807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | **Berthoud.org**

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL
807 Mountain Avenue
THURSDAY, December 9, 2021
6:00 P.M.

1. Call to Order

2. Roll Call

Jan Dowker, Chairwoman	Jeff Butler, Vice Chair
Sean Murphy, Secretary	Karl Ayers
Karen Anderson	Chris Kurtz
Abigail Smith	

All matters listed under Item 3, Consent Agenda, are considered to be routine by the Planning Commission and will be enacted with a single vote. If discussion is deemed necessary on an item, that item should be removed from the consent Agenda and considered separately.

3. Approval of Minutes of the October 28, 2021 Planning Commission Meeting.

4. Public Hearing: Trails at Creekview Preliminary Plat, Kristin Turner agent.

5. Hammond 6th Filing Preliminary Plat, Kristin Turner agent.

6. Reports.

7. Adjourn.

The Planning Commission Meeting will be held in person in the basement of Town Hall and virtually through Zoom at https://us02web.zoom.us/j/81074867000 and can be accessed by the following Meeting ID number or by using the call-in phone number:
Meeting ID: 810-7486-7000
Call-in Number: +1 (669) 900-6833

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

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | **Berthoud.org**

Planning Commission Minutes – October 28, 2021

1. Call to Order – The Planning Commission convened a regular meeting on October 28, 2021. Chairwoman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman)
Jeff Butler	(Vice Chair)
Sean Murphy	(Secretary)
Karl Ayers	(Commissioner)
Karen Anderson	(Commissioner)
Chris Kurtz	(Commissioner) *via ZOOM*
Abigail Smith	(Commissioner) *via ZOOM*

Staff present:

Curt Freese	(Director)
Adam Olinger	(Planner)
Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the October 14, 2021 Planning Commission Meeting.

MOTION made by Commissioner Anderson.

SECONDED by Commissioner Ayers.

With Commissioner Dowker, Commissioner Murphy, Commissioner Ayers, Commissioner Anderson, Commissioner Kurtz, and Commissioner Smith in favor, THE MOTION CARRIED.

Commissioner Butler abstained, as he was not present at the last meeting.

4. Public Hearing: New Development Code Districts, and Revisions, Sections 1-6 of Chapter 30 of the Berthoud Development Code

Director Freese introduced the new development code districts, including and explaining the revisions of Sections 1 through 6 of Chapter 30 of the Berthoud Development Code. Director Freese presented the rural and suburban development districts and changes.

Planner Olinger presented the urban districts and changes to the Berthoud Development Code. Planner Olinger shared insight about *New Urbanism* in development, boasting the more pedestrian-feeling development similar to the 1930's to 1950's before motor vehicles were a popular option.

Public Comment was opened at 7:58 p.m.

Lynn Larsen discussed the definition of a "section." Mr. Larsen was curious about the Urban Zone and wanted to know where it would go.

Public Comment was closed at 8:04 p.m.

Director Freese addressed Mr. Larsen's concerns about the "replacement of development districts," and explained that no districts are being removed or replaced. Explained how districts are being more defined and some changes are being made, but are for clarity and conservation purposes.

Commissioner Butler suggested for landscape plans for residential subdivisions within the new districts to be required to vary amongst adjacent lots, and to add to the block diversity guidelines.

Commissioner Smith requested for more bicycle parking spaces in the new urban district.

Commissioner Butler expressed a desire for disc golf courses to be encouraged in new developments.

Commissioner Butler recommended the minimum width of trees in the new districts to be at least one and a half inches (1.5"), instead of the current half-inch (0.5") minimum requirement.

MOTION made by Commissioner Murphy to recommend approval of the development code changes, and revisions to sections 1-6 of Chapter 30 of the Berthoud Development Code with the following conditions:

1. **Require the diameter of trees in the Suburban and Urban districts to be a minimum of one and a half inches (1.5").**
2. **Add language requiring that landscapes must vary between adjacent lots.**
3. **Add language encouraging disc golf courses to be installed in new developments.**
4. **Look into increasing the percentage of bicycle parking spaces for all zoning areas.**

SECONDED by Commissioner Butler.

With all in favor, THE MOTION CARRIED.

5. Reports –

No Planning Commissioner Meetings on Veterans Day or Thanksgiving. Next meeting date will be December 09, 2021.

Berthoud Habitat for Humanity tour of homes for the Planning Commission committee and Town Staff is in progress.

Commissioner Murphy wanted to have a representative from the Sonoran Institute and/or Northern Water to meet with the Planning Commission.

Planning Commission would like a tour of the Conservation Gardens at Northern Water Conservation District.

6. Adjourn –

The meeting was adjourned at 8:51 p.m.

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | **Berthoud.org**

STAFF REPORT: TRAILS AT CREEKVIEW PRELIMINARY PLAT

DATE: December 9, 2021

GENERAL INFORMATION		
Applicant:	**Berthoud 160 LLC, Jim Righeimer /TB Group agent**	**Size: 141.3 acres**
Site Location:	**This property is located East of Berthoud Parkway, South of Rose Farm Acres and Hillsdale, and located on the Eastern side of Berthoud Parkway**	
Applicant's Request:	**The Applicant is requesting to create 481 new single family detached and attached residential lots on 141.19 acres.**	
Current Zoning:	**A mixture of R-1 (Single Family Residential) and R-2 (Limited Multi-Family).**	
ZONING DISTRICT INFORMATION		
	R-1	**R-2**
Max Density	**8 units per acre**	**16 units Per acre**
Min. Lot Size	**3,500 sq. ft.**	**2,000**
Min. Lot Width	**35'**	**20'**
Front Setback	**20' front loaded; 15' rear loaded**	**20' front loaded; 10' rear loaded/corner side**
Side Setback	**5' side; 10' corner side**	**5' side; 10' corner side**
Rear Setback	**20' front loaded; 5-8' rear loaded**	**10' front loaded; 5-8' rear loaded**
Building Height:	**40' principal; 30' accessory**	**40' principal; 30' accessory**
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: FA-1 (Larimer County), R-2	**Dry Creek, Hillsdale Park**	**150' to Hillsdale Park**
South: RR-2 (Larimer County)	**Estate Lots/Agricultural**	**N/A**
East: RR-2 (Larimer County)	**Agricultural**	**N/A**
West: RR-2 (Larimer County), R-1	**Undeveloped estate lots, Agricultral**	**N/A**

PROPOSAL

This is a Preliminary Plat request for the Trails at Creekview project. The applicant is proposing the creation of 481 new single family detached and attached lots, three parks, and open space on 141.19 acres of land.

In late 2020 and early 2021, the Planning Commission and the Board of Trustees also approved two annexations, a Neighborhood Master Plan, and a rezoning for this site. The annexations, PK Berthoud #1 and #2, were both passed unanimously by the Planning Commission on November 12, 2020 and by the Board of Trustees on January 12, 2021. The rezoning from PUD to a mixture of R-1 (Single Family Residential) and R-2 (Limited Multi-Family) and the Trails at Creekview Neighborhood Master Plan for the site were also both passed unanimously by the Planning Commission on November 12, 2020 and by the Board of Trustees on February 9, 2021.

The Preliminary Plat is intended to build on the approved Neighborhood Master Plan by introducing preliminary engineering, surveying, and landscaping to the project. The Preliminary Plat is also expected to follow the general layout of the Neighborhood Master Plan, with mild changes acceptable and conditions of approval expected to be addressed. The only difference between the Preliminary Plat and the Neighborhood Master Plan is that the Preliminary Plat proposes one more lot than the Neighborhood Master Plan.

Preliminary Plat

The Preliminary Plat builds on the conceptual layout of the Neighborhood Master Plan while also establishing preliminary engineering, surveying, and landscaping.

The Preliminary Plat depicts 481 residential lots with a mixture of single family detached, single family attached, and townhome lots mixed throughout the project as well as two pocket parks, a neighborhood park, and open space. There are trails depicted along Berthoud Pkwy, on the north side of the project connecting one of the pocket parks to Hillsdale Park, and within various portions of open space throughout the project. depicts trail connections up through Hillsdale (an easement will be required as the property does not directly border Hillsdale) and along Berthoud Parkway, a central park, and three access points off of Berthoud Parkway, and one off LCR 4E.

The Board of Trustees placed four conditions on the project at the time of Neighborhood Master Plan approval, with the expectation that each of them be addressed at the time of platting. They are as follows:

1. "The applicant make every effort to obtain the trail easements for the two connections to Hillsdale Park"

   Staff is not aware of any progress made on this item. If the Planning Commission chooses to approve this item, staff would recommend that this condition be made again.

2. "The applicant develops a qualitative landscape buffer between Hillsdale and the Development"

   The applicant has improved the buffer area between the project and Hillsdale by increasing the amount of trees, widening the landscaped area, and including a new trail between the areas.

3. "That the applicant considers transferring open space and two lots on the north side to take advantage of the excellent view corridors and to provide additional buffering to Hillsdale Park, in return the Town will waive the open space points requirements as necessary."

   The applicant has moved seven lots from the ridge to the reconfigured road on the other side of the street, thus creating more open space and allowing for the view corridor to remain in place.

4. "An eastern road connection or stub be provided."

   The applicant has provided a road stub at the eastern terminus of Holy Cross Ln for access should the property to the east ever choose to develop.

Open Space and Parks

The applicant has proposed three parks and over 40 acres of open space. Their proposed amenities are identified on the Landscape Plans and are listed below:

Central Park 5.6 Acres	**Pocket Park Northwest**
Pool and Clubhouse	Small Shade Structure with Nature Placards
Soccer Field	15,000 SF Native Area/trail
Basketball Court	**Pocket Park Southwest**
Playground	Shade Structures with Picnic Tables
Shelter with Gathering Space	Volleyball Court
Public Restroom	15,000 turf area with trails

Open Space Elements

The Applicant has provided an additional pocket park, and a greenway around the entire site, and an expanded buffer area.

Subdivision Identity

The proposed subdivision would require eight (8) subdivision identity elements. Twelve elements are being proposed listed below:

Pocket Park	Fencing/Walls
Trails	Alley Loaded Streets portion (2 elements)
Playground	Pollinator Garden
Pool (2 Elements)	Buffer Areas
Community Building (2 Elements)	

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area as Suburban Residential (yellow on themap), with lower density residential uses.

- ✓ With a density of only 3.4 units per acre and a suburban development pattern, this project satisfies the Comprehensive Plan's Preferred Land Use Map

PRELIMINARY PLAT CRITERIA

The criteria in Section 30-6-107 B. of the Development Code for a Preliminary Plat requires the following criteria to be met (with Staff analysis regarding each point below):

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this code
    - ✓ This preliminary plat request represents a functional system of land use with different housing densities mixed throughout the project, a modified grid pattern that minimizes long interrupted streets as well as dead end streets, and an expanded portion of open space adjacent to the natural area of Hillsdale Park.

2. The application is consistent with the approved concept plan and incorporates the Town's recommendations and any conditions of approval
    - ✓ The application is almost identical to the approved Neighborhood Master Plan, with the only changes due to the conditions of approval placed on the property.
    - ✓ The open space on the north end of the site was increased in size and improved with a garden and trails, which resulted in the movement of seven lots to a modified street directly to the south. This satisfied the applicable conditions placed on the property at the Neighborhood Master Plan approval stage.

3. The land use mix within the project conforms to Berthoud's Zoning District Map and Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan and PORT Plan
    - ✓ The land use mix within the project confirms to the Zoning District Map, as the property was rezoned earlier this year to allow for this development.
    - ✓ The land use mix conforms to the Preferred Land Use Map and furthers the goals of the Comprehensive Plan, as this project is being developed in a suburban residential pattern and density.
    - ✓ The land use mix conforms to the PORT Plan by expanding the trail along Berthoud Pkwy south from its current extent, by providing possible trail connections to Hillsdale Park, and by creating three new parks for residents of Berthoud to enjoy.

4. The utility and transportation design is adequate, given existing and planned capacities of those systems.
    - ✓ The utility system can be adequately service by Town of Berthoud services.
    - ✓ Any impacts to the existing utility and transportation services will be required to be updated/improved by the developer, per the engineering standards approved in October 2021.

5. Negative impacts on adjacent land uses including, but not limited to: solar access, heat, dust, glare, traffic, and noise have been identified and satisfactorily mitigated.
    - ✓ The applicant has increased the open space buffer area on the northern end of the site and moved seven lots over the hill to the south to mitigate the negative view aspects from Hillsdale Park

6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Berthoud

    - ✓ Berthoud, like the rest of Northern Colorado, is experiencing a housing shortage, with the price of a standard home becoming less attainable to the average resident. If this project is approved, it would add 481 new homes to help reduce the strain that has been placed on the market. The mix of housing, from typical single family detached to duplexes and townhomes, will allow people of different incomes and in search of different housing types the opportunity to purchase a home in Berthoud.

7. How the Applicant has addressed comments received from the public, during the Public Comment portion of the process

    - ✓ There was no public comment received during this portion of the process

PUBLIC NOTICE AND COMMENT

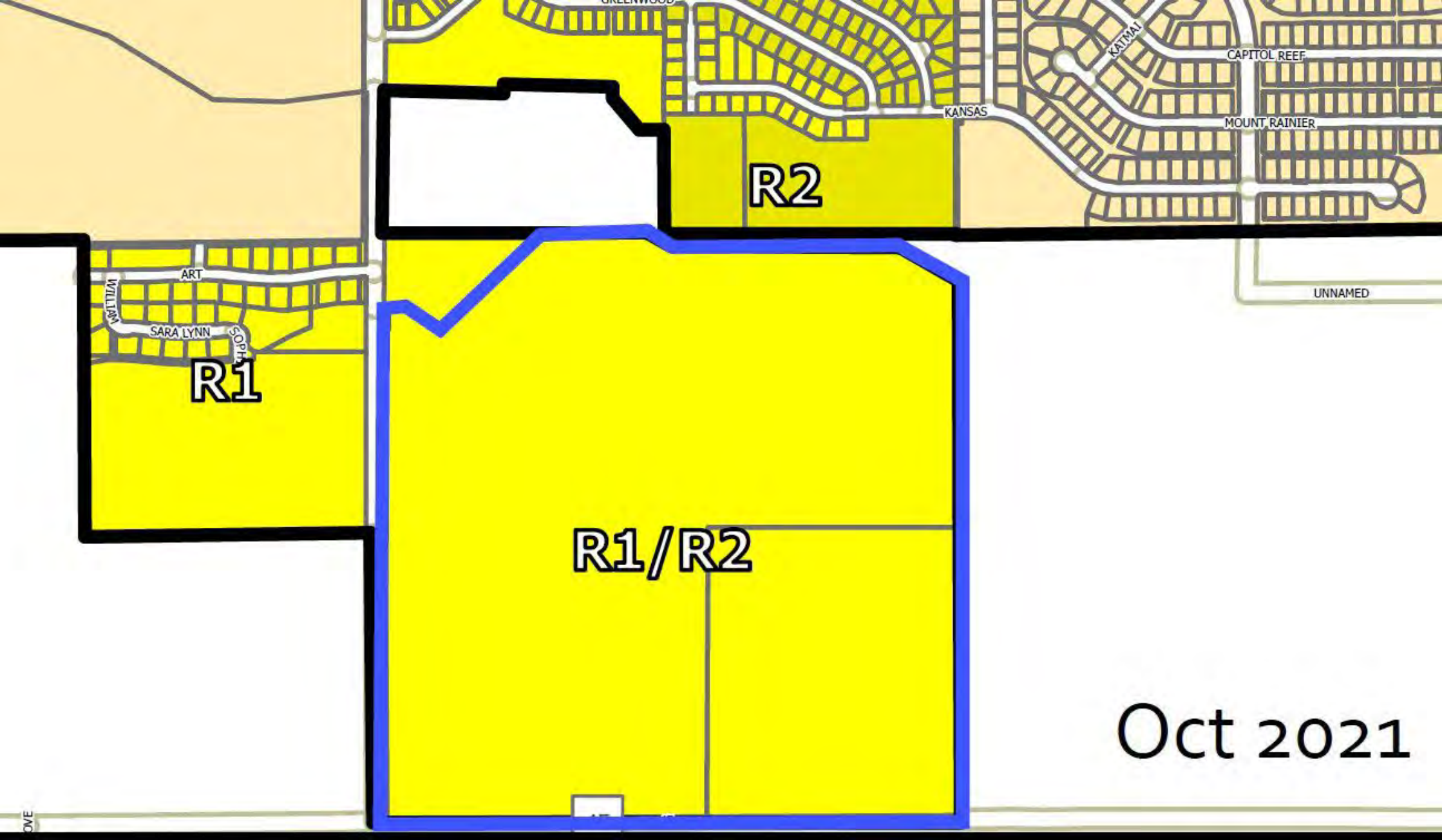
Notice of the Town Board Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the application was sent out to all property owners within 500 feet, with an invitation to comment on the request within three weeks of receipt.

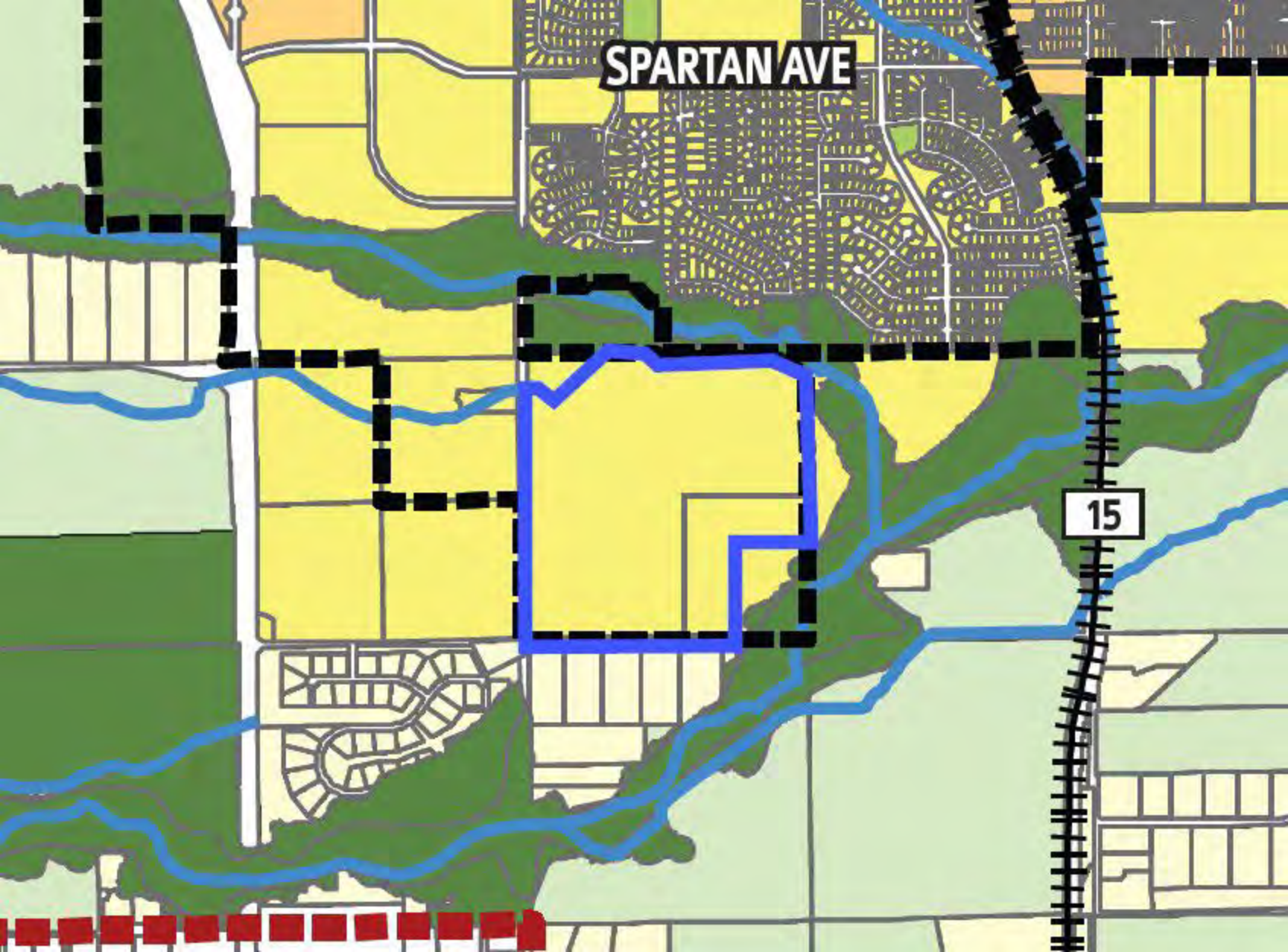
FINDINGS AND RECOMMENDATIONS

Staff recommends a motion to approve the Trails at Creekview Preliminary Plat, finding that it satisfies Section 30-6-107 B. (found on page 5 and 6 of this staff report), with the following conditions:

1. **The applicant continues to make every effort to obtain the trail easements for the two connections to Hillsdale Park;**
2. **All lots abutting an alley must be rear loaded from the alley.**

ZONING AND PREFERRED LAND USE MAP


KANSAS
CAPITOL REEF
MOUNT RAINIER
UNNAMED
ART
WILLIAM
SARA LYNN
SOPHIA
R2
R1
R1/R2
Oct 2021


SPARTAN AVE
15

PRELIMINARY PLAT SUBMITTAL

TRAILS AT CREEKVIEW

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

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of TRAILS AT CREEKVIEW, located in the Northwest Quarter of Section 26 and a portion of the Southwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Lot 2 of the Hicks MRD S9-89 recorded August 31, 1989 as Reception No. 89033670 of the Records of Larimer County and being situate in the Northwest Quarter of Section 26 and a portion of the Southwest Quarter of Section 23, both in Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado

containing 6,770,624 square feet or 155.432 acres more or less.

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

OWNER:

BY:_____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

_____as _____ of _____.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

OWNER:

BY:_____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

_____as _____ of _____.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

LIENHOLDER:

BY:_____

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

_____as _____ of _____.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

RIGHT TO FARM STATEMENT

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

APPROVAL CERTIFICATES:

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

_____
Mayor

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

ATTEST: _____
Town Clerk

NOTES:

1) The Basis of Bearings is the West line of the Northwest Quarter of Section 26 as bearing North 00°08'17" West (assumed bearing) a distance of 2653.02 feet and monumented as shown on drawing.

2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Title Report No. N0026594-010-TO2-NB, dated April 30, 2021, prepared by Fidelity National Title Insurance Company.

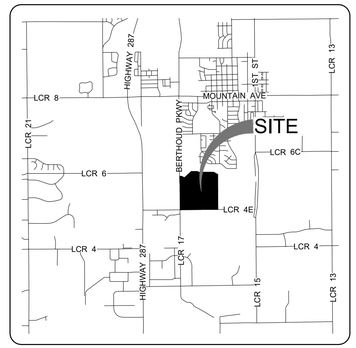
3) The lineal unit of measurement for this plat is U. S. Survey Feet.

4) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied.

5) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.

6) For easements created by separate document and shown hereon refer to record document for specific terms.

7) Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat recording.



NORTH VICINITY MAP
1"=5000'

DEVELOPER/APPLICANT
Arbor Capital, LLC
James Righeimer
4040 MacArthur Blvd. Suite 250
Newport Beach, CA 92660

SITE ENGINEER
Northern Engineering Services, Inc.
Robbie Lauer
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

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

SURVEYOR
Northern Engineering Services, Inc.
Steve Lund, PLS
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of TRAILS AT CREEKVIEW was made under my supervision and the accompanying plat accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

DRAFT
10-22-21
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34905
For and on Behalf of Northern Engineering Services

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

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

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 4582 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 10/22/21
SCALE: As shown
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW
TOWN OF BERTHOUD
STATE OF COLORADO

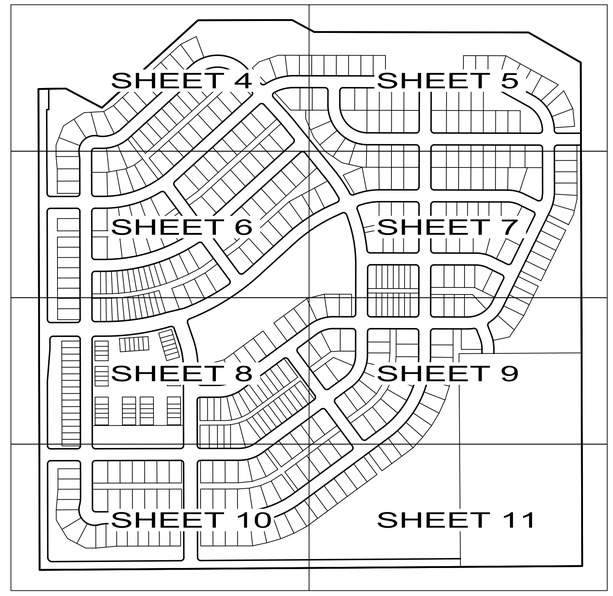
Sheet
1
Of 11 Sheets

TRAILS AT CREEKVIEW

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

SHEET INDEX

NORTH



NORTH

150 0 150 300 450 Feet

(US SURVEY FEET)
1 inch = 150 ft.

LAND USE TABLE

PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	400,887 S.F.	9.20 AC.	5.92%	Drainage & Access Easement	Metro District
TRACT B	35,470 S.F.	0.81 AC.	0.52%	Drainage & Access Easement	Metro District
TRACT C	37,811 S.F.	0.87 AC.	0.56%	Drainage & Access Easement	Metro District
TRACT D	13,215 S.F.	0.30 AC.	0.20%	Drainage & Access Easement	Metro District
TRACT E	18,008 S.F.	0.41 AC.	0.27%	Drainage & Access Easement	Metro District
TRACT F	24,324 S.F.	0.56 AC.	0.36%	Drainage & Access Easement	Metro District
TRACT G	23,976 S.F.	0.55 AC.	0.35%	Drainage & Access Easement	Metro District
TRACT H	22,188 S.F.	0.51 AC.	0.33%	Drainage & Access Easement	Metro District
TRACT I	27,801 S.F.	0.64 AC.	0.41%	Drainage & Access Easement	Metro District
TRACT J	7,817 S.F.	0.18 AC.	0.12%	Drainage & Access Easement	Metro District
TRACT K	18,581 S.F.	0.43 AC.	0.27%	Drainage & Access Easement	Metro District
TRACT L	12,714 S.F.	0.29 AC.	0.19%	Drainage & Access Easement	Metro District
TRACT M	5,500 S.F.	0.13 AC.	0.08%	Drainage & Access Easement	Metro District
TRACT N	252,138 S.F.	5.79 AC.	3.72%	Drainage, Utility & Access Easement	Metro District
TRACT O	18,765 S.F.	0.43 AC.	0.28%	Drainage & Access Easement	Metro District
TRACT P	9,571 S.F.	0.22 AC.	0.14%	Drainage & Access Easement	Metro District
TRACT Q	16,467 S.F.	0.38 AC.	0.24%	Drainage & Access Easement	Metro District
TRACT R	31,110 S.F.	0.71 AC.	0.46%	Drainage & Access Easement	Metro District
TRACT S	407,970 S.F.	9.37 AC.	6.03%	Drainage & Access Easement	Metro District
TRACT T	50,230 S.F.	1.15 AC.	0.74%	Drainage & Access Easement	Metro District
TRACT U	115,778 S.F.	2.66 AC.	1.71%	Drainage, Utility & Access Easement	Metro District
TRACT V	15,548 S.F.	0.36 AC.	0.23%	Drainage & Access Easement	Metro District
TRACT W	78,416 S.F.	1.80 AC.	1.16%	Drainage & Access Easement	Metro District
TRACT X	40,159 S.F.	0.92 AC.	0.59%	Drainage & Access Easement	Metro District
TRACT Y	620,890 S.F.	14.25 AC.	9.17%	Private Residence	Property Owner
TRACT Z	159,025 S.F.	3.65 AC.	2.35%	Drainage & Access Easement	Metro District
TRACT AA	10,653 S.F.	0.24 AC.	0.16%	Drainage & Access Easement	Metro District
LOTS (480)	2,813,209 S.F.	64.58 AC.	41.55%	Single-Family Residential	Property Owner
ROW	1,482,403 S.F.	34.03 AC.	21.89%		Town of Berthoud
TOTAL	6,770,624 S.F.	155.43 AC.	100.00%		

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	15
2	26
3	10
4	25
5	11
6	10
7	16
8	17
9	18
10	13
11	9
12	32
13	18
14	8
15	14
16	10
17	16
18	12
19	30
20	6
21	17
22	23
23	28
24	14
25	15
26	16
27	51
TOTAL LOTS	480

DRAFT

10-22-21

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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

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

NORTHERN ENGINEERING

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

DATE: 10/22/21
SCALE: 1"=150'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
2
Of 11 Sheets

