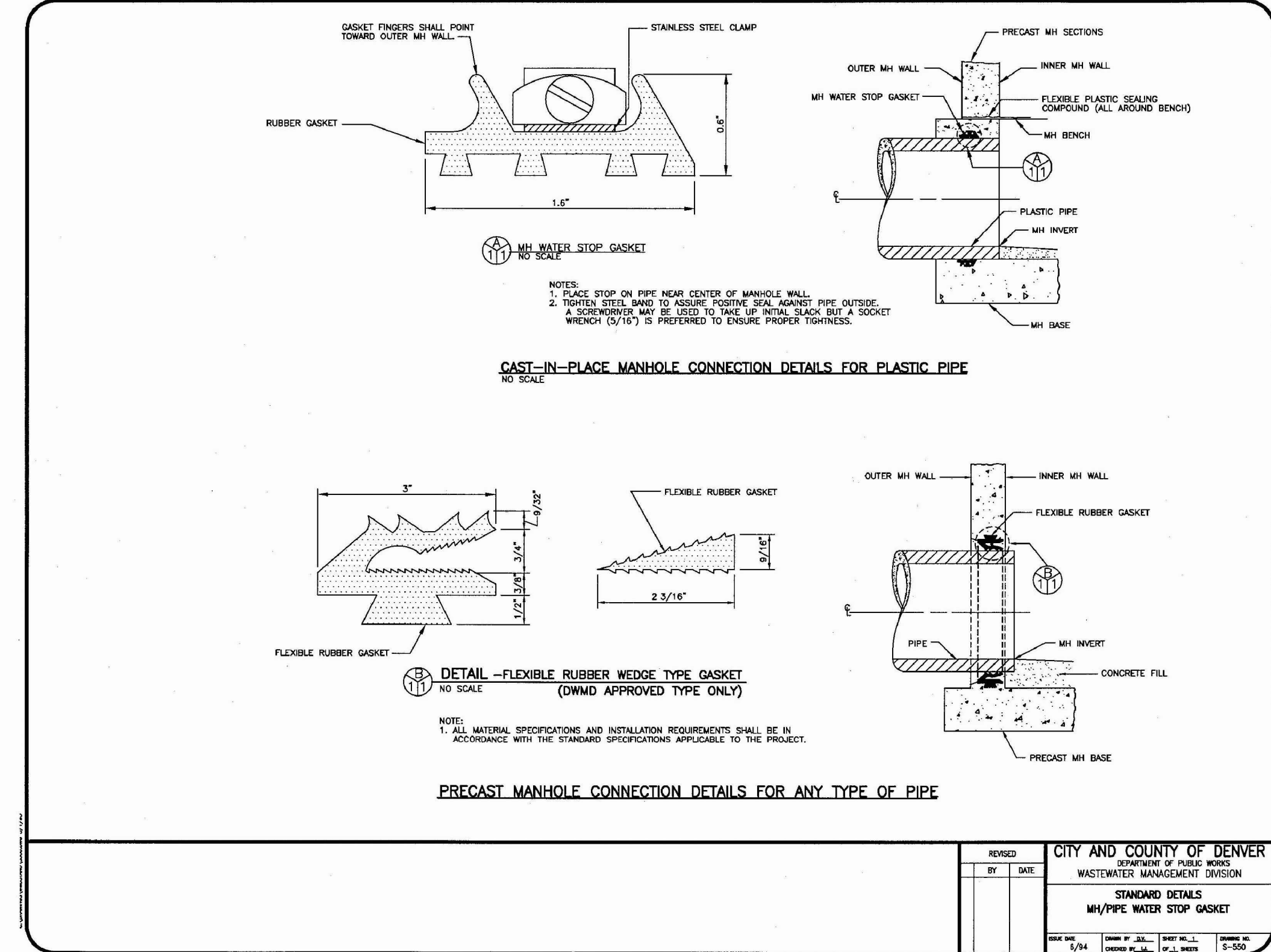
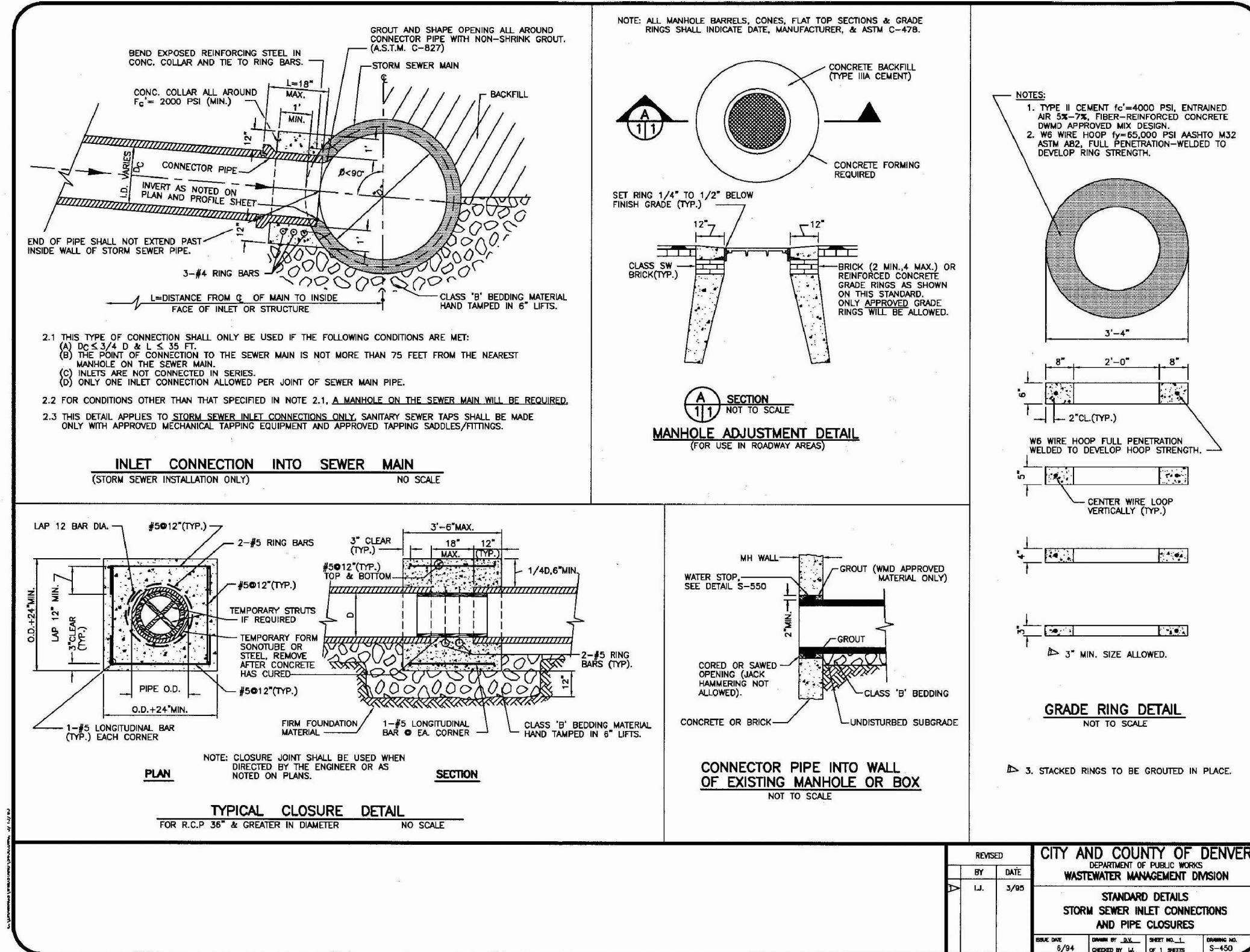
45 OF 52



- NOTES:
1. UTILITIES A AND B CAN BE EITHER NEW OR EXISTING.
 2. WHEN ONE UTILITY IS A SANITARY SEWER, IT IS PREFERABLE TO BE POSITIONED AS SHOWN FOR UTILITY B.
 3. UTILITY B JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE CENTERLINE OF UTILITY A.
 4. ENCASEMENT EXTENDS 10'-0" ON EACH SIDE OF THE CENTERLINE OF UTILITY A.
 5. PIPE MUST BE BRACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATATION DURING PLACEMENT OF CONCRETE.

CONCRETE ENCASEMENT DETAIL AT UTILITY CROSSINGS

N.T.S.



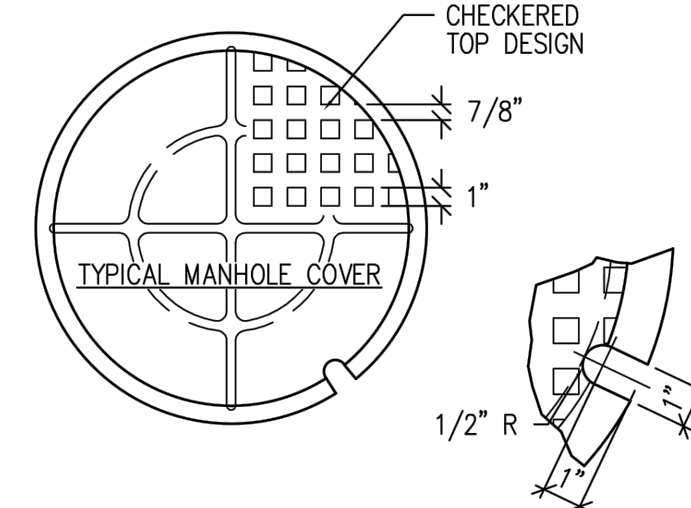
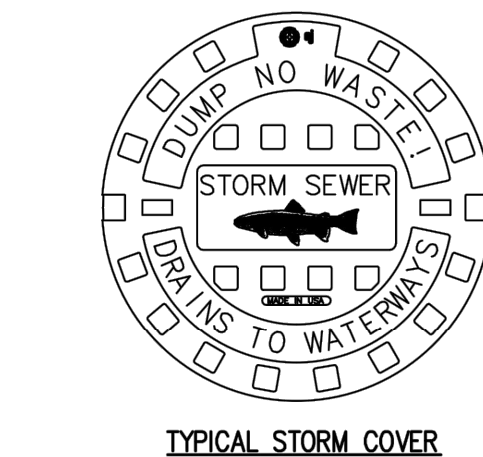
TOWN OF BERTHOUD APPROVAL

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPT 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.

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APPROVED BY:

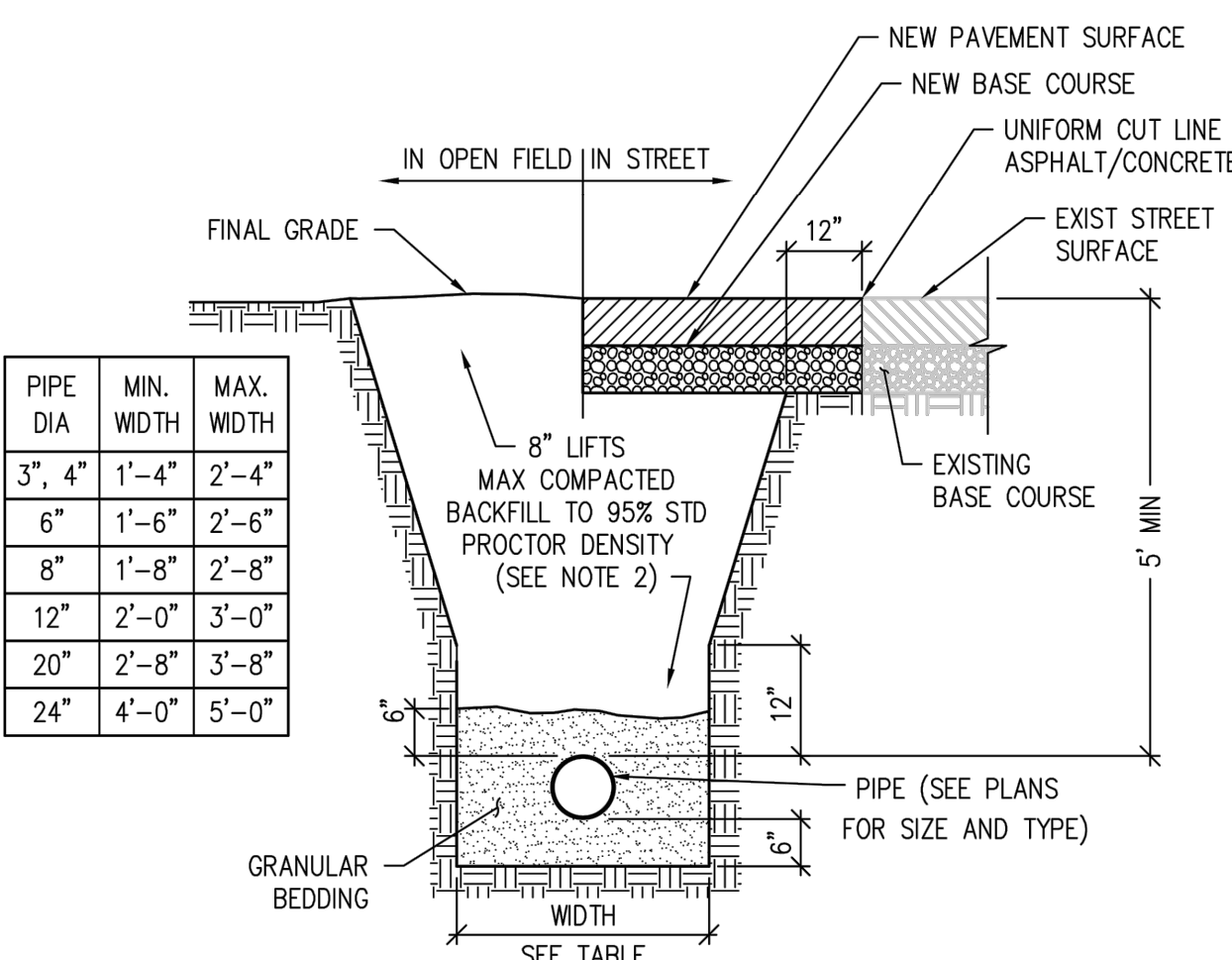
TOWN ENGINEER DATE



- NOTES:
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 2. 1-1/2\"/>

SCALE: NTS

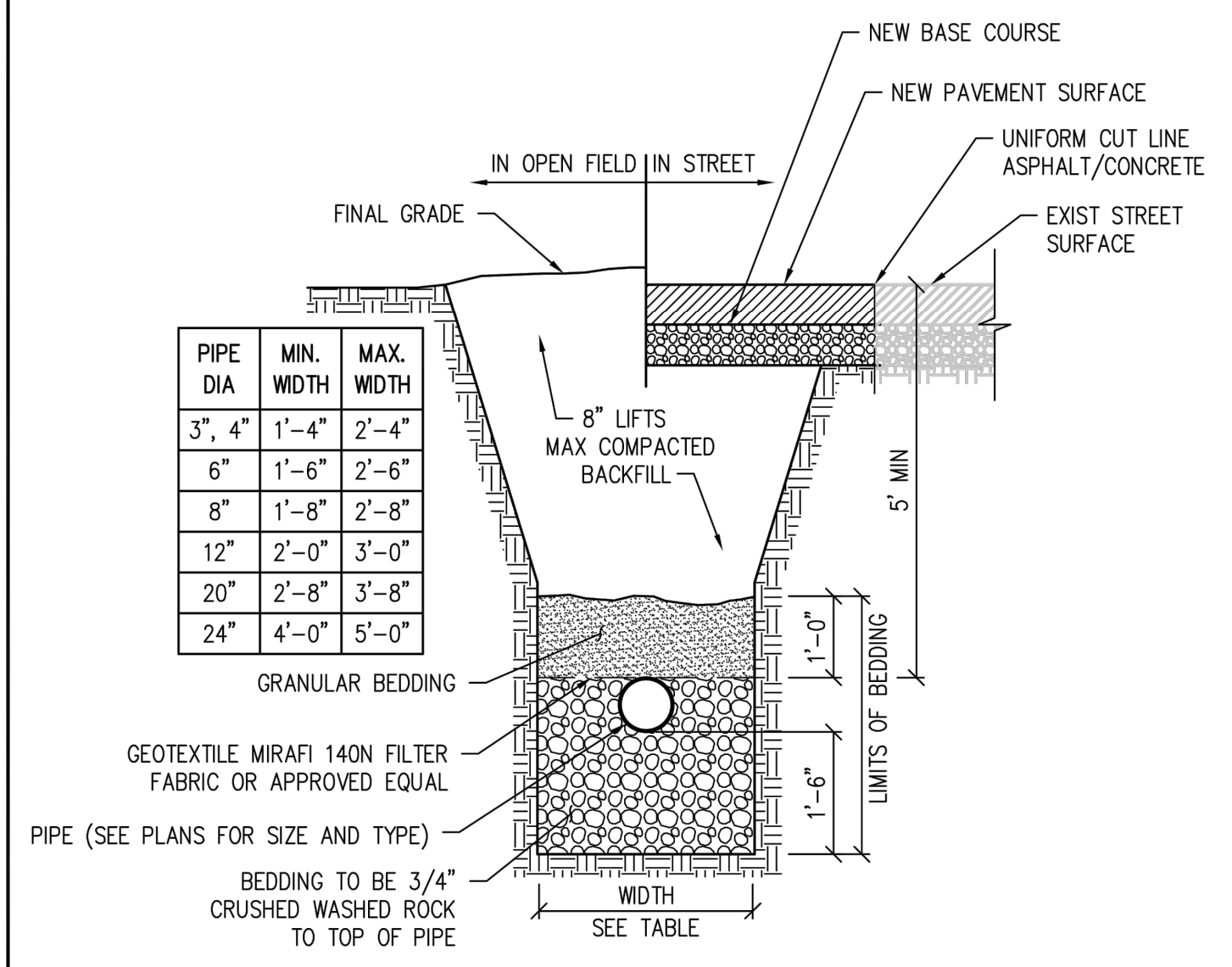
TOWN OF BERTHOUD STANDARD DESIGN CRITERIA GENERAL DETAILS	D0.04
MANHOLE RING AND COVER - NON-BOLTED	DATE: 12/2020