TRAILS AT CREEKVIEW

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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°12'16"	44.00'	69.27'	N44°57'51"E	62.34'
C2	42°24'44"	165.00'	122.14'	N68°51'37"E	119.37'
C3	90°00'00"	165.00'	259.18'	S87°20'45"E	233.35'
C4	3°19'30"	1500.00'	87.05'	S40°41'00"E	87.04'
C5	14°02'16"	700.00'	171.50'	S32°00'06"E	171.08'
C6	2°18'24"	700.00'	28.18'	S01°01'14"E	28.18'
C7	53°22'19"	165.00'	153.70'	S26°49'08"W	148.20'
C8	36°21'26"	165.00'	104.70'	S71°41'00"W	102.95'
C9	36°21'26"	500.00'	317.28'	S71°41'00"W	311.98'
C10	5°51'02"	500.00'	51.06'	S50°34'46"W	51.03'
C11	42°28'43"	226.00'	167.55'	S68°53'37"W	163.74'
C12	28°50'29"	165.00'	83.06'	N75°26'47"W	82.18'
C13	60°51'31"	165.00'	175.26'	N30°35'47"W	167.14'
C14	26°20'15"	200.00'	91.94'	N13°00'06"E	91.13'
C15	42°49'32"	165.00'	123.33'	N47°34'59"E	120.48'
C16	21°08'13"	165.00'	60.87'	N79°33'52"E	60.53'
C17	36°37'41"	165.00'	105.48'	N71°49'08"E	103.69'
C18	36°21'26"	165.00'	104.70'	N71°41'00"E	102.95'
C19	36°21'26"	808.00'	512.72'	N71°41'00"E	504.16'
C20	5°51'02"	808.00'	82.51'	N50°34'46"E	82.47'
C21	90°00'00"	165.00'	259.18'	S44°52'02"E	233.35'
C22	18°53'28"	1095.00'	361.03'	N80°25'00"E	359.40'
C23	18°05'10"	1095.00'	345.65'	N61°55'41"E	344.22'
C24	5°13'50"	1095.00'	99.97'	N50°16'11"E	99.93'
C25	17°39'03"	800.00'	246.45'	N56°28'47"E	245.48'
C26	24°49'40"	320.00'	138.66'	N77°43'08"E	137.58'
C27	26°02'15"	165.00'	74.98'	S76°50'54"E	74.34'
C28	22°48'32"	700.00'	278.66'	S13°34'42"E	276.83'
C29	26°02'15"	165.00'	74.98'	S76°50'54"E	74.34'
C30	18°53'28"	400.00'	131.88'	S09°35'00"E	131.29'
C31	20°41'00"	165.00'	59.56'	N10°39'45"W	59.24'
C32	90°00'00"	44.00'	69.12'	N45°08'17"W	62.23'
C33	36°21'26"	473.00'	300.14'	S71°41'00"W	295.13'
C34	53°22'19"	463.00'	431.29'	S26°49'08"W	415.87'
C35	89°36'42"	15.00'	23.46'	N45°21'41"W	21.14'
C36	6°46'21"	255.00'	30.14'	S86°44'48"W	30.12'
C37	12°36'08"	255.00'	56.09'	S77°03'33"W	55.97'
C38	90°00'00"	15.00'	23.56'	S44°51'43"W	21.21'
C39	12°16'29"	255.00'	54.63'	S64°37'15"W	54.53'
C40	10°25'55"	165.00'	30.04'	S05°21'14"E	30.00'
C41	19°04'58"	120.00'	39.97'	N88°07'19"W	39.78'
C42	1°41'05"	255.00'	7.50'	S57°38'28"W	7.50'
C43	90°00'00"	194.00'	304.73'	N87°20'45"W	274.36'
C44	80°51'20"	15.00'	21.17'	N82°46'25"W	19.45'
C45	67°35'57"	194.00'	228.89'	N76°08'43"W	215.84'
C46	90°00'00"	15.00'	23.56'	N44°49'58"E	21.21'
C47	26°20'15"	229.00'	105.27'	N13°00'06"E	104.34'
C48	30°40'21"	194.00'	103.85'	N41°30'24"E	102.62'
C49	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C50	20°41'00"	136.00'	49.09'	S10°39'45"E	48.83'
C51	77°50'48"	15.00'	20.38'	S59°55'39"E	18.85'
C52	8°59'01"	194.00'	30.42'	N85°38'28"E	30.39'
C53	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C54	53°22'19"	492.00'	458.31'	N26°49'08"E	441.91'
C55	36°21'26"	502.00'	318.55'	N71°41'00"E	313.23'
C56	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C57	90°15'48"	15.00'	23.63'	N45°16'23"W	21.26'
C58	89°44'12"	15.00'	23.49'	S44°43'12"W	21.17'
C59	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C60	90°15'48"	20.00'	31.51'	N45°16'23"W	28.35'
C61	14°46'24"	165.00'	42.54'	N82°28'31"E	42.43'
C62	119°32'48"	77.00'	160.66'	S45°08'17"E	133.06'
C63	14°46'24"	165.00'	42.54'	S07°14'55"W	42.43'
C64	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C65	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C66	90°12'16"	15.00'	23.62'	N44°57'51"E	21.25'
C67	42°24'44"	194.00'	143.61'	N68°51'37"E	140.35'
C68	90°00'00"	136.00'	213.63'	S87°20'45"E	192.33'
C69	90°00'00"	15.00'	23.56'	S02°39'15"W	21.21'
C70	42°12'28"	471.00'	346.97'	S68°45'29"W	339.18'
C71	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C72	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C73	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C74	89°59'53"	15.00'	23.56'	S44°51'43"W	21.21'
C75	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C76	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C77	31°43'05"	529.00'	292.85'	N74°00'11"E	289.12'
C78	85°21'39"	15.00'	22.35'	S79°10'32"E	20.34'
C79	93°18'06"	15.00'	24.43'	S10°09'20"W	21.82'
C80	33°03'21"	779.00'	449.43'	S73°20'03"W	443.22'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C81	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C82	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C83	33°23'49"	837.00'	487.88'	N73°09'49"E	481.00'
C84	87°02'23"	15.00'	22.79'	S80°00'54"E	20.66'
C85	91°45'12"	15.00'	24.02'	S09°22'53"W	21.54'
C86	13°20'38"	1066.00'	248.27'	S61°55'48"W	247.71'
C87	16°43'32"	1057.50'	308.70'	S81°29'57"W	307.61'
C88	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C89	85°21'39"	15.00'	22.35'	N06°11'06"E	20.34'
C90	1°12'40"	529.00'	11.18'	N48°15'36"E	11.18'
C91	90°00'00"	15.00'	23.56'	S87°20'45"E	21.21'
C92	3°19'30"	1471.00'	85.37'	S40°41'00"E	85.35'
C93	86°40'30"	15.00'	22.69'	S04°19'00"W	20.59'
C94	2°32'56"	779.00'	34.66'	S48°55'43"W	34.65'
C95	93°18'06"	15.00'	24.43'	N83°08'46"W	21.82'
C96	87°02'23"	15.00'	22.79'	N07°01'29"E	20.66'
C97	2°53'25"	837.00'	42.22'	N49°05'58"E	42.22'
C98	93°19'30"	15.00'	24.43'	S85°41'00"E	21.82'
C99	10°10'19"	671.00'	119.12'	S33°56'05"E	118.97'
C100	94°09'14"	15.00'	24.65'	S18°13'41"W	21.97'
C101	17°39'03"	829.00'	255.39'	S56°28'47"W	254.38'
C102	2°48'17"	1066.00'	52.18'	S49°03'24"W	52.18'
C103	93°02'45"	15.00'	24.36'	N83°01'05"W	21.77'
C104	103°38'13"	15.00'	27.13'	N09°28'22"E	23.58'
C105	28°50'30"	197.00'	99.17'	N75°42'43"E	98.12'
C106	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C107	90°00'00"	194.00'	304.73'	S44°52'02"E	274.36'
C108	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C109	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C110	21°41'18"	349.00'	132.11'	S79°17'19"W	131.32'
C111	83°14'27"	15.00'	21.79'	N69°56'06"W	19.93'
C112	10°42'22"	729.00'	136.22'	N33°40'03"W	136.02'
C113	3°19'30"	1529.00'	88.73'	N40°41'00"W	88.72'
C114	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C115	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C116	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C117	90°00'00"	136.00'	213.63'	N44°52'02"W	192.33'
C118	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C119	28°50'29"	136.00'	68.46'	S75°26'47"E	67.74'
C120	59°57'24"	136.00'	142.32'	S31°02'51"E	135.91'
C121	91°12'07"	15.00'	23.88'	S44°31'55"W	21.43'
C122	90°00'00"	15.00'	23.56'	N44°52'02"W	21.21'
C123	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C124	89°42'00"	15.00'	23.48'	S45°01'02"E	21.16'
C125	11°51'36"	171.00'	35.40'	S05°45'46"W	35.33'
C126	104°28'39"	15.00'	27.35'	S63°55'54"W	23.72'
C127	26°02'15"	194.00'	88.16'	N76°50'54"W	87.40'
C128	90°00'00"	15.00'	23.56'	N44°52'02"W	21.21'
C129	16°16'57"	194.00'	55.13'	S61°54'50"W	54.95'
C130	90°00'00"	15.20'	23.88'	S45°53'53"E	21.50'
C131	86°10'39"	15.00'	22.56'	S46°46'24"W	20.49'
C132	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C133	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C134	16°27'37"	1128.50'	324.20'	N81°37'55"E	323.09'
C135	87°35'35"	15.00'	22.93'	S62°48'49"E	20.76'
C136	18°53'28"	366.50'	120.84'	S09°35'00"E	120.29'
C137	90°00'00"	15.00'	23.56'	S44°51'43"W	21.21'
C138	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C139	87°23'00"	15.00'	22.87'	N24°39'00"E	20.72'
C140	20°42'00"	1122.65'	405.59'	N57°59'30"E	403.39'
C141	17°39'03"	771.00'	237.52'	N56°28'47"E	236.58'
C142	93°32'17"	15.00'	24.49'	S67°55'33"E	21.86'
C143	21°17'23"	671.00'	249.33'	S10°30'43"E	247.90'
C144	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C145	36°37'41"	194.00'	124.02'	S71°49'08"W	121.92'
C146	36°21'26"	136.00'	86.30'	S71°41'00"W	84.86'
C147	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C148	18°53'28"	437.50'	144.25'	N09°35'00"W	143.60'
C149	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C150	36°21'26"	194.00'	123.10'	N71°41'00"E	121.05'
C151	90°00'00"	15.00'	23.56'	S81°29'43"E	21.21'
C152	86°10'39"	15.00'	22.56'	S06°35'37"W	20.49'
C153	36°21'26"	136.00'	86.30'	S71°41'00"W	84.86'
C154	90°57'02"	15.00'	23.81'	N45°36'12"W	21.39'
C155	90°00'00"	15.00'	23.56'	N08°30'17"E	21.21'
C156	36°37'41"	136.00'	86.94'	N71°49'08"E	85.47'
C157	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C158	53°22'19"	136.00'	126.69'	S26°49'08"W	122.16'
C159	90°00'00"	15.00'	23.56'	N81°29'43"W	21.21'
C160	91°02'11"	15.00'	23.83'	N24°00'00"E	21.40'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C161	19°41'26"	291.00'	100.01'	N79°21'48"E	99.52'
C162	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C163	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C164	84°25'59"	15.00'	22.10'	N47°39'02"W	20.16'
C165	16°05'03"	729.00'	204.65'	N13°28'34"W	203.97'
C166	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C167	26°02'15"	136.00'	61.80'	S76°50'54"E	61.27'
C168	90°00'00"	15.00'	23.56'	S18°49'47"E	21.21'
C169	90°00'00"	15.00'	23.56'	S71°10'13"W	21.21'
C170	26°02'15"	194.00'	88.16'	N76°50'54"W	87.40'
C171	90°00'00"	15.00'	23.56'	N44°52'02"W	21.21'
C172	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C173	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C174	90°00'00"	15.00'	23.56'	S45°07'58"W	21.21'
C175	90°00'00"	15.00'	23.56'	N44°52'02"W	21.21'
C176	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C177	26°02'15"	136.00'	61.80'	S76°50'54"E	61.27'
C178	90°00'00"	15.00'	23.56'	S18°49'47"E	21.21'
C179	63°57'45"	136.00'	151.82'	S58°09'06"W	144.06'
C180	90°00'00"	15.00'	23.56'	N44°52'02"W	21.21'
C181	90°00'00"	15.00'	23.56'	N45°07'58"E	21.21'
C182	90°00'00"	15.00'	23.56'	S44°52'02"E	21.21'
C183	53°22'19"	434.00'	404.28'	S26°49'08"W	389.82'
C184	90°00'00"	15.00'	23.56'	N81°29'43"W	21.21'
C185	90°00'00"	15.00'	23.56'	N08°30'17"E	21.21'
C186	53°22'19"	194.00'	180.71'	N26°49'08"E	174.25'
C187	90°00'00"	15.00'	23.56'	S81°29'43"E	21.21'
C188	90°00'00"	15.00'	23.56'	S08°30'17"W	21.21'
C189	36°21'26"	444.00'	281.74'	S71°41'00"W	277.04'
C190	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C191	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C192	36°21'26"	194.00'	123.10'	N71°41'00"E	121.05'
C193	90°00'00"	15.00'	23.56'	N44°51'43"E	21.21'
C194	90°00'00"	15.00'	23.56'	S45°08'17"E	21.21'
C195	90°00'00"	15.00'	23.56'	S44°51'35"W	21.21'
C196	90°00'00"	15.00'	23.56'	N45°08'17"W	21.21'
C197	60°28'13"	194.00'	204.75'	N30°47'26"W	195.38'
C198	3°33'49"	194.00'	12.07'	N02°20'14"W	12.06'
C199	16°30'20"	194.00'	55.89'	N12°22'19"W	55.69'
C200	16°08'17"	194.00'	54.64'	N28°41'37"W	54.46'
C201	11°50'05"	194.00'	40.07'	N42°40'48"W	40.00'
C202	12°25'43"	194.00'	42.08'	N54°48'41"W	42.00'
C203	12°28'05"	194.00'	42.22'	N67°15'35"W	42.13'
C204	12°28'05"	194.00'	42.22'	N67°15'35"W	42.13'
C205	18°47'57"	947.00'	310.72'	S80°27'45"W	309.33'
C206	16°22'24"	194.00'	55.44'	N81°40'50"W	55.25'
C207	80°28'04"	136.00'	191.00'	S82°34'47"E	175.69'
C208	9°31'56"	136.00'	22.63'	N52°25'13"E	22.60'
C209	2°31'29"	194.00'	8.55'	N48°55'00"E	8.55'
C210	16°55'42"	194.00'	57.32'	N58°38'35"E	57.11'
C211	16°41'07"	194.00'	56.50'	N75°27'00"E	56.30'
C212	6°16'26"	194.00'	21.24'	N86°55'47"E	21.23'
C213	2°12'58"	471.00'	18.22'	S88°45'14"W	18.22'
C214	7°59'18"	471.00'	65.67'	S83°39'06"W	65.61'
C215	7°59'44"	471.00'	65.73'	S75°39'35"W	65.67'
C216	8°01'55"	471.00'	66.03'	S67°38'46"W	65.97'
C217	8°09'37"	471.00'	67.08'	S59°33'00"W	67.02'
C218	3°39'11"	471.00'	30.03'	S53°38'35"W	30.03'
C219	4°09'44"	471.00'	34.22'	S49°44'08"W	34.21'
C220	111°59'21"	77.00'	150.50'	S45°25'29"W	127.66'
C221	34°40'56"	136.00'	82.32'	S64°59'43"W	81.07'
C222	33°20'03"	255.00'	148.36'	S73°27'57"W	146.27'
C223	6°40'17"	165.00'	19.21'	S03°28'25"E	19.20'
C224	3°45'38"	165.00'	10.83'	S08°41'22"E	10.83'
C225	31°43'29"	77.00'	42.64'	S05°17'34"W	42.09'
C226	36°01'53"	77.00'	48.42'	S39°10'15"W	47.63'
C227	90°00'00"	15.02'	23.59'	N44°48'09"E	21.24'
C228	42°29'54"	77.00'	57.11'	S78°26'09"W	55.81'
C229	16°04'54"	969.00'	271.98'	N81°49'17"E	271.08'
C230	2°33'53"	1103.44'	49.39'	N48°54'47"E	49.39'
C231	9°59'18"	229.00'	39.92'	N21°10'34"E	39.87'
C232	14°48'20"	194.00'	50.13'	N33°34'23"E	49.99'
C233	1°44'04"	77.00'	2.33'	N79°26'52"W	2.33'
C234	17°57'55"	136.00'	42.64'	S73°21'14"W	42.47'
C235	16°43'01"	136.00'	39.68'	S56°00'46"W	39.54'
C236	6°07'06"	194.00'	20.72'	S50°42'48"W	20.71'
C237	20°41'00"	194.00'	70.03'	N10°39'45"W	69.65'
C238	3°35'17"	229.00'	14.34'	N01°37'37"E	14.34'
C239	12°45'39"	229.00'	51.00'	N09°48'05"E	50.90'

CURVE TABLE

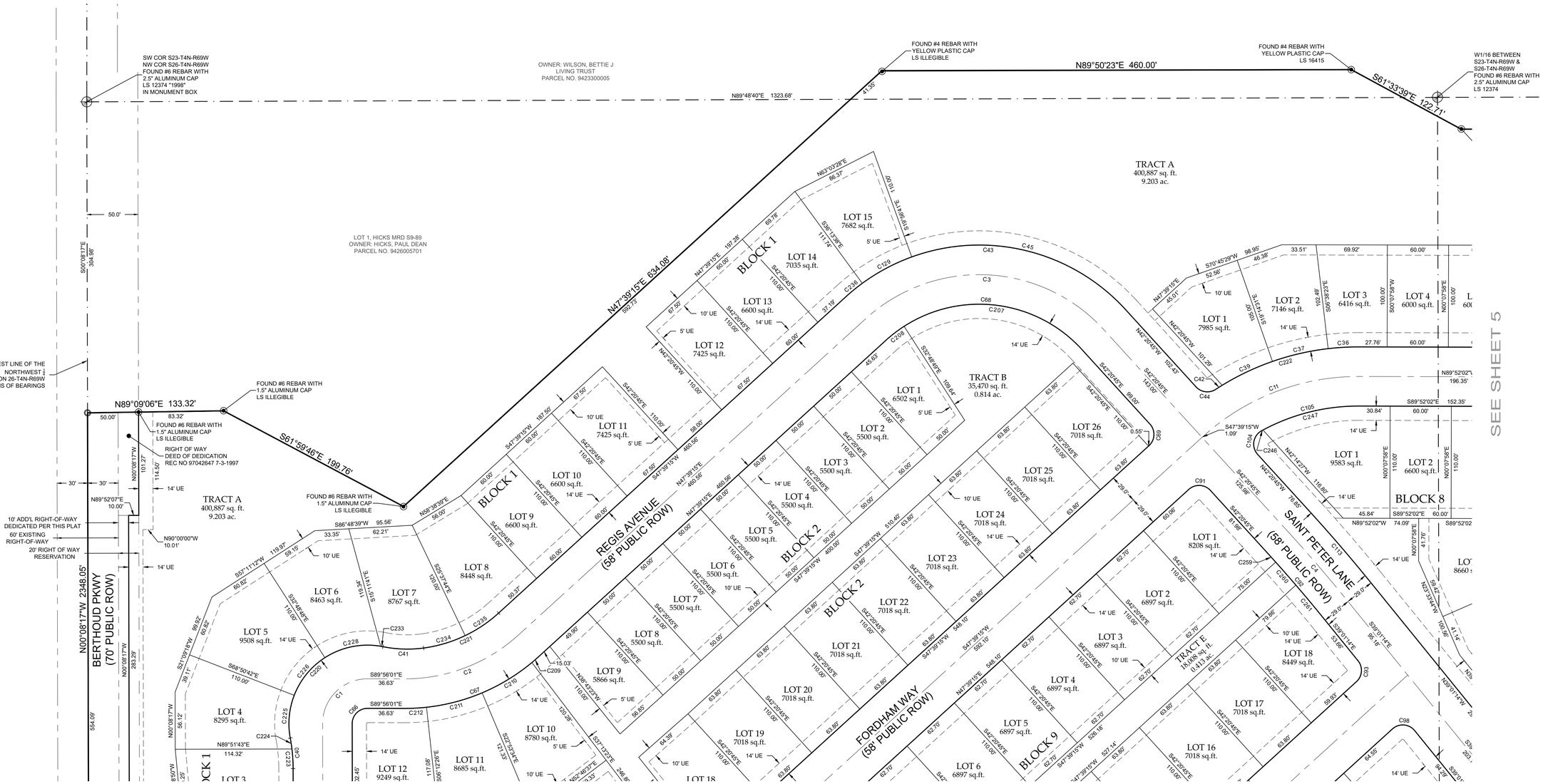
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C240	11°01'16"	136.00'	26.16'	N05°22'40"W	26.12'
C241	77°36'21"	136.00'	184.21'	N49°41'28"W	170.45'
C242	1°22'23"	136.00'	3.26'	N89°10'50"W	3.26'
C243	0°43'51"	194.00'	2.47'	N89°30'06"W	2.47'
C244	17°12'14"	194.00'	58.25'	N80°32'04"W	58.03'
C245	8°06'10"	194.00'	27.44'	N67°52'52"W	27.41'
C246	0°26'18"	197.00'	1.51'	N61°30'37"E	1.51'
C247	28°24'12"	197.00'	97.66'	N75°55'52"E	96.66'
C248	7°42'07"	194.00'	26.08'	S03°43'05"E	26.06'
C249	15°59'35"	194.00'	54.15'	S15°33'56"E	53.98'
C250	16°16'57"	194.00'	55.13'	S31°42'12"E	54.95'
C251	16°16'57"	194.00'	55.13'	S47°59'10"E	54.95'
C252	16°16'57"	194.00'	55.13'	S64°16'07"E	54.95'
C253	16°16'57"	194.00'	55.13'	S80°33'04"E	54.95'
C254	1°10'29"	194.00'	3.98'	S89°16'47"E	3.98'
C255	0°43'44"	349.00'	4.44'	S89°46'06"W	4.44'
C256	10°08'08"	349.00'	61.74'	S84°20'10"W	61.66'
C257	9°51'45"	349.00'	60.07'	S74°20'14"W	60.00'
C258	0°57'41"	349.00'	5.86'	S68°55'31"W	5.86'
C259	0°30'26"	1471.00'	13.02'	S42°05'32"E	13.02'
C260	1°10'07"	1471.00'	30.01'	S41°15'15"E	30.01'
C261	1°38'57"	1471.00'	42.34'	S39°50'43"E	42.34'
C262	6°11'32"	529.00'	57.17'	N61°14'25"E	57.14'
C263	5°57'34"	529.00'	55.02'	N67°18'58"E	55.00'
C264	5°58'11"	529.00'	55.12'	N73°16'50"E	55.09'
C265	5°57'34"	529.00'	55.02'	N79°14'42"E	55.00'
C266	5°54'24"	529.00'	54.53'	N85°10'41"E	54.51'
C267	1°43'51"	529.00'	15.98'	N88°59'48"E	15.98'
C268	1°10'31"	779.00'	15.98'	S89°16'28"W	15.98'
C269	5°24'25"	779.00'	73.51'	S85°59'00"W	73.48'
C270	5°14'47"	779.00'	71.33'	S80°39'25"W	71.30'
C271	5°14'47"	779.00'	71.33'	S75°24'38"W	71.30'
C272	5°14'47"	779.00'	71.33'	S70°09'52"W	71.30'
C273	5°21'18"	779.00'	72.81'	S64°51'50"W	72.78'
C274	5°22'48"	779.00'	73.15'	S59°29'47"W	73.12'
C275	2°42'12"	829.00'	39.11'	S49°00'21"W	39.11'
C276	4°17'22"	829.00'	62.06'	S52°30'08"W	62.05'
C277	4°17'22"	829.00'	62.06'	S56°47'30"W	62.05'
C278	4°17'22"	829.00'	62.06'	S61°04'52"W	62.05'
C279	2°04'46"	829.00'	30.09'	S64°15'56"W	30.08'
C280	8°26'48"	671.00'	98.92'	S33°04'20"E	98.83'
C281	1°43'31"	671.00'	20.20'	S38°09'29"E	20.20'
C282	4°00'30"	837.00'	58.56'	N58°28'09"E	58.54'
C283	3°29'53"	837.00'	51.10'	N62°13'21"E	51.09'
C284	3°32'44"	837.00'	51.80'	N65°44'39"E	51.79'
C285	3°32'44"	837.00'	51.80'	N69°17'24"E	51.79'
C286	1°53'01"	837.00'	27.52'	N72°00'16"E	27.51'
C287	1°48'19"	837.00'	26.37'	N73°50'56"E	26.37'
C288	1°48'19"	837.00'	26.37'	N75°39'16"E	26.37'
C289	1°48'19"	837.00'	26.37'	N77°27'35"E	26.37'
C290	1°48'19"	837.00'	26.37'	N79°15'55"E	26.37'
C291	1°48'19"	837.00'	26.37'	N81°04'14"E	26.37'
C292	1°48'19"	837.00'	26.37'	N82°52'34"E	26.37'
C293	1°48'19"	837.00'	26.37'	N84°40'53"E	26.37'
C294	1°48'19"	837.00'	26.37'	N86°29'13"E	26.37'
C295	1°48'19"	837.00'	26.37'	N88°17'32"E	26.37'
C296	0°40'01"	837.00'	9.74'	N89°31'43"E	9.74'
C297	0°23'12"	1057.50'	7.14'	S89°40'07"W	7.14'
C298	1°35'19"	1057.50'	29.32'	S88°40'52"W	29.32'
C299	1°35'19"	1057.50'	29.32'	S87°05'32"W	29.32'
C300	1°35'20"	1057.50'	29.32'	S85°30'13"W	29.32'
C301	1°35'20"	1057.50'	29.33'	S83°54'53"W	29.32'
C302	1°35'18"	1057.50'	29.32'	S82°19'34"W	29.31'
C303	1°35'20"	1057.50'	29.33'	S80°44'15"W	29.33'
C304	1°35'20"	1057.50'	29.33'	S79°08'55"W	29.32'
C305	1°34'45"	1057.50'	29.15'	S77°33'52"W	29.14'
C306	1°35'20"	1057.50'	29.32'	S75°58'50"W	29.32'
C307	1°35'19"	1057.50'	29.32'	S74°23'31"W	29.32'
C308	0°27'40"	1057.50'	8.51'	S73°22'01"W	8.51'
C309	2°22'47"	1066.00'	44.28'	S67°24'43"W	44.27'
C310	3°35'48"	1066.00'	66.91'	S64°25'26"W	66.90'
C311	3°35'48"	1066.00'	66.91'	S60°49'38"W	66.90'
C312	3°46'16"	1066.00'	70.16'	S57°08'37"W	70.15'
C313	1°53'01"	947.00'	31.13'	S72°00'16"W	31.13'
C314	1°48'19"	947.00'	29.84'	S73°50'56"W	29.84'
C315	1°48'19"	947.00'	29.84'	S75°39'16"W	29.84'
C316	1°48'19"	947.00'	29.84'	S77°27'35"W	29.84'
C317	1°48'19"	947.00'	29.84'	S79°15'55"W	29.84'
C318	1°48'19"	947.00'	29.84'	S81°04'14"W	29.84'
C319	1°48'19"	947.00'	29.84'	S82°52'34"W	29.84'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C320	1°48'19"	947.00'	29.84'	S84°40'53"W	29.84'
C321	1°48'19"	947.00'	29.84'	S86°29'13"W	29.84'
C322	1°48'19"	947.00'	29.84'	S88°17'32"W	29.84'
C323	0°40'01"	947.00'	11.02'	S89°31'43"W	11.02'
C324	0°34'24"	969.00'	9.70'	N89°34'31"E	9.70'
C325	1°33'07"	969.00'	26.24'	N88°30'46"E	26.24'
C326	1°33'07"	969.00'	26.24'	N86°57'40"E	26.24'
C327	1°33'07"	969.00'	26.24'	N85°24'33"E	26.24'
C328	1°33'07"	969.00'	26.24'	N83°51'26"E	26.24'
C329	1°33'05"	969.00'	26.24'	N82°18'21"E	26.23'
C330	1°33'07"	969.00'	26.24'	N80°45'15"E	26.24'
C331	1°33'07"	969.00'	26.24'	N79°12'09"E	26.24'
C332	1°32'32"	969.00'	26.08'	N77°39'19"E	26.08'
C333	1°33'07"	969.00'	26.24'	N76°06'30"E	26.24'
C334	1°33'07"	969.00'	26.24'	N74°33'23"E	26.24'
C335	0°55'27"	291.00'	4.69'	N89°40'15"E	4.69'
C336	19°41'26"	291.00'	100.01'	N79°21'48"E	99.52'
C337	7°23'52"	729.00'	94.12'	N17°49'10"W	94.06'
C338	1°57'54"	729.00'	25.00'	N13°08'17"W	25.00'
C339	6°43'17"	729.00'	85.52'	N08°47'41"W	85.47'
C340	14°39'40"	194.00'	49.64'	N82°32'12"W	49.51'
C341	11°22'35"	194.00'	38.52'	N69°31'04"W	38.46'
C342	20°33'56"	136.00'	48.82'	S36°27'11"W	48.55'
C343	43°23'49"	136.00'	103.01'	S68°26'04"W	100.56'
C344	84°15'39"	15.00'	22.06'	N42°16'06"W	20.12'
C345	5°44'21"	15.00'	1.50'	N87°16'06"W	1.50'
C346	28°58'36"	136.00'	68.78'	S75°22'25"W	68.05'
C347	7°22'50"	136.00'	17.52'	S57°11'42"W	17.51'
C348	11°51'04"	194.00'	40.13'	S59°25'49"W	40.06'
C349	16°16'57"	194.00'	55.13'	S73°29'49"W	54.95'
C350	8°29'41"	194.00'	28.76'	S85°53'08"W	28.74'
C351	84°15'39"	15.00'	22.06'	N41°59'33"E	20.12'
C352	5°44'21"	15.00'	1.50'	N86°59'33"E	1.50'
C353	3°13'45"	194.00'	10.93'	N88°14'51"E	10.93'
C354	8°46'20"	194.00'	29.70'	N82°14'48"E	29.67'
C355	8°19'45"	194.00'	28.20'	N73°41'45"E	28.18'
C356	9°48'42"	194.00'	33.22'	N64°37'32"E	33.18'
C357	6°12'54"	194.00'	21.04'	N56°36'44"E	21.03'
C358	3°49'21"	15.00'	1.00'	N55°24'58"E	1.00'
C359	86°10'39"	15.00'	22.56'	S79°35'02"E	20.49'
C360	86°10'39"	15.00'	22.56'	S06°35'37"W	20.49'
C361	3°49'21"	15.00'	1.00'	S51°35'37"W	1.00'
C362	23°11'03"	136.00'	55.03'	S65°05'49"W	54.66'
C363	13°10'23"	136.00'	31.27'	S83°16'32"W	31.20'
C364	6°40'47"	15.00'	1.75'	N87°44'19"W	1.75'
C365	84°16'15"	15.00'	22.06'	N42°15'48"W	20.13'
C366	1°31'18"	224.00'	5.95'	S54°15'56"W	5.95'
C367	12°13'09"	224.00'	47.77'	S61°08'10"W	47.68'
C368	13°02'56"	224.00'	51.02'	S73°46'13"W	50.91'
C369	9°34'03"	224.00'	37.40'	S85°04'42"W	37.36'
C370	7°19'31"	246.00'	31.45'	N86°11'58"E	31.43'
C371	9°57'25"	246.00'	42.75'	N77°33'30"E	42.70'
C372	9°06'41"	246.00'	39.12'	N68°01'27"E	39.08'
C373	7°30'09"	246.00'	32.21'	N59°43'02"E	32.19'
C374	2°27'40"	246.00'	10.57'	N54°44'07"E	10.57'
C375	36°21'26"	224.00'	142.14'	N71°41'00"E	139.77'
C376	36°21'26"	246.00'	156.10'	S71°41'00"W	153.49'
C377	9°45'30"	136.00'	23.16'	N58°23'02"E	23.13'
C378	26°52'11"	136.00'	63.78'	N76°41'53"E	63.20'
C379	22°42'

TRAILS AT CREEKVIEW

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



SEE LINE & CURVE TABLE
ON SHEET 3 OF 11

DRAFT
10-22-21
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

NORTH

50 0 50 100 150 Feet
(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

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

PRELIMINARY
Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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

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

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

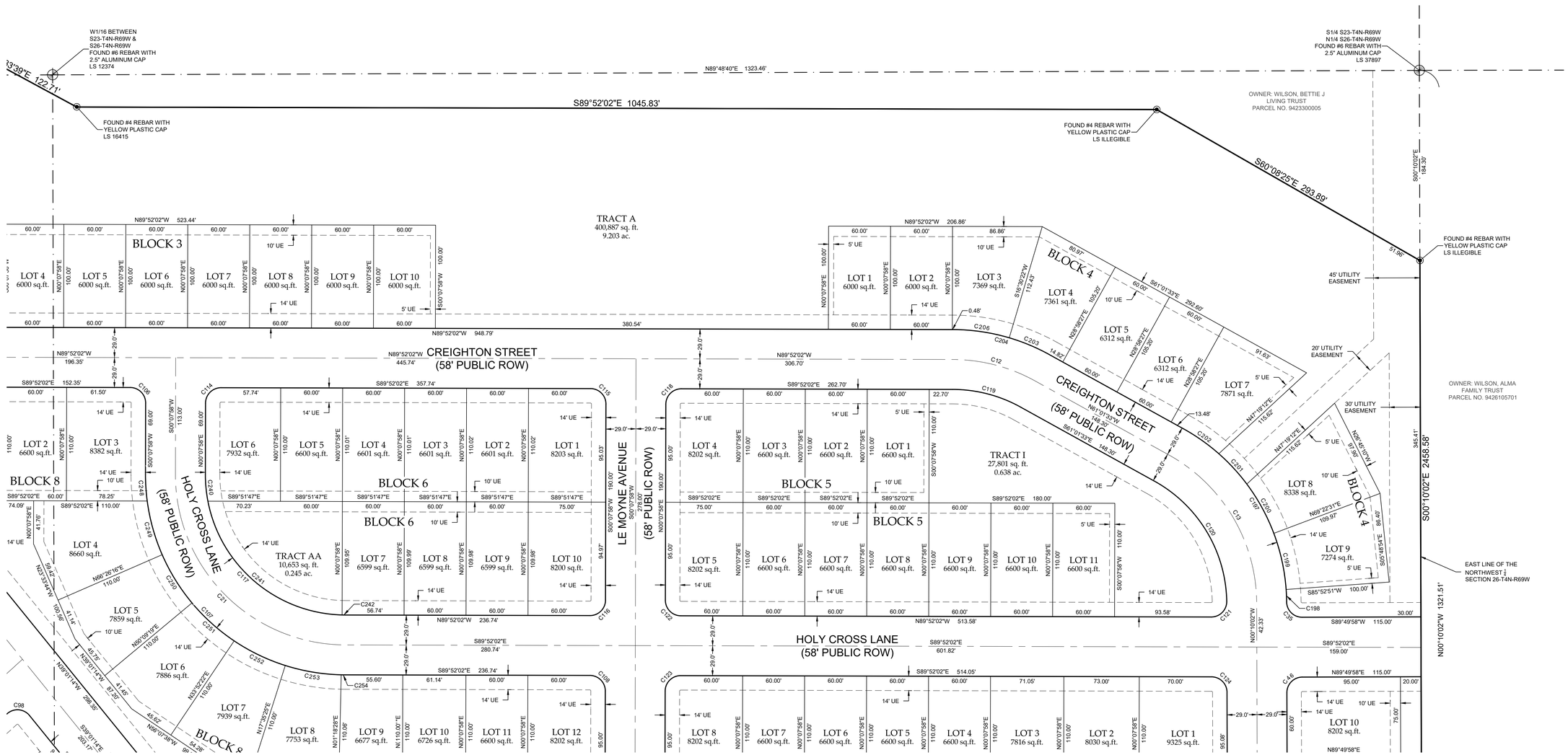
DATE: 10/22/21
SCALE: 1"=50'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
4
Of 11 Sheets

TRAILS AT CREEKVIEW

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



DRAFT

10-22-21

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 3 OF 11

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET) 1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
⊙	FOUND #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
◉	SECTION CORNER
○	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc

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

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

NORTHERN ENGINEERING

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

DATE: 10/22/21 | SCALE: 1"=50' | DRAWN BY: L. Smith | REVIEWED BY: S. Lund

PROJECT: 987-009 | CLIENT:

TRAILS AT CREEKVIEW

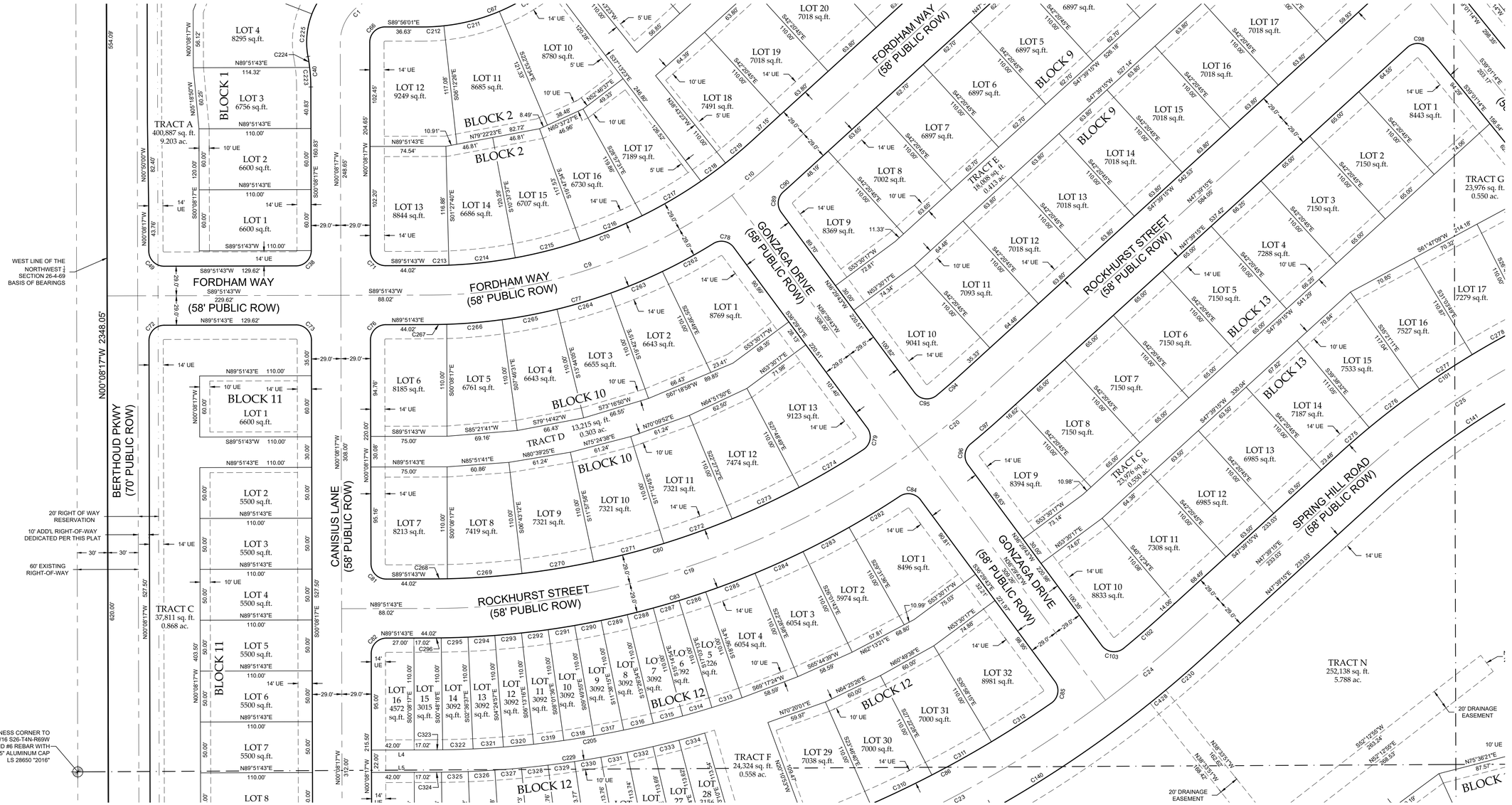
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 5 Of 11 Sheets

TRAILS AT CREEKVIEW

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

SEE SHEET 4



SEE SHEET 7

SEE SHEET 8

DRAFT

10-22-21

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 3 OF 11

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET) 1 inch = 50 ft.