- NOTES:
1. MINIMUM COVER 5' FOR WATER AND SANITARY SEWER
 2. COMPACTED BACKFILL TO 90% STD PROCTOR DENSITY IN NON-DRIVING SURFACES AND 95% UNDER PAVEMENT
 3. SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED, A CONCRETE CRADLE SHALL BE PLACED WITH 2500PSI CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE
 4. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH LOCAL, STATE, FEDERAL, & OSHA SAFETY REGULATIONS
 5. PAVING SHALL COMPLY WITH LOCAL AUTHORITY JURISDICTION

SCALE: NTS

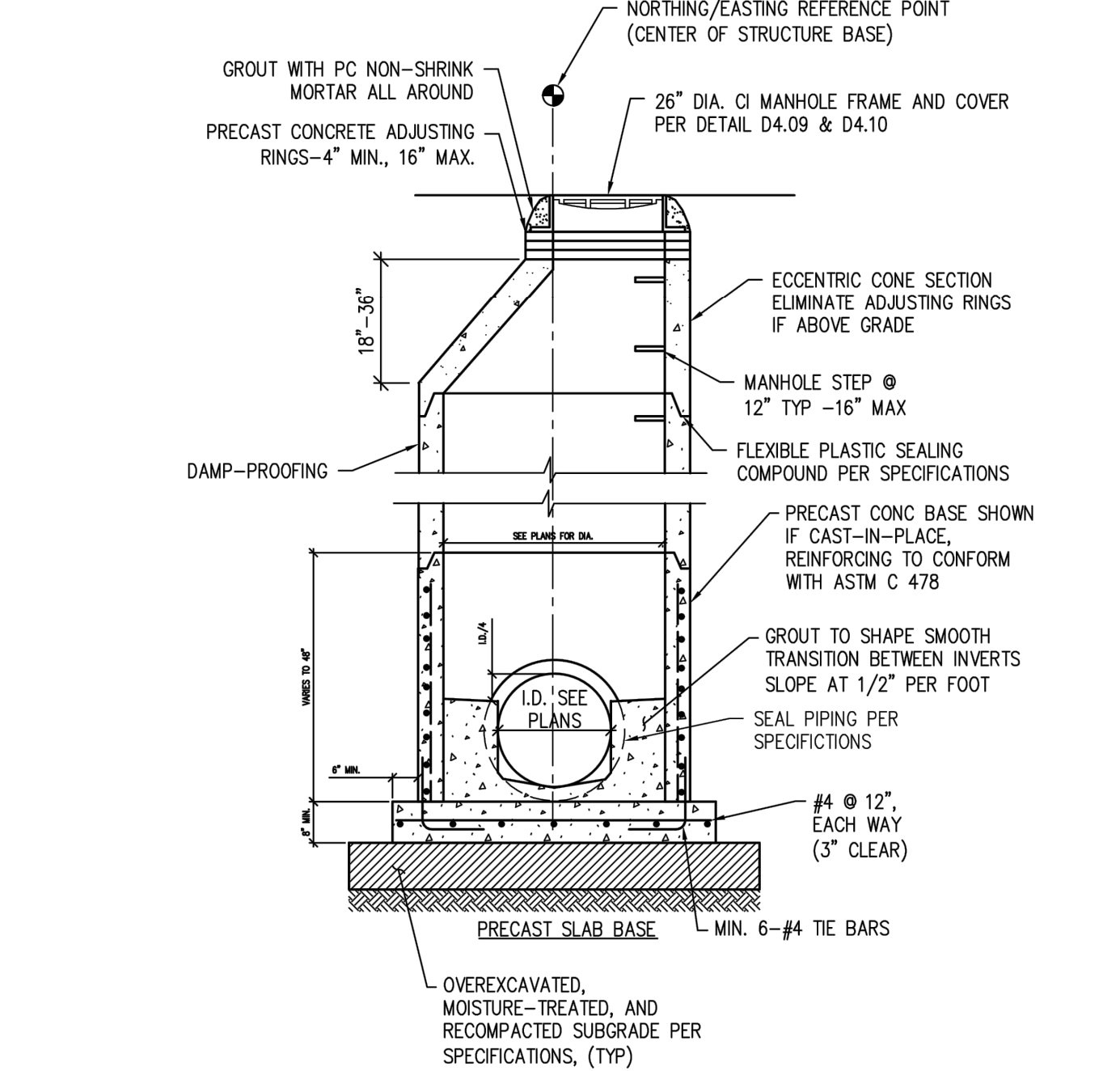
TOWN OF BERTHOUD STANDARD DESIGN CRITERIA GENERAL DETAILS	D0.01
TYPICAL TRENCH DETAIL	DATE: 12/2020



- NOTES:
1. MINIMUM COVER 5' FOR WATER AND SANITARY SEWER
 2. SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED, A CONCRETE CRADLE SHALL BE PLACED WITH 2500PSI CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE
 3. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH LOCAL, STATE, FEDERAL, & OSHA SAFETY REGULATIONS
 4. COMPACTION SHALL BE AS FOLLOWS: PIPE ZONE BEDDING 18\"/>

SCALE: NTS

TOWN OF BERTHOUD STANDARD DESIGN CRITERIA GENERAL DETAILS	D0.02
TRENCH (DIPPING BEDROCK & EXPANSIVE SOILS)	DATE: 12/2020



- NOTES:
1. SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING OR SHAPING BASE CONCRETE
 2. BLOCK-OUTS WHEN APPROVED SHALL EXTEND A MAX OF 6\"/>

SCALE: NTS

TOWN OF BERTHOUD STANDARD DESIGN CRITERIA GENERAL DETAILS	D0.03
STANDARD MANHOLE	DATE: 12/2020

TOWN OF BERTHOUD STANDARD DESIGN CRITERIA GENERAL DETAILS	D0.04
MANHOLE RING AND COVER - NON-BOLTED	DATE: 12/2020

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NO.

DESCRIPTION

DATE

BY

1

PER CITY COMMENTS DATED 1-19-22

4/15/22

MPD

2

PER CITY COMMENTS DATED 5-9-22

11/11/22

MPD

3

PER CITY COMMENTS DATED 11-17-22

4/14/23

MPD

REVISIONS

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Longmont, CO 80501
P: 303.443.3939 F: 303.443.3938
www.PrairieStarColorado.com

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4TH ADDITION CONSTRUCTION PLANS

DETAILS - SANITARY

DATE:

01-10-2022

DRAWN BY:

MPD

CHECKED BY:

DIA

JOB NO:

E-405

SHEET NO:

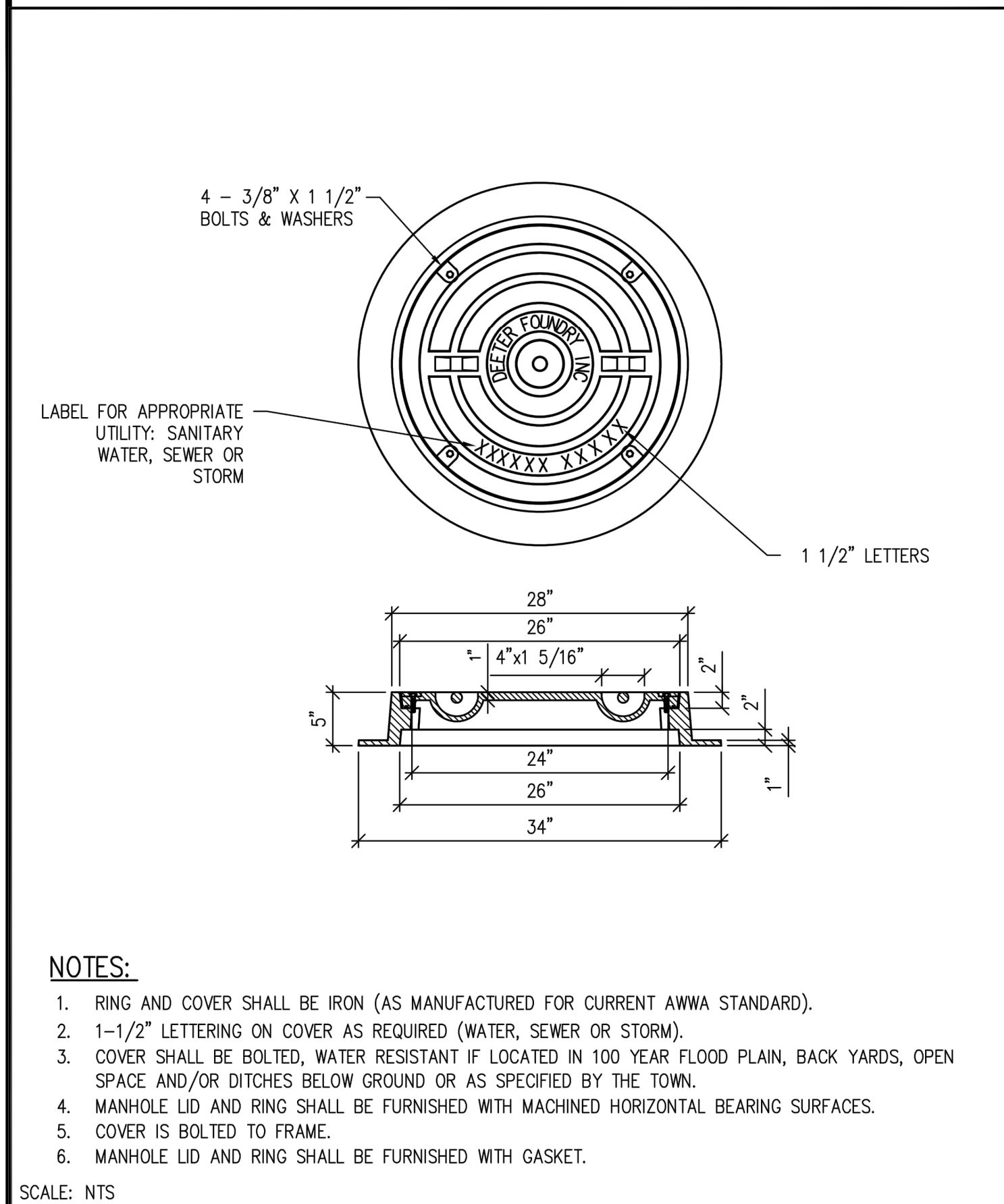
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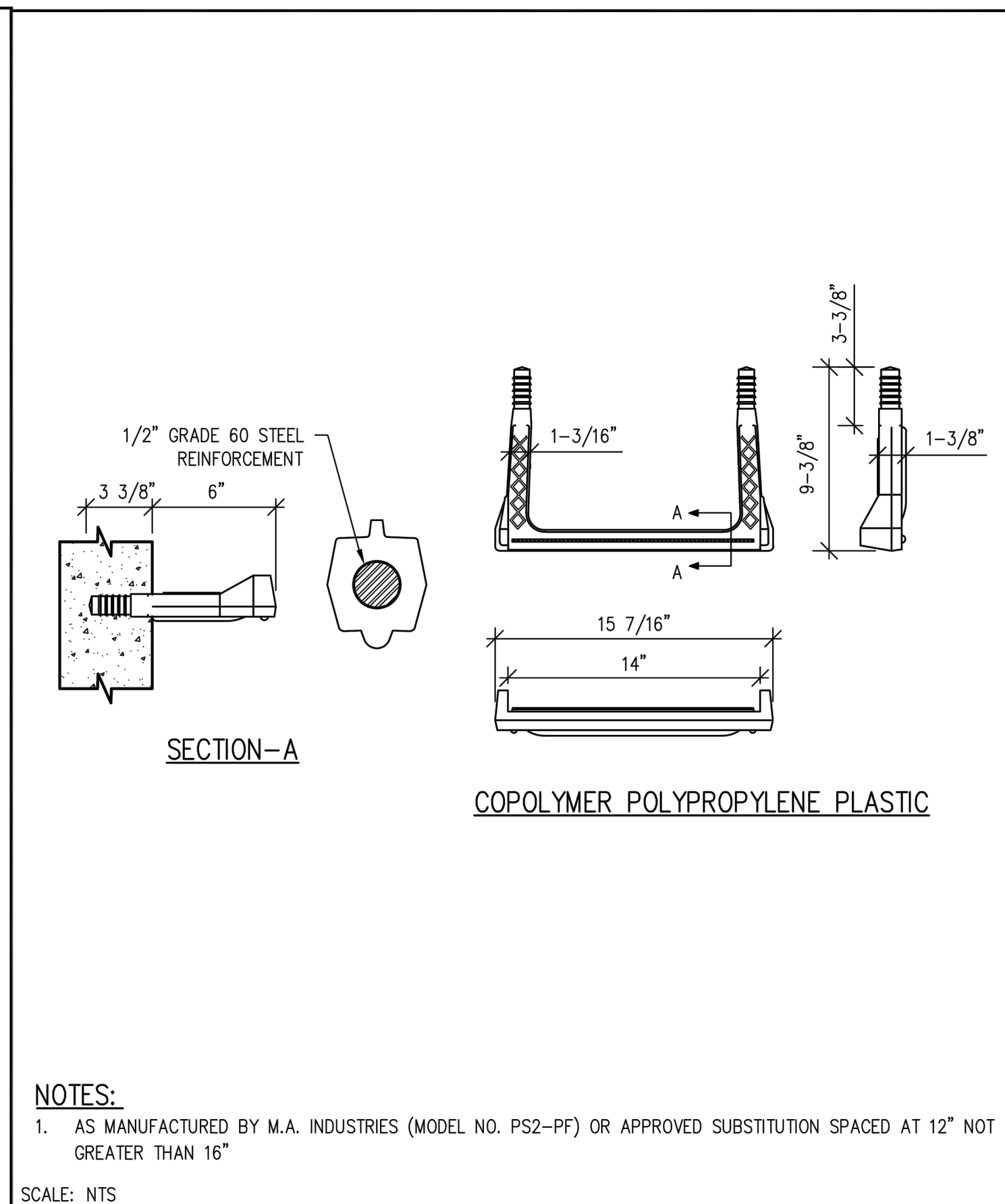
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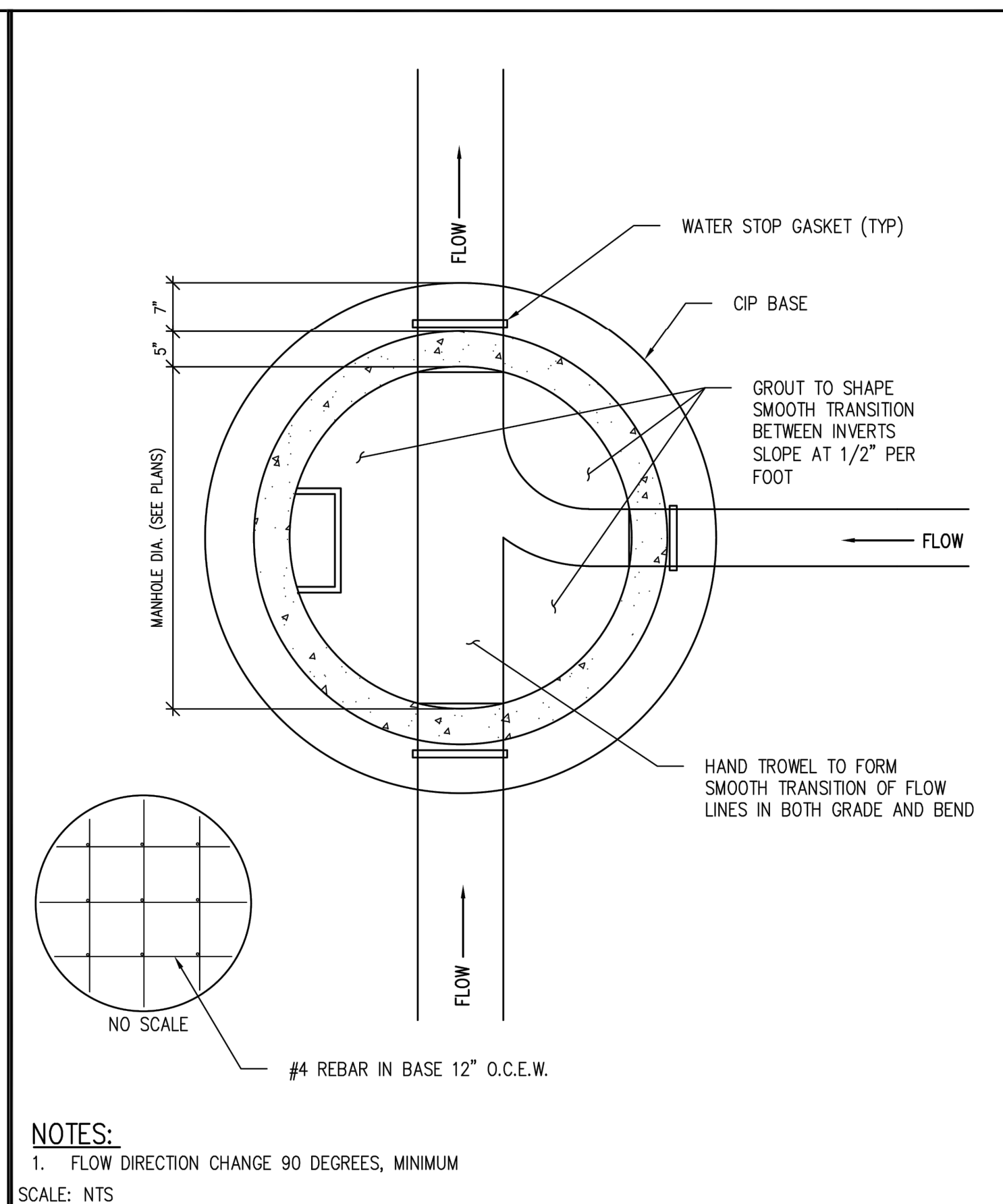
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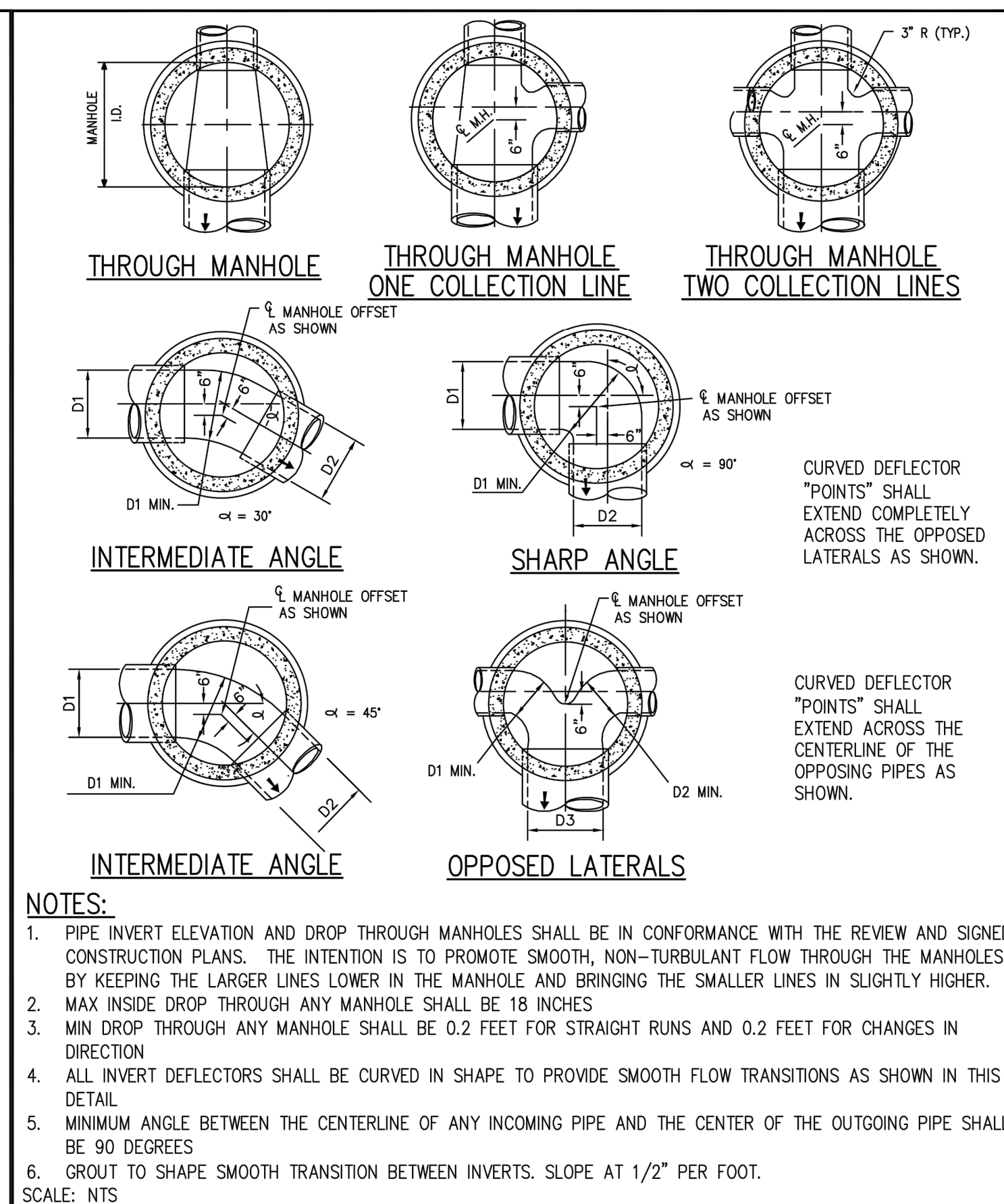
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	MANHOLE RING AND COVER - BOLTED	DATE: 12/2020



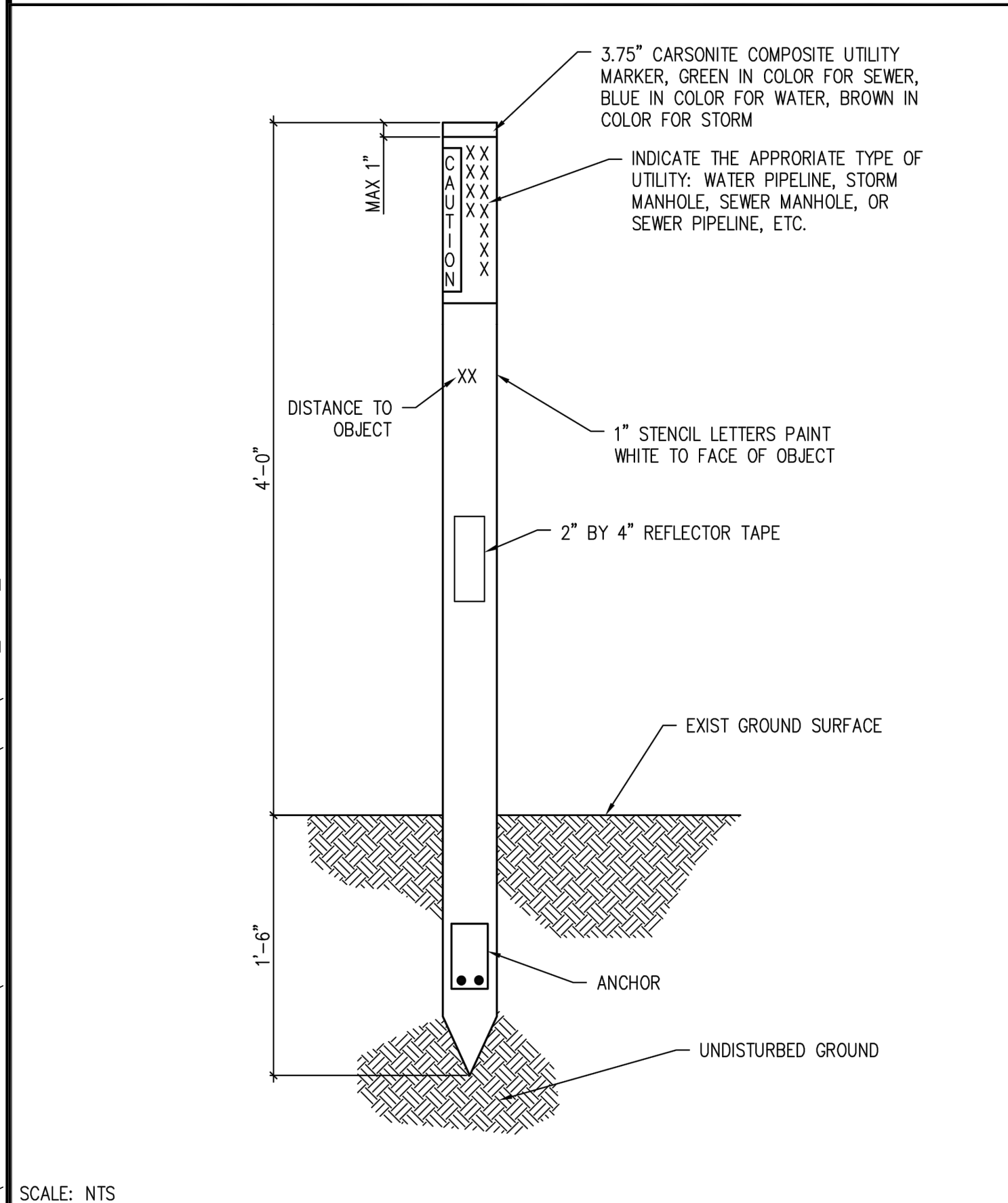
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	PLASTIC MANHOLE STEP	DATE: 12/2020



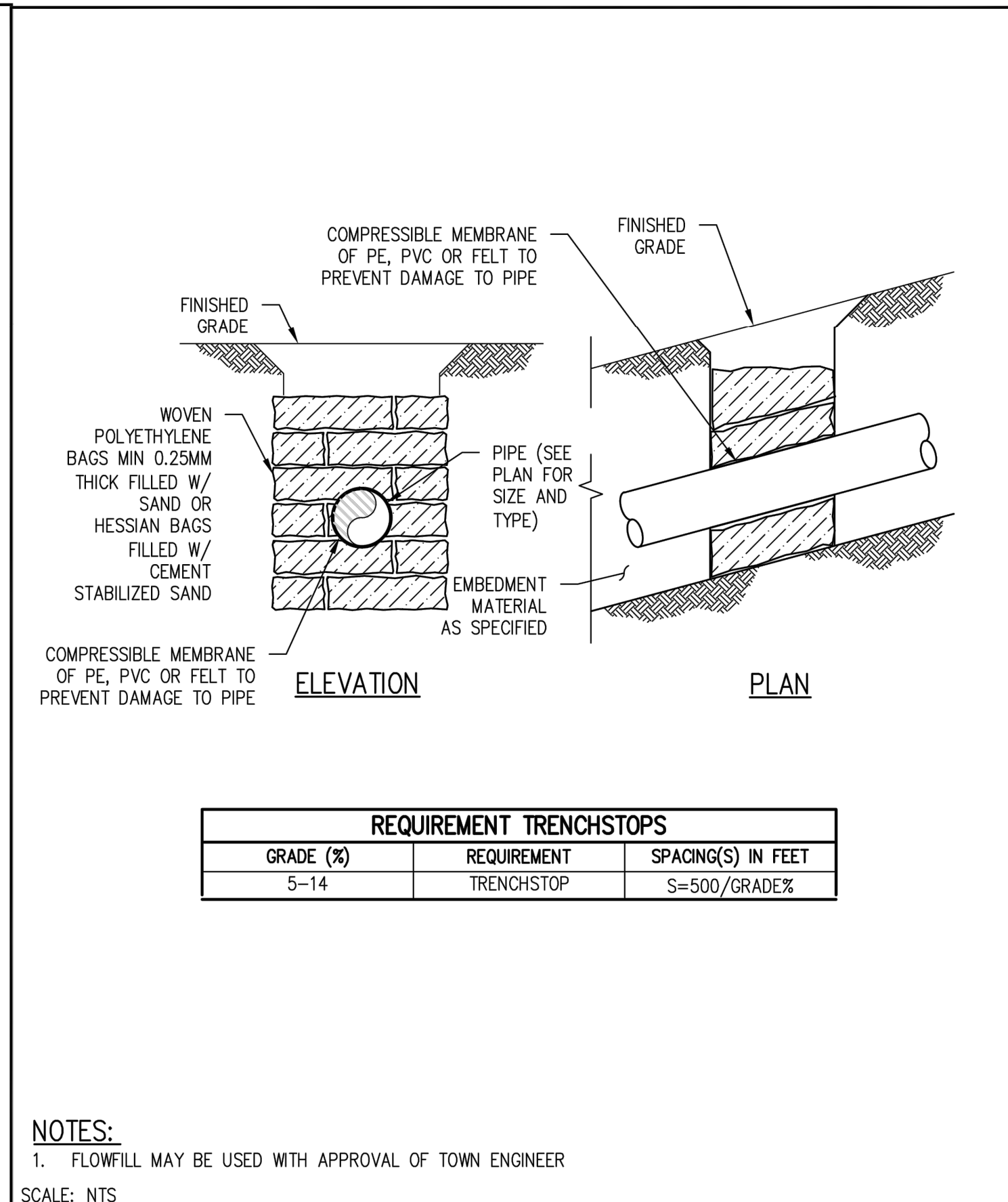
	TOWN OF BERTHOUD STANDARD DESIGN CRITERIA GENERAL DETAILS	D0.07
	MANHOLE BASE	DATE: 12/2020



	TOWN OF BERTHOUD STANDARD DESIGN CRITERIA GENERAL DETAILS	D0.08
	MANHOLE BASE AND DEFLECTOR	DATE: 12/2020



	TOWN OF BERTHOUD STANDARD DESIGN CRITERIA GENERAL DETAILS	D0.09
	UTILITY MARKER POST	DATE: 12/2020



	TOWN OF BERTHOUD STANDARD DESIGN CRITERIA GENERAL DETAILS	D0.10
	TRENCH STOP	DATE: 12/2020

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APPROVED BY: _____ DATE: _____