LEGEND

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

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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

NORTHERN ENGINEERING
CORP. COLLEGE: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

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

PROJECT: 987-009
CLIENT:
DATE: 10/22/21
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: S. Lund

TRAILS AT CREEKVIEW

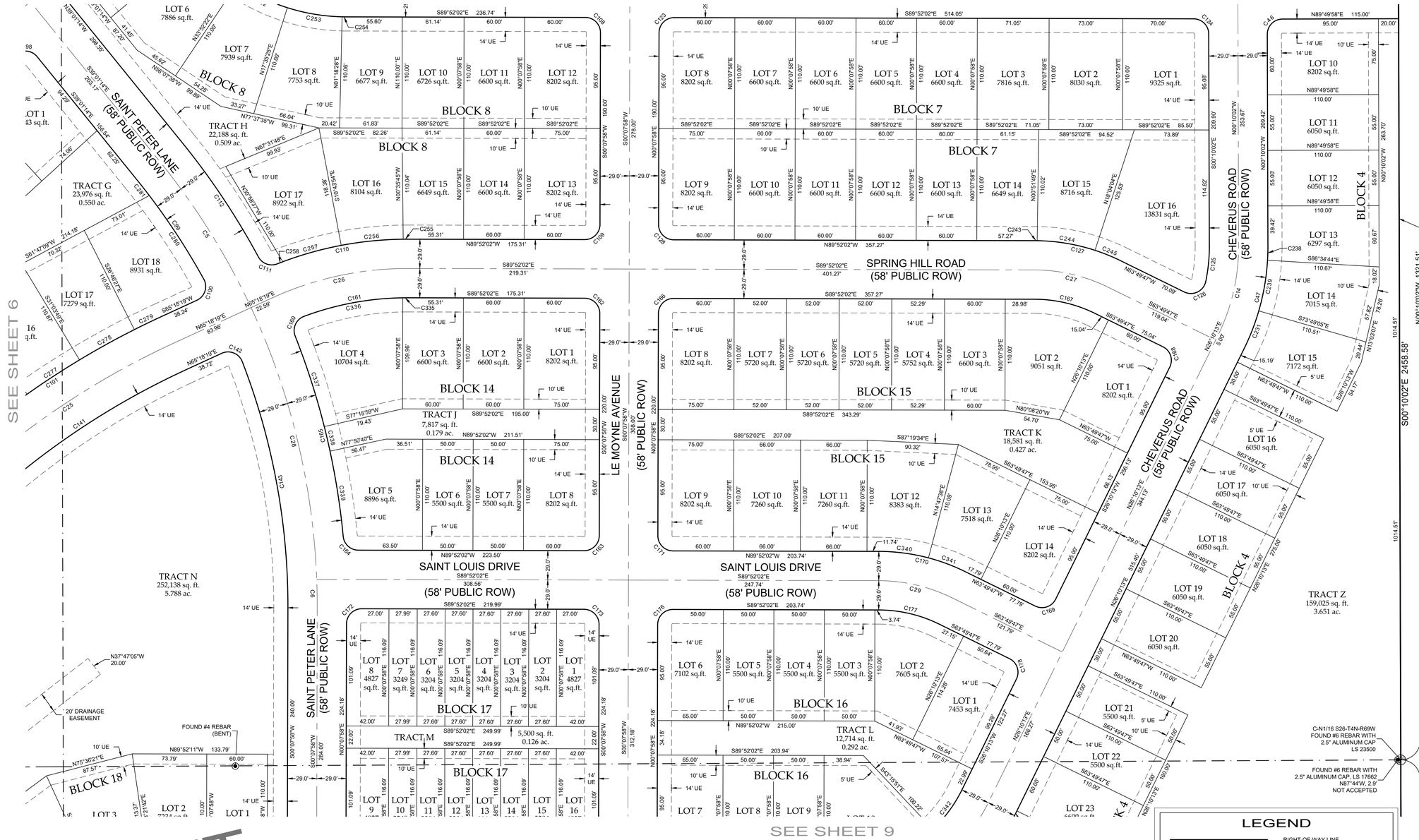
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 6
Of 11 Sheets

TRAILS AT CREEKVIEW

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

SEE SHEET 5



DRAFT

10-22-21

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 3 OF 11

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

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

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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

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

NORTHERN ENGINEERING
CENTRE COLLINS, 301 North Howes Street, Suite 100, 80521
GREELEY | 970.80 Street, 80631
970.221.4158
northernengineering.com

PROJECT: 987-009
DATE: 10/22/21
SCALE: 1"=50'
DRAWN BY: L. Smith
CLIENT:
REVIEWED BY: S. Lund

TRAILS AT CREEKVIEW

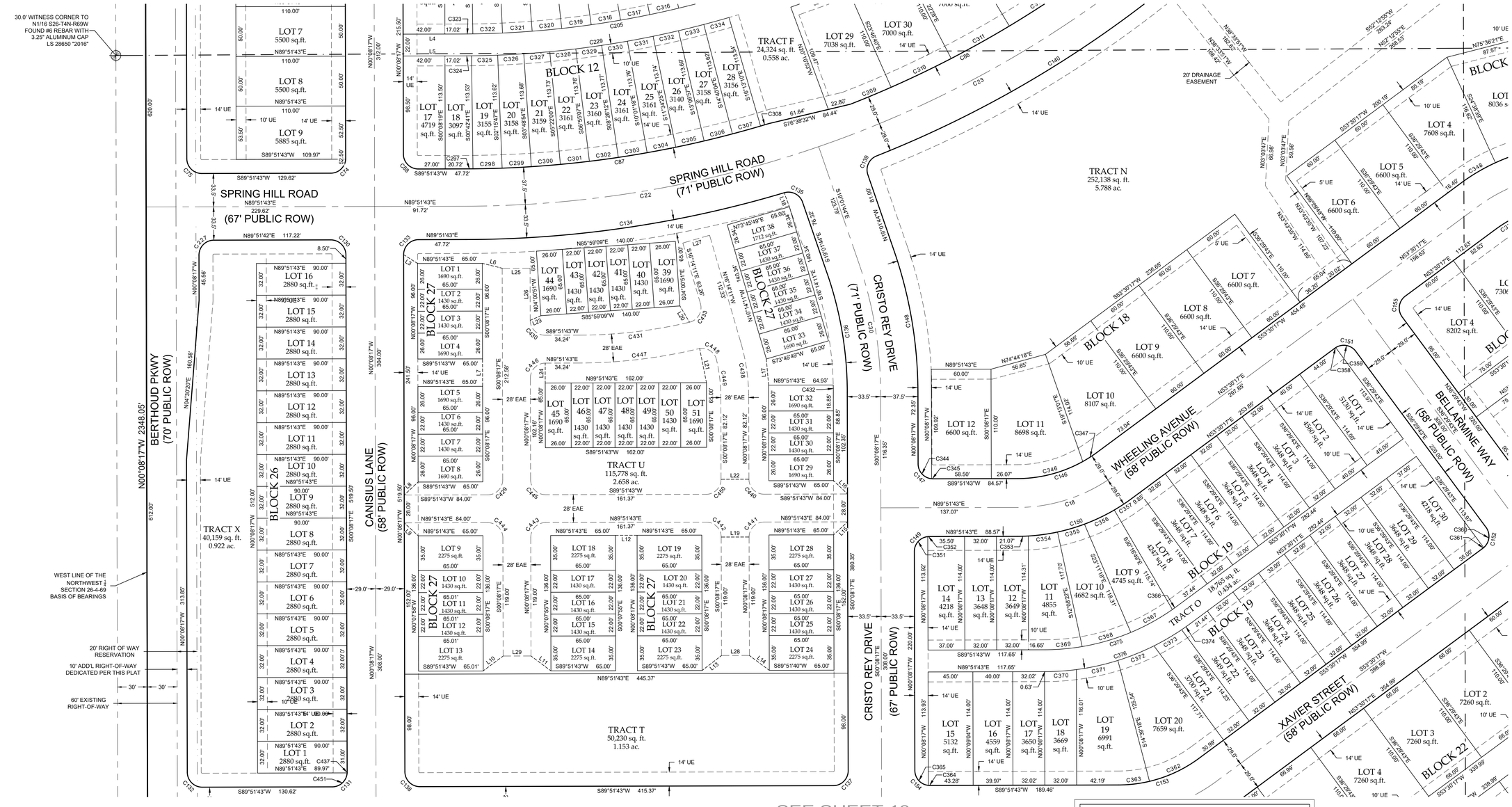
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
7
Of 11 Sheets

TRAILS AT CREEKVIEW

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

SEE SHEET 6



SEE SHEET 9

SEE SHEET 10

DRAFT
10-22-21
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 3 OF 11

NORTH

50 0 50 100 150 Feet
(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
◉	FOUND #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
⊕	SECTION CORNER
○	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc

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

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

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

DATE: 10/22/21
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:

TRAILS AT CREEKVIEW

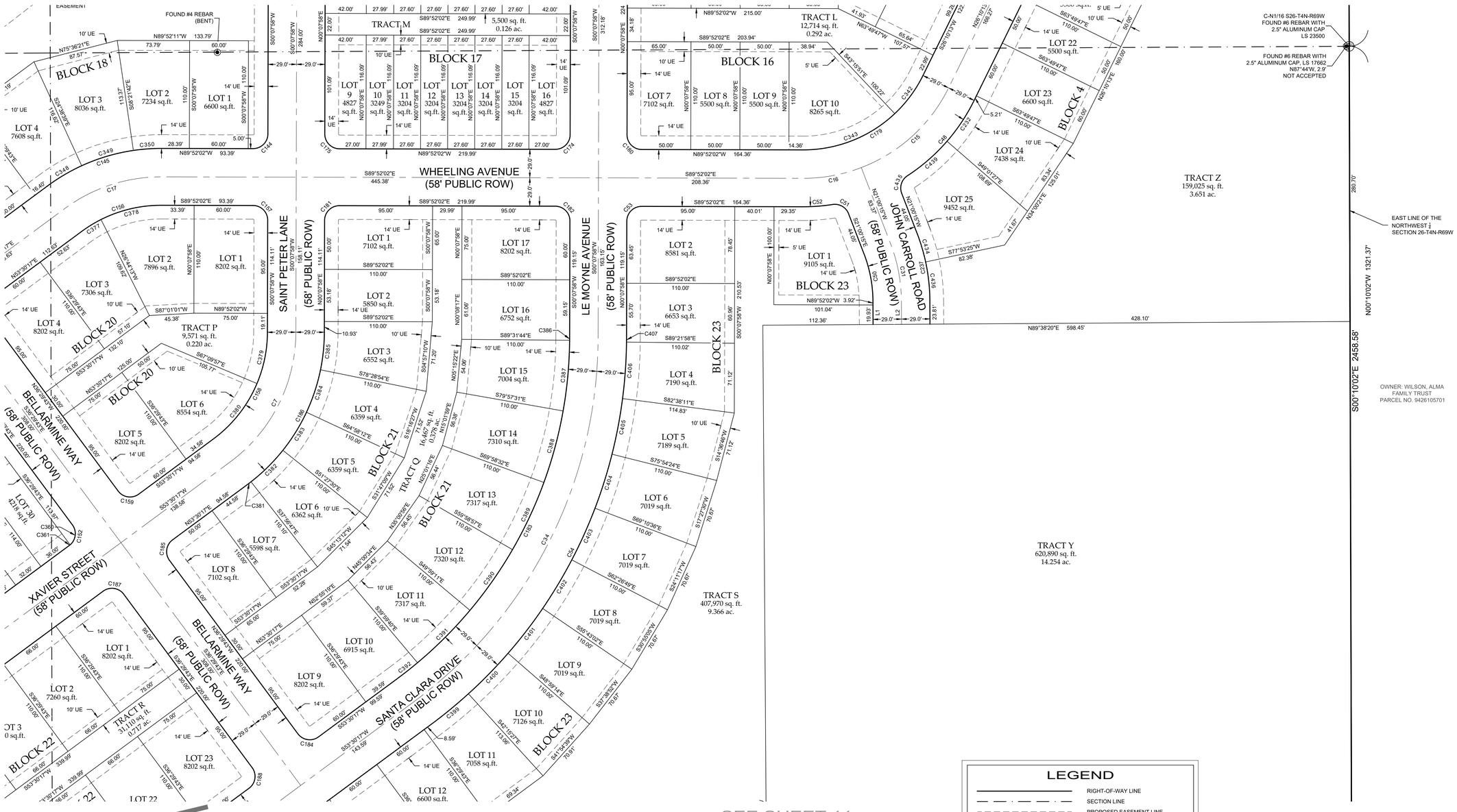
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
8
Of 11 Sheets

TRAILS AT CREEKVIEW

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

SEE SHEET 7



SEE SHEET 8

SEE SHEET 11

DRAFT

10-22-21

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 3 OF 11

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
⊙	FOUND #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
⊕	SECTION CORNER
○	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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

NORTHERN ENGINEERING

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

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

PROJECT: 987-009
CLIENT:
DATE: 10/22/21
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: S. Lund

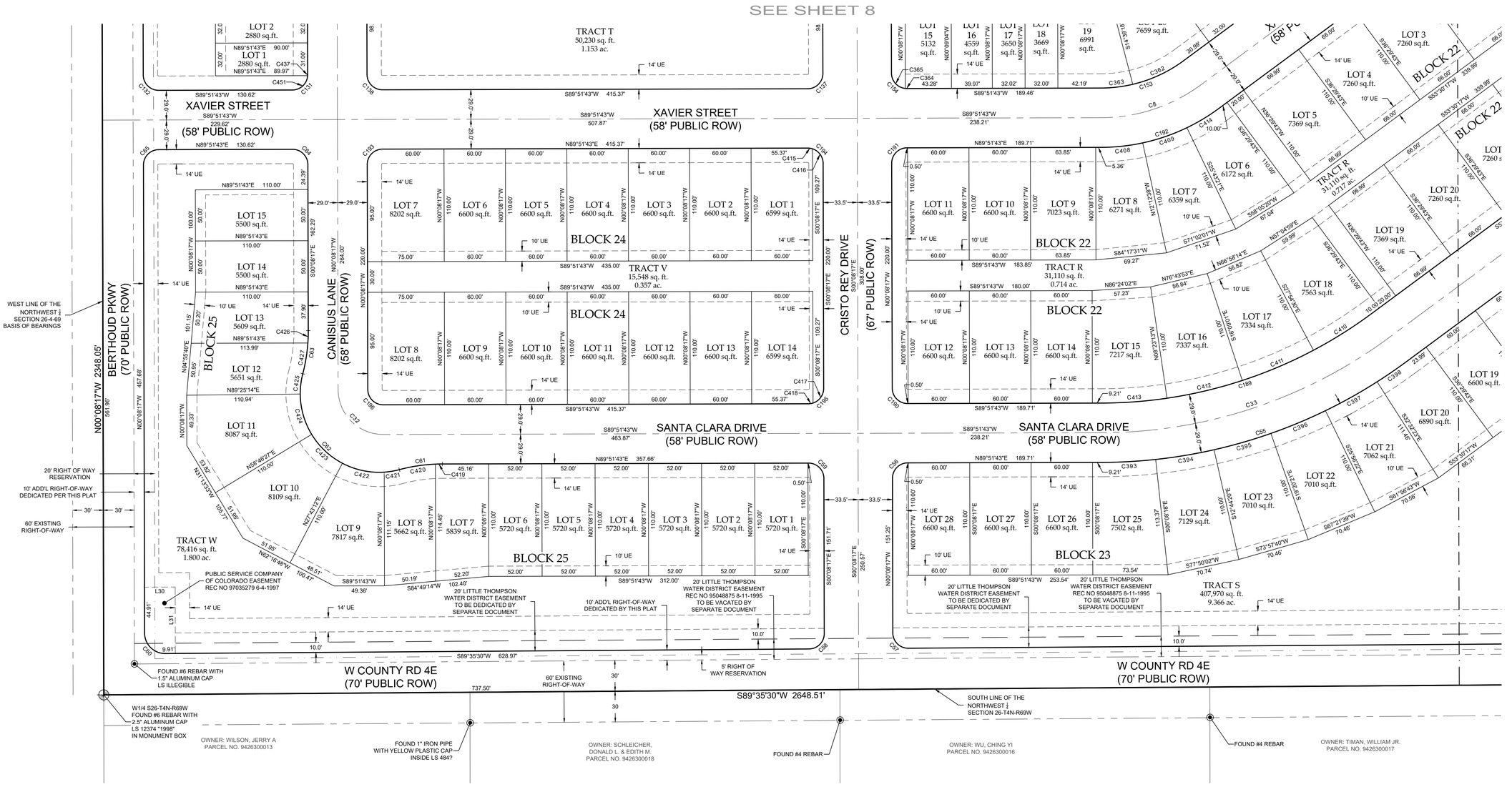
TRAILS AT CREEKVIEW

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
9
Of 11 Sheets

TRAILS AT CREEKVIEW

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



DRAFT

10-22-21

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE ON SHEET 3 OF 11

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET) 1 inch = 50 ft.

LEGEND

———	RIGHT-OF-WAY LINE
— — — —	SECTION LINE
- - - - -	PROPOSED EASEMENT LINE
- - - - -	EXISTING EASEMENT LINE
- - - - -	EXISTING RIGHT-OF-WAY
———	PLATTED BOUNDARY LINE
———	LOT LINE
⊙	FOUND #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
◔	SECTION CORNER
○	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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

NORTHERN ENGINEERING
CFAY COLLINS, 301 North Howes Street, Suite 100, 80521
GRELLEY, 820 8th Street, 80631
970.221.4158
northernengineering.com

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

DATE: 10/22/21
SCALE: 1"=50'
REVIEWED BY: S. Lund
PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith

TRAILS AT CREEKVIEW

TOWN OF BERTHOUD
STATE OF COLORADO

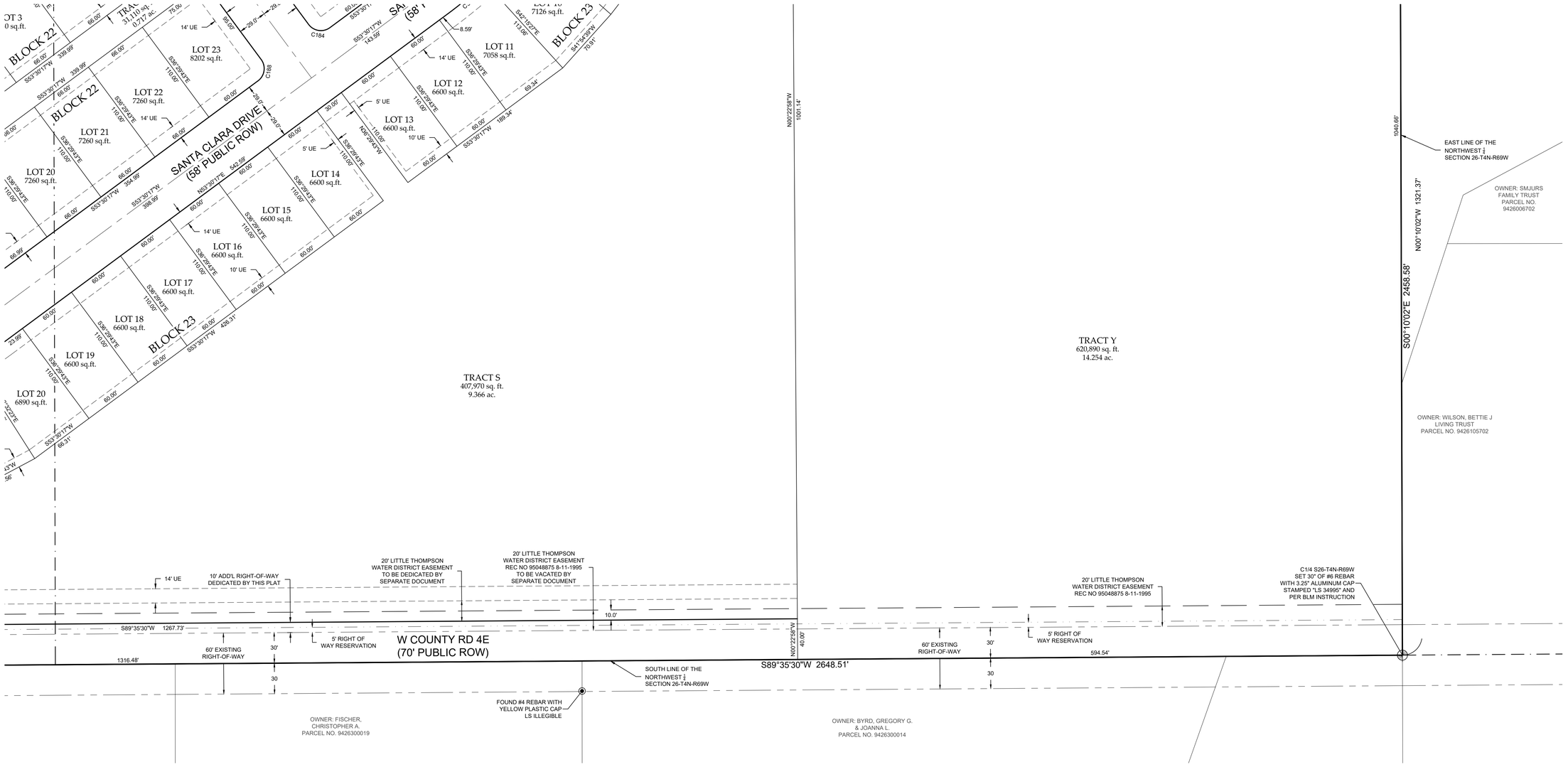
Sheet
10
Of 11 Sheets

TRAILS AT CREEKVIEW

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

SEE SHEET 9

SEE SHEET 10



DRAFT

10-22-21

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SEE LINE & CURVE TABLE
ON SHEET 3 OF 11

NORTH

50 0 50 100 150 Feet

(US SURVEY FEET)
1 inch = 50 ft.

LEGEND

	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
◉	FOUND #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
◔	SECTION CORNER
○	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc

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

NORTHERN ENGINEERING
CENT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 4620 8th Street, 80634
970.221.4158
northernengineering.com

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

PROJECT: 987-009
CLIENT:
DRAWN BY: L. Smith
DATE: 10/22/21
SCALE: 1"=50'
REVIEWED BY: S. Lund

TRAILS AT CREEKVIEW

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
11
Of 11 Sheets

Vicinity Map

General Notes:

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

Site Statistics & Residential Standards

TOTAL ACREAGE	155.43 AC	
OPEN SPACE REQUIRED (10%)	14.11 AC (Excluding Tract Y)	
OPEN SPACE PROVIDED	33.47 AC	
SINGLE FAMILY DETACHED	344 LOTS	(71.5%)
SMALL SINGLE FAMILY DETACHED	40 LOTS	(8.3%)
TOWNHOMES	51 LOTS	(10.6%)
DUPLEX	46 LOTS	(9.5%)
TOTAL	481 LOTS	

Site Identity

481 DWELLING UNITS = 8 REQUIRED ELEMENTS

ELEMENTS PROVIDED:

POOL	(2) ELEMENTS
COMMUNITY BUILDING	(2) ELEMENTS
POLLINATOR PLANTING PALETTE	(1) ELEMENT
SOFT SURFACE TRAIL	(1) ELEMENT
POCKET PARK	(1) ELEMENT
PLAYGROUND	(1) ELEMENT
WOOD FENCING	(1) ELEMENT
ALLEY LOADED STREETS	(2) ELEMENTS
BUFFER AREAS	(1) ELEMENT
TOTAL PROVIDED	12 ELEMENTS

Park & Open Space Statistics

481 DWELLING UNITS = 4.81 AC PARK REQUIRED

POCKET PARK #1 =	1.6 ACRES
POCKET PARK #2 =	1.8 ACRES
NEIGHBORHOOD PARK* =	5.7 ACRES
TOTAL PROVIDED =	9.1 ACRES

*A MINIMUM OF 5 ACRES TO BE DEDICATED TO THE TOWN OF BERTHOUD. REMAINING PARK SPACE TO BE OWNED & MAINTAINED BY THE METRO DISTRICT.

FUNCTIONAL OPEN SPACE ELEMENTS (3 REQUIRED):

GREEN AREA (0.63 AC)	(1)
ADDITIONAL POCKET PARK	(1)
OPEN SPACE WAIVER*	(1)
TOTAL PROVIDED	(3)

*OPEN SPACE WAIVER OF POINTS PER THE TOWN BOARD APPROVAL OF THE NEIGHBORHOOD MASTER PLAN ON JANUARY 12, 2021. APPROVAL OF ADJUSTED PLAN TO SHOW REMOVAL OF LOTS ALONG NORTHERN PROPERTY BOUNDARY & REPLACEMENT OF LOTS WITHIN GREEN AREA.

Landscape Notes

1. LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE. 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 LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, FIVE (5) FEET FROM STORM SEWER LINES, AND FIVE (5) FEET FROM ANY DRIVEWAY.
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. 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 NOT 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 DURA-TURF TALL FESCUE SEEDED AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENED 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 EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED.
21. 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.
22. ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL COBBLE AREA WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
23. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE HEAVY DUTY STEEL EDGER MIN. ¼" x 4" WITH ROUNDED TOP AND PLASTIC CAP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE TRANSITIONS.
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 AREAS AND PUBLIC R.O.W. LANDSCAPING IS THE RESPONSIBILITY OF THE METRO DISTRICT.
26. ALL TURF GRASSES PLANTED IN PUBLIC R.O.W. MUST BE SOD
27. THE PROPOSED NEIGHBORHOOD PARK SHALL BE BUILT AND MAINTAINED BY THE METRO DISTRICT.
28. STREET TREES WILL BE PLANTED AT LEAST 5' FROM ANY SERVICE LINE AND DRIVEWAY.
29. TURF IS REQUIRED IN ALL TREE LAWNS AND IS THE RESPONSIBILITY OF THE BUILDER/HOME OWNER IN FRONT OF INDIVIDUAL LOTS.

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 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 COUPLES SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
6. FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
7. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
8. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
9. ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

Native Grass Seed Mix

1. SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
2. 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%	
SIDEOATS GRAMA	6%	
BIG BLUESTEM	5%	
BLUE GRAMA (COATED)	5%	
SAND DROPSEED	1%	

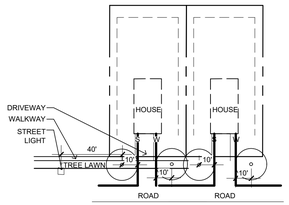
3. DRILLED APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
4. ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK, OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE WATERING , ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED 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:

3. IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
4. 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.
5. 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 ¼ 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.
6. 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.
7. 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.

Overall Landscape Plan

TYPICAL UTILITY LAYOUT



Sheet Index

SHEET 1	COVER SHEET
SHEETS 2-9	LANDSCAPE PLANS
SHEET 10	PARK ENLARGEMENTS
SHEET 11	PARK ENLARGEMENTS
SHEET 12	PARK ENLARGEMENTS
SHEET 13	DETAILS
SHEET 14	LANDSCAPE NOTES, SCHEDULES, DETAILS

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

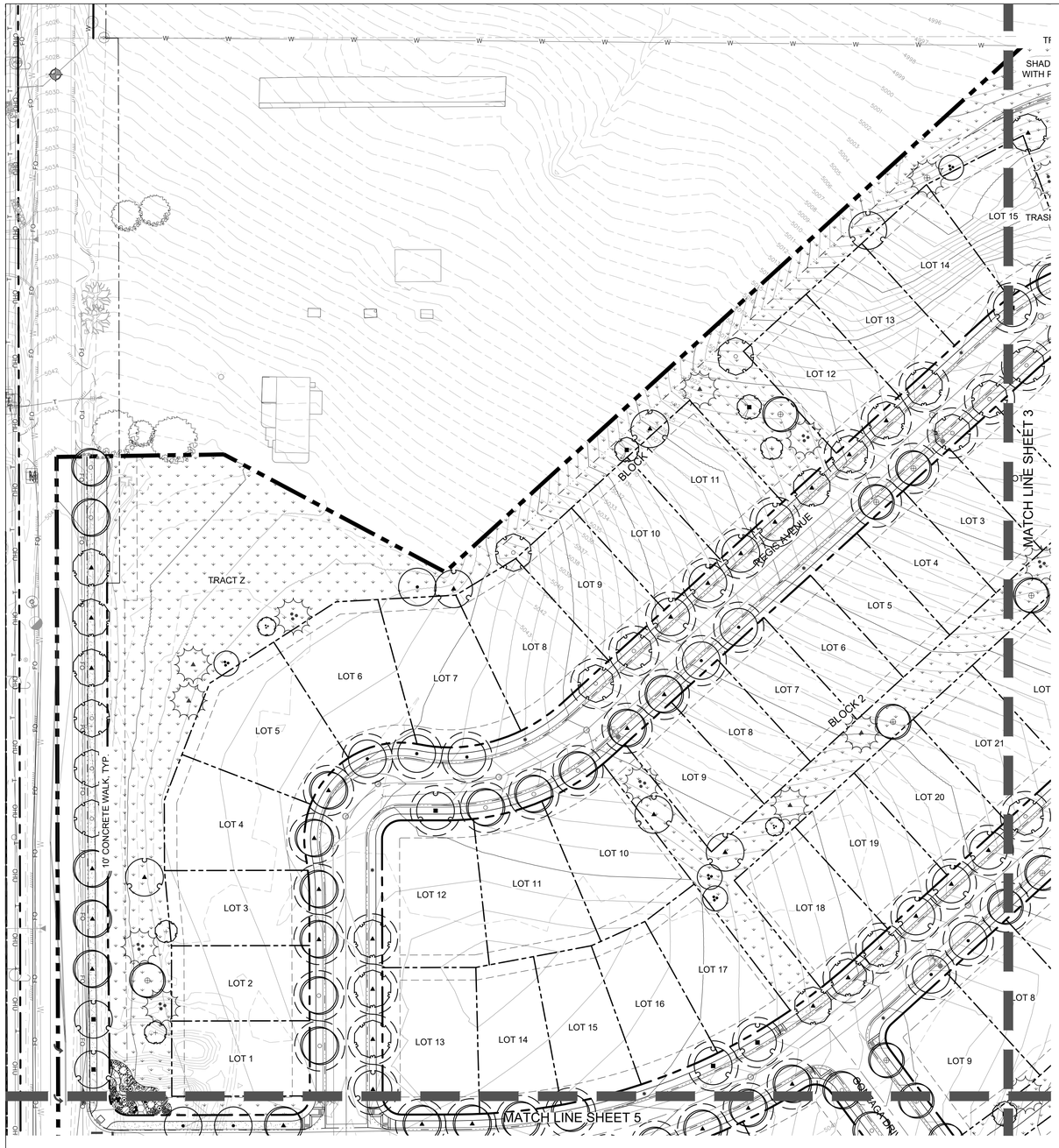
SHEET TITLE

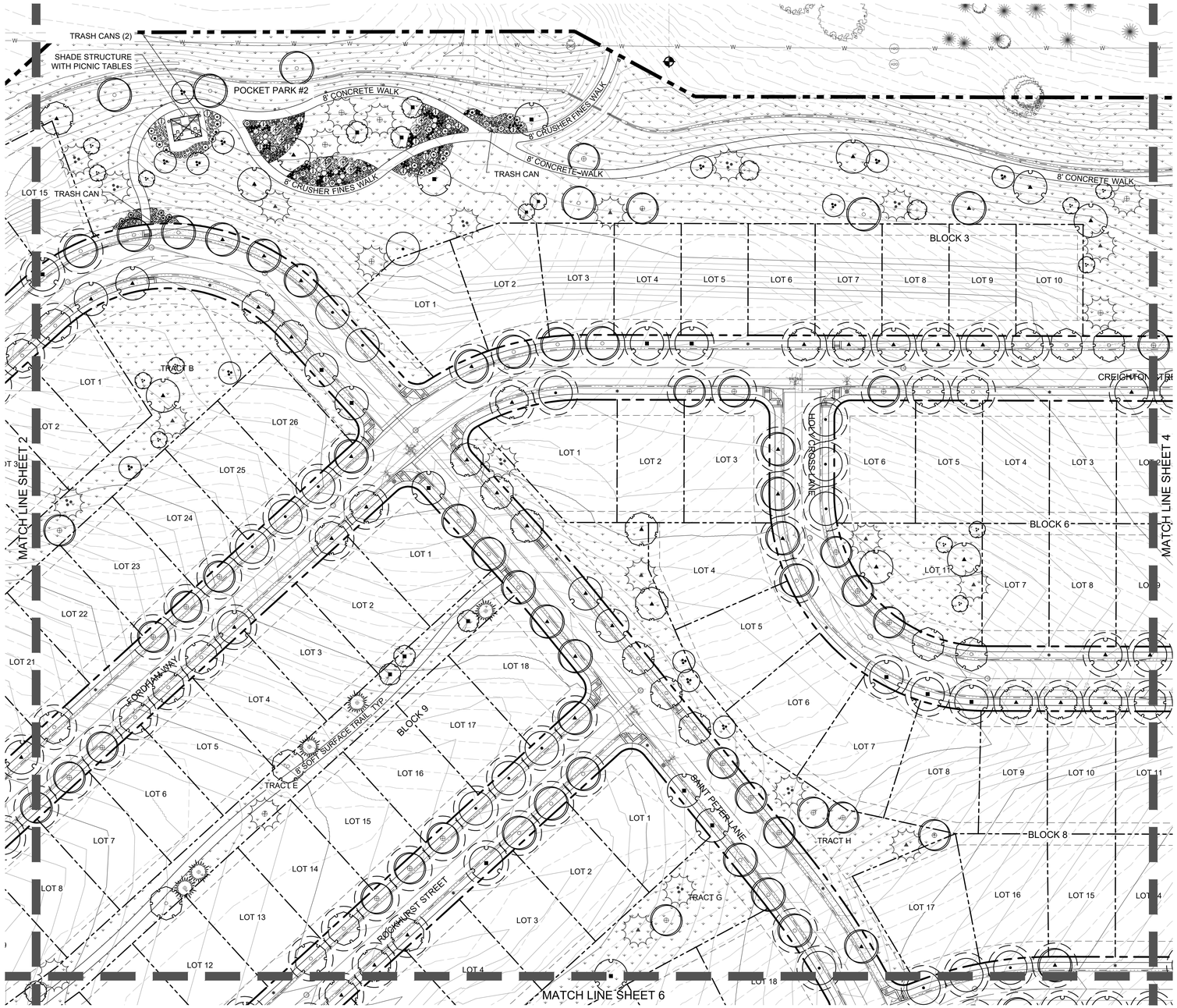
COVER SHEET

SHEET INFORMATION

Sheet Number: 1

Of: 14


LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
TRACT Z
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK



Plant Palette

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	Catalpa speciosa Western Catalpa
	Celtis occidentalis Western Hackberry
	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	Platanus x acerifolia `Exclamation` Exclamation Planetree
	Quercus macrocarpa Bur Oak
	Quercus shumardii Shummard Red Oak
	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Picea pungens `Bakeri` Bakeri Spruce
	Pinus nigra Austrian Pine
	Pinus ponderosa Ponderosa Pine
	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Acer ginnala `Flame` Amur Maple
	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	Prunus virginiana `P002` Sucker Punch Chokecherry
	Pyrus fauriei `Korean Sun` Korean Wild Pear
	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	Arctostaphylos x `Panchito` Panchito Manzanita
	Aronia arbutifolia Red Chokeberry
	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	Chrysothamnus nauseosus Rubber Rabbitbrush
	Fallugia paradoxa Apache Plume
	Kraschenninikovia lanata Winterfat
	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	Prunus besseyi Western Sand Cherry
	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper
	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	Picea abies `Nidiformis` Birds Nest Spruce
	Picea abies `Pumila` Dwarf Norway Spruce
	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	BOTANICAL / COMMON NAME
	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	BOTANICAL / COMMON NAME
	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	Agastache rupestris `Sunset` Sunset Hyssop
	Asclepias tuberosa Butterfly Milkweed
	Echinacea purpurea Purple Coneflower
	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