TOWN ENGINEER _____ DATE: _____

REVISIONS		DATE	BY
NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 1-19-22	4/15/22	MPD
2	PER CITY COMMENTS DATED 5-9-22	11/11/22	MPD
3	PER CITY COMMENTS DATED 11-17-22	4/14/23	MPD

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Boulder, Colorado 80302
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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
DETAILS - SANITARY

DATE: 01-10-2022

DRAWN BY: MPD

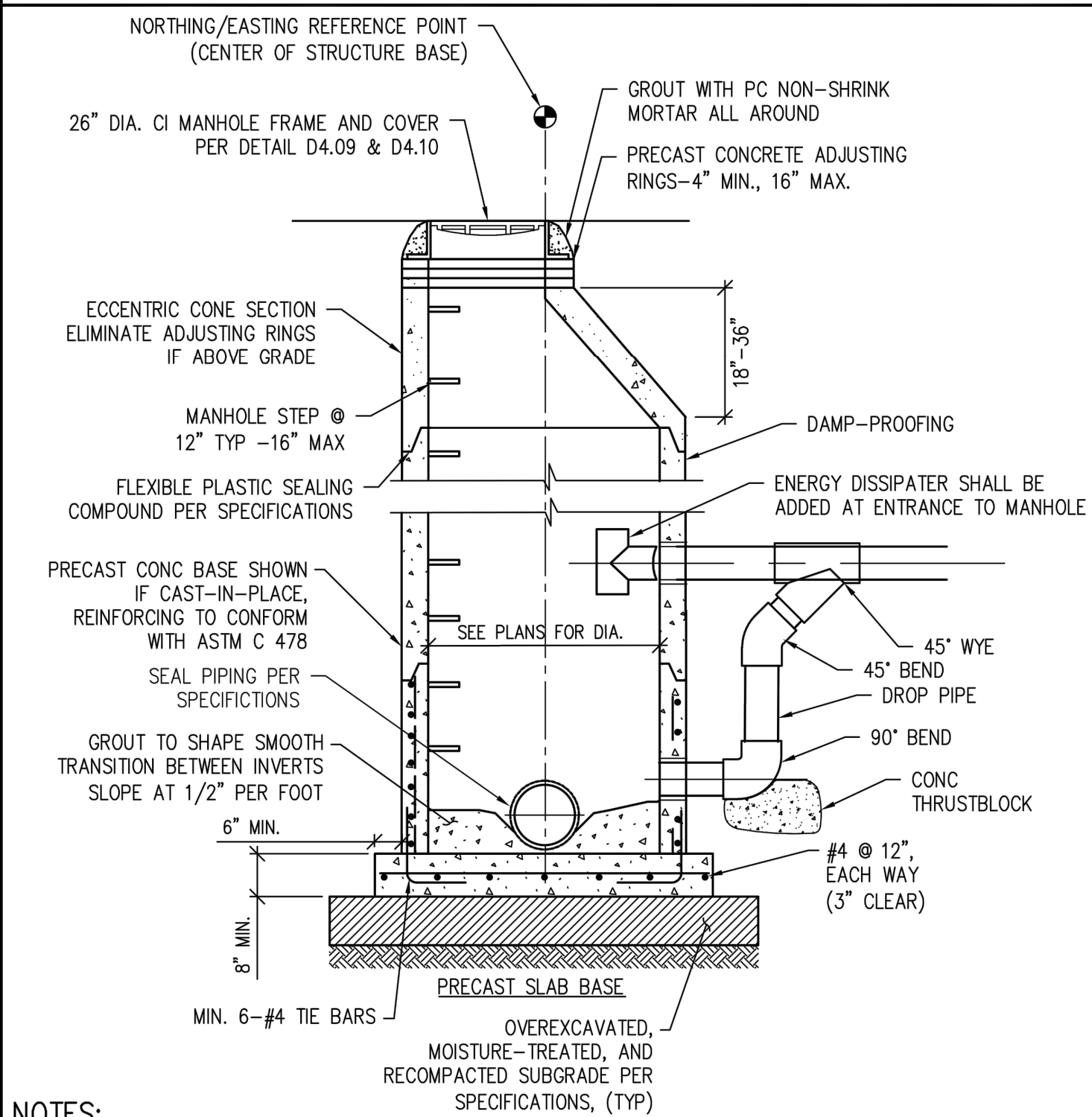
CHECKED BY: DLA

JOB NO: E-405

SHEET NO: **C10.7**

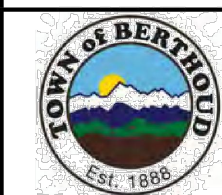
47 OF 52

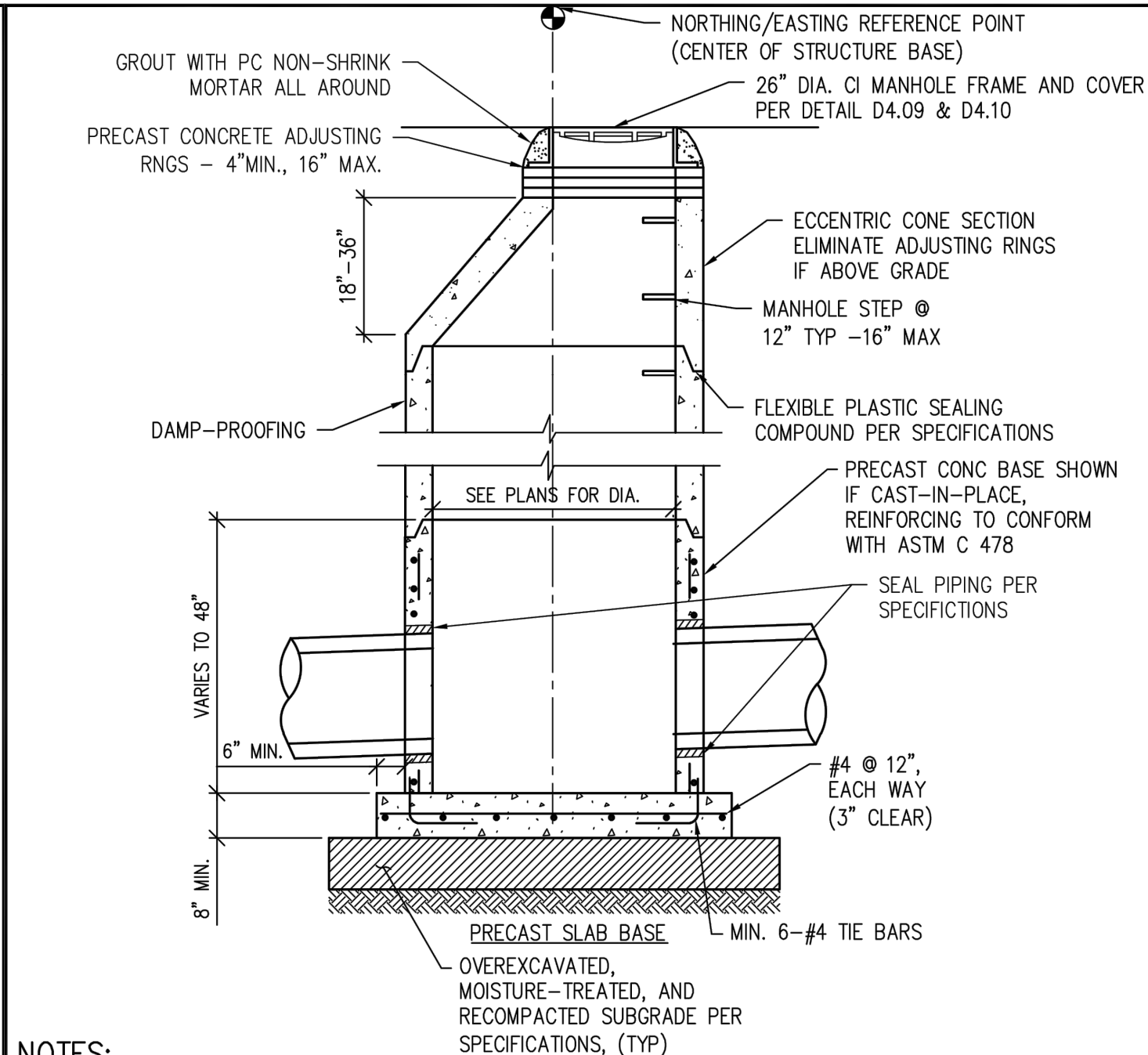
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- NOTES:
1. SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING OR SHAPING BASE CONCRETE.
 2. BLOCK-OUTS WHEN APPROVED SHALL EXTEND A MAX OF 6" PAST MANHOLE OD AND BE SATISFACTORILY PLUGGED AND SEALED.
 3. CONCRETE MANHOLES BASES MAY BE POURED IN PLACE ONLY WITH PRIOR APPROVAL.
 4. ALL MORTAR SHALL BE MIXED WITH A TYPE II CEMENT.
 5. BENCH MUST HAVE A BRUSHED, NON-SKID SURFACE.

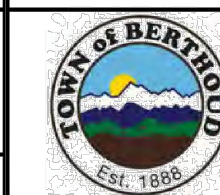
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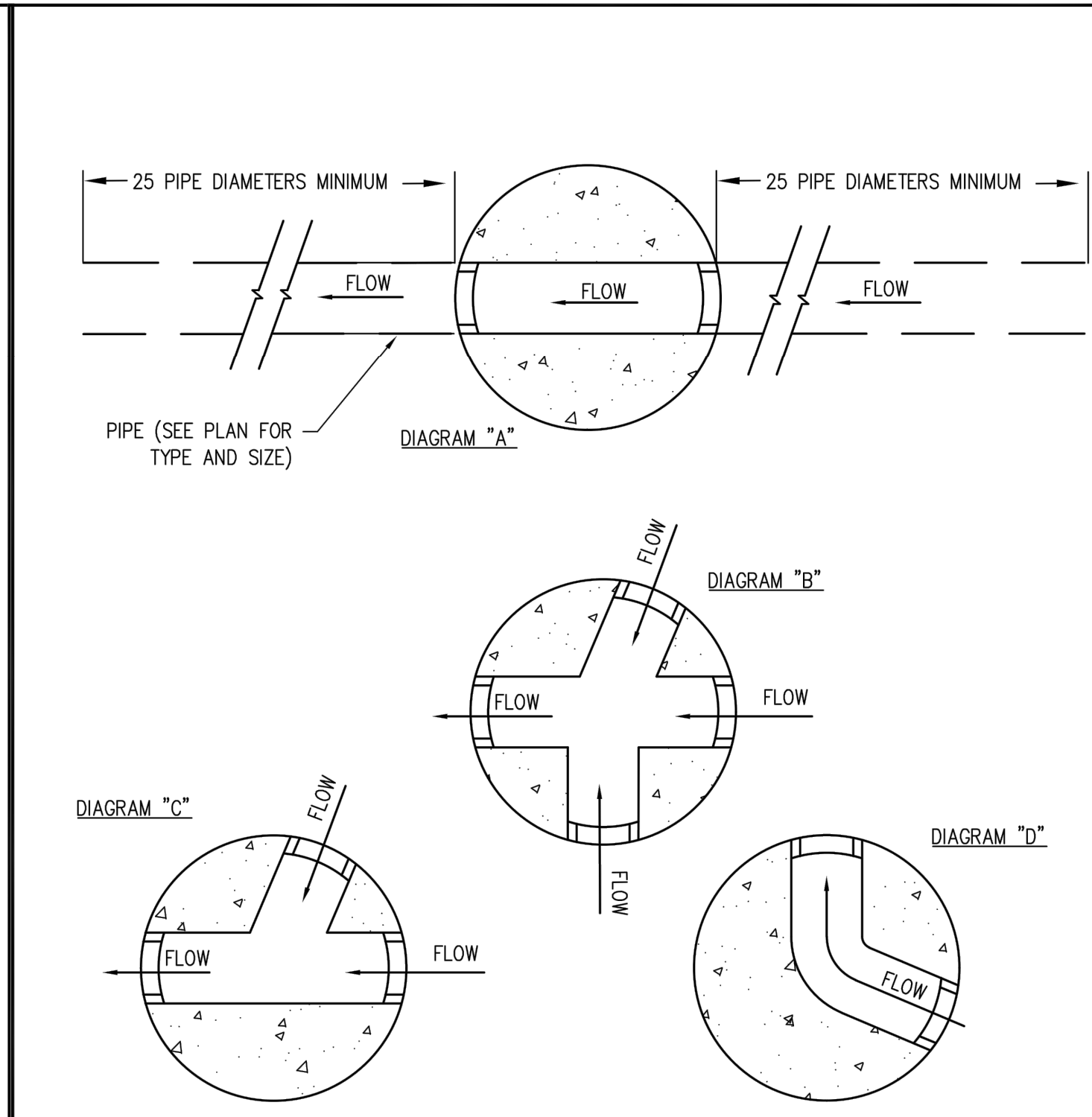
	TOWN OF BERTHOUD STANDARD DESIGN CRITERIA	D4.01
	SANITARY SEWER DETAILS	
	SANITARY DROP MANHOLE	DATE: 12/2020



- NOTES:
1. MANHOLES SHALL BE SEALED WATERTIGHT. NO GROUT ALLOWED. MANHOLE EXTERIORS SHALL BE DAMP-PROOFED.
 2. DROP THROUGH MANHOLE TO BE EQUAL TO SLOPE OF SURROUNDING PIPE. FOR FLUME INSTALLATIONS, FLUME MUST BE SET LEVEL.
 3. MONITORING MANHOLE TO BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY, ON DISCHARGER'S PROPERTY. THE MANHOLE MUST BE SAFELY AND INDEPENDENTLY ACCESSIBLE FOR TOWN USE AT ALL TIMES.
 4. FOR MANHOLE DEPTHS LESS THAN FOUR FEET FROM RIM TO TOP OF BENCH, VERTICAL MANHOLE BARRELS OR MINIMUM 30-INCH BY 30-INCH PRECAST BOX WITH PRECAST FLAT TOP SECTIONS ARE REQUIRED.
 5. DESIGN AND LOCATION OF MONITORING MANHOLE SUBJECT TO DISTRICT APPROVAL.
 6. THERE SHALL NOT BE ANY BENDS, DROP MANHOLES FLOW JUNCTIONS, CHANGES IN PIPE DIAMETER, ETC., WITHIN 25 PIPE DIAMETERS UPSTREAM OR DOWNSTREAM OF THE MANHOLE.

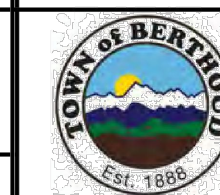
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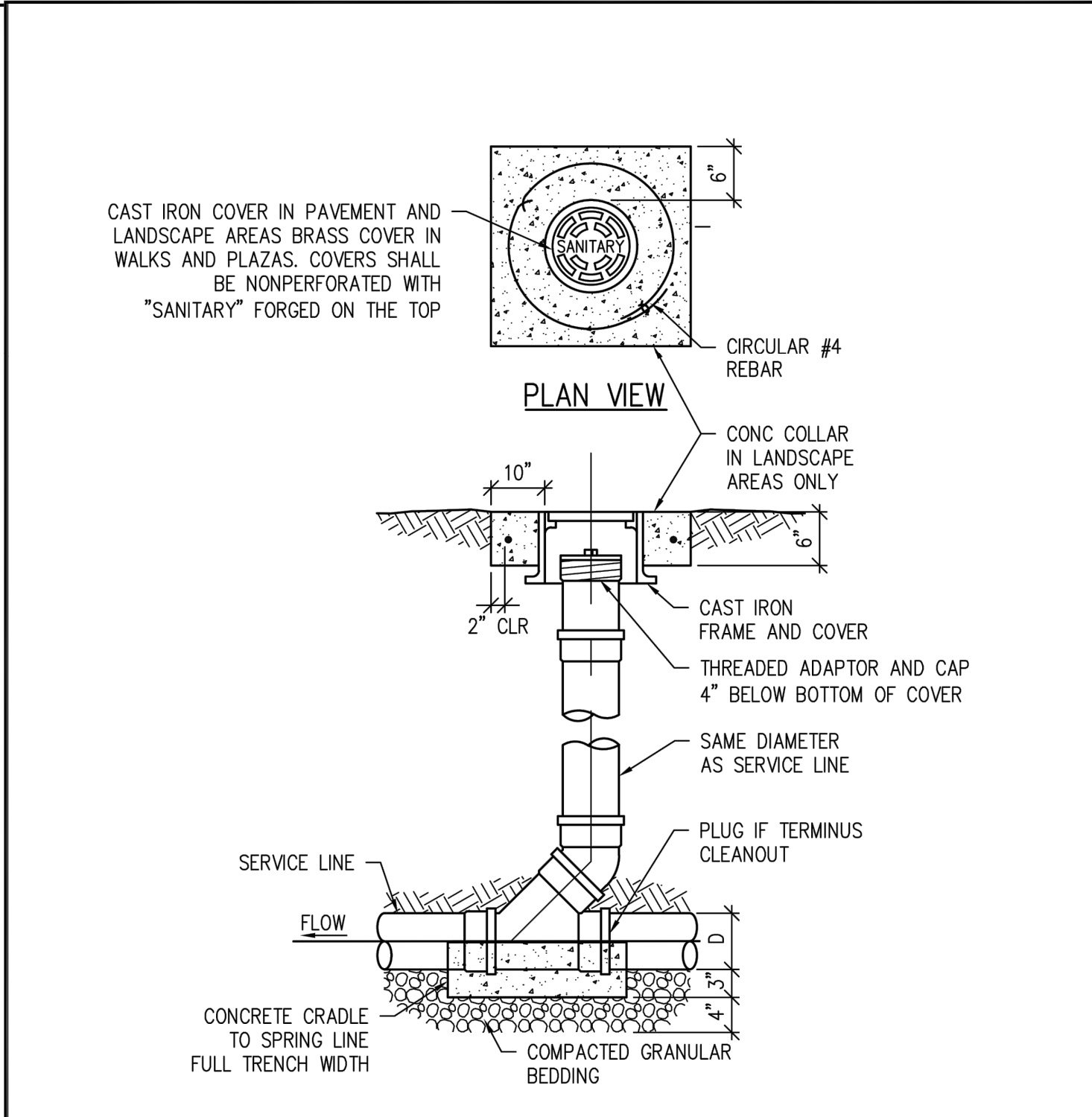
	TOWN OF BERTHOUD STANDARD DESIGN CRITERIA	D4.02
	SANITARY SEWER DETAILS	
	MONITORING SANITARY MANHOLE	DATE: 12/2020



- NOTES:
1. DIAGRAM "A" IS COMPATIBLE FOR THE INSTALLATION OF A FLOWMETER OR FLUME IN THE INVERT.
 2. DIAGRAMS "B", "C", "D" ARE NOT SUITABLE FOR THE INSTALLATION OF A FLOW MEASURING DEVICE DUE TO THE LOCATION OF THE SIDE SEWERS OR A BEND IN THE INVERT CHANNEL.

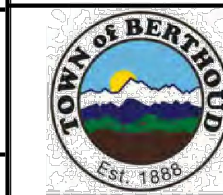
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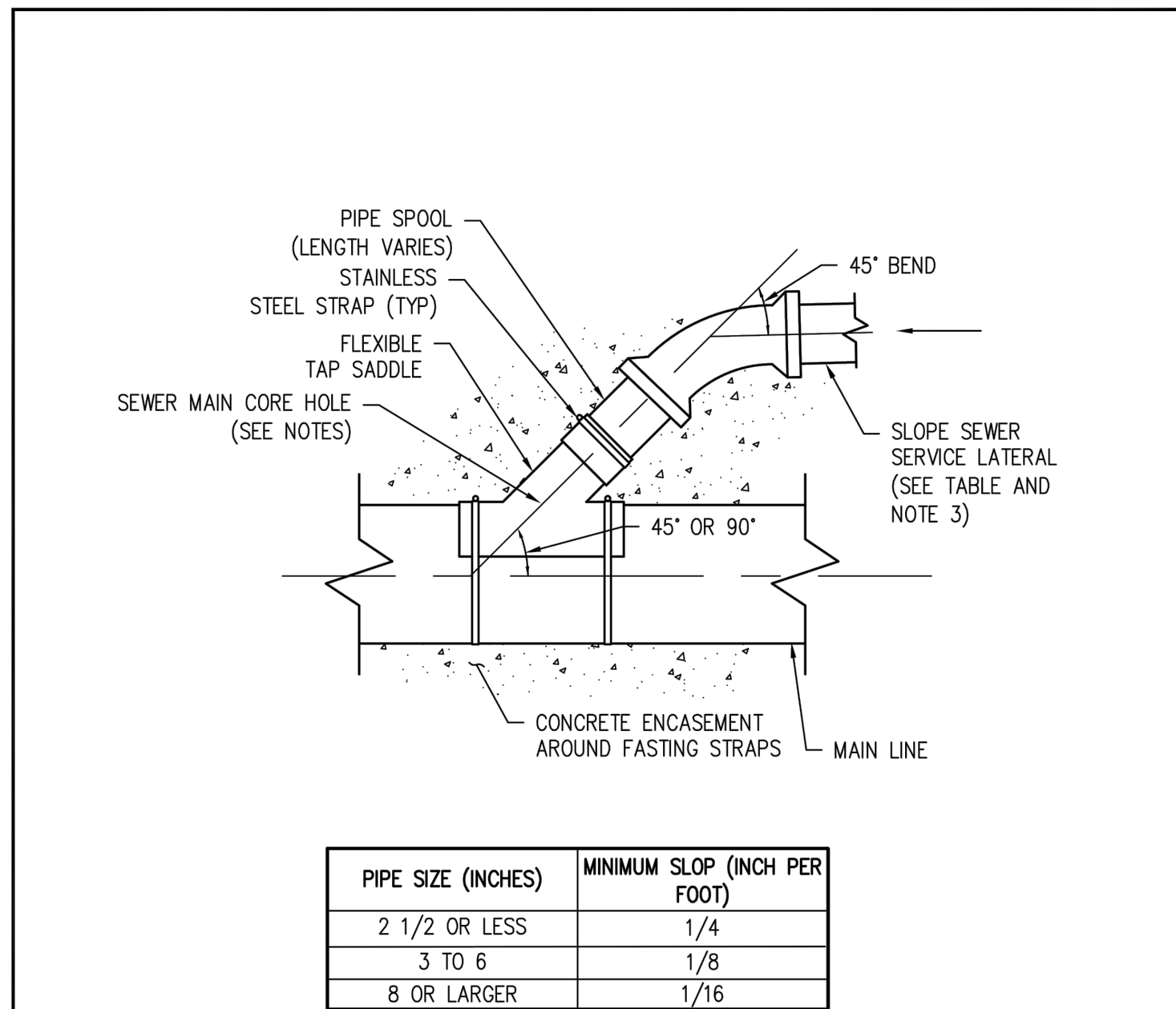
	TOWN OF BERTHOUD STANDARD DESIGN CRITERIA	D4.03
	SANITARY SEWER DETAILS	
	MONITORING SANITARY MANHOLE DIAGRAMS	DATE: 12/2020



- NOTES:
1. CLEANOUT SHALL BE CONSTRUCTED SO THAT SURFACE LOAD WILL NOT BE TRANSFERRED TO MAIN.
 2. SERVICE LINE CLEANOUT MAY BE INSTALLED APPROXIMATELY 5 FEET OUTSIDE THE BUILDING FOUNDATION.
 3. A CLEANOUT IS REQUIRED ON ALL SERVICE LINES EVERY 100 FEET, AT EVERY "Y" OR AFTER A COMBINED TOTAL 135 DEGREES OF BEND.

SCALE: NTS

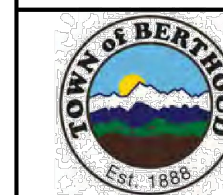
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	SANITARY SEWER DETAILS	
	SANITARY CLEANOUT	DATE: 12/2020

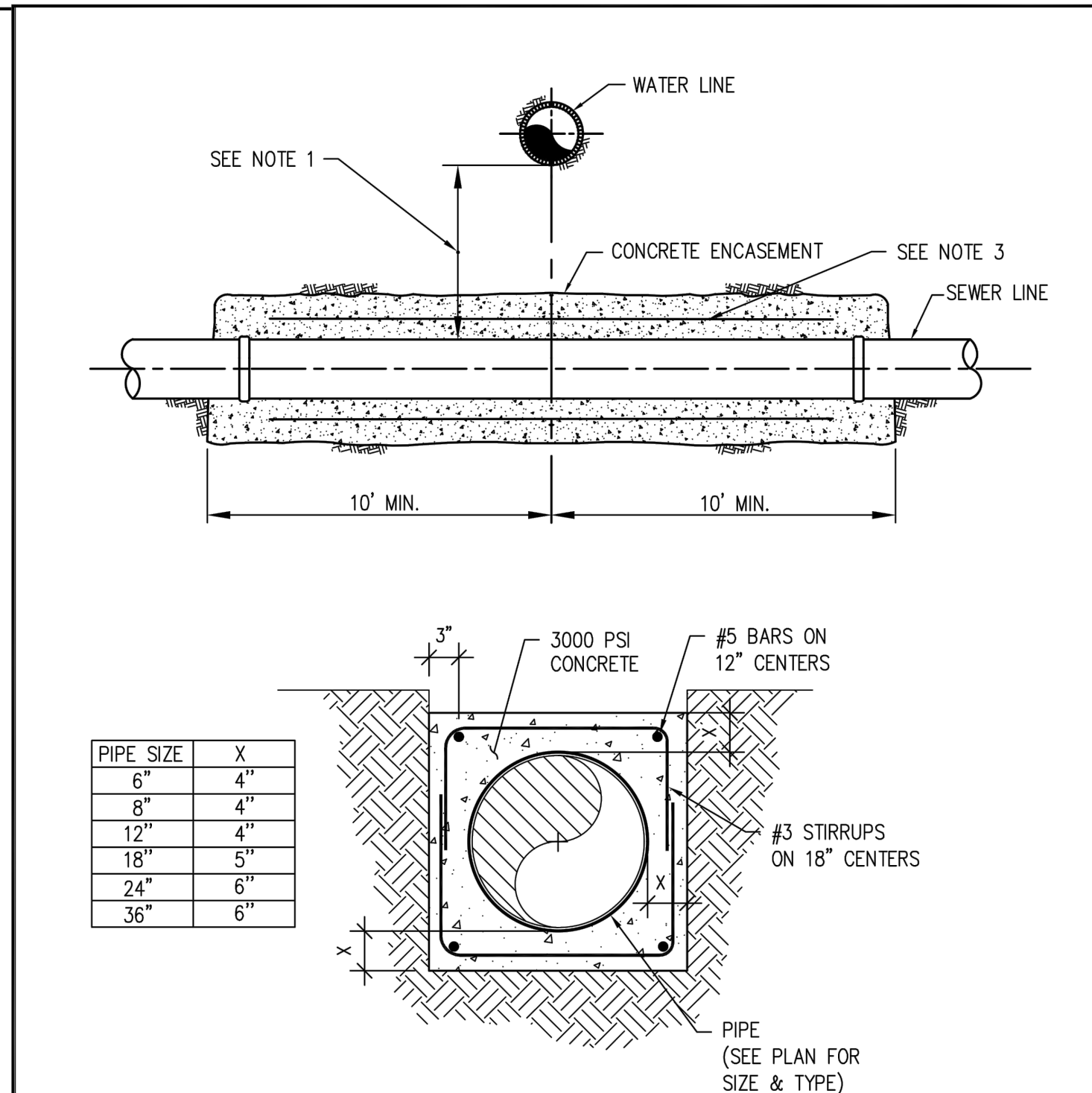


PIPE SIZE (INCHES)	MINIMUM SLOP (INCH PER FOOT)
2 1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

- NOTES:
1. INSTALL TAPPING SADDLE PER MANUFACTURES RECOMMENDATIONS.
 2. MAKE SURE CORED PIPE WASTE IS RETRIEVED.
 3. AN INSERT A TEE MAY BE AN ACCEPTABLE SUBSTITUTION AS APPROVED BY THE TOWN ENGINEER.

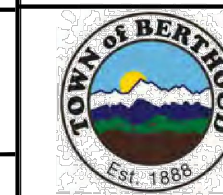
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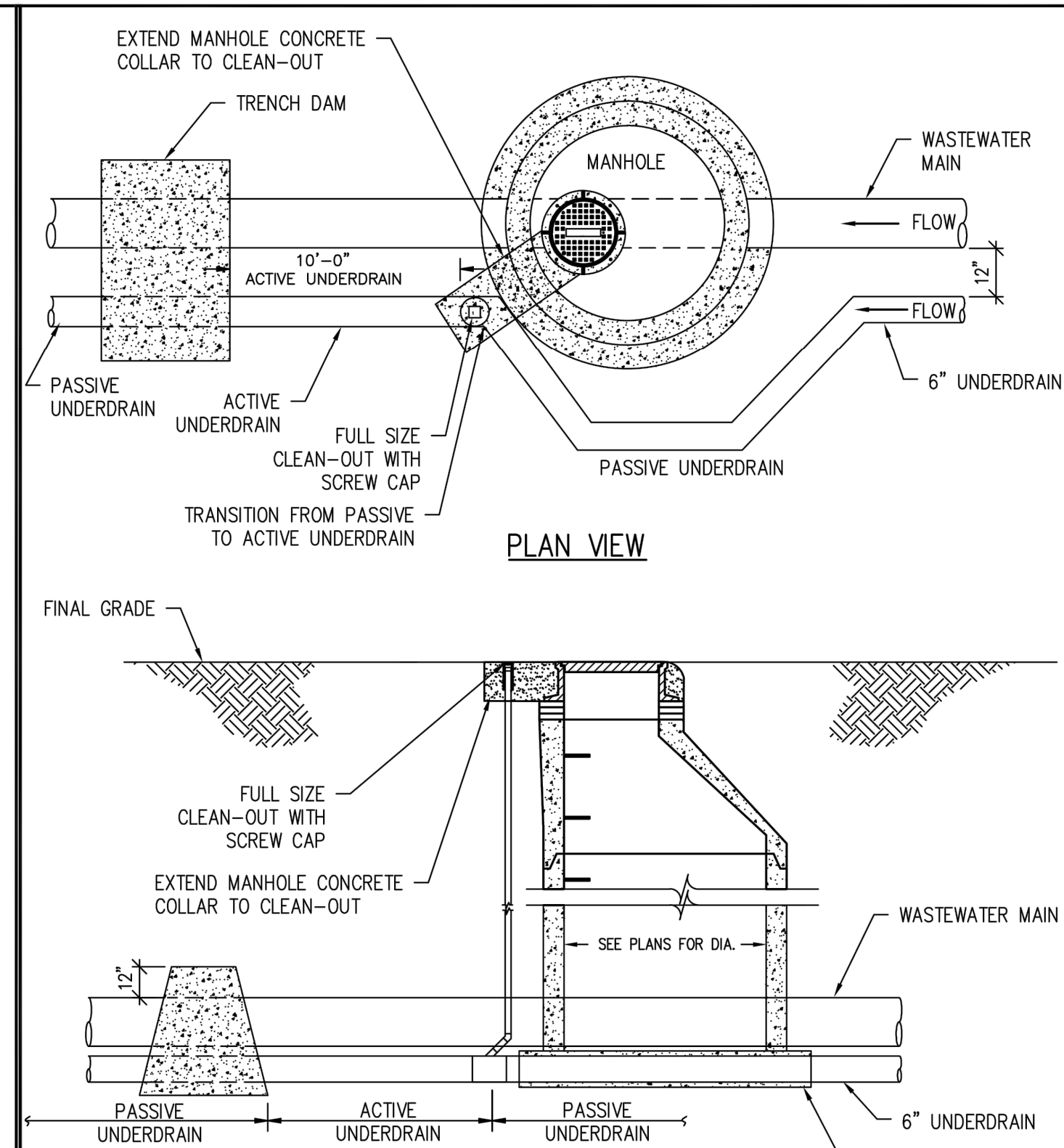
	TOWN OF BERTHOUD STANDARD DESIGN CRITERIA	D4.06
	SANITARY SEWER DETAILS	
	TAPPING SADDLE	DATE: 12/2020