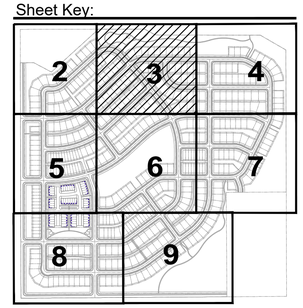
Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	374,256 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,296,463 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	26,559 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	21,503 sf

SYMBOL	DESCRIPTION
	SAND
	PROPERTY BOUNDARY
	STEEL EDGER, ROUNDED TOP
	EXISTING TREES
	TREES BY OWNER/BUILDER: 615

SYMBOL	DESCRIPTION
	WATER FOUNTAIN WITH BOTTLE FILLER
	TRASH CAN
	TABLES WITH CHESS/CHECKERS
	PICNIC TABLE
	BIKE RACK
	BOLLARD LIGHT
	PARK LIGHT

Sheet Key:



0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

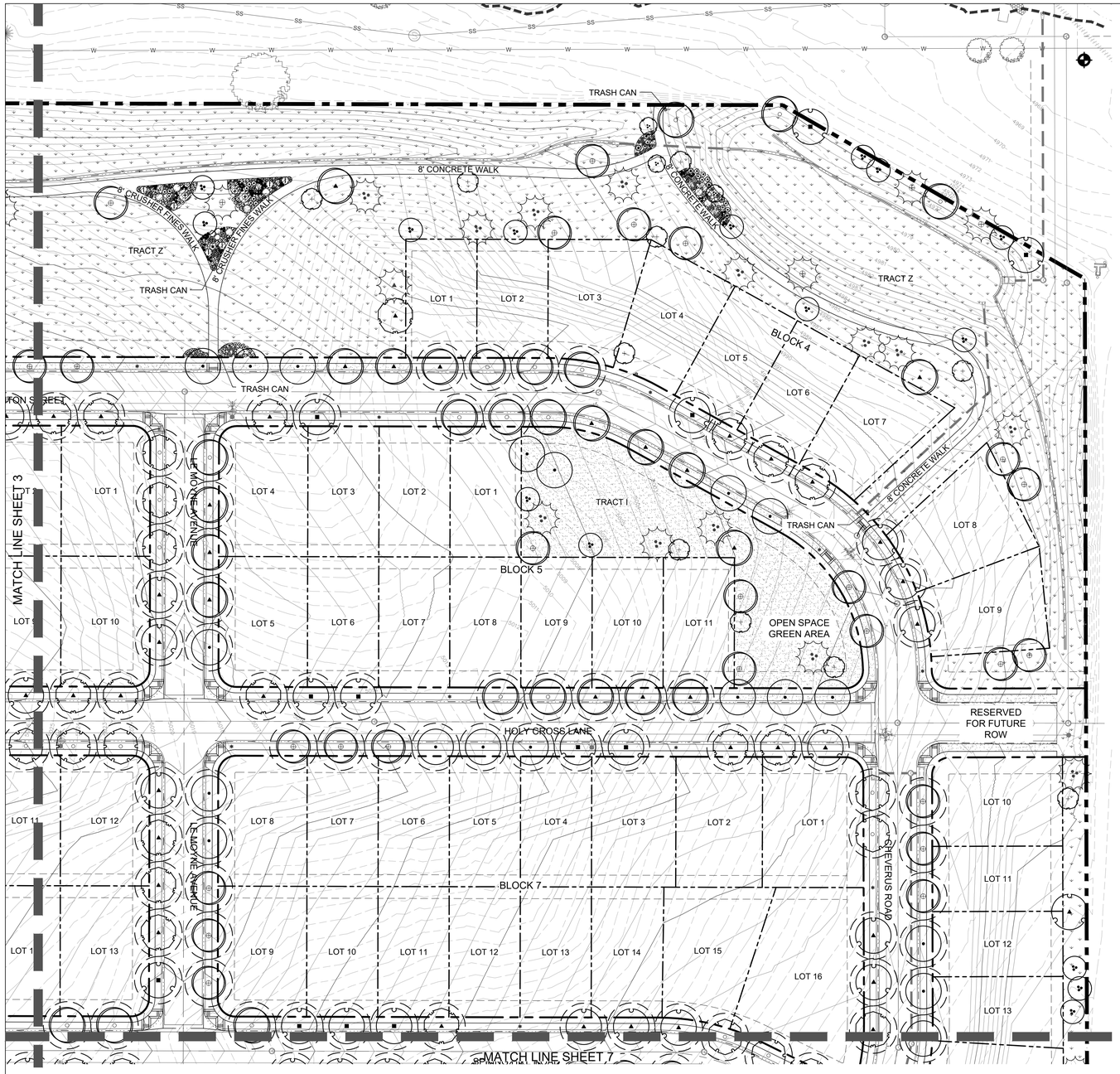
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 3

Of: 14



Plant Palette

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	Catalpa speciosa Western Catalpa
	Celtis occidentalis Western Hackberry
	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	Platanus x acerifolia `Exclamation` Exclamation Planetree
	Quercus macrocarpa Bur Oak
	Quercus shumardii Shummard Red Oak
	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Picea pungens `Bakeri` Bakeri Spruce
	Pinus nigra Austrian Pine
	Pinus ponderosa Ponderosa Pine
	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Acer ginnala `Flame` Amur Maple
	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	Prunus virginiana `P002` Sucker Punch Chokecherry
	Pyrus fauriei `Korean Sun` Korean Wild Pear
	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	Arctostaphylos x `Panchito` Panchito Manzanita
	Aronia arbutifolia Red Chokeberry
	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	Chrysothamnus nauseosus Rubber Rabbitbrush
	Fallugia paradoxa Apache Plume
	Kraschenninkovia lanata Winterfat
	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	Prunus besseyi Western Sand Cherry
	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper
	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	Picea abies `Nidiformis` Birds Nest Spruce
	Picea abies `Pumila` Dwarf Norway Spruce
	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	BOTANICAL / COMMON NAME
	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	BOTANICAL / COMMON NAME
	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	Agastache rupestris `Sunset` Sunset Hyssop
	Asclepias tuberosa Butterfly Milkweed
	Echinacea purpurea Purple Coneflower
	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

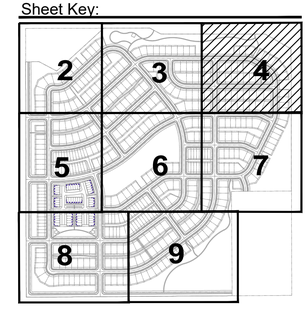
Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	374,256 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,296,463 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	26,559 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	21,503 sf

SYMBOL	DESCRIPTION
	SAND
	PROPERTY BOUNDARY
	STEEL EDGER, ROUNDED TOP
	EXISTING TREES
	TREES BY OWNER/BUILDER: 615

SYMBOL	DESCRIPTION
	WATER FOUNTAIN WITH BOTTLE FILLER
	TRASH CAN
	TABLES WITH CHESS/CHECKERS
	PICNIC TABLE
	BIKE RACK
	BOLLARD LIGHT
	PARK LIGHT

Sheet Key:



0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

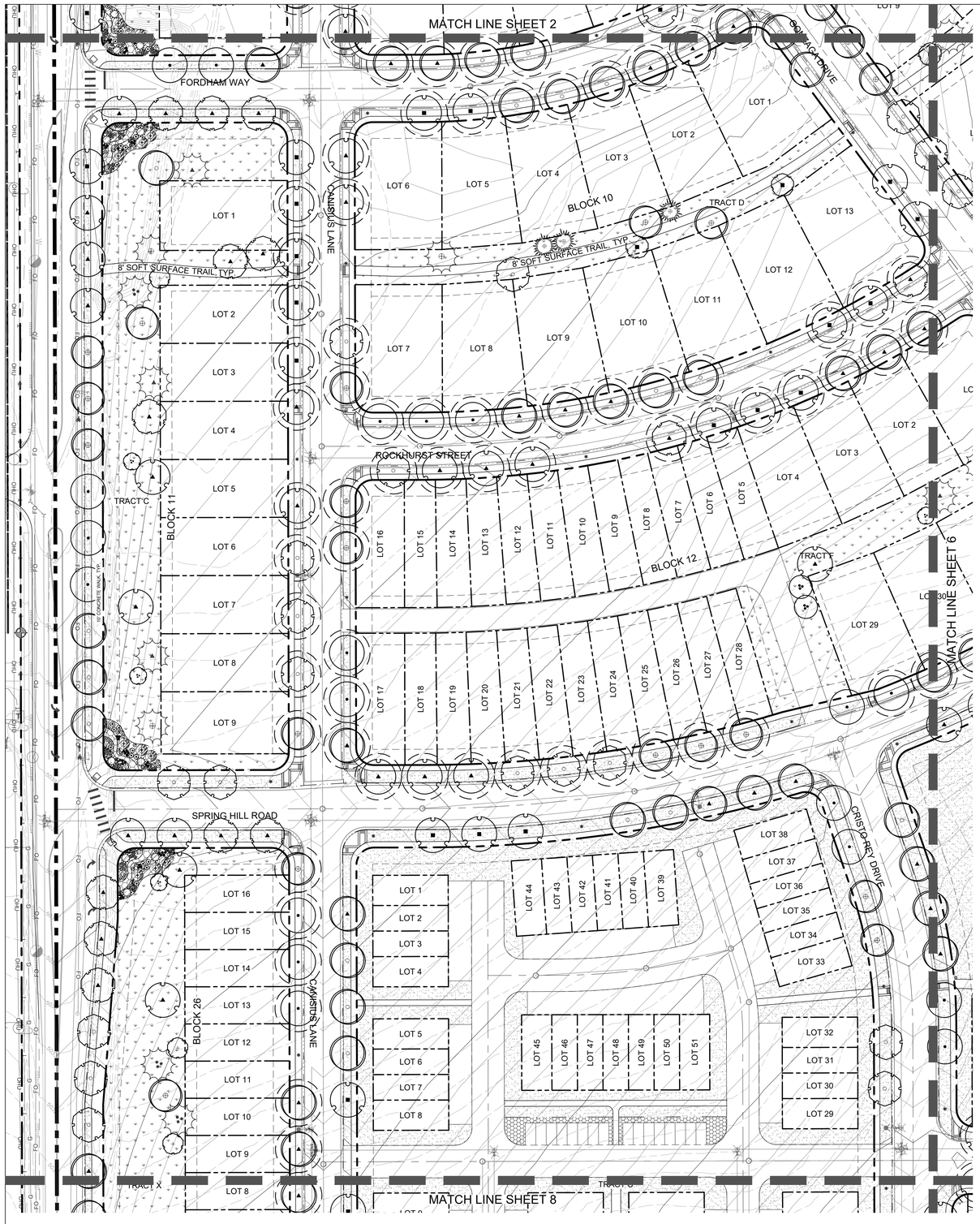
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 4

Of: 14



Plant Palette

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	Catalpa speciosa Western Catalpa
	Celtis occidentalis Western Hackberry
	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	Platanus x acerifolia `Exclamation` Exclamation Planetree
	Quercus macrocarpa Bur Oak
	Quercus shumardii Shummard Red Oak
	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Picea pungens `Bakeri` Bakeri Spruce
	Pinus nigra Austrian Pine
	Pinus ponderosa Ponderosa Pine
	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Acer ginnala `Flame` Amur Maple
	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	Prunus virginiana `P002` Sucker Punch Chokecherry
	Pyrus fauriei `Korean Sun` Korean Wild Pear
	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	Arctostaphylos x `Panchito` Panchito Manzanita
	Aronia arbutifolia Red Chokeberry
	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	Chrysothamnus nauseosus Rubber Rabbitbrush
	Fallugia paradoxa Apache Plume
	Krascheninnikovia lanata Winterfat
	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	Prunus besseyi Western Sand Cherry
	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper
	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	Picea abies `Nidiformis` Birds Nest Spruce
	Picea abies `Pumila` Dwarf Norway Spruce
	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

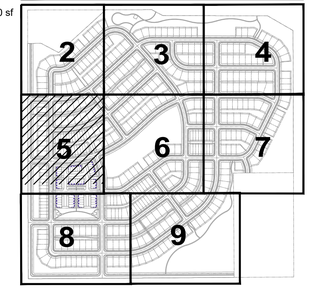
GRASSES	BOTANICAL / COMMON NAME
	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	BOTANICAL / COMMON NAME
	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	Agastache rupestris `Sunset` Sunset Hyssop
	Asclepias tuberosa Butterfly Milkweed
	Echinacea purpurea Purple Coneflower
	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	374,256 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,296,463 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	26,559 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	21,503 sf
	SAND	4,000 sf
	PROPERTY BOUNDARY	
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	TREES BY OWNER/BUILDER: 615	
	WATER FOUNTAIN WITH BOTTLE FILLER	
	TRASH CAN	
	TABLES WITH CHESS/CHECKERS	
	PICNIC TABLE	
	BIKE RACK	
	BOLLARD LIGHT	
	PARK LIGHT	

Sheet Key:



0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

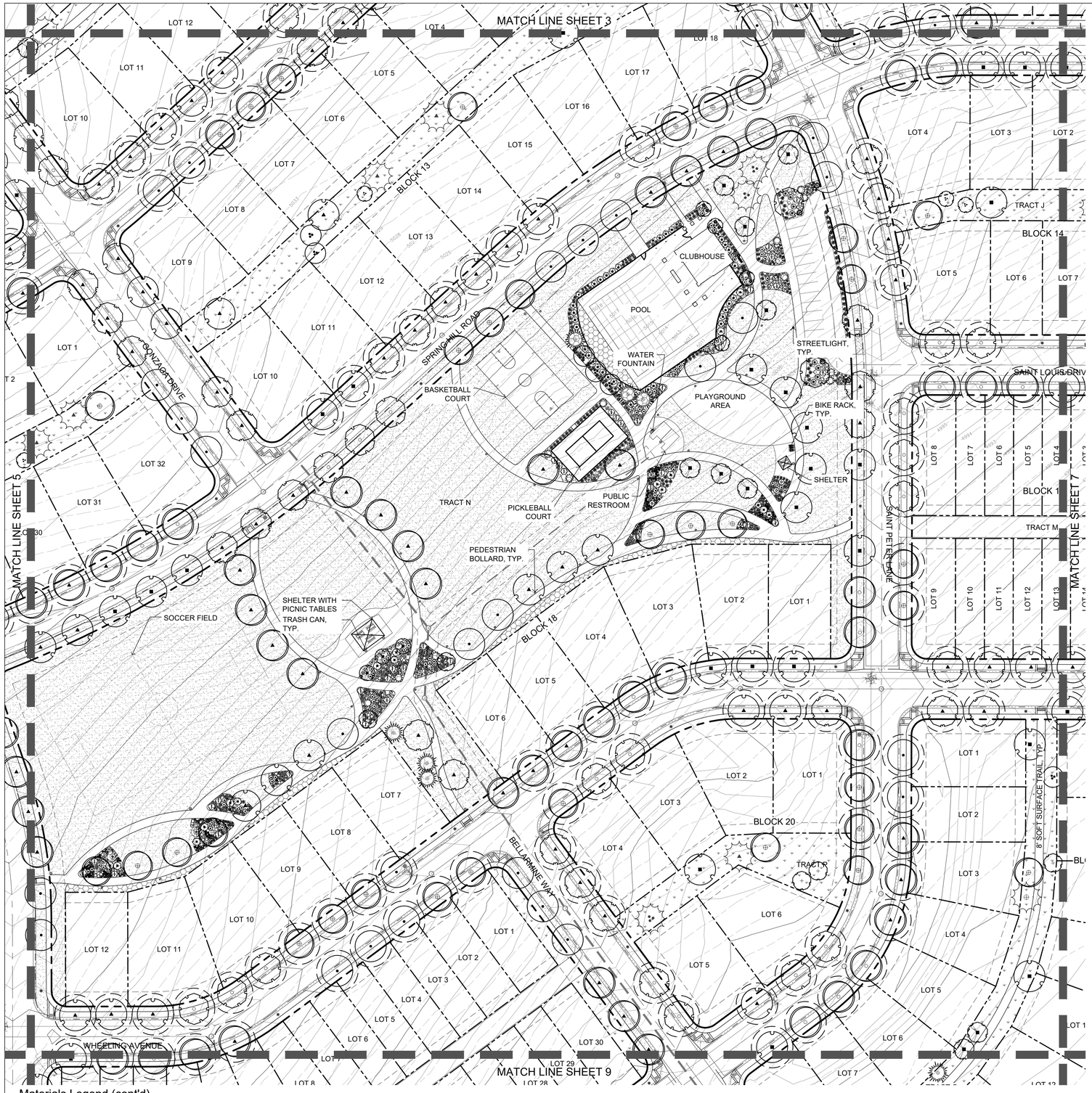
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 5

Of: 14



Plant Palette

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	Catalpa speciosa Western Catalpa
	Celtis occidentalis Western Hackberry
	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	Platanus x acerifolia `Exclamation` Exclamation Planetree
	Quercus macrocarpa Bur Oak
	Quercus shumardii Shummard Red Oak
	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Picea pungens `Bakeri` Bakeri Spruce
	Pinus nigra Austrian Pine
	Pinus ponderosa Ponderosa Pine
	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Acer ginnala `Flame` Amur Maple
	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	Prunus virginiana `P002` Sucker Punch Chokecherry
	Pyrus fauriei `Korean Sun` Korean Wild Pear
	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	Arctostaphylos x `Panchito` Panchito Manzanita
	Aronia arbutifolia Red Chokeberry
	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	Chrysothamnus nauseosus Rubber Rabbitbrush
	Fallugia paradoxa Apache Plume
	Krascheninnikovia lanata Winterfat
	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	Prunus besseyi Western Sand Cherry
	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper
	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	Picea abies `Nidiformis` Birds Nest Spruce
	Picea abies `Pumila` Dwarf Norway Spruce
	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

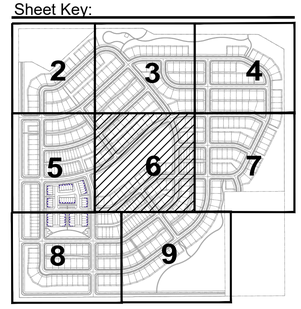
GRASSES	BOTANICAL / COMMON NAME
	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	BOTANICAL / COMMON NAME
	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	Agastache rupestris `Sunset` Sunset Hyssop
	Asclepias tuberosa Butterfly Milkweed
	Echinacea purpurea Purple Coneflower
	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	374,256 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,296,463 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	26,559 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	21,503 sf
	SAND	4,000 sf

Sheet Key:



0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Materials Legend (cont'd)

- PROPERTY BOUNDARY
- STEEL EDGER, ROUNDED TOP
- EXISTING TREES
- TREES BY OWNER/BUILDER: 615
- WATER FOUNTAIN WITH BOTTLE FILLER
- TRASH CAN
- TABLES WITH CHESS/CHECKERS
- PICNIC TABLE
- BIKE RACK
- BOLLARD LIGHT
- PARK LIGHT

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

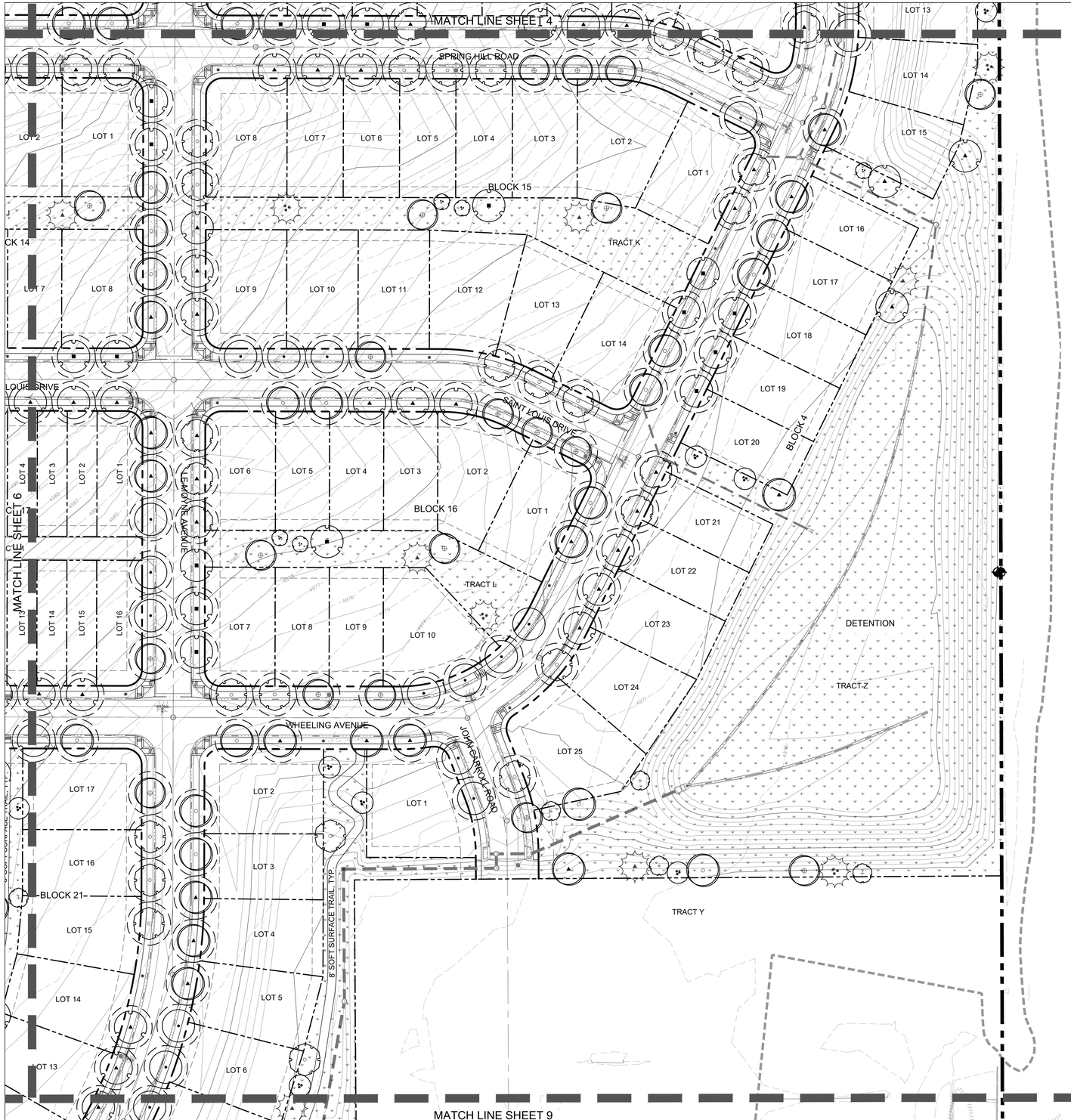
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 6

Of: 14



Plant Palette

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	Catalpa speciosa Western Catalpa
	Celtis occidentalis Western Hackberry
	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	Platanus x acerifolia `Exclamation` Exclamation Planetree
	Quercus macrocarpa Bur Oak
	Quercus shumardii Shummard Red Oak
	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Picea pungens `Bakeri` Bakeri Spruce
	Pinus nigra Austrian Pine
	Pinus ponderosa Ponderosa Pine
	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Acer ginnala `Flame` Amur Maple
	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	Prunus virginiana `P002` Sucker Punch Chokecherry
	Pyrus fauriei `Korean Sun` Korean Wild Pear
	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	Arctostaphylos x `Panchito` Panchito Manzanita
	Aronia arbutifolia Red Chokeberry
	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	Chrysothamnus nauseosus Rubber Rabbitbrush
	Fallugia paradoxa Apache Plume
	Krascheninnikovia lanata Winterfat
	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	Prunus besseyi Western Sand Cherry
	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper
	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	Picea abies `Nidiformis` Birds Nest Spruce
	Picea abies `Pumila` Dwarf Norway Spruce
	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	BOTANICAL / COMMON NAME
	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	BOTANICAL / COMMON NAME
	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	Agastache rupestris `Sunset` Sunset Hyssop
	Asclepias tuberosa Butterfly Milkweed
	Echinacea purpurea Purple Coneflower
	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

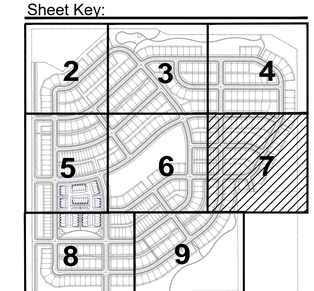
Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	374,256 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,296,463 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	26,559 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	21,503 sf
	SAND	4,000 sf

Materials Legend (cont'd)

- PROPERTY BOUNDARY
- STEEL EDGER, ROUNDED TOP
- EXISTING TREES
- TREES BY OWNER/BUILDER: 615
- WATER FOUNTAIN WITH BOTTLE FILLER
- TRASH CAN
- TABLES WITH CHESS/CHECKERS
- PICNIC TABLE
- BIKE RACK
- BOLLARD LIGHT
- PARK LIGHT

Sheet Key:



0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

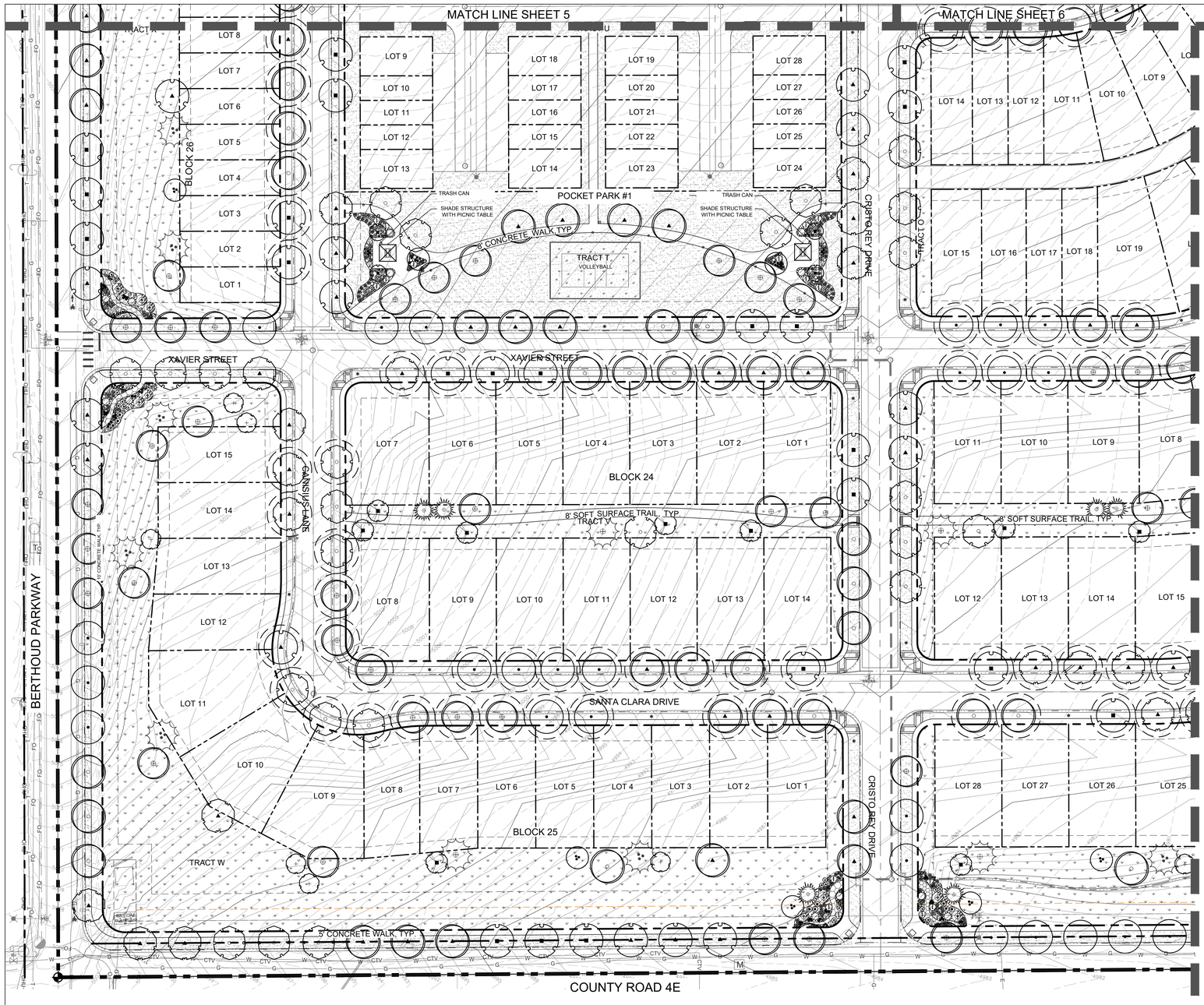
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 7

Of: 14



Plant Palette

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	Catalpa speciosa Western Catalpa
	Celtis occidentalis Western Hackberry
	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	Platanus x acerifolia `Exclamation` Exclamation Planetree
	Quercus macrocarpa Bur Oak
	Quercus shumardii Shummard Red Oak
	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Picea pungens `Bakeri` Bakeri Spruce
	Pinus nigra Austrian Pine
	Pinus ponderosa Ponderosa Pine
	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Acer ginnala `Flame` Amur Maple
	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	Prunus virginiana `P002` Sucker Punch Chokecherry
	Pyrus fauriei `Korean Sun` Korean Wild Pear
	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	Arctostaphylos x `Panchito` Panchito Manzanita
	Aronia arbutifolia Red Chokeberry
	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	Chrysothamnus nauseosus Rubber Rabbitbrush
	Fallugia paradoxa Apache Plume
	Krascheninnikovia lanata Winterfat
	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	Prunus besseyi Western Sand Cherry
	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper
	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	Picea abies `Nidiformis` Birds Nest Spruce
	Picea abies `Pumila` Dwarf Norway Spruce
	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	BOTANICAL / COMMON NAME
	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	BOTANICAL / COMMON NAME
	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	Agastache rupestris `Sunset` Sunset Hyssop
	Asclepias tuberosa Butterfly Milkweed
	Echinacea purpurea Purple Coneflower
	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

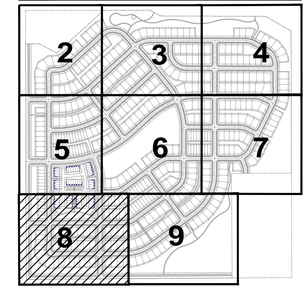
Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	374,256 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,296,463 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	26,559 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	21,503 sf

SYMBOL	DESCRIPTION
	SAND
	PROPERTY BOUNDARY
	STEEL EDGER, ROUNDED TOP
	EXISTING TREES
	TREES BY OWNER/BUILDER: 615

SYMBOL	DESCRIPTION
	WATER FOUNTAIN WITH BOTTLE FILLER
	TRASH CAN
	TABLES WITH CHESS/CHECKERS
	PICNIC TABLE
	BIKE RACK
	BOLLARD LIGHT
	PARK LIGHT

Sheet Key:



0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

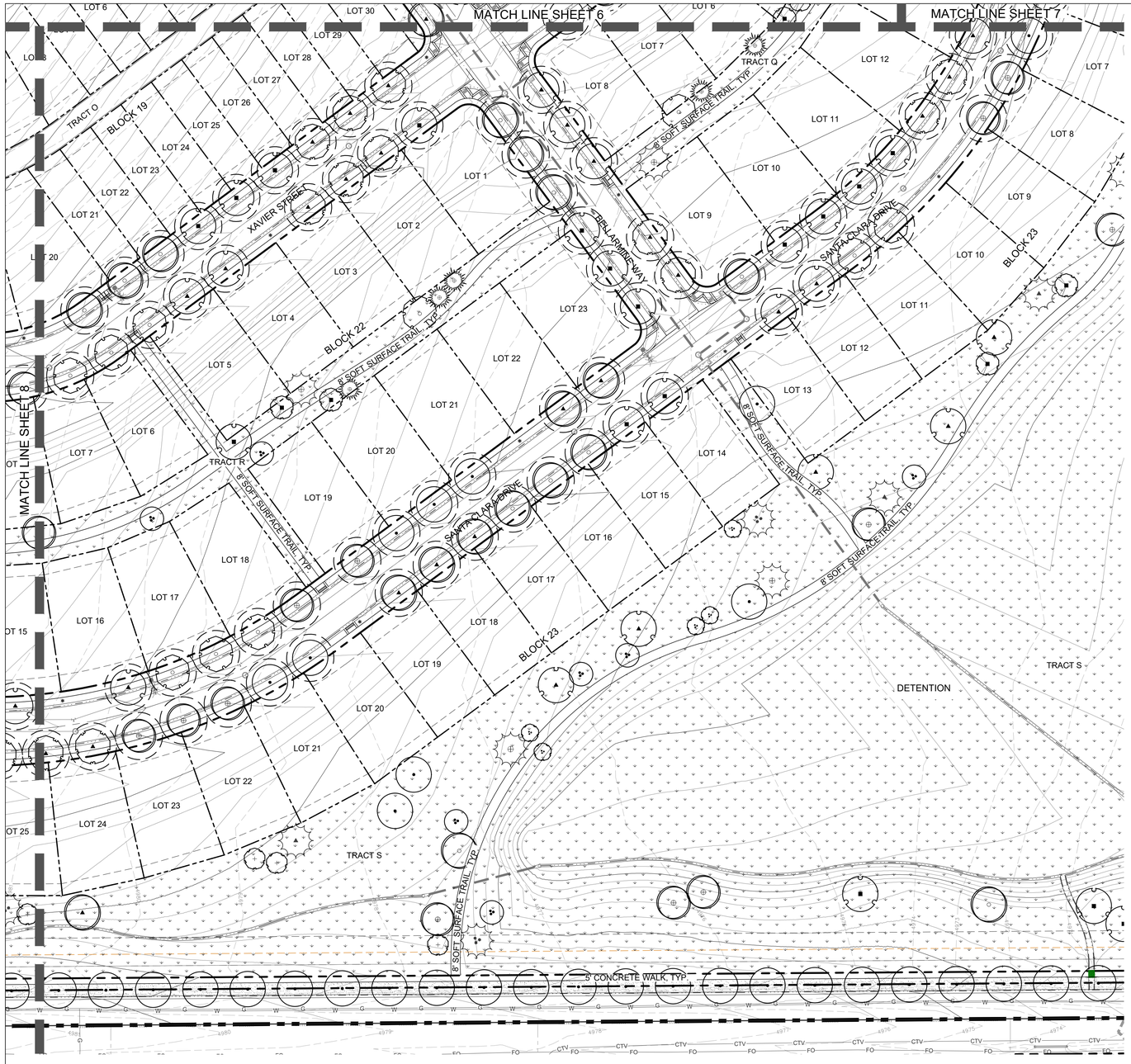
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 8