- NOTES:
1. CONCRETE ENCASEMENT WILL BE REQUIRED WHEN CLEAR VERTICAL DISTANCE IS LESS THAN 1'6" OR HORIZONTAL DISTANCE IS LESS THAN 10' BETWEEN PARALLEL LINES
 2. CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE.
 3. MINIMUM WIDTH AND DEPTH ARE 12" + PIPE O.D.
 4. PROVIDE FLOWABLE FILL MATERIAL, NO REINFORCEMENT, AT ROAD AND DITCH CROSSINGS, 10' BEYOND EACH SIDE

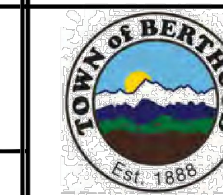
SCALE: NTS

	TOWN OF BERTHOUD STANDARD DESIGN CRITERIA	D4.07
	SANITARY SEWER DETAILS	
	PIPE ENCASEMENT	DATE: 12/2020



- NOTES:
1. USE OF AN UNDERDRAIN SYSTEM IS ONLY ALLOWED WITH TOWN APPROVAL

SCALE: NTS

	TOWN OF BERTHOUD STANDARD DESIGN CRITERIA	D4.08
	SANITARY SEWER DETAILS	
	CONCRETE COLLAR UNDERDRAIN	DATE: 12/2020

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 APPROVED BY: _____
 TOWN ENGINEER _____ DATE _____

REVISIONS	
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2	PER CITY COMMENTS DATED 5-9-22
3	PER CITY COMMENTS DATED 11-17-22

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PRAIRIESTAR FILING NO. 5
BERTHOUD, COLORADO
4TH ADDITION CONSTRUCTION PLANS
DETAILS - SANITARY