Of: 14



Plant Palette

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	Catalpa speciosa Western Catalpa
	Celtis occidentalis Western Hackberry
	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	Platanus x acerifolia `Exclamation` Exclamation Planetree
	Quercus macrocarpa Bur Oak
	Quercus shumardii Shummard Red Oak
	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Picea pungens `Bakeri` Bakeri Spruce
	Pinus nigra Austrian Pine
	Pinus ponderosa Ponderosa Pine
	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Acer ginnala `Flame` Amur Maple
	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	Prunus virginiana `P002` Sucker Punch Chokecherry
	Pyrus fauriei `Korean Sun` Korean Wild Pear
	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	Arctostaphylos x `Panchito` Panchito Manzanita
	Aronia arbutifolia Red Chokeberry
	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	Chrysothamnus nauseosus Rubber Rabbitbrush
	Fallugia paradoxa Apache Plume
	Kraschenninnikovia lanata Winterfat
	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	Prunus besseyi Western Sand Cherry
	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper
	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	Picea abies `Nidiformis` Birds Nest Spruce
	Picea abies `Pumila` Dwarf Norway Spruce
	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	BOTANICAL / COMMON NAME
	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	BOTANICAL / COMMON NAME
	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	Agastache rupestris `Sunset` Sunset Hyssop
	Asclepias tuberosa Butterfly Milkweed
	Echinacea purpurea Purple Coneflower
	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

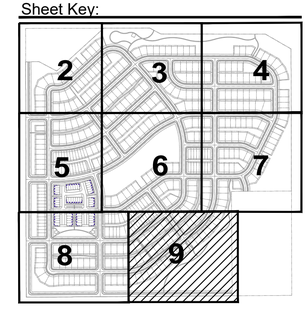
Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	374,256 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,296,463 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	26,559 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	21,503 sf

SYMBOL	DESCRIPTION
	SAND
	PROPERTY BOUNDARY
	STEEL EDGER, ROUNDED TOP
	EXISTING TREES
	TREES BY OWNER/BUILDER: 615

SYMBOL	DESCRIPTION
	WATER FOUNTAIN WITH BOTTLE FILLER
	TRASH CAN
	TABLES WITH CHESS/CHECKERS
	PICNIC TABLE
	BIKE RACK
	BOLLARD LIGHT
	PARK LIGHT

Sheet Key:



0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

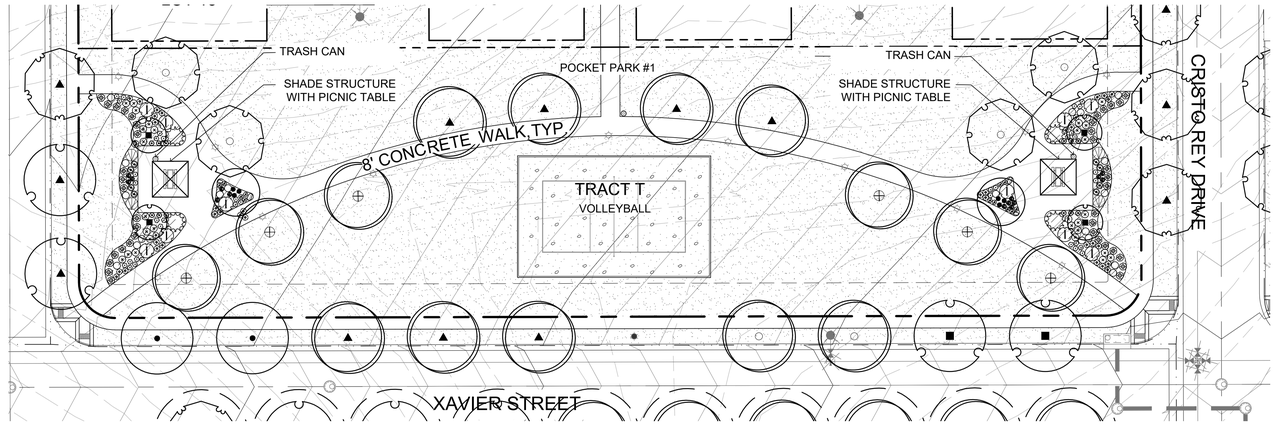
SHEET TITLE

LANDSCAPE PLAN

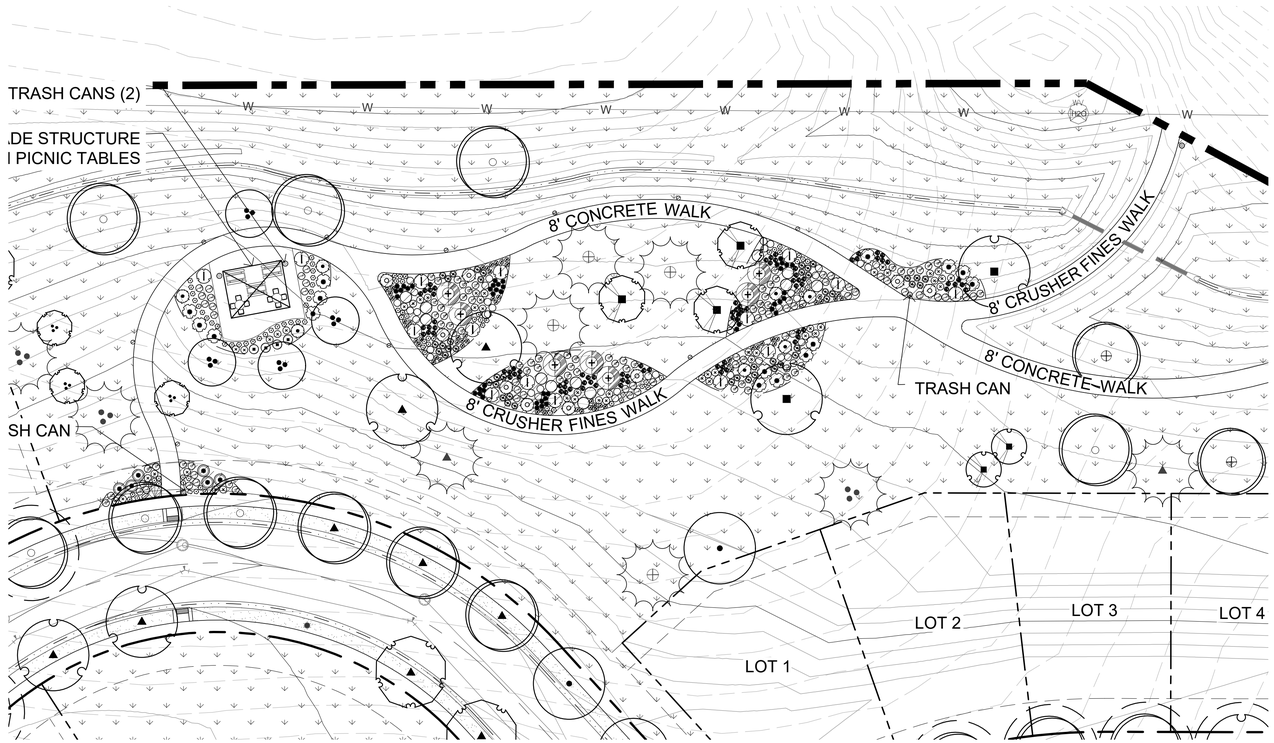
SHEET INFORMATION

Sheet Number: 9

Of: 14



Pocket Park #1



Pocket Park #2

Plant Palette

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	159	Catalpa speciosa Western Catalpa
	132	Celtis occidentalis Western Hackberry
	128	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	131	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	132	Platanus x acerifolia `Exclamation` Exclamation Planetree
	131	Quercus macrocarpa Bur Oak
	147	Quercus shumardii Shummard Red Oak
	176	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	25	Picea pungens `Bakeri` Bakeri Spruce
	33	Pinus nigra Austrian Pine
	28	Pinus ponderosa Ponderosa Pine
	49	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	62	Acer ginnala `Flame` Amur Maple
	38	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	38	Prunus virginiana `P002` Sucker Punch Chokecherry
	9	Pyrus fauriei `Korean Sun` Korean Wild Pear
	33	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	33	Arctostaphylos x `Panchito` Panchito Manzanita
	54	Aronia arbutifolia Red Chokeberry
	36	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	24	Chrysothamnus nauseosus Rubber Rabbitbrush
	11	Fallugia paradoxa Apache Plume
	101	Krascheninnikovia lanata Winterfat
	172	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	138	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	9	Prunus besseyi Western Sand Cherry
	71	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	12	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper
	4	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	8	Picea abies `Nidiformis` Birds Nest Spruce
	14	Picea abies `Pumila` Dwarf Norway Spruce
	15	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	43	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	QTY	BOTANICAL / COMMON NAME
	325	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	120	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	68	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	178	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	188	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	142	Agastache rupestris `Sunset` Sunset Hyssop
	295	Asclepias tuberosa Butterfly Milkweed
	69	Echinacea purpurea Purple Coneflower
	91	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	240	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	92	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	188	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	374,256 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,296,463 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	26,559 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	21,503 sf
	SAND	4,000 sf
	PROPERTY BOUNDARY	
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	TREES BY OWNER/BUILDER: 615	
	WATER FOUNTAIN WITH BOTTLE FILLER	
	TRASH CAN	
	TABLES WITH CHESS/CHECKERS	
	PICNIC TABLE	
	BIKE RACK	
	BOLLARD LIGHT	
	PARK LIGHT	

0 30' 45' 60' NORTH

SCALE 1" = 30'-0"

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

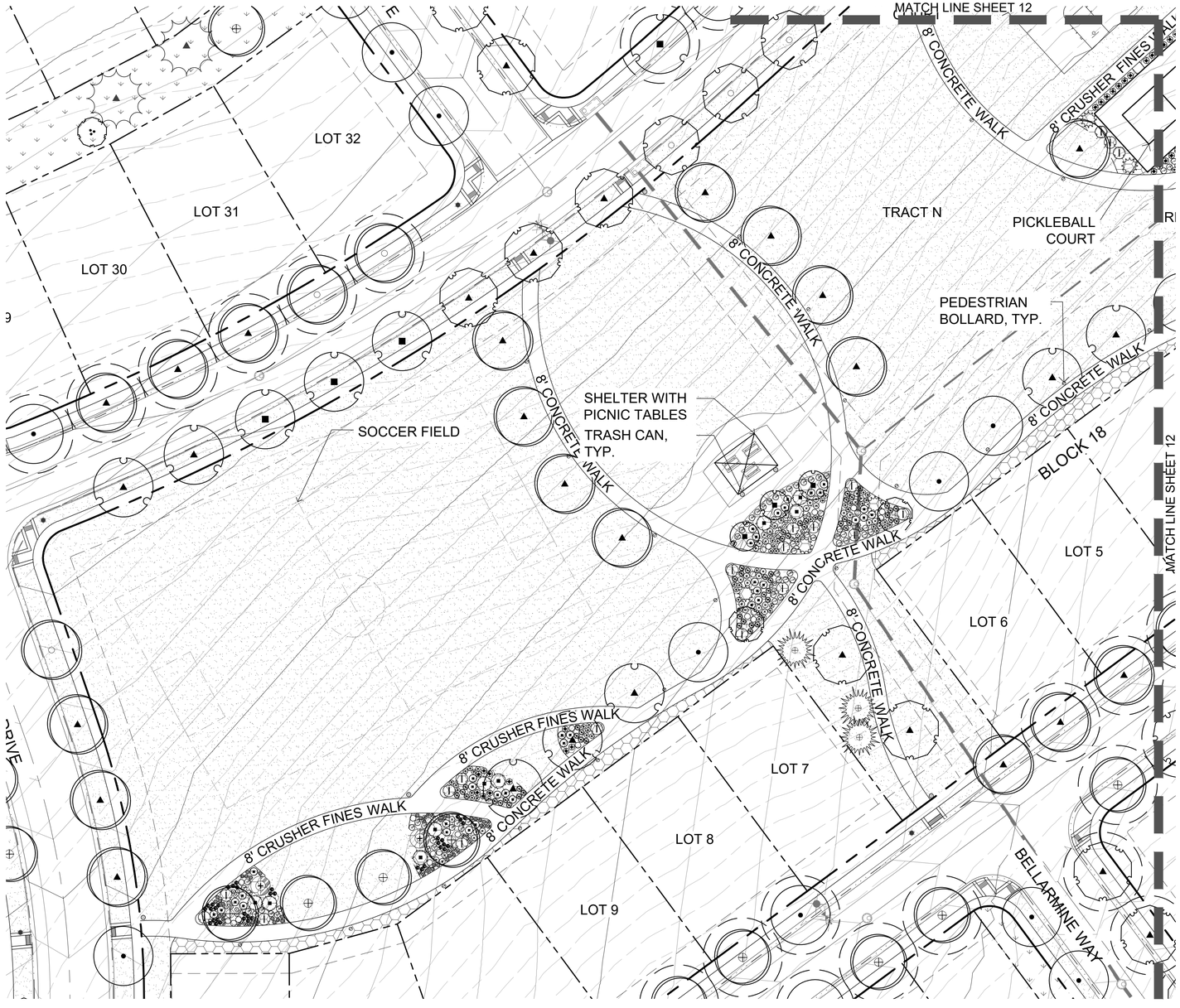
SHEET TITLE

PARK ENLARGEMENTS

SHEET INFORMATION

Sheet Number: 10

Of: 14



Neighborhood Park

Plant Palette

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	159	Catalpa speciosa Western Catalpa
	132	Celtis occidentalis Western Hackberry
	128	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	131	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	132	Platanus x acerifolia `Exclamation` Exclamation Planetree
	131	Quercus macrocarpa Bur Oak
	147	Quercus shumardii Shummard Red Oak
	176	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	25	Picea pungens `Bakeri` Bakeri Spruce
	33	Pinus nigra Austrian Pine
	28	Pinus ponderosa Ponderosa Pine
	49	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	62	Acer ginnala `Flame` Amur Maple
	38	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	38	Prunus virginiana `P002` Sucker Punch Chokecherry
	9	Pyrus fauriei `Korean Sun` Korean Wild Pear
	33	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	33	Arctostaphylos x `Panchito` Panchito Manzanita
	54	Aronia arbutifolia Red Chokeberry
	36	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	24	Chrysothamnus nauseosus Rubber Rabbitbrush
	11	Fallugia paradoxa Apache Plume
	101	Krascheninnikovia lanata Winterfat
	172	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	138	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	9	Prunus besseyi Western Sand Cherry
	71	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	12	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper
	4	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	8	Picea abies `Nidiformis` Birds Nest Spruce
	14	Picea abies `Pumila` Dwarf Norway Spruce
	15	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	43	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	QTY	BOTANICAL / COMMON NAME
	325	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	120	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	68	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	178	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	188	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	142	Agastache rupestris `Sunset` Sunset Hyssop
	295	Asclepias tuberosa Butterfly Milkweed
	69	Echinacea purpurea Purple Coneflower
	91	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	240	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	92	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	188	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	374,256 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,296,463 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	26,559 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	21,503 sf
	SAND	4,000 sf
	PROPERTY BOUNDARY	
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	TREES BY OWNER/BUILDER: 615	
	WATER FOUNTAIN WITH BOTTLE FILLER	
	TRASH CAN	
	TABLES WITH CHESS/CHECKERS	
	PICNIC TABLE	
	BIKE RACK	
	BOLLARD LIGHT	
	PARK LIGHT	

0 30' 45' 60'
SCALE 1" = 30'-0"
NORTH

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

SHEET TITLE

PARK ENLARGEMENTS

SHEET INFORMATION

Sheet Number: 11

Of: 14

Neighborhood Park

Materials Legend (cont'd)

- PROPERTY BOUNDARY
- STEEL EDGER, ROUNDED TOP
- EXISTING TREES
- TREES BY OWNER/BUILDER: 615
- WATER FOUNTAIN WITH BOTTLE FILLER
- TRASH CAN
- TABLES WITH CHESS/CHECKERS
- PICNIC TABLE
- BIKE RACK
- BOLLARD LIGHT
- PARK LIGHT

Plant Palette

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	159	Catalpa speciosa Western Catalpa
	132	Celtis occidentalis Western Hackberry
	128	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	131	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	132	Platanus x acerifolia `Exclamation` Exclamation Planetree
	131	Quercus macrocarpa Bur Oak
	147	Quercus shumardii Shummard Red Oak
	176	Robinia pseudoacacia `Purple Robe` Purple Robe Locust

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	25	Picea pungens `Bakeri` Bakeri Spruce
	33	Pinus nigra Austrian Pine
	28	Pinus ponderosa Ponderosa Pine
	49	Pinus strobiformis Southwestern White Pine

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	62	Acer ginnala `Flame` Amur Maple
	38	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	38	Prunus virginiana `P002` Sucker Punch Chokecherry
	9	Pyrus fauriei `Korean Sun` Korean Wild Pear
	33	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	33	Arctostaphylos x `Panchito` Panchito Manzanita
	54	Aronia arbutifolia Red Chokeberry
	36	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush
	24	Chrysothamnus nauseosus Rubber Rabbitbrush
	11	Fallugia paradoxa Apache Plume
	101	Kraschenninnikovia lanata Winterfat
	172	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	138	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark
	9	Prunus besseyi Western Sand Cherry
	71	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	12	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper
	4	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
	8	Picea abies `Nidiformis` Birds Nest Spruce
	14	Picea abies `Pumila` Dwarf Norway Spruce
	15	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce
	43	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine

GRASSES	QTY	BOTANICAL / COMMON NAME
	325	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass
	120	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass
	68	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass
	178	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	188	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow
	142	Agastache rupestris `Sunset` Sunset Hyssop
	295	Asclepias tuberosa Butterfly Milkweed
	69	Echinacea purpurea Purple Coneflower
	91	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily
	240	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	92	Papaver orientale `Brilliant` Brilliant Oriental Poppy
	188	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan

Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND	374,256 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	1,296,463 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	26,559 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	21,503 sf
	SAND	4,000 sf

0 30' 45' 60' NORTH

SCALE 1" = 30'-0"

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

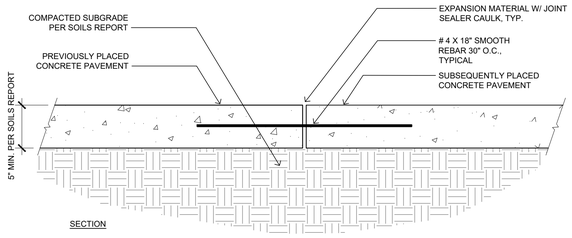
SHEET TITLE

PARK ENLARGEMENTS

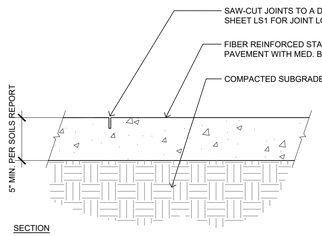
SHEET INFORMATION

Sheet Number: 12

Of: 14



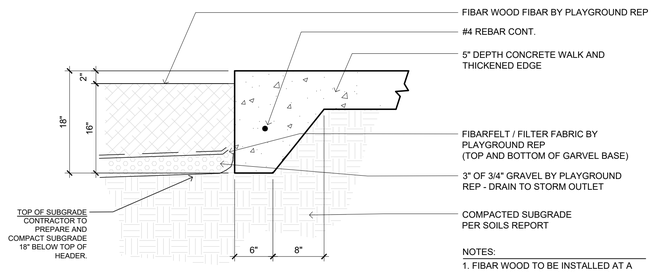
1 / 13 TYPICAL CONCRETE COLD JOINT



NOTES

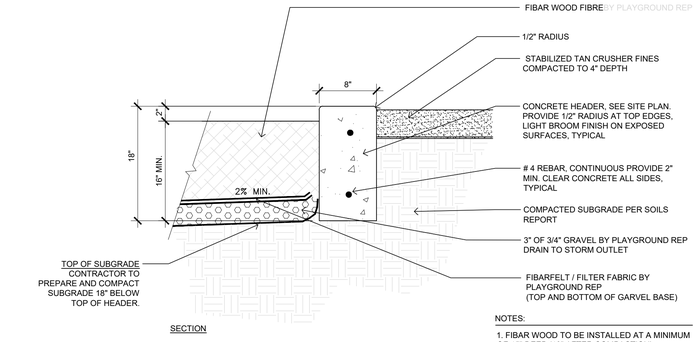
1. APPLY MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF WALKS.
2. PROVIDE 1/4" RADIUS EDGE AT OUTSIDE EDGES
3. APPLY BROOM FINISH SO THAT NO TROWEL LINES REMAIN AT OUTSIDE EDGES
4. MATERIAL IS STANDARD GRAY CONCRETE PER SITE PLAN
5. CONCRETE PAVEMENT SHALL SLOPE TO DRAIN(S) UNLESS OTHERWISE NOTED, PROVIDE 2% CROSS SLOPE IN DIRECTION OF DRAINAGE, UNLESS OTHERWISE NOTED, TYP.

2 / 13 TYPICAL CONCRETE SAW CUT



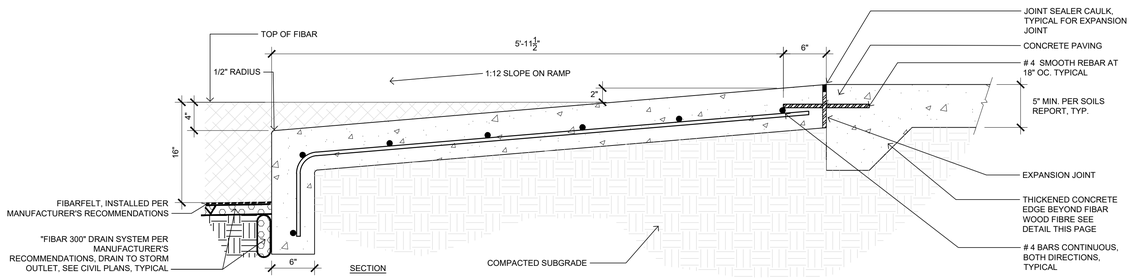
NOTES:
1. FIBAR WOOD TO BE INSTALLED AT A MINIMUM OF 15" DEEP (12" AFTER COMPACTION) INSTALLED BY PLAYGROUND

3 / 13 TYPICAL CONCRETE THICKENED EDGE

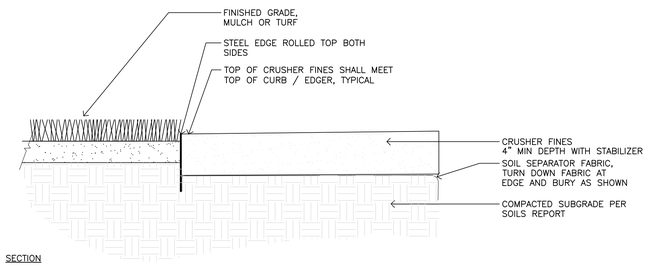


NOTES:
1. FIBAR WOOD TO BE INSTALLED AT A MINIMUM OF 15" DEEP (12" AFTER COMPACTION) INSTALLED BY PLAYGROUND REP

4 / 13 TYPICAL CONCRETE PLAYGROUND CURB



5 / 13 TYPICAL CONCRETE PLAYGROUND RAMP



6 / 13 CRUSHER FINES TRAIL

General Concrete Notes:

1. ALL CONCRETE TO BE FORMED-IN-PLACE TO CREATE CONSISTENT SLOPE TOWARDS GENERAL DIRECTION OF EXISTING GRADES, SLOPES AND DRAINAGE PATTERNS / SYSTEMS.
2. CONCRETE TO BE AT A MINIMUM 4500 PSI AT 28 DAYS WITH AIR ENTRAINMENT AT 5% TO 7% (ABSOLUTE 8% MAX) FOR MINIMUM ¾" AGGREGATE WITH FIBER REINFORCEMENT OF100 PERCENT VIRGIN HOMOPOLYMER POLYPROPYLENE MULTIFILAMENT FIBERS, CONTAINING NO REPROCESSED OLEFIN MATERIALS, COMPLYING WITH ASTM C 1116 - TYPE III AT 1.5 POUNDS PER CUBIC YARD (0.90 KG/M3) OF CONCRETE.
3. ALL NEW CONCRETE POURS ADJACENT TO EXISTING CONCRETE SHALL BE DOWELED, HAVE EXPANSION MATERIAL AND CAULKED ALONG THESE TRANSITIONS.
4. EXPANSION JOINTS SHALL BE CAULKED AND LOCATED AT ALL NEW POURS OR EVERY 100'.
5. ALL CONCRETE EDGES TO BE TOOLED ROUND UNLESS OTHERWISE NOTED DIFFERENTLY.
6. ALL CONCRETE SUB-GRADES ARE TO BE PROPERLY BACKFILLED AND COMPACTED. EXPOSED SOILS TO BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES, ADJUSTED IN MOISTURE CONTENT TO WITHIN -1 TO +3% OF STANDARD PROCTOR OPTIMUM MOISTURE CONTENT AND COMPACTED TO BETWEEN 94 TO 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM SPECIFICATION D698
7. CONTRACTOR TO SURVEY OR VERIFY POSITIVE DRAINAGE OF ALL FORMED IN PLACE CONCRETE PER NOTE 1 ABOVE PRIOR TO POURING OR BACKFILLING.
8. CONTRACTOR TO PROPERLY DISPOSE OF ALL EXCAVATED AND WASTE MATERIALS OFF-SITE PER LOCAL REGULATIONS AND CODES.
9. ALL CONCRETE FLATWORK TO BE MINIMUM 6" THICK W/ MEDIUM BROOM PERPENDICULAR TO GENERAL PEDESTRIAN MOVEMENT.
10. IF NOT SHOWN PROVIDE CONTROL JOINTS IN A GENERAL SQUARE AND EQUAL (MAX. 8' x 8') PATTERN STARTING AT POINTS OF GREATEST PROBABILITY OF CRACKING.
11. CONCRETE TO BE UNDER FULL WARRANTY FOR 2 YEARS.

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

SHEET TITLE

Details

SHEET INFORMATION

Sheet Number: 13

Of: 14

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
	163	Catalpa speciosa Western Catalpa	2.0" cal. BB	50`	40`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	132	Celtis occidentalis Western Hackberry	2.0" cal. BB	60`	50`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	128	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust	2.0" cal. BB	50`	40`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	129	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree	2.0" cal. BB	60`	50`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	131	Platanus x acerifolia `Exclamation` Exclamation Planetree	2.0" cal. BB	60`	30`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	129	Quercus macrocarpa Bur Oak	2.0" cal. BB	80`	70`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	146	Quercus shumardii Shummard Red Oak	2.0" cal. BB	50`	40`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	180	Robinia pseudoacacia `Purple Robe` Purple Robe Locust	2.0" cal. BB	40`	30`	12%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
	25	Picea pungens `Bakeri` Bakeri Spruce	6` B&B	40`	20`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	33	Pinus nigra Austrian Pine	6` B&B	60`	40`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	Pinus ponderosa Ponderosa Pine	6` B&B	80`	40`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	49	Pinus strobiformis Southwestern White Pine	6` B&B	50`	30`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
	62	Acer ginnala `Flame` Amur Maple	1.5" cal. BB	20`	20`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	38	Malus x `Royal Raindrops` Royal Raindrops Crabapple	1.5" cal. BB	20`	15`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	38	Prunus virginiana `P002` Sucker Punch Chokecherry	1.5" cal. BB	25`	20`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	9	Pyrus fauriei `Korean Sun` Korean Wild Pear	1.5" cal. BB	15`	15`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	33	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB	20`	15`		WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	35	Arctostaphylos x `Panchito` Panchito Manzanita	5 gal.	2`	4`	8" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	51	Aronia arbutifolia Red Chokeberry	5 gal.	6`	6`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	33	Buddleja alternifolia `Argentea` Silver Fountain Butterfly Bush	5 gal.	12`	10`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	Chrysothamnus nauseosus Rubber Rabbitbrush	5 gal.	5`	5`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	12	Fallugia paradoxa Apache Plume	5 gal.	5`	5`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	107	Krascheninnikovia lanata Winterfat	5 gal.	3`	3`	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	151	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage	5 gal.	3`	3`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	136	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark	5 gal.	4`	4`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	17	Prunus besseyi Western Sand Cherry	5 gal.	5`	5`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	72	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal.	1.5`	6`	8" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	12	Juniperus communis `Alpine Carpet` Alpine Carpet Juniper	5 gal.	1`	3`	4" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	4	Juniperus horizontalis `Blue Chip` Blue Chip Juniper	5 gal.	1`	6`	4" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	8	Picea abies `Nidiformis` Birds Nest Spruce	5 gal.	4`	6`	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	13	Picea abies `Pumila` Dwarf Norway Spruce	5 gal.	4`	6`	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	Picea pungens `Glauca Globosa` Dwarf Globe Blue Spruce	5 gal.	5`	8`	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	45	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine	5 gal.	2`	8`	8" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	347	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Grama Grass	1 gal.	2`	2`	WELL ROOTED AND ESTABLISHED
	134	Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass	1 gal.	4`	3`	WELL ROOTED AND ESTABLISHED
	94	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass	1 gal.	5`	3`	WELL ROOTED AND ESTABLISHED
	163	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.	5`	3`	WELL ROOTED AND ESTABLISHED

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	184	Achillea millefolium `Apricot Delight` Tutti Frutti Apricot Delight Common Yarrow	1 gal.	2`	2`	WELL ROOTED AND ESTABLISHED
	139	Agastache rupestris `Sunset` Sunset Hyssop	1 gal.	3`	3`	WELL ROOTED AND ESTABLISHED
	294	Asclepias tuberosa Butterfly Milkweed	1 gal.	3`	2`	WELL ROOTED AND ESTABLISHED
	79	Echinacea purpurea Purple Coneflower	1 gal.	3`	2`	WELL ROOTED AND ESTABLISHED
	91	Hemerocallis x `Stella de Oro` Stella D`Oro Daylily	1 gal.	2`	2`	WELL ROOTED AND ESTABLISHED
	235	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot	1 gal.	4`	3`	WELL ROOTED AND ESTABLISHED
	82	Papaver orientale `Brilliant` Brilliant Oriental Poppy	1 gal.	3`	2`	WELL ROOTED AND ESTABLISHED
	187	Rudbeckia fulgida sullivantii `Goldsturm` Black-Eyed Susan	1 gal.	3`	2`	WELL ROOTED AND ESTABLISHED

Community Park Requirements

Required	Provided
5 AC minimum	
Parking lot with 7 spaces minimum	Parking lot with 7 spaces
Public restroom building	Provided
Bike Racks	2 bike racks provided
2 trash cans per acre	12 trash cans provided
Lighting	See lighting plans
List B - 5	2,000 l.f. loop walk + 500 s.f. group picnic shelter & 3 tables + 45,000 s.f. turf (3 elements)
List C - 5	Basketball court + pickleball court + soccer field + 1,000 s.f. minimum commercial-grade playground (counts as 2 elements per PORT agreement)
List E - 1	Drinking fountain with water bottle fill station

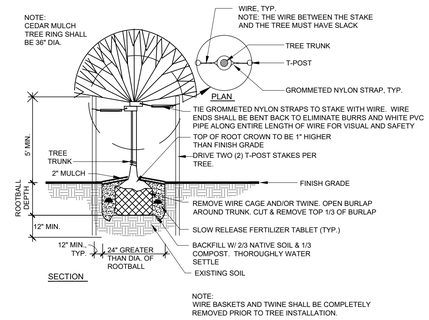
Northern Pocket Park Requirements

Required	Provided
List A - all	All
List B - 2	2,000 l.f. loop walk + 500 s.f. group picnic shelter & 3 tables
List C - 1	Permanent picnic tables with chess/checkers boards

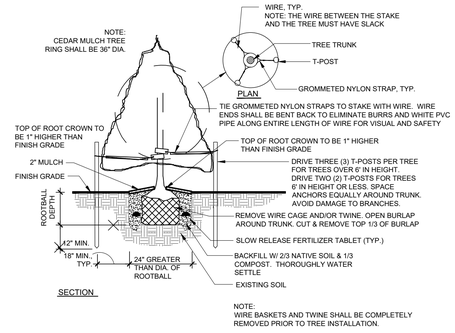
Townhomes Pocket Park Requirements

Required	Provided
List A - all	All
List B - 2	15,000 s.f. turf + Individual shelters with 1 table each
List C - 1	Volleyball Court

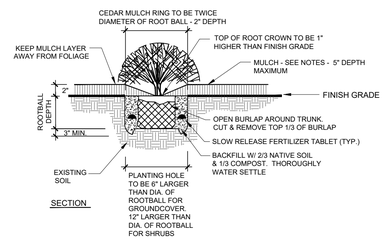
Planting Details



DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL



GROUND COVER & SHRUB PLANTING DETAIL

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

SEAL

PROJECT TITLE

TRAILS AT CREEKVIEW

BERTHOUD, CO

PREPARED FOR

OWNER:

BERTHOUD 160, LLC

4040 MAC ARTHUR BLVD
SUITE 250
NEWPORT BEACH, CA
92660

REVISIONS	DATE
Staff Comments	8.5.21
Staff Comments	10.22.21

DATE

MAY 28, 2021

SHEET TITLE

LANDSCAPE NOTES & SCHEDULES

SHEET INFORMATION

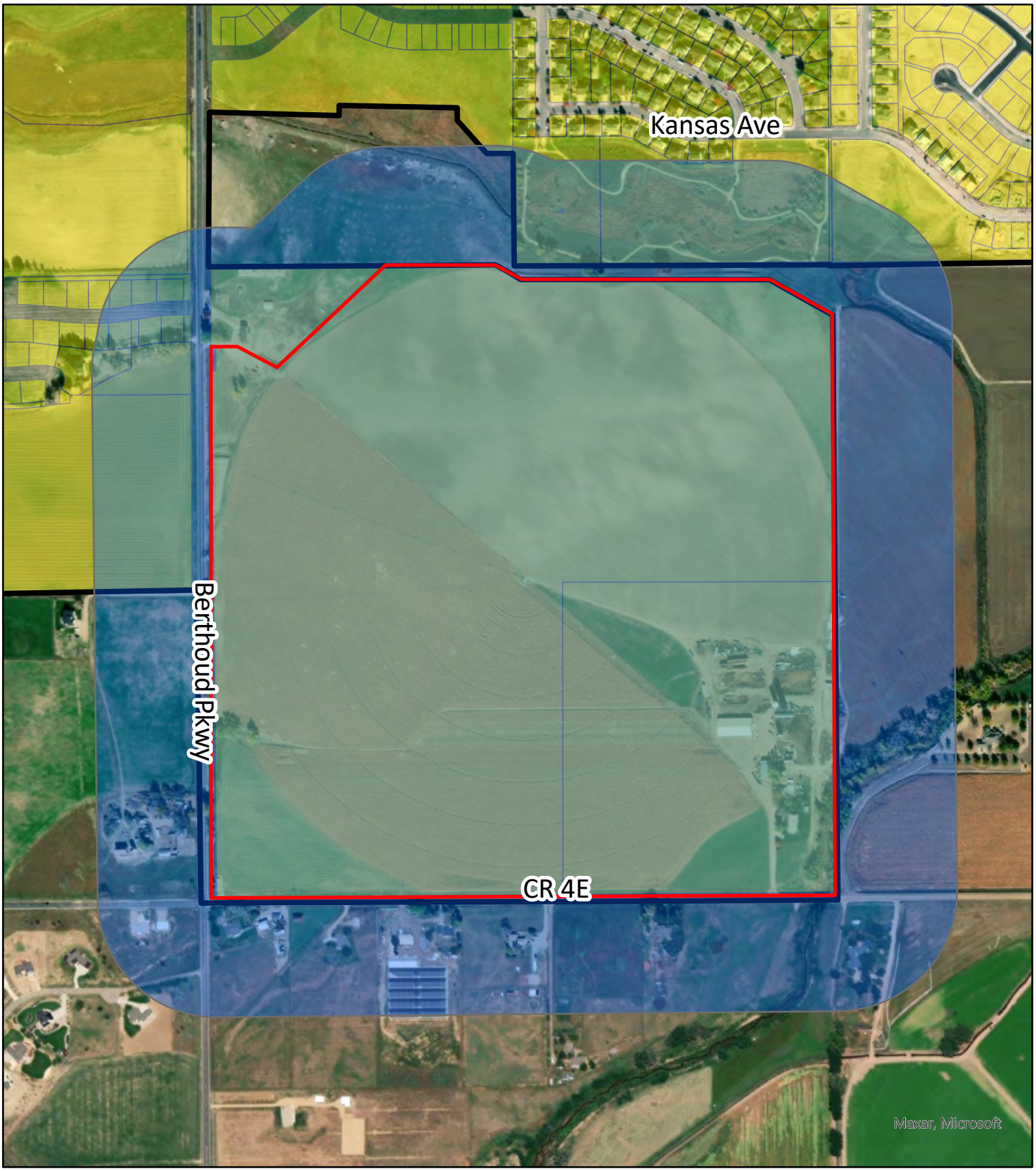
Sheet Number: 14

Of: 14

PUBLIC COMMENT

***Note: There was no public comment recieved with this preliminary plat submittal. All public comment below is from the annexation, neighborhood master plan, and rezoning request from 2020/2021**

Trails at Creekview Proximity Map



0 0.25 0.5 0.75 Miles

Parcels
Site
Properties within 500 ft
Town Limits

N

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

From: Sampson, David [AUTOSOL/MEAS/BOUL]
To: Curt Freese
Cc: Adam Olinger; Chris Kirk; Timmy Sampson
Subject: Berthoud 160 information request
Date: Friday, April 17, 2020 9:25:10 AM

Hello Curt,
I have a few questions regarding the recent notice I received on the Berthoud 160 development proposal.