COLORADO REGISTRATION
37550
4/14/2023
JASON L. HARRIS

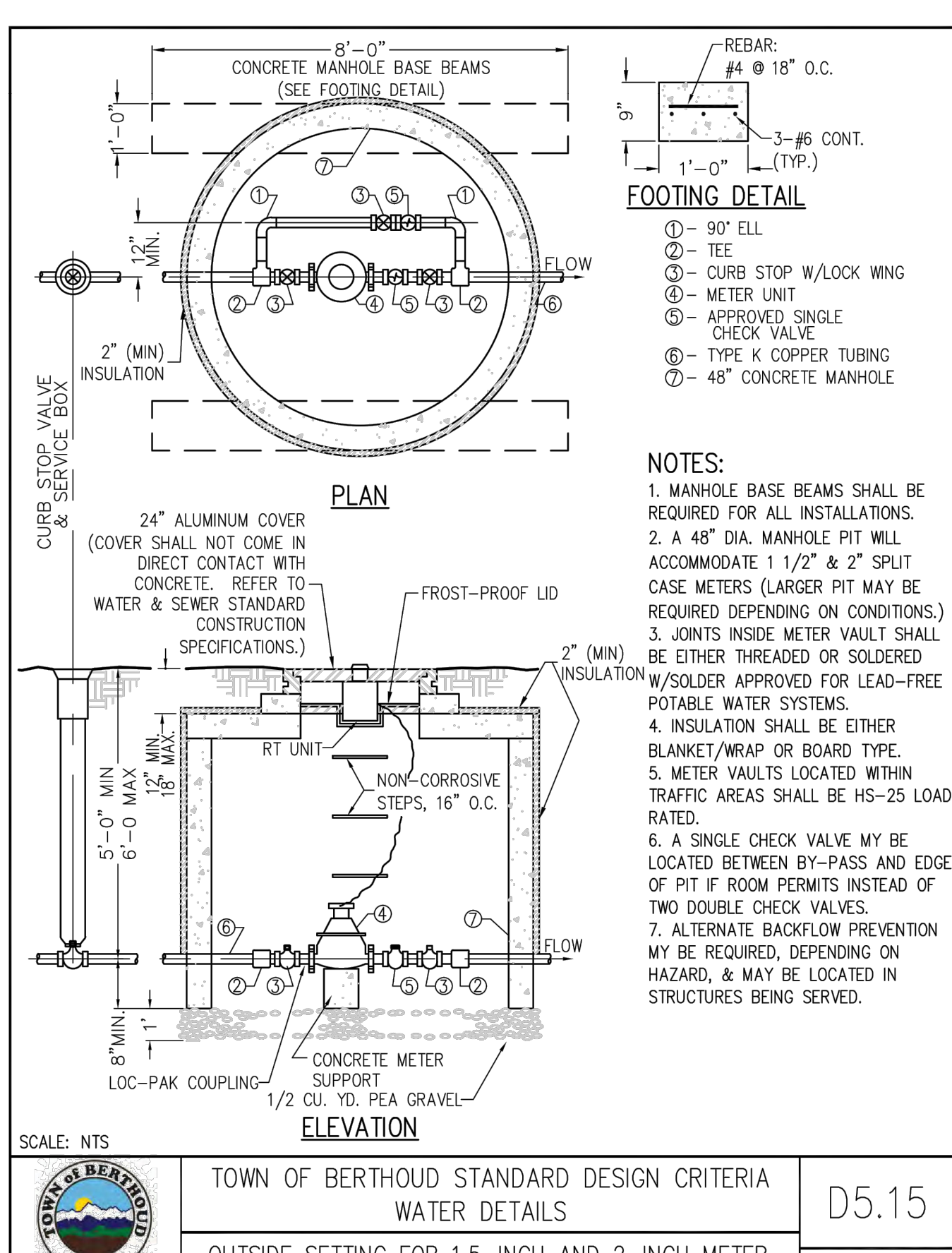
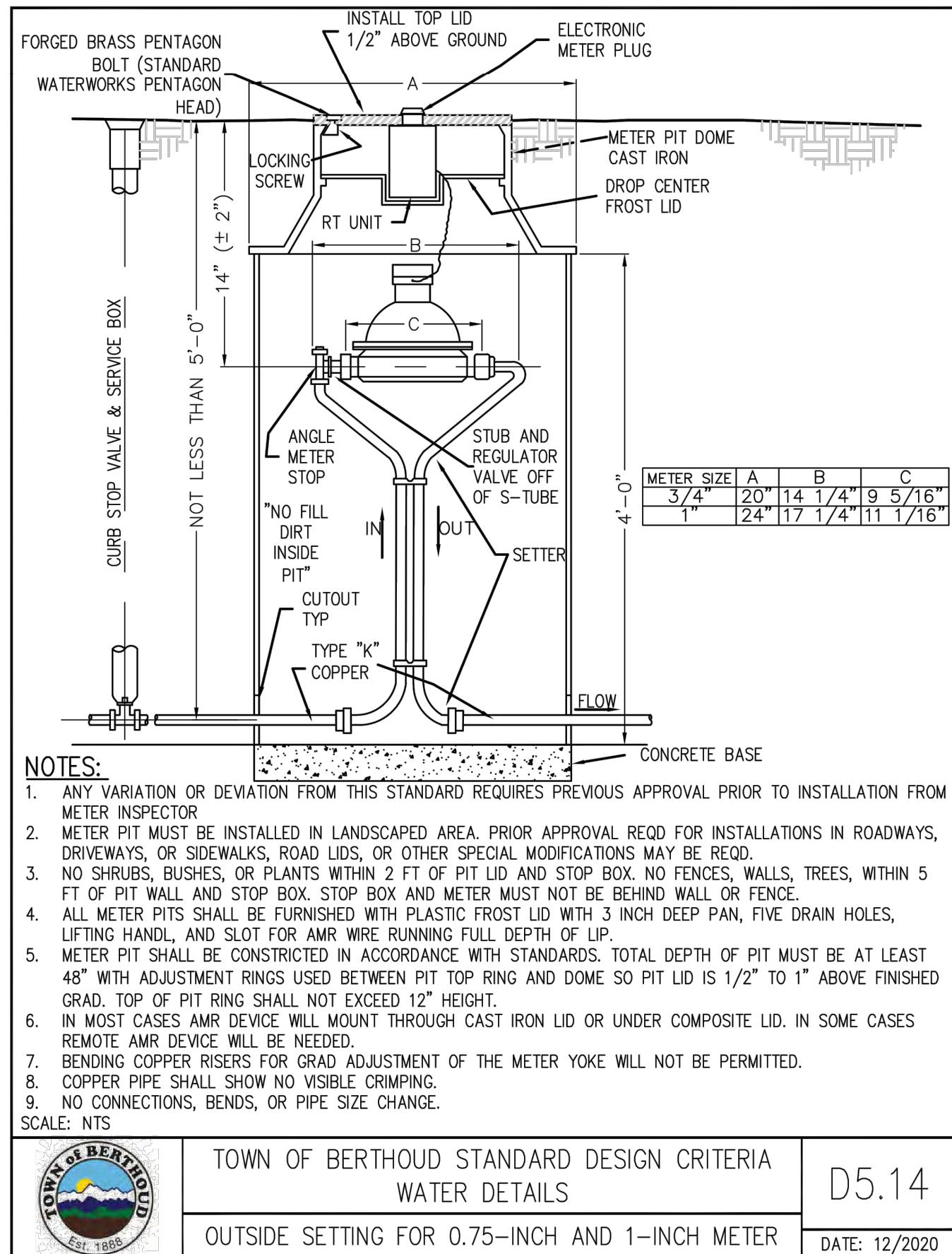
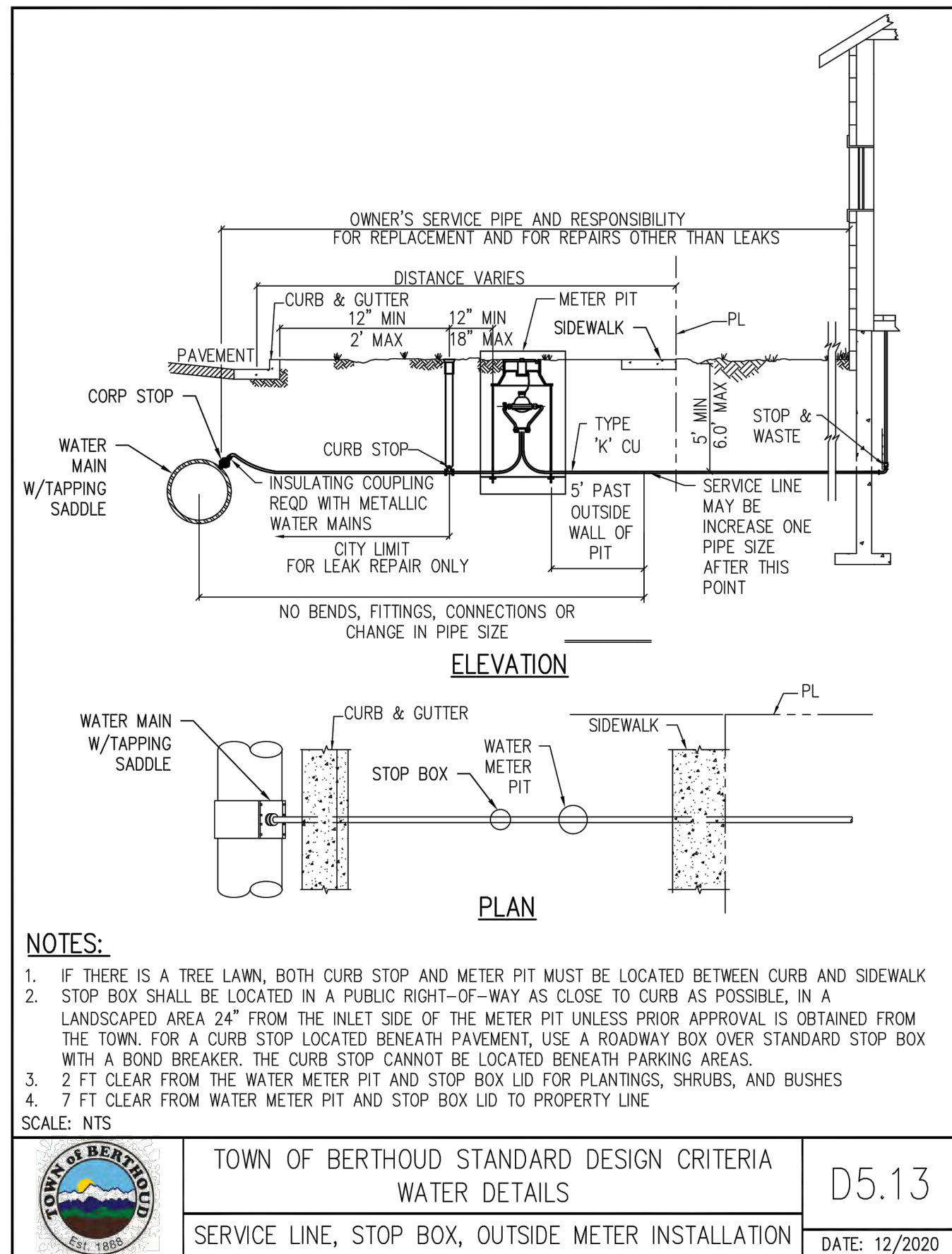
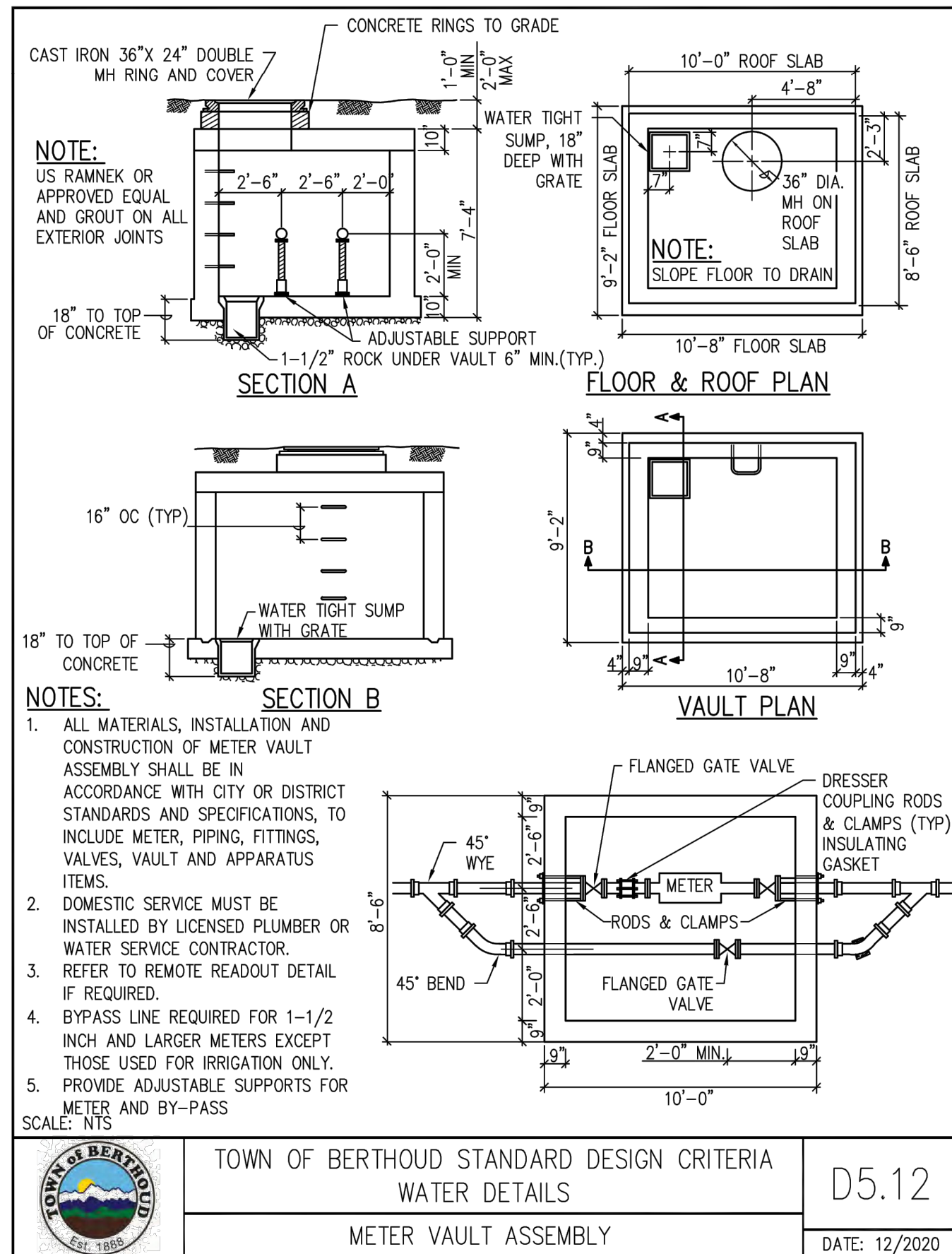
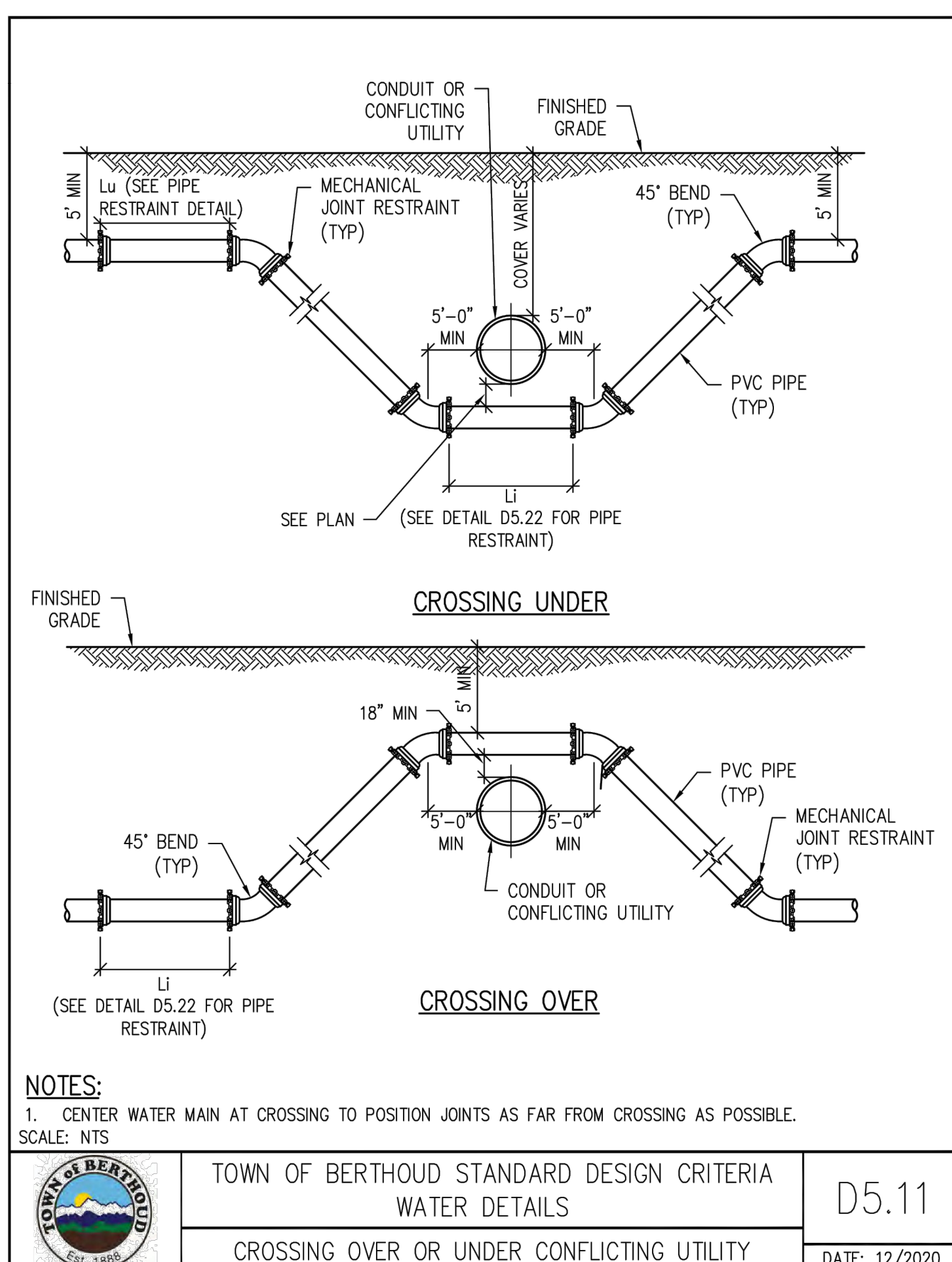
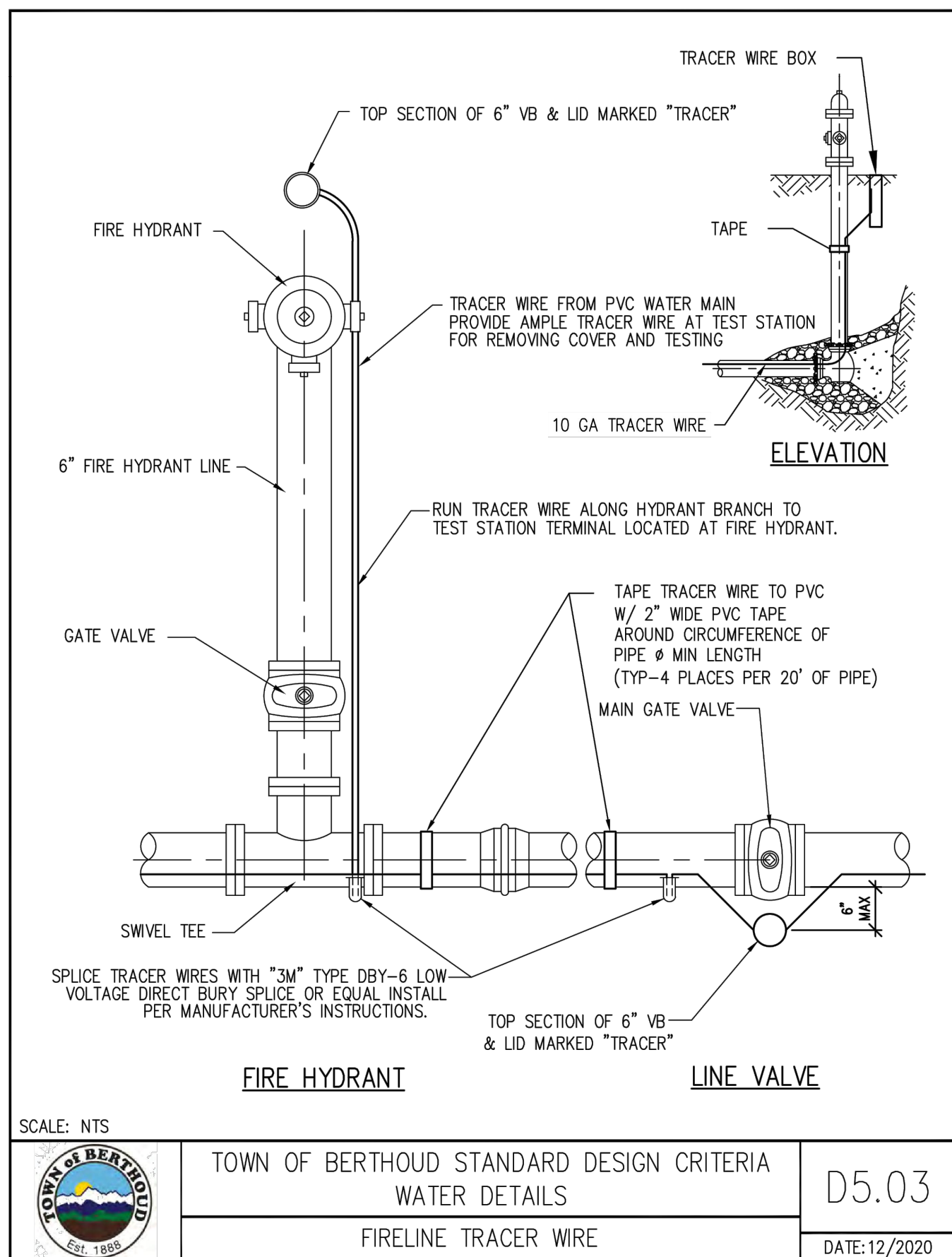
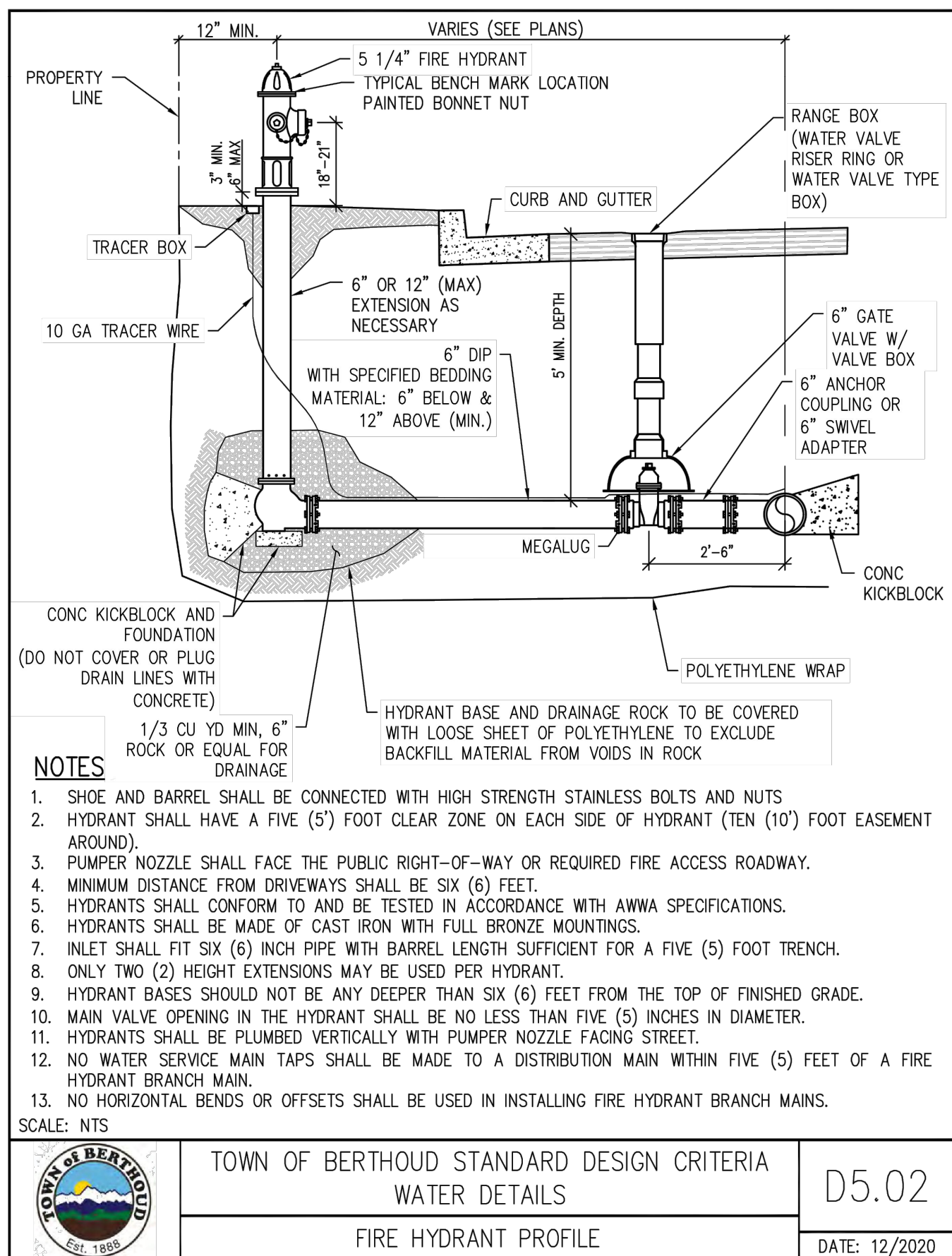
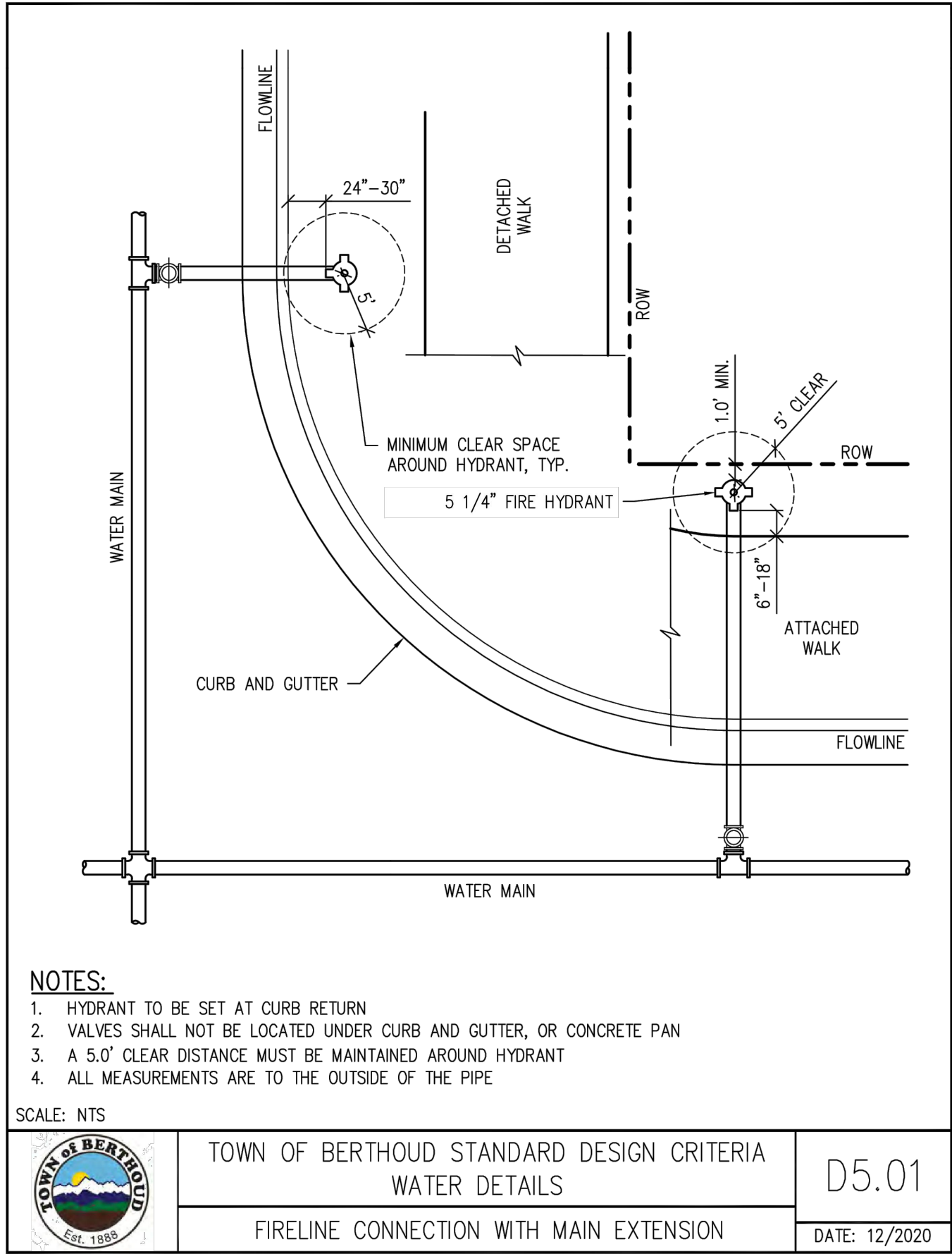
DATE: 01-10-2022
DRAWN BY: MPD
CHECKED BY: DLA
JOB NO: E-405

SHEET NO:

C10.8

48 OF 52

PLOTTED THU 06/20/23 09:43AM BY: MPD ENR
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 DRAWING: 000000A CIVIL ARTS - PROJECTS



TOWN OF BERTHOUD APPROVAL

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APPROVED BY:

TOWN ENGINEER

DATE

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PRAIRIE STAR FILING NO. 5

BERTHOUD, COLORADO

4TH ADDITION CONSTRUCTION PLANS

DETAILS - WATER

COLORADO REGISTERED PROFESSIONAL ENGINEER

37550

4/14/2023

37550

DATE:

01-10-2022

DRAWN BY:

MPD

CHECKED BY:

DLA

JOB NO:

E-405

SHEET NO:

C10.9

49

OF

52



Planning Commission Meeting June 22, 2023



Land Use Planning Process



1. PRE-APPLICATION



Discussion with Staff
Pre-Application conference (TRC)
Staff input and direction
Application preparation

2. APPLICATION SUBMITTAL



Application materials received
Completeness review performed
Public notification and comments
Referral notification and comments
Staff review and comments
Resubmittals and reviews
Schedule and notice public meetings/hearings

3. PUBLIC MEETING / HEARING



Staff presentation
Applicant's presentation
Public hearing
Discussion and vote

4. POST-APPROVAL ACTIONS

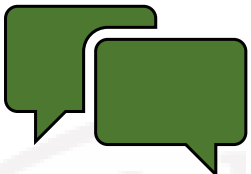


Conditions of approval
Signing documents
Recording documents
Records management

Public Hearing Information Guide



1. STAFF PRESENTATION



The agenda item is introduced by Town Staff, including details of the official request, location, and how the project satisfies the Development Code and Comprehensive Plan

2. APPLICANT PRESENTATION

The applicant presents their proposal and makes their case for approval.



3. PUBLIC HEARING

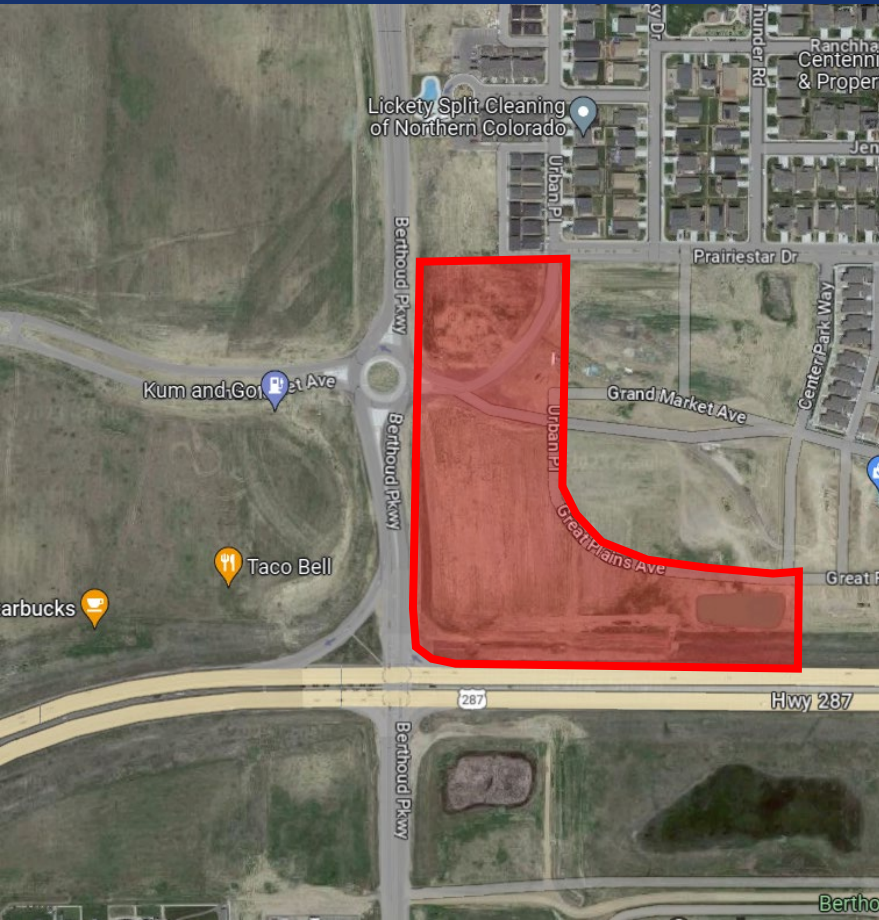
- 
- The public hearing is opened for testimony.
 - One at a time, citizens have an opportunity to speak for up to 3 minutes about the proposed project. This time is used to ask questions, provide concerns, and offer approval or disapproval of the proposal.
 - Public comments are testimony. The Applicant, Staff and Trustees/Commissioners will not respond to the comments until all testimony has been received and the public hearing is closed.
 - Once all who wish to speak have done so, the Mayor / Chairperson will officially close the Public Hearing which ends the public testimony period.



4. DISCUSSION & VOTE

- **Applicant has the opportunity to address public testimony.**
- The Trustees/Commissioners confer and have an opportunity to ask the applicant or staff questions that arose during the public hearing period or questions of their own.
- A motion must be made on an item, and if a motion is seconded, a vote is called; a majority must be found for any issue to pass (tie votes do not result in the passage of the item).
- If any citizen disagrees with the decision, they have 30 days to file an appeal with the Town.

Prairie Star 5th Filing 4th Addition



PROJECT:

Prairie Star 5th Filing 4th
Addition

APPLICANT:

Prairie Star

LOCATION:

Northeast corner of Berthoud
Parkway and Highway 287

CURRENT ZONING:

PUD

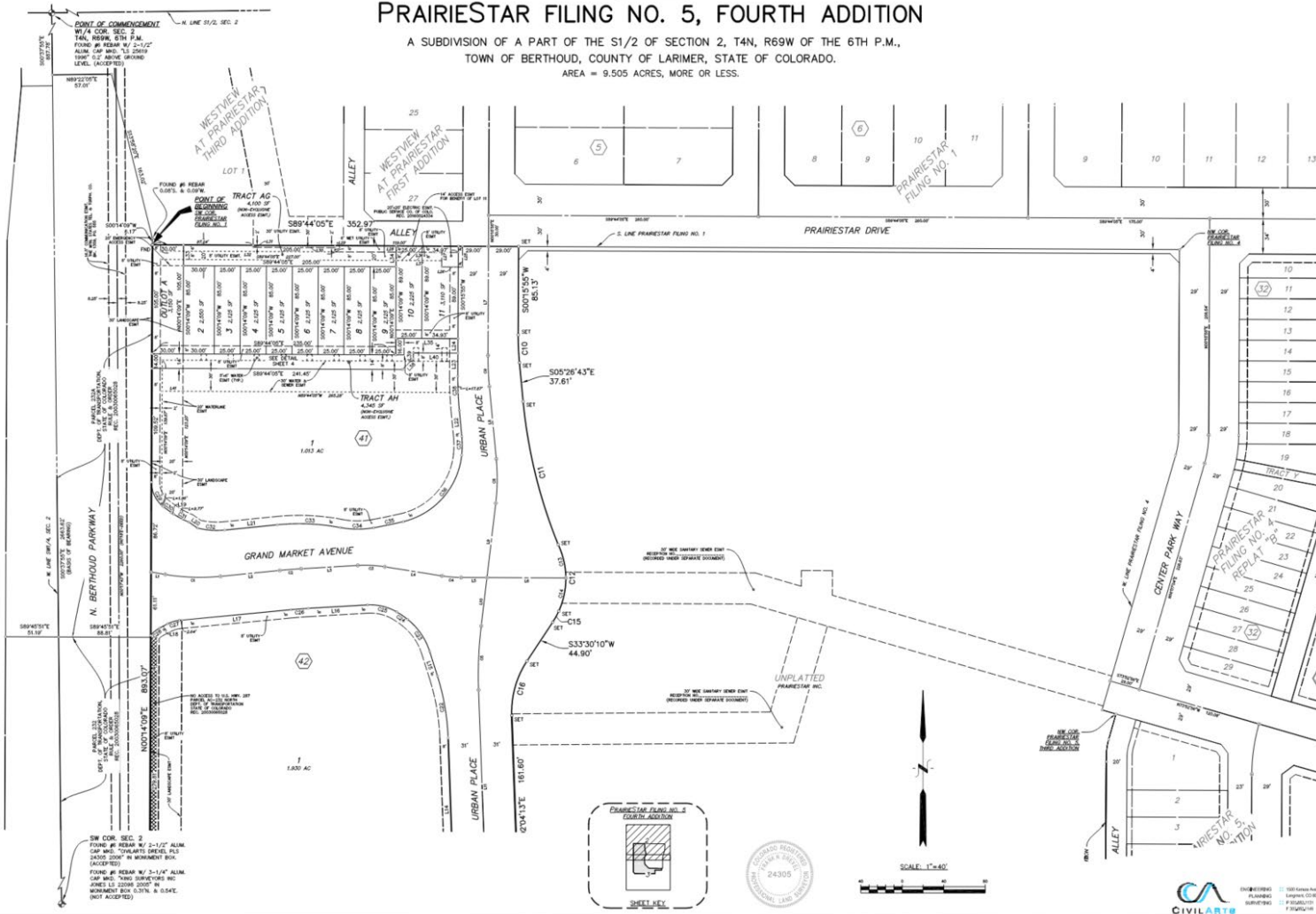
SIZE:

9.5 Acres

**APPLICANT'S
REQUEST:**

Final Plat

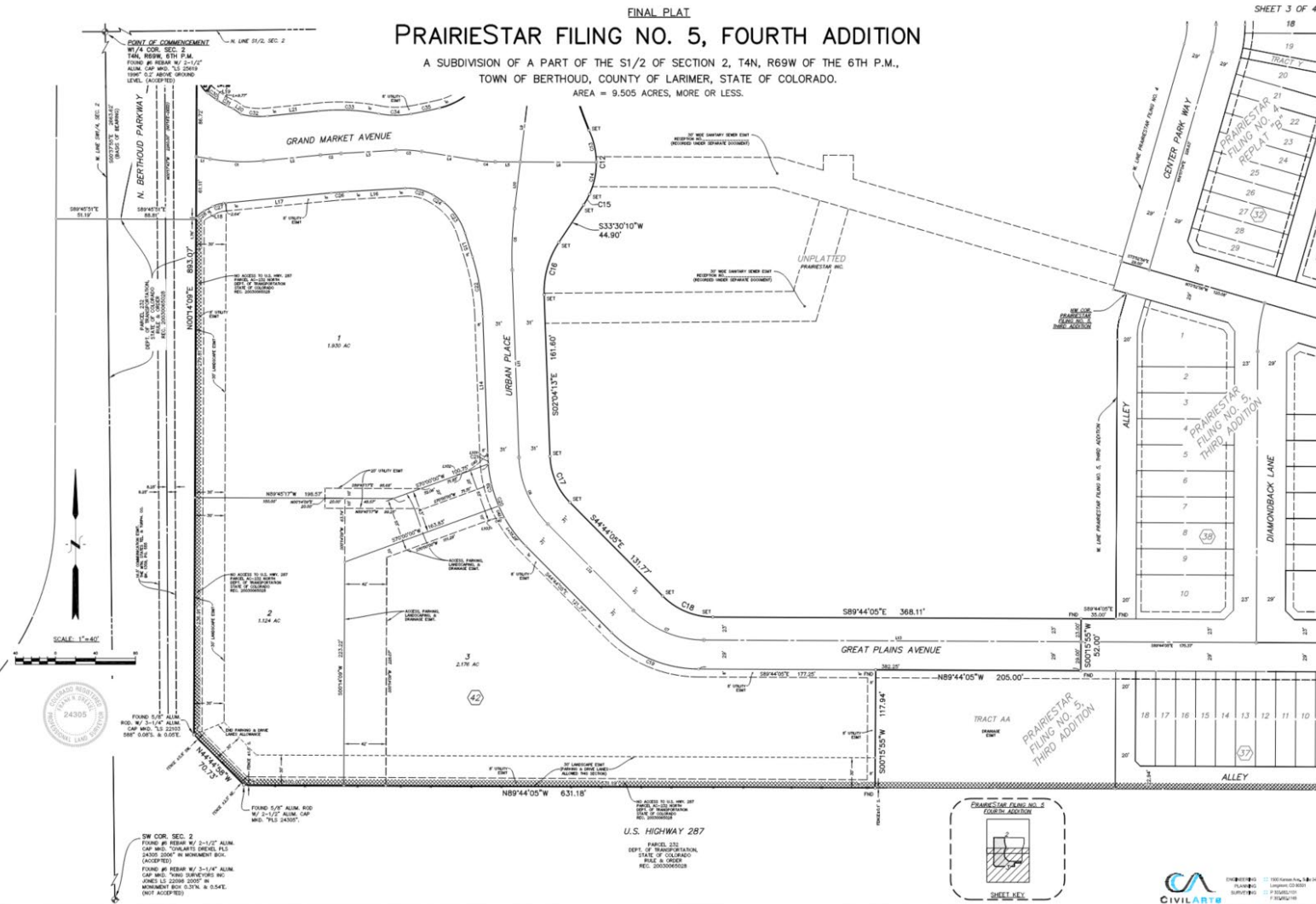
A SUBDIVISION OF A PART OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M.,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.
AREA = 9.505 ACRES, MORE OR LESS.



A SUBDIVISION OF A PART OF THE S1/2 OF SECTION 2, T4N, R69W OF THE 6TH P.M.,
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AREA = 9,505 ACRES, MORE OR LESS.



R1

R4

C1

R3

C2

PUD

LITTLE BRANCH

NIGHT-SKY

BIG-THUNDER

JENNY

WAGON BEND

RANCHHAND

TEN GALLON

BARN SWALLOW

RED WHEAT

COUNTRY ROAD

GRAND MARKET

GREAT PLAINS

URBAN

URBAN

NIGHT SKY

CENTER PARK

DIAMONDBACK

ALLEY

ALLEY

ALLEY

ALLEY

ALLEY

HAREBELL

HAREBELL

PRairie FLAX

OWNSEED

287



Prairie Star 5th Filing 4th Addition



30-6-108.C REVIEW CRITERIA	FINDINGS
1. The Final Plat is in substantial conformance with the approved Preliminary Plat. For the purposes of this Code, "Substantial conformance." Includes design adjustments made to meet any conditions of preliminary plat approval, and is determined as follows: a) Does not change any land use of the proposed plat. b) Does not change the number of lots or residential density by more than 5%. c) Does not contain changes which would render the final plat in nonconformance with requirements of this Code. d) Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvements, utility lines or facilities. e) Does not change any measurable standard (other than above) by more than 15 percent.	YES
2. The development complies with this Code, the Comprehensive Plan and the PORT Plan.	YES
3. All applicable technical standards including the provision of water in sufficient amount and quality have been met.	YES



Findings and Recommendations

PRELIMINARY PLAT

Staff recommends Planning Commission approve the Final Plat as presented with the following Condition of Approval. The staff recommendation is due to the application's compliance with the previously-approved Final Development Plan, the Future Land Use Map and Title 30 of the Land Use Code:

1. The applicant shall enter into a Development Agreement with the Town inclusive of landscaping, curb, gutter, street improvements, drainage improvements, and stormwater quality, for example.



Planning Commission Meeting June 22, 2023