1. It appears they are expanding the size of the development with additional annexation. What is the exact location of that property?
2. Other than the additional annexation, what has changed in their request from the previous go around?
3. The preliminary plot map appears to be the same as last time. Is that correct?
4. The preliminary plot map shows R1 and R2 zoning. I thought that was turned down by the town last year. Has that changed?
5. Is it still the same developer that did Heritage Ridge?
6. What is the time line requirement for the applicant to post signage on the property?
7. What would your estimated time line be for various meetings and such assuming the request goes forward?
8. How can the public view the application submittal given that Town Hall is currently closed?
9. If approved, would this development be subject to all current development code standards?
10. I seem to recall hearing something a while ago about a new neighborhood development review process. Can you elaborate on that?

Hope all is well with everyone in these difficult times.

Thank You,
David Sampson

From:	Larry Lempka
To:	Curt Freese; Adam Olinger
Subject:	Berthoud 160 Comments
Date:	Friday, April 17, 2020 11:50:42 AM

Hello,

After review of the development review I have some questions, concerns and comments for further recommendations:

1) There has historically been return irrigation flows off of the farm into the Little Thompson River. Those need to continue by State Statue and I am wondering how that will be addressed and monitored?

2) I am very concerned about having three entrances on the west side of the development,. Currently there is two that the farmer uses and one which is not included in the plan as it is functioning for the home that is established. The other is very occasionally. This road has proven to be very dangerous, particularly at the intersection of 2E and CR 17. I see no reason for more than one access to the west to minimize traffic conflict as CR 17 has become the 287 bypass into the south side of town, particularly the High School. Speed limit is 40 mph with most traveling above that now without additional traffic.

3) Will 2E be paved?

4) The access from the development to the South onto 2E should be left turn only (to East), as the intersection at 2E and CR 17 is far too dangerous with current traffic flow.

5) Rather than all the open space and buffer area being landscaped as presented with Blue grass, I would recommend xeroscaping to reduce water consumption as well as continued maintenance.

6) I do not see where they are putting any ground aside for school use?

7) Due to the geographic nature and the current access to cell phones and internet, I would recommend that a tower be built at the crest of the hill to increase bandwith and possibly create more competition for providers to residents in the area that are already in place. The proceeds from this structure to go to the Town and earmarked for Parks and Rec.

Thank you, and if we have the ability to have an in public comment session, I would like to have these questions and more answered by the developer.

Larry Lempka
1528 SCR 17
Berthoud

970-381-8238

Virus-free. www.avast.com

From:	Sampson, David [AUTOSOL/MEAS/BOUL]
To:	Curt Freese; Adam Olinger
Cc:	Timmy Sampson
Subject:	Berthoud 160 comments
Date:	Tuesday, April 21, 2020 11:20:23 PM

Hello,

We would like to submit the following comments regarding the Berthoud 160 development proposal.

The proximity of this development to Hillsdale Park is very concerning. The preliminary plot map appears to have the same limited amount of buffer space to the park as the zoning proposal that was denied by the town last year. Hillsdale Park is a unique space for the public to enjoy and major development close to the south side would change the character of the park forever and is likely to negatively affect the diverse wildlife the park offers. We think it is imperative that the developers and town work to provide a much more substantial buffer between this valuable park space and development activity if it is eventually approved.

We are concerned about the affect this development would have on CR17 traffic. There appears to be several entry points proposed on CR17. That stretch of the highway has limited sight lines due to its hilly nature and it seems that a heavy increase in side road traffic would be hazardous. It also seems likely to greatly increase traffic at the 4E/287 intersection. CR17 is also a narrow highway and has a lot of pedestrian traffic.

We oppose the additional annexation that is part of this proposal. Given the hundreds of acres of potential development property already annexed by the town we do not believe it is warranted to further increase the size of this proposal area.

We have concerns about the affect this development would have on the quality of life for residents in the HIllsdale area. Those residents have experienced over four years of noise, dirt, diesel smoke, construction traffic, and construction debris littering the land from the Heritage Ridge development to the east. Not to mention current activity with Rose Acres to the west. Now there is the potential of several more years of disruption to the south.

Thank you,
Timmy and David Sampson
911 Kansas Ave

From:	Jen Schill
To:	Curt Freese; Adam Olinger
Cc:	Michael Grisham
Subject:	Hillsdale Park: Berthoud 160 will destroy this precious gem
Date:	Tuesday, April 21, 2020 4:14:59 PM

Berthoud Community Development Department:

We are writing this email as my twin four-year-old boys and I are recreating in Hillsdale Park, grateful for this small space of solitude -- the only true one in the entirety of Berthoud.

We are beyond disappointed -- in fact, I'm personally appalled -- that Berthoud proposes to continue its rampant pattern of unhinged development with a new subdivision planned adjacent to this tiny gem. It will forever alter the solitude of this park. Having a trail is not enough; we need trails that offer a place of nature, of solitude, of relaxation from the daily suburban, monochromatic life -- not simply pathways to walk between developments.

We come here almost daily to escape our subdivision, enjoy the amazing pastoral and mountain views, get exercise and fresh air, and learn about nature with all of our senses, binoculars, and magnifying glasses. Each of our boys, William and Samuel, have adopted their own tree in the park to observe over time and learn about seasonal changes, ecology, and appreciation for nature. The boys enjoy running along the trails, regularly exploring a huge dead tree, picking up pill bugs, watching raptors, listening to redwinged blackbirds, learning about ecology and physics by playing in the stream, watching the train roll by, and talking about all of the things we see on the farm.

Our son Sam says:
No building so it can be really pretty here because there are no houses. I really like the farm because I like seeing the hay truck and the cows. I will be sad if they build there.

Our son Will says:
I don't want them to build more houses here because it's pretty like it is. I like the trees and grass and bushes and farmland. I will be sad if they build there.

Please don't destroy the only truly special place of nature in Berthoud. We see only plans of commercial and residential development, and no plans for open space and nature recreation. A rec center is nothing even close to a natural area for recreation. Berthoud needs more trails and open space, not fewer.

And while we're writing this note, we realize we missed the deadline to submit comment on the proposed development on the northeast corner of Main Street and 287. While we would prefer that development be far better planned, and at least slowed, if this does get developed, the developer should be required to build an underpass or overpass to the other side of 287, to start to create some trail connectivity in this town.

Open space preservation and trail connectivity should be Berthoud's top priorities now and far into the future.

Thank you for listening to our input.

Take care,

Jennifer Schill & Michael Grisham
1530 Mount Meeker Ave
Berthoud, CO 80513

From: Leslie Tassi
To: Curt Freese
Cc: Adam Olinger
Subject: Berthoud 160
Date: Tuesday, April 21, 2020 3:05:50 PM

To the Community Development Department:

What happened to Berthoud, the Garden Spot of Colorado? And what WILL happen to our town should development continue unabated? The Berthoud 160 proposal must not become a reality. What a travesty to destroy the small pocket of natural beauty that is Hillsdale Park, a jewel in the midst of already ballooning neighborhoods. Hillsdale Park's uniqueness will forever be destroyed if yet another subdivision encroaches on the delicate ecosystem that must be our responsibility to preserve and protect.

We are fast losing that "small town feel" that so many of us want to maintain. That feel is rapidly slipping away with each new subdivision that is closing in on our town and eating up any semblance of the garden spot that once was. And we are losing forever the beauty of rolling farmland that used to surround our town.

I'm not an expert in environmental science. However, it doesn't take a degree to know that irreparable damage will be done to Hillsdale Park, both environmentally and aesthetically, should hundreds more homes, with lawn fertilizer runoff, errant trash strewn here and there, pet poop, road treatment chemicals all contributing to the slow but inevitable destruction of a treasure that is—that must be—ours to cherish and preserve: Hillsdale Park, the small amount of pristine farmland that remains adjacent, and an unsullied view of the Rockies beyond.

Please reject the Berthoud 160 proposal. Enough is enough.

Thank you,

Leslie Tassi
945 N. 4th St.

From: Curt Freese
To: Adam Olinger
Subject: FW: Berthoud 160
Date: Tuesday, April 21, 2020 3:24:51 PM

Curt Freese, AICP
Community Development Director
Town of Berthoud
807 Mountain Avenue
Berthoud CO, 80513
Office: 970-532-2643
Email: CFreese@berthoud.org

From: Barbara Harris <barbharris09@gmail.com>
Sent: Tuesday, April 21, 2020 2:17 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: Berthoud 160

Hello Community Development Department,

My name is Barbara Harris and I live at 610 Kansas Ave, Berthoud. I was raised in the Berthoud area, so have been here much more than the last 2.5 years that I've been at 610 Kansas. One thing I really enjoy about Berthoud is the intimate feel of the town and I love that Berthoud is expanding paths and sidewalks to make it easier to get around on bicycle with my son. So thank you for those efforts!

I wanted to inquire if there is any consideration in expanding the natural space/bird sanctuary adjacent to Berthoud 160? Seems like having more properties right next to the natural area is going to push even more wild animals out of that area. Maybe expanding that natural area up the hill and planting more trees/large shrubs to provide additional future nesting/habitat to attract/retain those wild animals would be considered?

Thank you for your time,
Barbara Harris
--
Barb

April 21,2020

Community Development Department

I was surprised to receive a Neighborhood Notice regarding Berthoud 160 considering the economic climate we're in because of the corona virus. Why let a developer come in and destroy 141.3 acres when we're at an all time high with unemployment. People won't be buying houses when they have no jobs due to the virus and the oil & gas problem. Why ruin the acres with infrastructure and let it sit for years when the land could be used for farming and grazing cattle like it is now.

Also, I was surprised to see the project showing zoning for R1 and R2 which was denied by the Town Board in July 2019. What's going on? Several comments by the public at that time were concerns regarding the high density of houses in that area. The developer didn't listen as they show more houses now than before. Currently they show 480 homes on 141.3 acres (they bought an additional 20 acres from Hicks) as compared to 431 homes on 120 acres in 2019. With all of the projected homes, additional problems are created that the developer doesn't have to worry about. Our schools are now over crowded, more traffic on the roads, roads wearing out, the Town has to provide additional services, etc.

Why doesn't the Town of Berthoud buy the land for open space? The residents that bought homes on the south side of 4E did not purchase them to live in town. We chose to live in a rural environment. We have enough cookie cutter gray, beige, white rooftops surrounding Berthoud right now. Let this piece of land continue to be the farmland that people like to see. This is what makes Berthoud special. A small rural community that still shows their support for farmers and the land. Or why doesn't the developer build estate homes? Those would blend in with the FA1 farming zoning on the south side. Let this be the look coming to Berthoud from the south side.

Please take all of this into consideration. Thank you.

Deb & Jerry Wilson

From: Kimberly Stalnacker
To: Curt Freese; Adam Olinger
Subject: Berthoud 160 comments
Date: Monday, April 20, 2020 8:50:14 AM

Good Morning,

We recently received notice about the development proposal for Berthoud 160 and wanted to comment.

We understand that development is inevitable and support it when done in a responsible and well thought out manner. Obviously there are many variables to take into consideration but we think at least one area deserves to be revisited.

On the north side of this development lies Hillsdale Park. As we are sure you know, this park is a small but highly recreated area that is part of a wildlife corridor with a creek running through it and many bird species living there.

Unfortunately, Berthoud 160 allows for minimal easement for this valuable and unique park. We would propose increasing the size of this park by twice it'd width (north to south.) This would not only preserve this Berthoud gem but increase it's size and value as a Berthoud amenity. And if doubling it's width is too much, please require a generous easement on the south side of the park. This is one of Berthoud's only "wild" areas and protecting it would be a priceless addition to the community. While playgrounds and tennis courts and baseball fields and sculptures can be found elsewhere, Hillsdale Park is truly unique and the impact of Berthoud 160 will be immeasurable unless there is some planning and forethought by environmentally and community focused decision-makers.

In addition, it's hard to tell from the small maps we received, but it appears that several large, mature, beautiful trees on the south side of Hillsdale Park would be destroyed. Please reconsider. No matter what trees or how many this developer promises to plant, they could never replace old growth like those there right now. It will take 100 years for new trees to even come close to the size and beauty of what is there now. We could easily have both.....save the old and welcome the new too. As "The Garden Spot" we should be making our trees, environment and natural settings a priority when it comes to new development.

You have the power to shape the Berthoud of the future and we truly hope you will consider our perspective when doing so. The losses are too great and we will NEVER get them back.

And finally, we would like to propose another idea that is not directly related to this development but could be in the future. Berthoud is a farming community and has been for a very long time. Please consider preserving that culture, heritage and history for future generations by acquiring a farm. Our community needs and deserves this. Since we are talking about Berthoud 160, perhaps the Hicks Farm could be an option one day?
Thanks for listening, we appreciate the opportunity to provide input.
Kim & Jay Stalnacker

Sent from my iPad

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | **Berthoud.org**

STAFF REPORT: HAMMOND 6TH FILING PRELIMINARY PLAT

DATE: December 9, 2021

GENERAL INFORMATION		
Applicant:	**Caleb Development, LLC**	**Size: 14.16 acres**
Site Location:	**This property is located west of Hammond 5th Filing; South of LCR 10E, east of Hwy 287, west of Nicholson St, and north of unpaved Hammond Ct.**	
Applicant's Request:	**The Applicant is requesting to create 61 new single family attached residential lots on a 14.16 acre site at a gross density of 11 units per acre.**	
Current Zoning:	**R-4 (Mixed Use)**	
ZONING DISTRICT INFORMATION		
	R-4	
Max Density	**24 units per acre**	
Min. Lot Size	**1,200 sq. ft.**	
Min. Lot Width	**16'**	
Front Setback	**10'**	
Side Setback	**5' side; 10' corner side**	
Rear Setback	**5'**	
Building Height:	**50'**	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: R-1	**Hammond 2nd, 3rd, and 4th Filings**	**N/A**
South: RR-2 (Larimer County)	**Undeveloped County Estate Lots**	**N/A**
East: R-4	**Hammond 5th Filing**	**N/A**
West: N/A, Ag	**Highway 287, Undeveloped Heron Lakes 2nd Filing**	**N/A**

PROPOSAL

This is a Preliminary Plat request for the Hammond 6th Filing project. The applicant is proposing the creation of 61 new single family attached lots, a small park, and open space on 14.16 acres of land.

BACKGROUND

The Hammond ODP/PUD was originally approved as a mixed-use development in 2008, with an overall density of 758 residential dwelling units, 756,686 sq. ft. of commercial space (with a minimum of at least 5 acres of commercial space), and allowances for high density residential uses throughout the entire project. The original developer sold it to the current Applicant, who applied for a rezoning out of the original PUD. As part of this rezoning, the Southern half of the overall Hammond property was rezoned to Mixed Use (R-4) and retained the 5-acre commercial minimum requirement, while the portions comprised of the second, third, and fourth filing, were zoned Single-Family Residential (R-1). Filing 6 comprises the western half of the southern R-4/commercial area . Filing 1 was approved in 2015, and Filings 2-5 were approved in 2016-2020. Note, the lot diversity standards requiring 20% diversity, were approved in 2018 after Filings 1-4 were approved and recorded for development.

This plan was originally proposed to Town Staff in 2019 as a part of the Hammond 5th Filing project. However, due to the uncertainty around how much space would be needed for off-ramps from Hwy 287, staff recommended the applicant table this portion to allow for CDOT to further study the area. Staff met with CDOT throughout 2020 to discuss the layout of the proposed off-ramp, and in the meantime decided to let the applicant move forward with the single family detached portion of the project to keep it out of limbo. Because of Staff's involvement in the delay of this portion of the project, the applicant has been allowed to count Subdivision Identity, Open Space, Parks, Diversity, etc. elements across both Hammond 5th Filing and Hammond 6th Filing to satisfy their total requirements.

OPEN SPACE AND PARKS

The applicant has provided a 0.65 acre park in the Hammond 6th proposal. Combined with the 0.79 acre park in Hammond 5th, the total 1.44 acres of parkland meets the 0.95 required between the two proposals.

The applicant has provided 0.4 acres of open space within the Hammond 6th proposal. When combined with the 12.74 acres of open space in Hammond 5th, this more than meets the 4.7 required acres for the two projects.

OPEN SPACE ELEMENTS

The Applicant has provided a community lawn within the Hammond 6th project, which counts for two elements. This will be enough to satisfy the requirements for both Hammond 5th and Hammond 6th.

SUBDIVISION IDENTITY

Between Hammond 5th and 6th Filings, the applicant needed seven subdivision identity elements. The applicant provided a pollinator planting palette, soft surface trail, pocket park, playground, and wood fencing with the Hammond 5th Filing project, each worth one element. The applicant is proposing alley loaded streets in the Hammond 6th Filing, which counts for two elements, bringing their total to seven to meet this requirement.

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area as Urban Residential (orange on the map), with higher density residential uses in an urban form expected.

- ✓ With a gross density of around 11 units per acre and an alley-loaded, walkable development pattern, this project satisfies the Comprehensive Plan's Preferred Land Use Map

PRELIMINARY PLAT CRITERIA

The criteria in Section 30-6-107 B. of the Development Code for a Preliminary Plat requires the following criteria to be met (with Staff analysis regarding each point below):

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this code
    - ✓ This preliminary plat request represents a functional system of land use thanks to the expansion of the existing street network and the creation of an additional park area.

2. The application is consistent with the approved concept plan and incorporates the Town's recommendations and any conditions of approval
    - ✓ The application is consistent with the approved concept plan, as the proposed use between 9-14 dwelling units per acre.

3. The land use mix within the project conforms to Berthoud's Zoning District Map and Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan and PORT Plan
    - ✓ The land use mix within the project confirms to the Zoning District Map, as the proposed use type and density is allowed within the R-4 zoning district.
    - ✓ The land use mix conforms to the Preferred Land Use Map and furthers the goals of the Comprehensive Plan, as this project is being developed in a urban residential pattern with alley-loaded streets, dense environment, and walkability to future commercial.
    - ✓ The land use mix conforms to the PORT Plan by creating an additional park and by installing sidewalks along the south side of CR 10E.

4. The utility and transportation design is adequate, given existing and planned capacities of those systems.
    - ✓ The utility system can be adequately service by Town of Berthoud services.

5. Negative impacts on adjacent land uses including, but not limited to: solar access, heat, dust, glare, traffic, and noise have been identified and satisfactorily mitigated.
    - ✓ Staff has worked with the applicant to install 20 off-street parking spaces for overflow/visitor parking in addition to the minimum two spaces required by code to be installed on each lot to reduce the vehicular strain on the neighborhood.

6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Berthoud
    - ✓ Berthoud does not currently have a large inventory of attached homes, and none currently exist in the rest of the Hammond subdivision.

7. How the Applicant has addressed comments received from the public, during the Public Comment portion of the process

    - ✓ The most prominent comment staff received was in relation to the limited parking that the subdivision would provide for visitors/overflow. Staff worked with the developer to install 20 off-street parking spaces to combine with the roughly 20 available spaces on the west side of Nicholson and the two spaces per lot required by code to help alleviate this concern.

PUBLIC NOTICE AND COMMENT

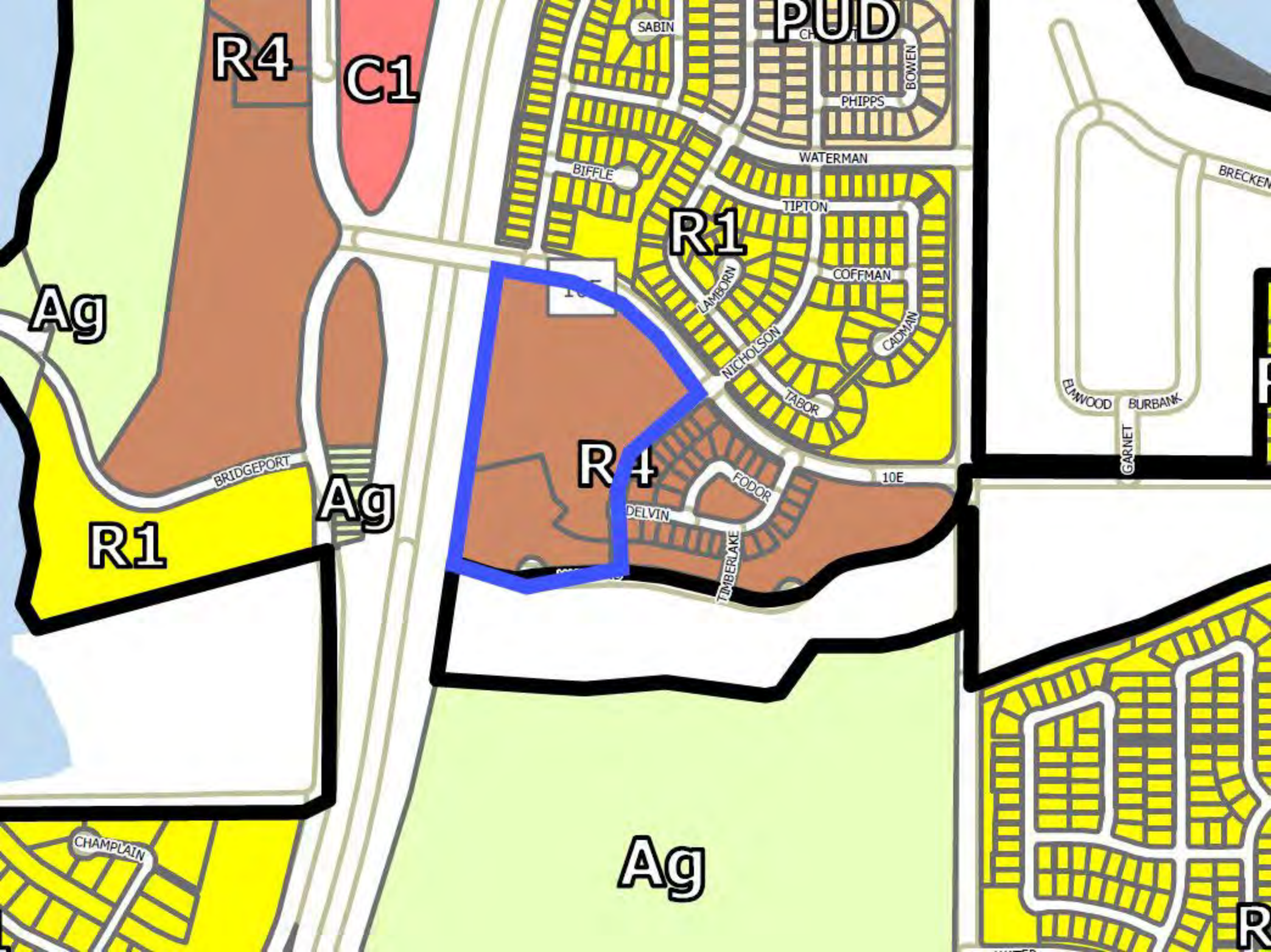
Notice of the Town Board Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the application was sent out to all property owners within 500 feet, with an invitation to comment on the request within three weeks of receipt.

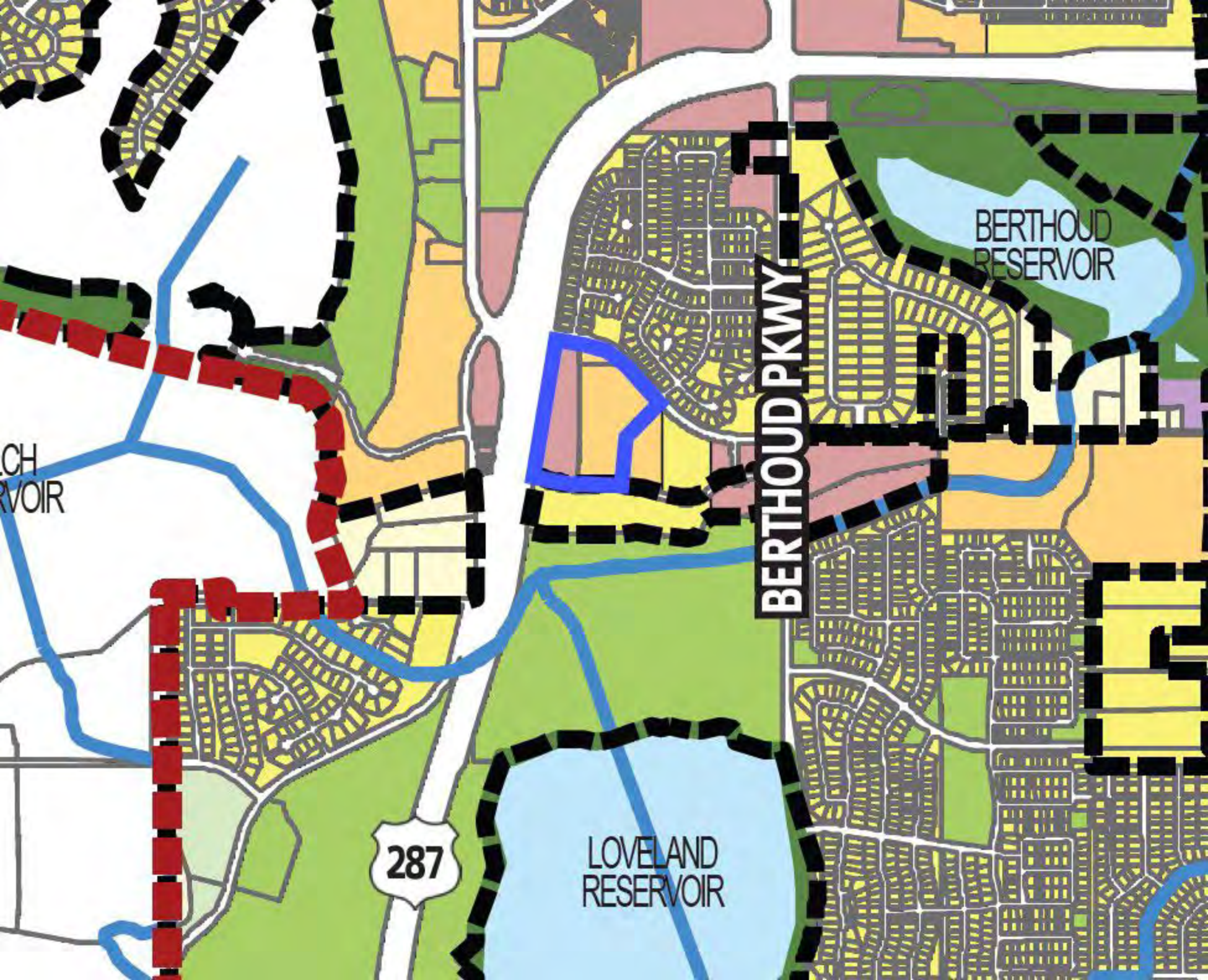
FINDINGS AND RECOMMENDATIONS

Staff recommends a motion to approve the Hammond 6th Filing Preliminary Plat, finding that it satisfies Section 30-6-107 B. (found on page 4 and 5 of this staff report), with the following conditions:

1. **All lots abutting an alley are to be rear-loaded from the alley;**
2. **All sidewalks are detached;**
3. **More landscaping is installed at the end of the northeastern alley (adjacient to Lot 14) to better screen the alley from CR 10E.**

ZONING AND PREFERRED LAND USE MAP


R4
C1
PUD
SABIN
PHIPPS
BOWEN
WATERMAN
BIFFLE
TIPTON
R1
COFFMAN
LAMBORN
NICHOLSON
CADMAN
TABOR
Ag
BRIDGEPORT
R4
FODOR
10E
DELVIN
TIMBERLAKE
R1
Ag
ELMWOOD
BURBANK
GARNET
CHAMPLAIN
Ag


BERTHOUD PKWY
BERTHOUD RESERVOIR
LOVELAND RESERVOIR
287

PRELIMINARY PLAT SUBMITTAL

HAMMOND SUBDIVISION, SIXTH FILING

A REPLAT OF OUTLOT A AND TRACTS A, D AND E, HAMMOND SUBDIVISION, FIFTH FILING, LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of HAMMOND SUBDIVISION, SIXTH FILING, located in the East Half of Section 10, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Outlot A and Tracts A, D, and E, Hammond Subdivision, Fifth Filing, recorded at Reception No. 20200064877

containing 1,103,982 square feet, or 25.344 acres, more or less.

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

OWNER: Caleb Development, LLC

BY: _____
Jeffrey Mark, Authorized Signing Agent

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

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

Jeffrey Mark as Authorized Signing Agent of Caleb Development, LLC.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

RIGHT TO FARM STATEMENT

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

APPROVAL CERTIFICATES:

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

_____
William Karspeck, Mayor

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

ATTEST: _____
Christian R. Samora, Town Clerk

NOTES:

1) The Basis of Bearings is North line of the Southeast Quarter of Section 10 as bearing North 88° 53' 27" East , and monumented as shown on drawing. (Assumed bearing)

2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon File No. 1297176, dated June 11, 2021, prepared by Unified Title Guaranty Company.

3) A current title commitment will be provided to the surveyor to the client prior to completion of the survey.

4) The lineal unit of measurement for this plat is U. S. Survey Feet.

5) The word “certify” or “certification” as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730 1.6.B.2).

6) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.

7) For easements created by separate document and shown hereon refer to record document for specific terms.

8) Not all documents listed in title commitment are plottable or definable. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

9) A copy of the title commitment and the documents contained therein were provided to the owner, client and those entities listed hereon for their use and review.

10) Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.

11) Adjacent property owner information per the Larimer County Land information Locator.

12) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

13) There may be other documents and or conditions related to the subject property that were not discovered by the land surveyor and or title company.

14) The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.

15) The adjoining rights of way are depicted hereon for reference only and as requested by the Town of Berthoud. Those areas depicted outside of the subject property boundary are for reference purposes only and have not been verified by this survey.

16) The surveyor preparing this survey will not be responsible for, or liable for, unauthorized changes to or use of this survey. All changes to this survey must be approved in writing by the surveyor.

17) PVREA easement could not be defined by its terms or documents provided. Easement is approximated hereon based on undimensioned GIS map and for reference only.

18) Tracts A, D and E of the Hammond 5th Filing are included in this plat to meet the land use requirements as set forth in the Berthoud Development Code. These tracts were designed to provide open space and amenities for the entire area included in the Hammond Subdivision 5th Filing, including the 6th Filing. Per the Code, these tracts are required to be included in the 6th Filing plat in order to serve the purposes for which they were intended.

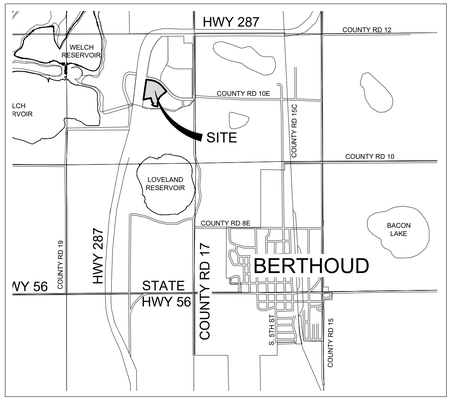
19) This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording.

SURVEYOR'S STATEMENT

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

DRAFT
9-27-21
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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



VICINITY MAP
SCALE: 1" = 3000'
NORTH

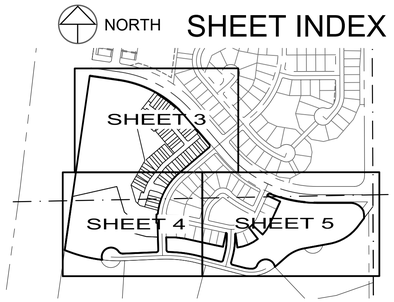
SITE ENGINEER
Adam Boese, PE
Northern Engineering Services, Inc.
301 N. Howes Street, Suite 100
Fort Collins, CO 80521
(970) 568-5402

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

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

DEVELOPER/CLIENT
Caleb Development
Jeff Mark
212 N. Wahsatch Avenue, Suite 301
Colorado Springs, CO 80903
(719) 635-3200

NORTH SHEET INDEX



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

SECTION: 10
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

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

DATE: 9/27/21
SCALE: As shown
REVIEWED BY: R. Tessely
PROJECT: 911-028
CLIENT: Landhuis
DRAWN BY: L. Smith

HAMMOND SUBDIVISION, SIXTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
1
Of 5 Sheets

HAMMOND SUBDIVISION, SIXTH FILING

A REPLAT OF OUTLOT A AND TRACTS A, D AND E, HAMMOND SUBDIVISION, FIFTH FILING, LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	41°16'02"	762.50'	549.19'	S61°11'57"E	537.40'
C2	90°00'00"	15.00'	23.56'	S04°26'04"W	21.21'
C3	43°16'25"	429.00'	324.01'	S27°47'52"W	316.36'
C4	85°01'22"	9.00'	13.36'	S48°40'21"W	12.16'
C5	87°20'26"	9.00'	13.72'	S45°08'45"E	12.43'
C6	88°02'02"	10.00'	15.36'	N60°52'19"E	13.90'
C7	42°21'28"	320.00'	236.57'	S58°23'56"W	231.22'
C8	30°54'27"	260.00'	140.25'	S64°07'26"W	138.56'
C9	21°01'48"	237.00'	86.99'	S27°22'10"W	86.50'
C10	11°33'00"	217.00'	43.74'	S43°39'34"W	43.67'
C11	89°58'18"	10.00'	15.70'	S04°26'55"W	14.14'
C12	11°54'49"	284.50'	59.16'	S46°29'38"E	59.05'
C13	12°53'50"	225.00'	50.65'	N68°39'48"W	50.54'
C14	112°03'12"	10.00'	19.56'	N19°05'07"W	16.59'
C15	0°56'35"	203.00'	3.34'	N37°24'46"E	3.34'
C16	11°33'00"	183.00'	36.89'	N43°39'34"E	36.83'
C17	13°37'20"	762.50'	181.29'	S54°40'00"E	180.86'
C18	3°45'29"	762.50'	50.01'	S45°58'36"E	50.00'
C19	3°31'55"	762.50'	47.00'	S42°19'54"E	47.00'
C20	83°06'55"	9.98'	14.48'	S86°05'14"W	13.24'
C21	66°33'19"	35.00'	40.66'	S54°00'12"W	38.41'
C22	87°18'15"	10.00'	15.24'	S00°58'22"W	13.81'
C23	2°08'32"	315.00'	11.78'	S41°36'30"E	11.78'
C24	90°01'42"	10.00'	15.71'	S85°33'05"E	14.15'
C25	17°16'17"	200.00'	60.29'	N84°04'27"W	60.06'
C26	87°10'27"	15.00'	22.82'	N68°18'46"E	20.68'
C27	21°54'57"	877.50'	335.65'	S79°03'29"E	333.60'
C28	54°32'33"	100.00'	95.19'	S62°44'41"E	91.64'
C29	9°23'05"	100.00'	16.38'	S30°46'51"E	16.36'
C30	2°47'04"	429.00'	20.85'	S48°02'32"W	20.85'
C31	2°40'32"	429.00'	20.03'	S45°18'44"W	20.03'
C32	2°51'37"	429.00'	21.42'	S42°32'39"W	21.41'
C33	4°04'55"	429.00'	30.56'	S39°04'23"W	30.56'
C34	2°40'24"	429.00'	20.02'	S35°41'43"W	20.01'
C35	3°13'57"	429.00'	24.20'	S32°44'33"W	24.20'
C36	4°46'20"	183.00'	15.24'	N47°02'54"E	15.24'
C37	6°46'40"	183.00'	21.65'	N41°16'24"E	21.64'
C38	4°04'43"	429.00'	30.54'	S22°24'19"W	30.53'
C39	2°40'45"	429.00'	20.06'	S19°01'35"W	20.06'
C40	2°40'21"	429.00'	20.01'	S16°21'02"W	20.01'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C41	3°52'32"	429.00'	29.02'	S13°04'36"W	29.01'
C42	1°46'43"	237.00'	7.36'	S17°44'38"W	7.36'
C43	4°53'18"	237.00'	20.22'	S21°04'38"W	20.21'
C44	5°12'29"	237.00'	21.54'	S26°07'32"W	21.54'
C45	1°13'23"	237.00'	5.06'	S29°20'28"W	5.06'
C46	7°00'56"	237.00'	29.02'	S33°27'37"W	29.00'
C47	0°54'59"	237.00'	3.79'	S37°25'34"W	3.79'
C48	2°01'08"	217.00'	7.65'	S38°53'38"W	7.65'
C49	5°43'04"	217.00'	21.66'	S42°45'44"W	21.65'
C50	3°48'48"	217.00'	14.44'	S47°31'40"W	14.44'
C51	3°26'50"	284.50'	17.12'	S42°15'39"E	17.11'
C52	5°52'45"	284.50'	29.19'	S46°55'26"E	29.18'
C53	2°35'14"	284.50'	12.85'	S51°09'25"E	12.85'
C54	12°53'50"	175.00'	39.39'	S68°39'48"E	39.31'
C55	6°40'54"	429.00'	50.03'	S27°47'07"W	50.00'
C56	2°16'13"	429.00'	17.00'	S10°00'14"W	17.00'
C57	20°21'18"	762.50'	270.89'	S71°39'19"E	269.46'
C58	21°28'55"	752.50'	282.14'	N71°05'30"W	280.49'
C59	19°58'29"	732.50'	255.37'	N71°50'43"W	254.08'
C60	2°42'28"	429.00'	20.27'	S07°30'53"W	20.27'
C61	59°31'19"	20.00'	20.78'	N82°36'39"W	19.86'
C62	300°52'39"	55.00'	288.82'	N38°04'01"E	54.27'
C63	60°57'23"	20.00'	21.28'	S21°58'21"E	20.29'
C64	89°05'52"	14.00'	21.77'	S43°03'35"W	19.64'
C65	0°40'58"	940.00'	11.20'	S87°56'57"W	11.20'
C66	56°11'50"	35.00'	34.33'	N63°36'39"W	32.97'
C67	162°51'30"	65.00'	184.76'	S63°03'31"W	128.55'
C68	13°58'57"	990.00'	241.60'	N76°16'28"W	241.00'
C69	74°13'48"	9.00'	11.66'	S35°17'19"E	10.86'
C70	12°44'57"	421.00'	93.68'	S08°12'04"W	93.49'
C71	90°01'40"	14.00'	22.00'	S59°32'51"W	19.80'
C72	13°28'53"	940.00'	221.18'	N82°10'41"W	220.67'
C73	87°26'43"	14.00'	21.37'	N45°11'54"W	19.35'
C74	90°00'54"	14.01'	22.00'	N30°24'29"W	19.81'
C75	12°44'57"	479.00'	106.59'	N08°12'04"E	106.37'
C76	43°45'45"	9.00'	6.87'	N23°42'28"E	6.71'
C77	8°52'23"	194.00'	30.04'	N47°32'41"E	30.01'
C78	14°48'13"	150.50'	38.89'	S07°39'15"E	38.78'
C79	148°09'42"	65.00'	168.08'	N85°10'12"W	125.01'

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.39'	N62° 12' 53"W
L2	37.35'	S75° 06' 43"E
L3	24.19'	S52° 27' 02"E
L4	20.00'	S40° 36' 36"E
L5	29.64'	S58° 04' 01"E
L6	20.06'	S56° 54' 22"E
L7	21.52'	S55° 01' 23"E
L8	21.50'	S53° 37' 02"E
L9	20.00'	S52° 13' 51"E
L10	43.89'	S49° 11' 37"E
L11	34.00'	N40° 33' 56"W
L12	10.00'	N08° 10' 02"E

LINE TABLE		
LINE	LENGTH	BEARING
L13	17.56'	N81° 49' 58"W
L14	22.99'	N52° 27' 02"W
L15	41.49'	S42° 26' 25"E
L16	19.97'	N27° 32' 22"E
L17	79.65'	N37° 32' 58"E
L18	27.90'	N37° 32' 58"E
L19	27.60'	S16° 51' 16"W
L20	11.39'	S62° 12' 53"E
L21	19.00'	N73° 08' 44"W
L22	18.39'	N52° 27' 02"W
L23	41.25'	N27° 32' 22"E

NORTH

100 0 100 200 300 Feet

(US SURVEY FEET)
1 inch = 100 ft.

LAND USE TABLE						
PARCEL	DESCRIPTION/LAND USE	AREA		PERCENT	ENCUMBRANCES	INTENDED OWNERSHIP & MAINTAINANCE BY
OUTLOT A	FUTURE DEVELOPMENT	382,256 S.F.	8.775 AC.	34.63%		Metro District or HOA
TRACT A	OPEN SPACE	1,623 S.F.	0.037 AC.	0.15%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT B	PRIVATE DRIVE	46,573 S.F.	1.069 AC.	4.22%	Drainage, Utility & Access Easement	Metro District or HOA
TRACT C	OPEN SPACE	3,140 S.F.	0.072 AC.	0.28%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT D	OPEN SPACE	3,845 S.F.	0.088 AC.	0.35%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT E	OPEN SPACE	4,404 S.F.	0.101 AC.	0.40%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT F	OPEN SPACE	812 S.F.	0.019 AC.	0.07%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT G	OPEN SPACE	34,477 S.F.	0.791 AC.	3.12%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT H	OPEN SPACE	199,603 S.F.	4.582 AC.	18.08%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT I	OPEN SPACE	43,122 S.F.	0.990 AC.	3.91%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT J	OPEN SPACE	244,272 S.F.	5.608 AC.	22.13%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
LOTS (61)	PRIVATE RESIDENCE	139,855 S.F.	3.211 AC.	12.67%	Residential	Property Owner
TOTAL		**1,103,982 S.F.**	**25.344 AC.**	**100.00%**		

DRAFT
9-27-21
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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

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

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

SECTION: 10
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

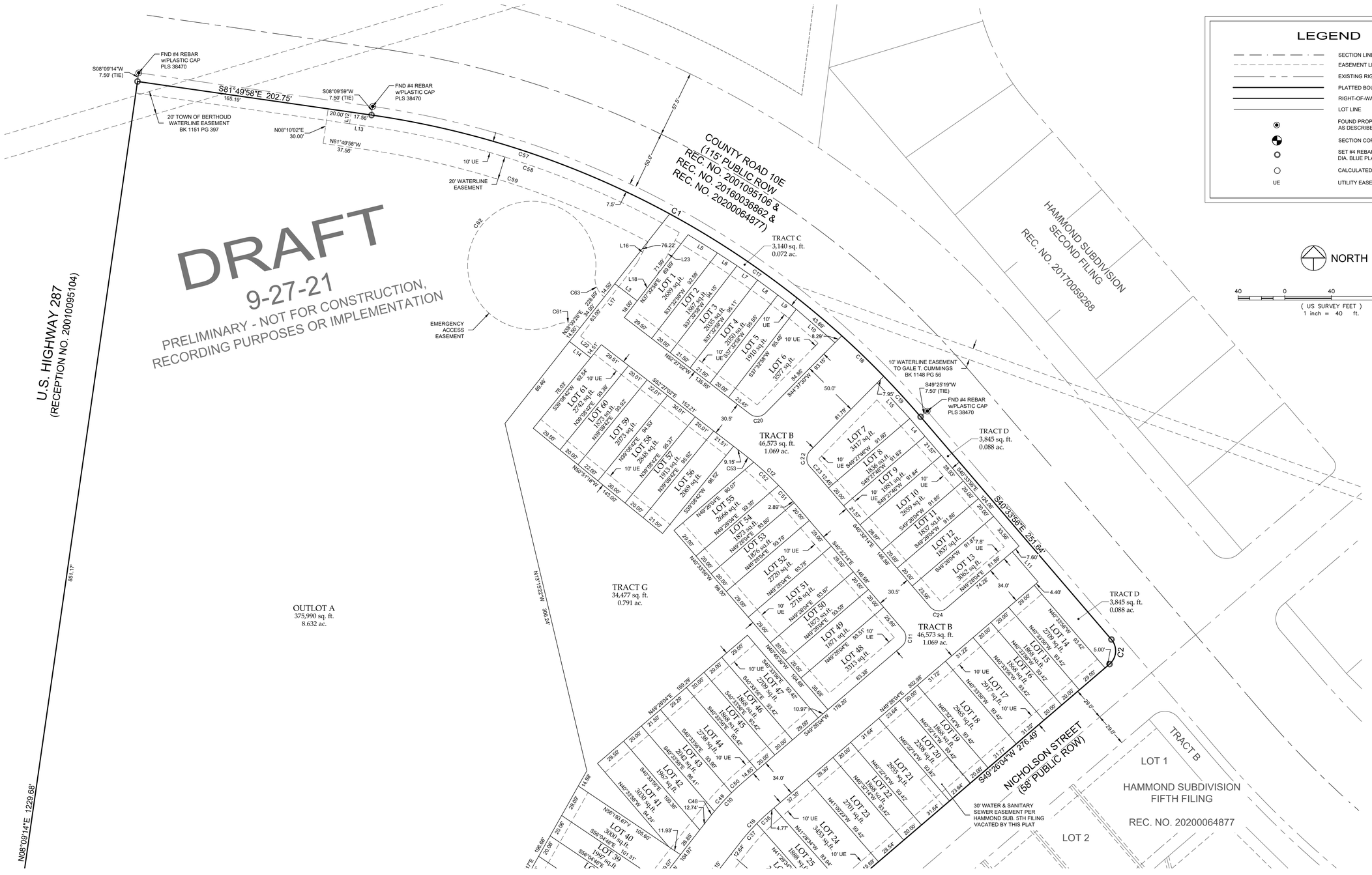
DATE: 9/27/21
SCALE: 1"=100'
REVIEWED BY: R. Tessely
PROJECT: 911-028
CLIENT: Landhuis
DRAWN BY: L. Smith

HAMMOND SUBDIVISION, SIXTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
2
Of 5 Sheets

HAMMOND SUBDIVISION, SIXTH FILING

A REPLAT OF OUTLOT A AND TRACTS A, D AND E, HAMMOND SUBDIVISION, FIFTH FILING, LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 4

PRELIMINARY

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

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

SECTION: 10
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
CENT COLLINS, 301 North Howes Street, Suite 100, 80521
GREELEY, 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 911-028
DATE: 9/27/21
SCALE: 1"=40'
CLIENT: Landhuis
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

HAMMOND SUBDIVISION, SIXTH FILING

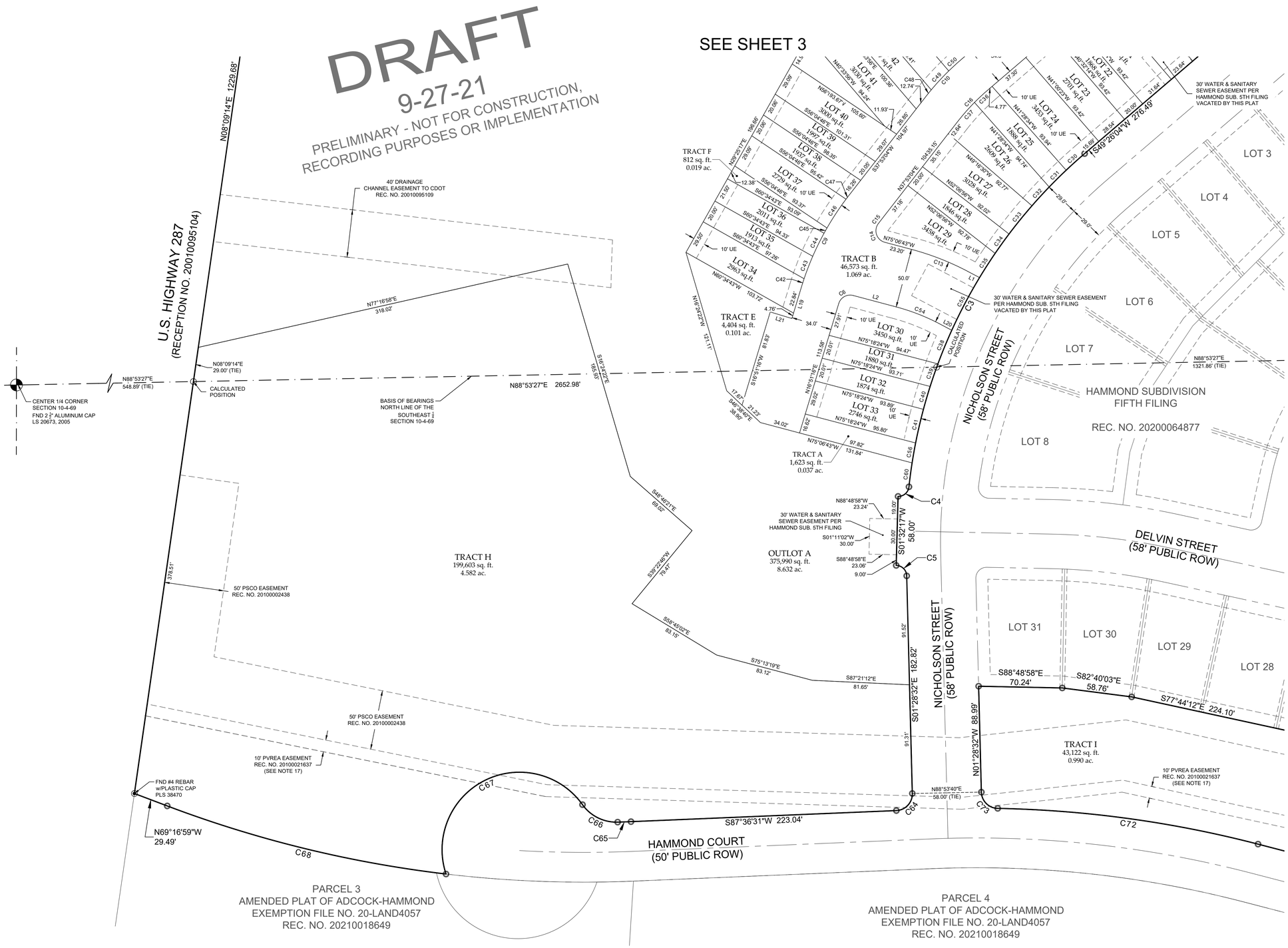
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
3
Of 5 Sheets

HAMMOND SUBDIVISION, SIXTH FILING

A REPLAT OF OUTLOT A AND TRACTS A, D AND E, HAMMOND SUBDIVISION, FIFTH FILING, LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

DRAFT
9-27-21
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



PARCEL 3
AMENDED PLAT OF ADCOCK-HAMMOND
EXEMPTION FILE NO. 20-LAND4057
REC. NO. 20210018649

PARCEL 4
AMENDED PLAT OF ADCOCK-HAMMOND
EXEMPTION FILE NO. 20-LAND4057
REC. NO. 20210018649

LEGEND

- SECTION LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER
- SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
- CALCULATED POSITION ONLY
- UE — UTILITY EASEMENT

NORTH

40 0 40 80 120 Feet
(US SURVEY FEET)
1 inch = 40 ft.

PRELIMINARY

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

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

SECTION: 10
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
CENTRAL COLLEGE, 301 North Howes Street, Suite 100, 80521
GREELEY, 820 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 9/27/21
SCALE: 1"=40'
REVIEWED BY: R. Tessely
PROJECT: 911-028
CLIENT: Landhuis
DRAWN BY: L. Smith

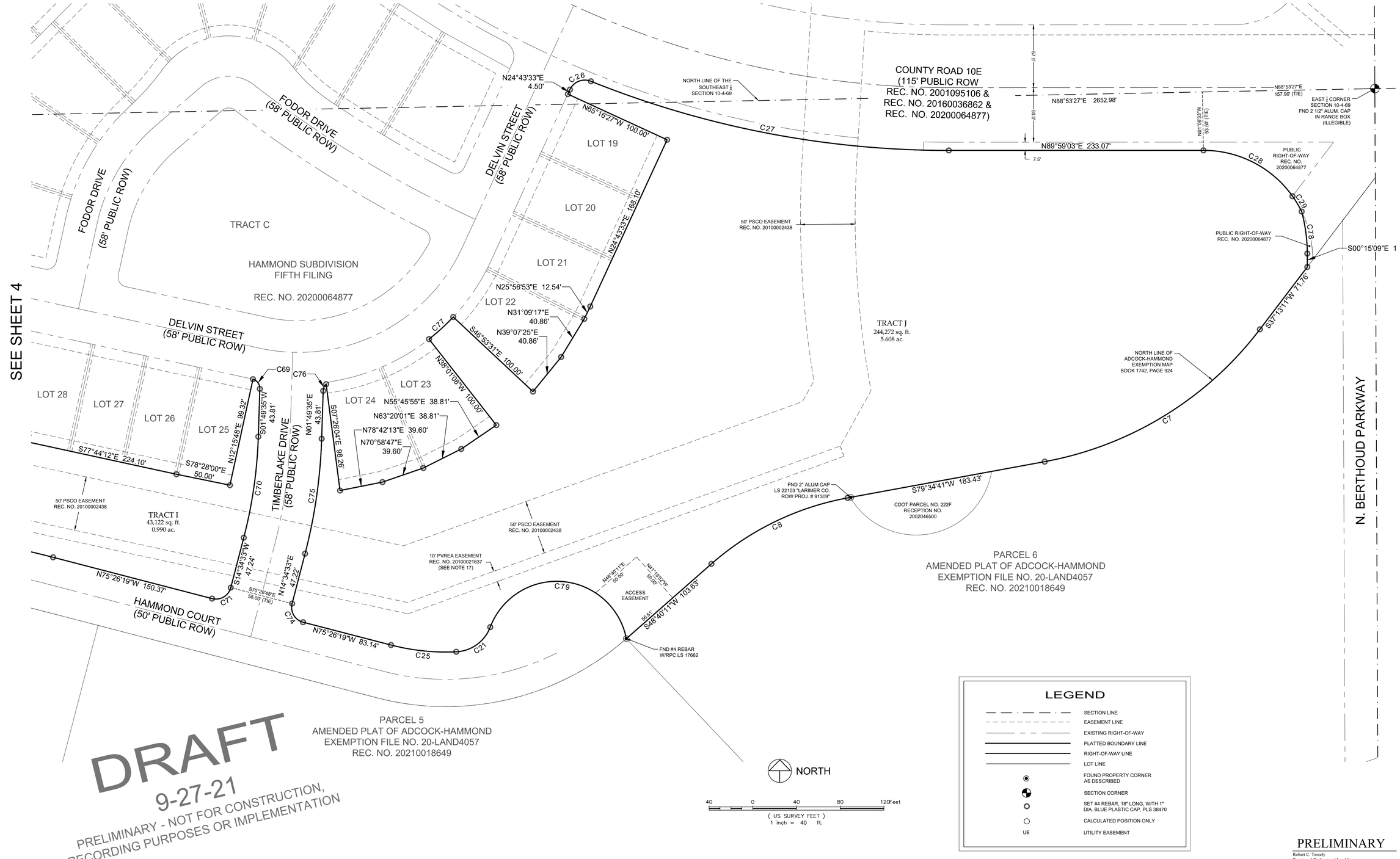
HAMMOND SUBDIVISION, SIXTH FILING

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
4
Of 5 Sheets

HAMMOND SUBDIVISION, SIXTH FILING

A REPLAT OF OUTLOT A AND TRACTS A, D AND E, HAMMOND SUBDIVISION, FIFTH FILING, LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



DRAFT

9-27-21

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

LEGEND

- SECTION LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER
- SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
- CALCULATED POSITION ONLY
- UE — UTILITY EASEMENT

PRELIMINARY

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

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

SECTION: 10
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
CORP. COLLEGE: 301 North Howes Street, Suite 100, 80521 GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 9/27/21
SCALE: 1"=40'
REVIEWED BY: R. Tessely
PROJECT: 911-028
CLIENT: Landhuis
DRAWN BY: L. Smith

HAMMOND SUBDIVISION, SIXTH FILING

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
5
Of 5 Sheets

HAMMOND SIXTH FILING

LANDSCAPE PLAN

0 250' 375' 500'

SCALE 1" = 250'-0"

NORTH

Legal Description:

A REPLAT OF OUTLOT A, HAMMOND SUBDIVISION, FIFTH FILING, LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

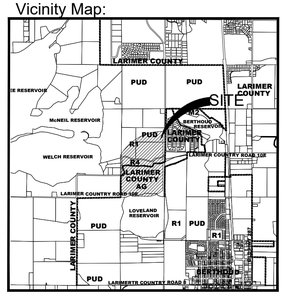
Landscape Notes

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 UTILITY MAIN LINES, FIVE (5) FEET FROM UTILITY SERVICE LINES AND FIVE (5) FEET FROM ANY DRIVEWAY.
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. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN 24 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 NOT 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 LOOSENED 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 AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL COBBLE AREA WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
22. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE HEAVY DUTY STEEL EDGER MIN. ¼" x 4" WITH ROUNDED TOP AND PLASTIC CAP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE TRANSITIONS.
23. LANDSCAPING WITHIN THE FRONT YARD SETBACK OF RESIDENTIAL PROPERTIES MUST BE INSTALLED WITHIN ONE (1) YEAR OF CERTIFICATION OF OCCUPANCY.
24. MAINTENANCE OF ALL COMMON AREA LANDSCAPING IS THE RESPONSIBILITY OF THE METRO DISTRICT.
25. ALL TURF GRASSES PLANTED IN PUBLIC R.O.W. MUST BE SOD
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. FINAL LANDSCAPE PLANS SHALL BE IN COMPLIANCE WITH THE WATER POLICY IN EFFECT AT THE TIME OF FDP APPROVAL.

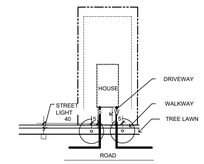
General Notes:

1. ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SIGN PERMIT.
2. PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
3. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
4. ALL SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK PER THE NATIVE SEED MIX NOTES THIS SHEET.
5. PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / TOWN.
6. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
7. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE TOWN IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
8. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.
10. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH SECTION 30-2-116 OF THE BERTHOUD MUNICIPAL CODE.

Vicinity Map:



Typical Utility Layout



Landscape Sheet Index:

SHEET 1	COVER SHEET
SHEET 2	NOTES & DETAILS
SHEET 3	LANDSCAPE PLAN
SHEET 4	LANDSCAPE PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 6	LANDSCAPE PLAN
SHEET 7	LANDSCAPE PLAN
SHEET 8	LANDSCAPE PLAN
SHEET 9	SITE DETAILS

TB GROUP
landscape architecture | planning | illustration

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

SEAL

PROJECT TITLE

HAMMOND SIXTH FILING

Preliminary Landscape Plan

Berthoud, Colorado

PREPARED FOR

CALEB DEVELOPMENT, LLC.

212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
Staff Comments	9.27.21

DATE

June 23, 2021

SHEET TITLE

Cover Sheet

SHEET INFORMATION

SHEET 1 OF 9

Plant List

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	8	Catalpa speciosa Western Catalpa	2.0" cal. BB	50`	40`	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER
	2	Celtis occidentalis Western Hackberry	2.0" cal. BB	60`	50`	
	9	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust	2.0" cal. BB	50`	40`	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER
	4	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree	2.0" cal. BB	60`	50`	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER
	6	Populus angustifolia Narrowleaf Cottonwood	2.0" cal. BB	50`	30`	
	1	Quercus gambelii Gambel Oak	2.0" cal. BB	20`	12`	
	5	Quercus macrocarpa Bur Oak	2.0" cal. BB	80`	70`	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER
	4	Quercus robur English Oak	2.0" cal. BB	60`	40`	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER
	12	Tilia americana `Redmond` Redmond Linden	2.0" cal. BB	50`	40`	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	9	Picea pungens `Bakeri` Bakeri Spruce	6` B&B	40`	20`	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER
	8	Pseudotsuga menziesii Douglas Fir	6` B&B	50`	20`	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	1	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	1.5" cal. BB	25`	20`	
	3	Malus x `Royal Raindrops` Royal Raindrops Crabapple	1.5" cal. BB	20`	15`	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER
	9	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB	25`	20`	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	6	Buddleja davidii nanhoensis `Monum` TM Petite Plum Dwarf Butterfly Bush	5 gal.	5`	5`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	6	Caryopteris x clandonensis `Blue Mist` Blue Mist Spirea	5 gal.	4`	4`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	10	Cornus sericea Red Twig Dogwood	5 gal.	6`	6`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCH
	5	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage	5 gal.	3`	3`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	2	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal.	1.5`	6`	8" (h) FULL SPECIMEN, EVENLY WELL BRANCHED
	11	Syringa meyeri `Palibin` Dwarf Korean Lilac	5 gal.	4`	4`	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	8	Picea pungens `St. Mary`s Broom` St. Mary`s Broom Colorado Spruce	5 gal.	3`	4`	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	11	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama	1 gal.	2`	2`	WELL ROOTED AND ESTABLISHED
	6	Calamagrostis acutiflora `Karl Forester Feather Reed Grass	1 gal.	5`	2`	WELL ROOTED AND ESTABLISH
	47	Panicum virgatum `Heavy Metal` Heavy Metal Blue Switch Grass	1 gal.	4`	2`	WELL ROOTED AND ESTABLISHED

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	13	Asclepias incarnata Swamp Milkweed	1 gal.	4`	3`	WELL ROOTED AND ESTABLISHED
	31	Hemerocallis x `Autumn Red` Autumn Red Daylily	1 gal.	2`	2`	WELL ROOTED AND ESTABLISHED
	6	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot	1 gal.	4`	3`	WELL ROOTED AND ESTABLISHED
	34	Monarda x 'Cambridge Scarlet' Cambridge Scarlet Bee Balm	1 gal.	3`	1.5`	WELL ROOTED AND ESTABLISHED
	15	Rudbeckia fulgida sullivantii `Goldsturm` Black-eyed Susan	1 gal.	2`	2`	WELL ROOTED AND ESTABLISHED

Irrigation Notes

1. ALL AREAS DISTURBED BY CONSTRUCTION WILL BE RE-VEGETATED AND IRRIGATED WITH A PERMANENT UNDERGROUND IRRIGATION SYSTEM, WITH THE EXCEPTION OF FUTURE DEVELOPMENT TRACTS OR AS DEFINED BY THE DEVELOPMENT AGREEMENT.
2. 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.
3. 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.
4. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF IRRIGATED TURF GRASS AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
5. IRRIGATION SYSTEM WITH SMART CONTROLLER, RAIN SENSOR AND NECESSARY SLEEVING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
6. QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLES SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
7. 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.
8. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
10. ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

Native Grass Seed Mix

1. SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
2. SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

IRRIGATED FOOTHILLS MIX

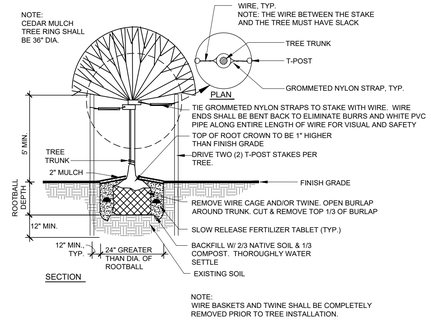
COMMON NAME	%	LBS.P.L.S./ACRE
ANNUAL RYEGRASS	20%	
SLENDER WHEATGRASS	15%	
CRESTED WHEATGRASS	12%	
MOUTAIN BROME	10%	
HARD FESCUE	10%	
CANADA BLUEGRASS	10%	
SIDEOATS GRAMA	6%	
BIG BLUESTEM	5%	
BLUE GRAMA (COATED)	5%	
SAND DROPSEED	1%	

3. DRILLED APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
4. IF AREAS OF TEMPORARY IRRIGATION ARE AGREED TO PER THE DEVELOPMENT AGREEMENT, ADEQUATE TEMPORARY IRRIGATION BY WATER TRUCK, OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE WATERING, ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS. 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.

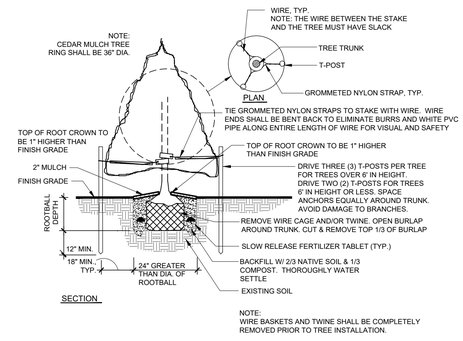
MULCH IN ALL NATIVE SEED AREAS:

3. IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
4. 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.
5. 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 ¼ 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.
6. 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.
7. 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.

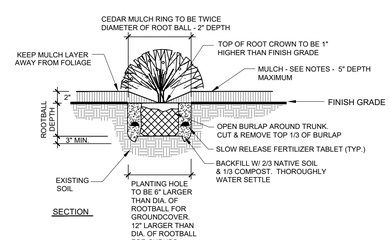
Planting Details



DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL



GROUND COVER & SHRUB PLANTING DETAIL

Site Identity

65 DWELLING UNITS = 5 REQUIRED ELEMENTS

ELEMENTS PROVIDED:

POLLINATOR PLANTING PALETTE	(1) ELEMENT
POCKET PARK	(1) ELEMENT
PLAYGROUND	(1) ELEMENT
ALLEY LOADED STREETS	(2) ELEMENT
TOTAL PROVIDED	5 ELEMENTS

Park & Open Space Statistics

65 DWELLING UNITS =	0.65 AC PARK REQUIRED
POCKET PARK=	0.65 ACRES PROVIDED
OPEN SPACE	1.4 AC REQUIRED 11.5 AC PROVIDED

FUNCTIONAL OPEN SPACE ELEMENTS (2 REQUIRED):
GREEN AREA (1)
USABLE DETENTION (1)

Pocket Park Requirements	
Required	Provided
List A - all	All
List B - 1	10,000+ sf min. natural area
List D - 1	Commercial Playground
List E - 2	(1) Additional park bench + water fountain

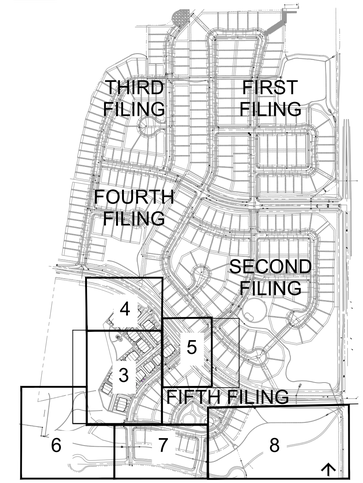
Parking Analysis

PARKING REQUIRED
1.5 SPACES PER DWELLING
X 61 DWELLINGS
SPACES REQUIRED = 91.5

PARKING PROVIDED
1 GARAGE SPACES 4
2 GARAGE SPACES 114
STANDARD DRIVEWAY SPACES 96
VISITOR PARKING SPACES 20
TOTAL SPACES PROVIDED = 234

*NOTE -
1) THIS CALCULATION DOES NOT INCLUDE ADDITIONAL ON STREET PARKING ON ALL OF THE PUBLIC, LOCAL ROADS.
2) THIS CALCULATION DOES NOT INCLUDE DRIVEWAYS THAT ALLOW FOR COMPACT CARS

Sheet Key



Legend

SYMBOL	DESCRIPTION	QTY
	NON-IRRIGATED NATIVE SEED FOOTHILLS SEED MIX - ARKANSAS VALLEY OR APPROVED OTHER	15,484 sf
	HY-PERFORMANCE BLUE TURF GRAFF`S TURF OR APPROVED EQUAL	40,974 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	2,264 sf
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	PROPERTY BOUNDARY	
	RIGHT-OF-WAY	
	EASEMENT	
	LOT LINE	

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

SEAL

PROJECT TITLE

HAMMOND SIXTH FILING

Preliminary Landscape Plan

Berthoud, Colorado

PREPARED FOR

CALEB DEVELOPMENT, LLC.
212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
Staff Comments	9.27.21

DATE

June 23, 2021

SHEET TITLE

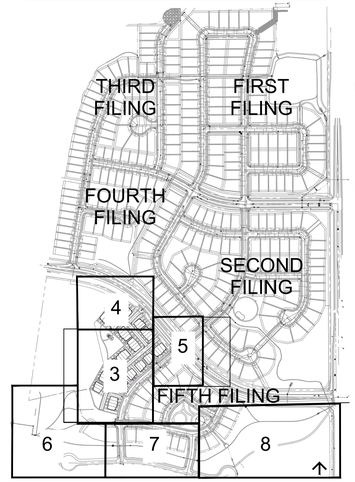
Notes & Details

SHEET INFORMATION

SHEET 2 OF 9

NOT FOR CONSTRUCTION FOR REVIEW ONLY

Sheet Key



Legend

SYMBOL	DESCRIPTION	QTY
	NON-IRRIGATED NATIVE SEED FOOTHILLS SEED MIX - ARKANSAS VALLEY OR APPROVED OTHER	15,484 sf
	HY-PERFORMANCE BLUE TURF GRAFF`S TURF OR APPROVED EQUAL	40,974 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	2,264 sf
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	PROPERTY BOUNDARY	
	RIGHT-OF-WAY	
	EASEMENT	
	LOT LINE	

NORTH

0 30' 45' 60'
SCALE 1" = 30'-0"

Plant List

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	8	Catalpa speciosa Western Catalpa
	2	Celtis occidentalis Western Hackberry
	9	Gleditsia triacanthos inermis `Shademaster Shademaster Honeylocust
	4	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	6	Populus angustifolia Narrowleaf Cottonwood
	1	Quercus gambelii Gambel Oak
	5	Quercus macrocarpa Bur Oak
	4	Quercus robur English Oak
	12	Tilia americana `Redmond` Redmond Linden

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	9	Picea pungens `Bakeri` Bakeri Spruce
	8	Pseudotsuga menziesii Douglas Fir

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	1	Amelanchier x grandiflora `Autumn Brillianc `Autumn Brilliance` Serviceberry
	3	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	9	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	6	Buddleja davidii nanhoensis `Monum` TM Petite Plum Dwarf Butterfly Bush
	6	Caryopteris x clandonensis `Blue Mist` Blue Mist Spirea
	10	Cornus sericea Red Twig Dogwood
	5	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	2	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	11	Syringa meyeri `Palibin` Dwarf Korean Lilac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	8	Picea pungens `St. Mary`s Broom` St. Mary`s Broom Colorado Spruce

GRASSES	QTY	BOTANICAL / COMMON NAME
	11	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama
	6	Calamagrostis acutiflora `Karl Forester Feather Reed Grass
	47	Panicum virgatum `Heavy Metal` Heavy Metal Blue Switch Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	13	Asclepias incarnata Swamp Milkweed
	31	Hemerocallis x `Autumn Red` Autumn Red Daylily
	6	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	34	Monarda x 'Cambridge Scarlet' Cambridge Scarlet Bee Balm
	15	Rudbeckia fulgida sullivantii `Goldsturm` Black-eyed Susan

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

SEAL

PROJECT TITLE

HAMMOND SIXTH FILING

Preliminary Landscape Plan

Berthoud, Colorado

PREPARED FOR

CALEB DEVELOPMENT, LLC.
212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
Staff Comments	9.27.21

DATE

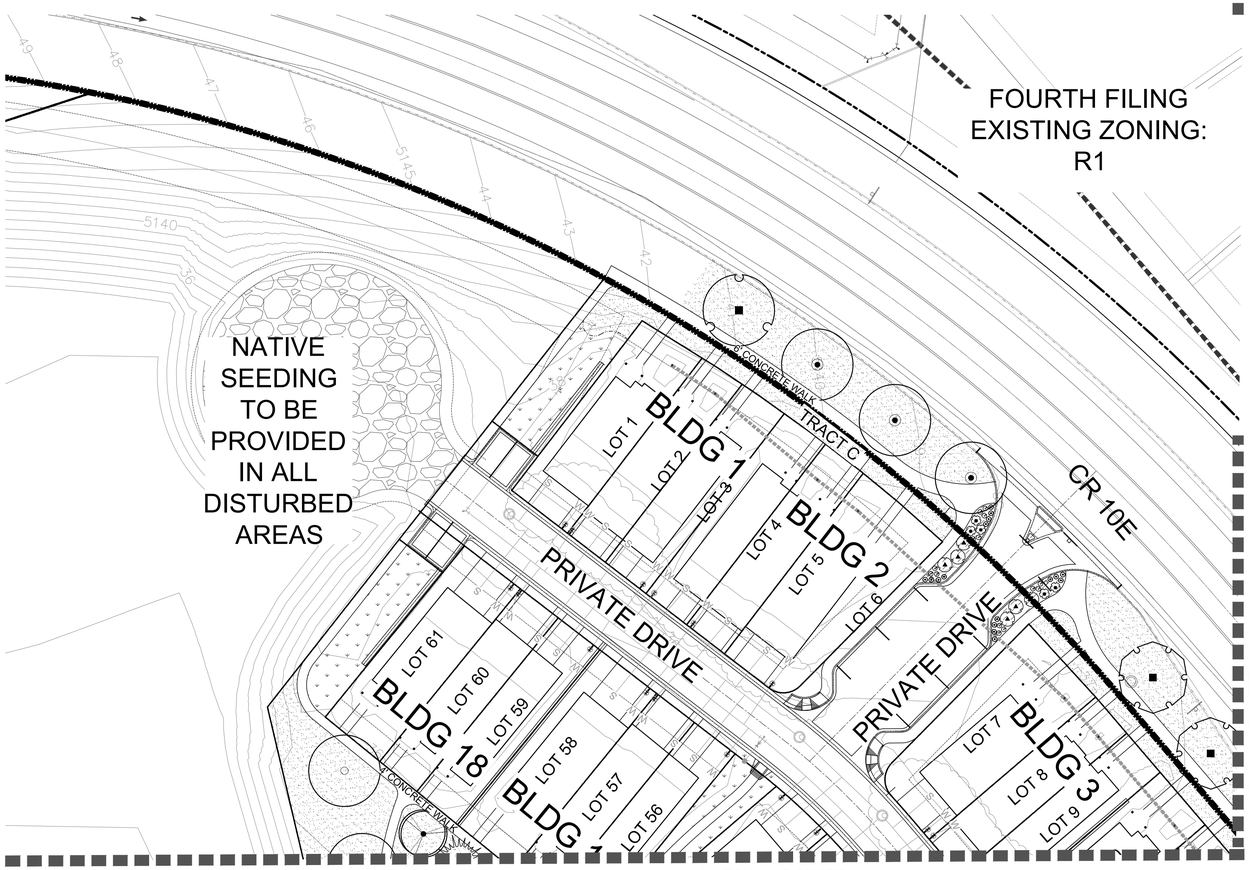
June 23, 2021

SHEET TITLE

Landscape Plan

SHEET INFORMATION

SHEET 3 OF 9

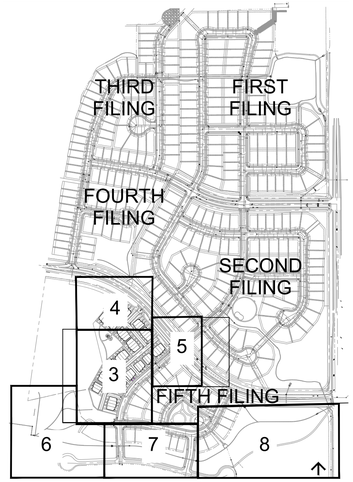


Legend

SYMBOL	DESCRIPTION	QTY
	NON-IRRIGATED NATIVE SEED FOOTHILLS SEED MIX - ARKANSAS VALLEY OR APPROVED OTHER	15,484 sf
	HY-PERFORMANCE BLUE TURF GRAFF`S TURF OR APPROVED EQUAL	40,974 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	2,264 sf

- STEEL EDGER, ROUNDED TOP
- EXISTING TREES
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- LOT LINE

Sheet Key



Plant List

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	8	Catalpa speciosa Western Catalpa
	2	Celtis occidentalis Western Hackberry
	9	Gleditsia triacanthos inermis `Shademaster Shademaster Honeylocust
	4	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	6	Populus angustifolia Narrowleaf Cottonwood
	1	Quercus gambelii Gambel Oak
	5	Quercus macrocarpa Bur Oak
	4	Quercus robur English Oak
	12	Tilia americana `Redmond` Redmond Linden

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	9	Picea pungens `Bakeri` Bakeri Spruce
	8	Pseudotsuga menziesii Douglas Fir

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	1	Amelanchier x grandiflora `Autumn Brillianc `Autumn Brilliance` Serviceberry
	3	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	9	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	6	Buddleja davidii nanhoensis `Monum` TM Petite Plum Dwarf Butterfly Bush
	6	Caryopteris x clandonensis `Blue Mist` Blue Mist Spirea
	10	Cornus sericea Red Twig Dogwood
	5	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	2	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	11	Syringa meyeri `Palibin` Dwarf Korean Lilac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	8	Picea pungens `St. Mary`s Broom` St. Mary`s Broom Colorado Spruce

GRASSES	QTY	BOTANICAL / COMMON NAME
	11	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama
	6	Calamagrostis acutiflora `Karl Forester Feather Reed Grass
	47	Panicum virgatum `Heavy Metal` Heavy Metal Blue Switch Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	13	Asclepias incarnata Swamp Milkweed
	31	Hemerocallis x `Autumn Red` Autumn Red Daylily
	6	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	34	Monarda x 'Cambridge Scarlet' Cambridge Scarlet Bee Balm
	15	Rudbeckia fulgida sullivantii `Goldsturm` Black-eyed Susan

NORTH

0 30' 45' 60'
SCALE 1" = 30'-0"

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

SEAL

PROJECT TITLE

HAMMOND SIXTH FILING

Preliminary Landscape Plan

Berthoud, Colorado

PREPARED FOR

CALEB DEVELOPMENT, LLC.
212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
Staff Comments	9.27.21

DATE

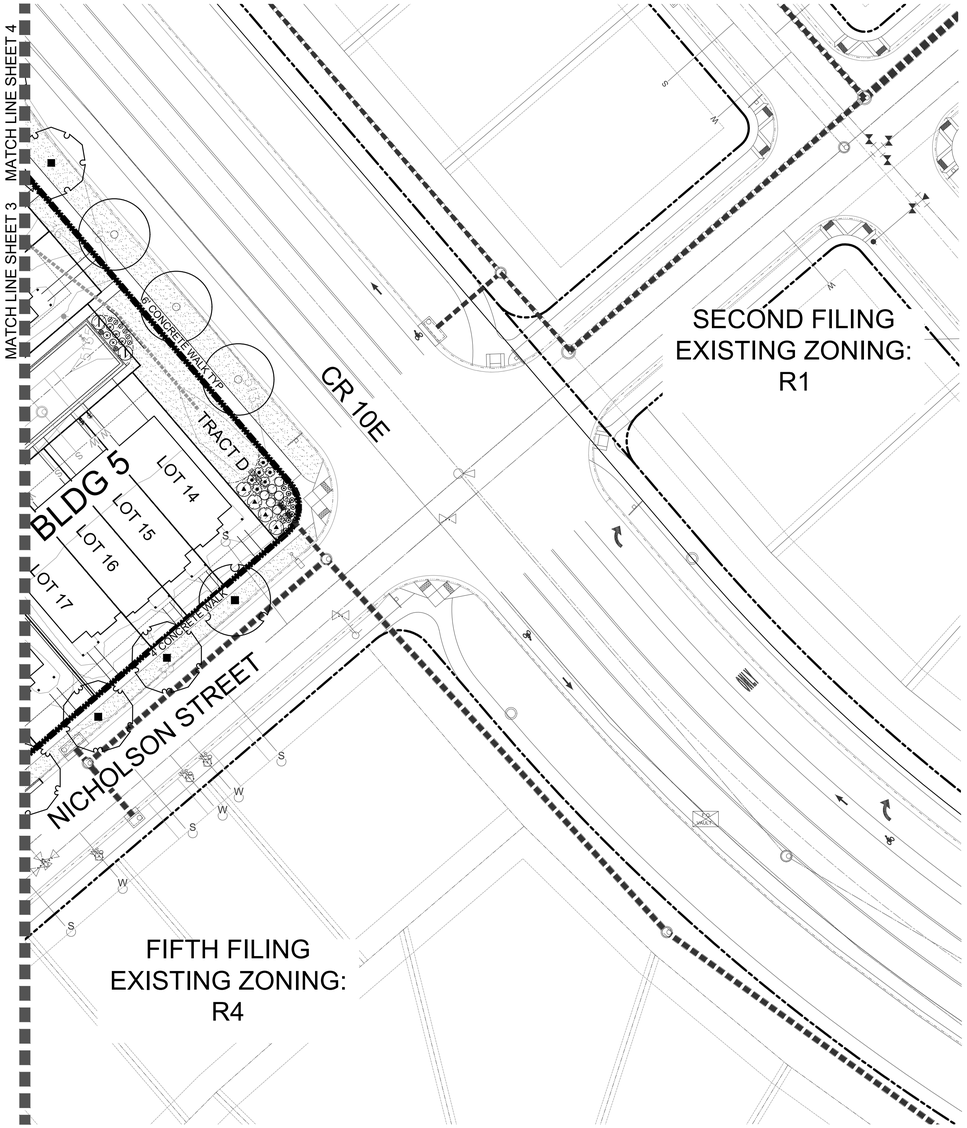
June 23, 2021

SHEET TITLE

Landscape Plan

SHEET INFORMATION

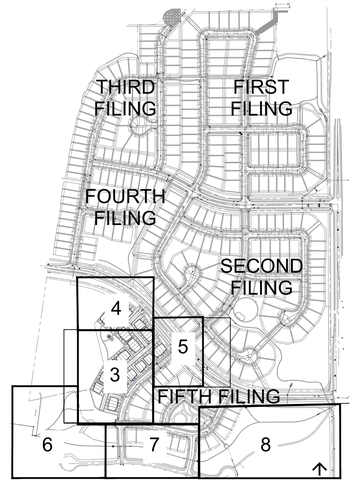
SHEET 4 OF 9



Legend

SYMBOL	DESCRIPTION	QTY
	NON-IRRIGATED NATIVE SEED FOOTHILLS SEED MIX - ARKANSAS VALLEY OR APPROVED OTHER	15,484 sf
	HY-PERFORMANCE BLUE TURF GRAFF`S TURF OR APPROVED EQUAL	40,974 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	2,264 sf
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	PROPERTY BOUNDARY	
	RIGHT-OF-WAY	
	EASEMENT	
	LOT LINE	

Sheet Key



Plant List

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	8	Catalpa speciosa Western Catalpa
	2	Celtis occidentalis Western Hackberry
	9	Gleditsia triacanthos inermis `Shademaster` Shademaster Honeylocust
	4	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	6	Populus angustifolia Narrowleaf Cottonwood
	1	Quercus gambelii Gambel Oak
	5	Quercus macrocarpa Bur Oak
	4	Quercus robur English Oak
	12	Tilia americana `Redmond` Redmond Linden

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	9	Picea pungens `Bakeri` Bakeri Spruce
	8	Pseudotsuga menziesii Douglas Fir

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	1	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry
	3	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	9	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	6	Buddleja davidii nanhoensis `Monum` TM Petite Plum Dwarf Butterfly Bush
	6	Caryopteris x clandonensis `Blue Mist` Blue Mist Spirea
	10	Cornus sericea Red Twig Dogwood
	5	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	2	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	11	Syringa meyeri `Palibin` Dwarf Korean Lilac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	8	Picea pungens `St. Mary`s Broom` St. Mary`s Broom Colorado Spruce

GRASSES	QTY	BOTANICAL / COMMON NAME
	11	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama
	6	Calamagrostis acutiflora `Karl Forester Feather Reed Grass
	47	Panicum virgatum `Heavy Metal` Heavy Metal Blue Switch Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	13	Asclepias incarnata Swamp Milkweed
	31	Hemerocallis x `Autumn Red` Autumn Red Daylily
	6	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	34	Monarda x 'Cambridge Scarlet' Cambridge Scarlet Bee Balm
	15	Rudbeckia fulgida sullivantii `Goldsturm` Black-eyed Susan

NORTH

0 30' 45' 60'
SCALE 1" = 30'-0"

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

SEAL

PROJECT TITLE

HAMMOND SIXTH FILING

Preliminary Landscape Plan

Berthoud, Colorado

PREPARED FOR

CALEB DEVELOPMENT, LLC.
212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
Staff Comments	9.27.21

DATE

June 23, 2021

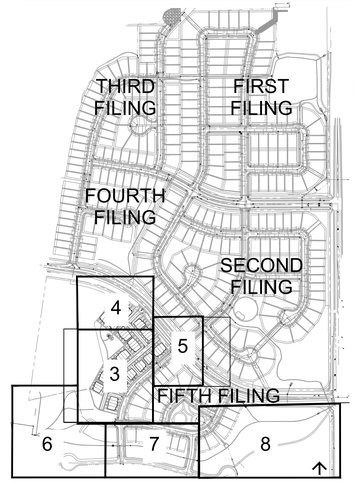
SHEET TITLE

Landscape Plan

SHEET INFORMATION

SHEET 5 OF 9

Sheet Key



Legend

SYMBOL	DESCRIPTION	QTY
	NON-IRRIGATED NATIVE SEED FOOTHILLS SEED MIX - ARKANSAS VALLEY OR APPROVED OTHER	15,484 sf
	HY-PERFORMANCE BLUE TURF GRAFF`S TURF OR APPROVED EQUAL	40,974 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	2,264 sf
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	PROPERTY BOUNDARY	
	RIGHT-OF-WAY	
	EASEMENT	
	LOT LINE	

NORTH

0 30' 45' 60'

SCALE 1" = 30'-0"

Plant List

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	8	Catalpa speciosa Western Catalpa
	2	Celtis occidentalis Western Hackberry
	9	Gleditsia triacanthos inermis `Shademaster Shademaster Honeylocust
	4	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	6	Populus angustifolia Narrowleaf Cottonwood
	1	Quercus gambelii Gambel Oak
	5	Quercus macrocarpa Bur Oak
	4	Quercus robur English Oak
	12	Tilia americana `Redmond` Redmond Linden

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	9	Picea pungens `Bakeri` Bakeri Spruce
	8	Pseudotsuga menziesii Douglas Fir

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	1	Amelanchier x grandiflora `Autumn Brillianc `Autumn Brilliance` Serviceberry
	3	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	9	Syringa reticulata Japanese Tree Lilac

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	6	Buddleja davidii nanhoensis `Monum` TM Petite Plum Dwarf Butterfly Bush
	6	Caryopteris x clandonensis `Blue Mist` Blue Mist Spirea
	10	Cornus sericea Red Twig Dogwood
	5	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	2	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	11	Syringa meyeri `Palibin` Dwarf Korean Lilac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	8	Picea pungens `St. Mary`s Broom` St. Mary`s Broom Colorado Spruce

GRASSES	QTY	BOTANICAL / COMMON NAME
	11	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama
	6	Calamagrostis acutiflora `Karl Forester Feather Reed Grass
	47	Panicum virgatum `Heavy Metal` Heavy Metal Blue Switch Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	13	Asclepias incarnata Swamp Milkweed
	31	Hemerocallis x `Autumn Red` Autumn Red Daylily
	6	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	34	Monarda x 'Cambridge Scarlet' Cambridge Scarlet Bee Balm
	15	Rudbeckia fulgida sullivantii `Goldsturm` Black-eyed Susan

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

SEAL

PROJECT TITLE

HAMMOND SIXTH FILING

Preliminary Landscape Plan

Berthoud, Colorado

PREPARED FOR

CALEB DEVELOPMENT, LLC.
212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

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

REVISIONS	DATE
Staff Comments	9.27.21

DATE

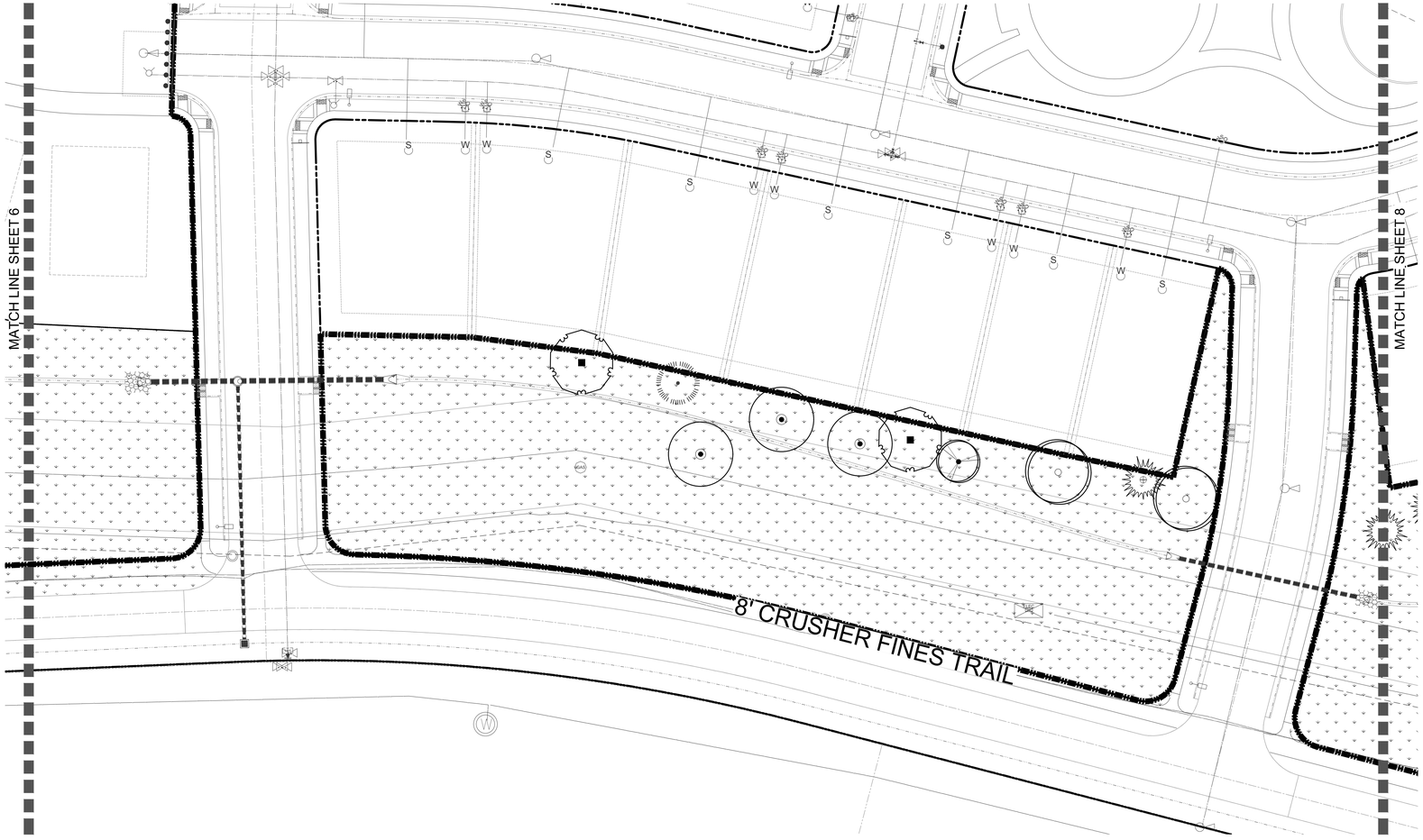
June 23, 2021

SHEET TITLE

Landscape Plan

SHEET INFORMATION

SHEET 6 OF 9



Plant List

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	8	Catalpa speciosa Western Catalpa
	2	Celtis occidentalis Western Hackberry
	9	Gleditsia triacanthos inermis `Shademaster Shademaster Honeylocust
	4	Gymnocladus dioicus `Espresso` Seedless Kentucky Coffeetree
	6	Populus angustifolia Narrowleaf Cottonwood
	1	Quercus gambelii Gambel Oak
	5	Quercus macrocarpa Bur Oak
	4	Quercus robur English Oak
	12	Tilia americana `Redmond` Redmond Linden

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	9	Picea pungens `Bakeri` Bakeri Spruce
	8	Pseudotsuga menziesii Douglas Fir

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	1	Amelanchier x grandiflora `Autumn Brilliand `Autumn Brilliance` Serviceberry
	3	Malus x `Royal Raindrops` Royal Raindrops Crabapple
	9	Syringa reticulata Japanese Tree Lilac

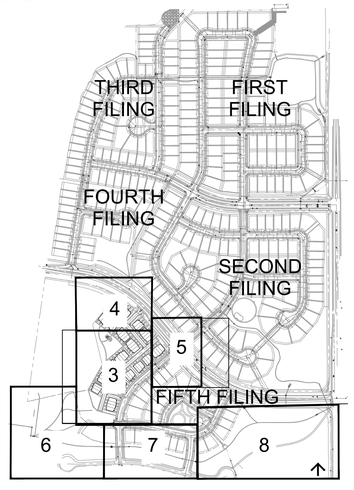
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	6	Buddleja davidii nanhoensis `Monum` TM Petite Plum Dwarf Butterfly Bush
	6	Caryopteris x clandonensis `Blue Mist` Blue Mist Spirea
	10	Cornus sericea Red Twig Dogwood
	5	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage
	2	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
	11	Syringa meyeri `Palibin` Dwarf Korean Lilac

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	8	Picea pungens `St. Mary`s Broom` St. Mary`s Broom Colorado Spruce

GRASSES	QTY	BOTANICAL / COMMON NAME
	11	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama
	6	Calamagrostis acutiflora `Karl Forester Feather Reed Grass
	47	Panicum virgatum `Heavy Metal` Heavy Metal Blue Switch Grass

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	13	Asclepias incarnata Swamp Milkweed
	31	Hemerocallis x `Autumn Red` Autumn Red Daylily
	6	Monarda fistulosa fistulosa menthifolia Mintleaf Bergamot
	34	Monarda x 'Cambridge Scarlet' Cambridge Scarlet Bee Balm
	15	Rudbeckia fulgida sullivantii `Goldsturm` Black-eyed Susan

Sheet Key



Legend

SYMBOL	DESCRIPTION	QTY
	NON-IRRIGATED NATIVE SEED FOOTHILLS SEED MIX - ARKANSAS VALLEY OR APPROVED OTHER	15,484 sf
	HY-PERFORMANCE BLUE TURF GRAFF`S TURF OR APPROVED EQUAL	40,974 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	2,264 sf
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	PROPERTY BOUNDARY	
	RIGHT-OF-WAY	
	EASEMENT	
	LOT LINE	

NORTH

0 30' 45' 60'

SCALE 1" = 30'-0"

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

SEAL

PROJECT TITLE

HAMMOND SIXTH FILING

Preliminary Landscape Plan

Berthoud, Colorado

PREPARED FOR

CALEB DEVELOPMENT, LLC.
212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
Staff Comments	9.27.21

DATE

June 23, 2021

SHEET TITLE

Landscape Plan

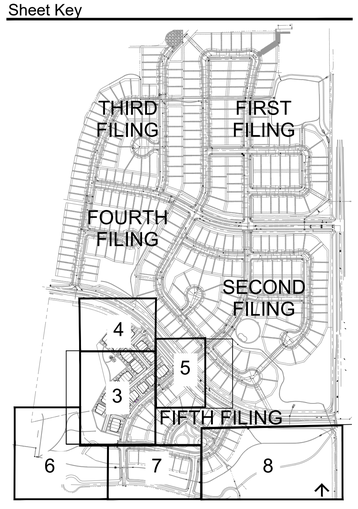
SHEET INFORMATION

SHEET 7 OF 9

MATCH LINE SHEET 7

MATCH LINE SHEET 9

Sheet Key



Legend

SYMBOL	DESCRIPTION	QTY
	NON-IRRIGATED NATIVE SEED FOOTHILLS SEED MIX - ARKANSAS VALLEY OR APPROVED OTHER	15,484 sf
	HY-PERFORMANCE BLUE TURF GRAFF`S TURF OR APPROVED EQUAL	40,974 sf
	SHREDDED CEDAR MULCH MINIMUM 4" DEPTH	2,264 sf
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	PROPERTY BOUNDARY	
	RIGHT-OF-WAY	
	EASEMENT	
	LOT LINE	

NORTH

SCALE 1" = 30'-0"

0 30' 45' 60'

TB GROUP
landscape architecture | planning | illustration

444 Mountain Ave.
Berthoud, CO 80513

TEL 970.532.5891
WEB TBGroup.us

SEAL

PROJECT TITLE

HAMMOND SIXTH FILING

Preliminary Landscape Plan

Berthoud, Colorado

PREPARED FOR

CALEB DEVELOPMENT, LLC.

212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
Staff Comments	9.27.21

DATE

June 23, 2021

SHEET TITLE

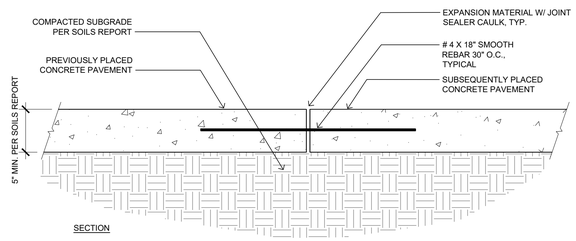
Landscape Plan

SHEET INFORMATION

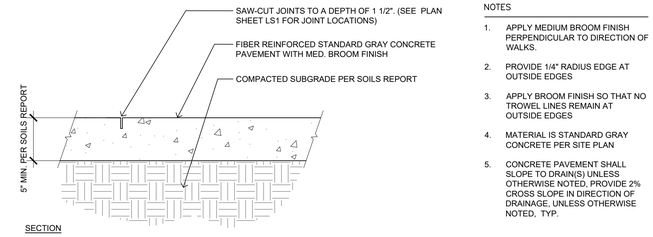
SHEET 8 OF 9

GENERAL CONCRETE NOTES:

1. ALL CONCRETE TO BE FORMED-IN-PLACE TO CREATE CONSISTENT SLOPE TOWARDS GENERAL DIRECTION OF EXISTING GRADES, SLOPES AND DRAINAGE PATTERNS / SYSTEMS.
2. CONCRETE TO BE AT A MINIMUM 4500 PSI AT 28 DAYS WITH AIR ENTRAINMENT AT 5% TO 7% (ABSOLUTE 8% MAX) FOR MINIMUM ¾" AGGREGATE WITH FIBER REINFORCEMENT OF100 PERCENT VIRGIN HOMOPOLYMER POLYPROPYLENE MULTIFILAMENT FIBERS, CONTAINING NO REPROCESSED OLEFIN MATERIALS, COMPLYING WITH ASTM C 1116 - TYPE III AT 1.5 POUNDS PER CUBIC YARD (0.90 KG/M3) OF CONCRETE.
3. ALL NEW CONCRETE POURS ADJACENT TO EXISTING CONCRETE SHALL BE DOWELED, HAVE EXPANSION MATERIAL AND CAULKED ALONG THESE TRANSITIONS.
4. EXPANSION JOINTS SHALL BE CAULKED AND LOCATED AT ALL NEW POURS OR EVERY 100'.
5. ALL CONCRETE EDGES TO BE TOOLED ROUND UNLESS OTHERWISE NOTED DIFFERENTLY.
6. ALL CONCRETE SUB-GRADES ARE TO BE PROPERLY BACKFILLED AND COMPACTED. EXPOSED SOILS TO BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES, ADJUSTED IN MOISTURE CONTENT TO WITHIN -1 TO +3% OF STANDARD PROCTOR OPTIMUM MOISTURE CONTENT AND COMPACTED TO BETWEEN 94 TO 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM SPECIFICATION D698
7. CONTRACTOR TO SURVEY OR VERIFY POSITIVE DRAINAGE OF ALL FORMED IN PLACE CONCRETE PER NOTE 1 ABOVE PRIOR TO POURING OR BACKFILLING.
8. CONTRACTOR TO PROPERLY DISPOSE OF ALL EXCAVATED AND WASTE MATERIALS OFF-SITE PER LOCAL REGULATIONS AND CODES.
9. ALL CONCRETE FLATWORK TO BE MINIMUM 6" THICK W/ MEDIUM BROOM PERPENDICULAR TO GENERAL PEDESTRIAN MOVEMENT.
10. IF NOT SHOWN PROVIDE CONTROL JOINTS IN A GENERAL SQUARE AND EQUAL (MAX. 8' x 8') PATTERN STARTING AT POINTS OF GREATEST PROBABILITY OF CRACKING.
11. CONCRETE TO BE UNDER FULL WARRANTY FOR 2 YEARS.



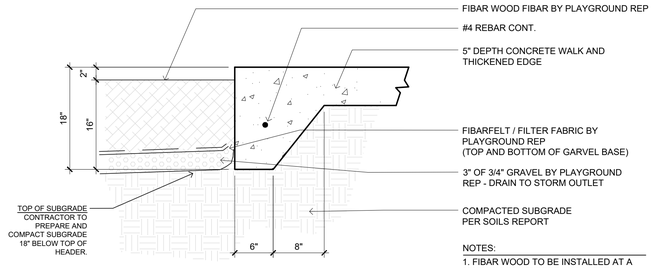
1 TYPICAL CONCRETE COLD JOINT



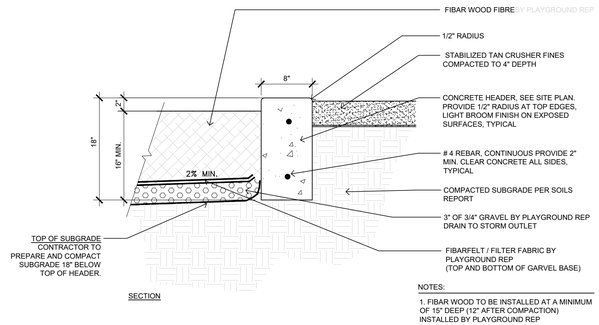
NOTES

1. APPLY MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF WALKS.
2. PROVIDE 1/4" RADIUS EDGE AT OUTSIDE EDGES
3. APPLY BROOM FINISH SO THAT NO TROWEL LINES REMAIN AT OUTSIDE EDGES
4. MATERIAL IS STANDARD GRAY CONCRETE PER SITE PLAN
5. CONCRETE PAVEMENT SHALL SLOPE TO DRAIN(S) UNLESS OTHERWISE NOTED. PROVIDE 2% CROSS SLOPE IN DIRECTION OF DRAINAGE, UNLESS OTHERWISE NOTED, TYP.

2 TYPICAL CONCRETE SAW CUT

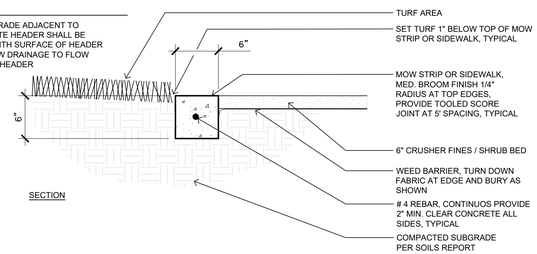


3 TYPICAL CONCRETE PLAYGROUND THICKENED EDGE

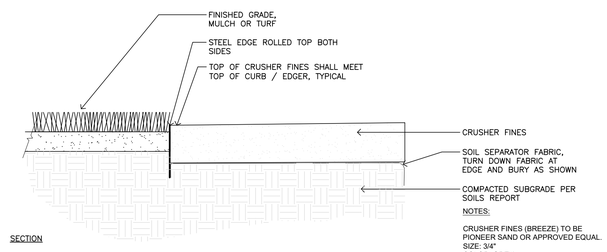


4 TYPICAL CONCRETE PLAYGROUND HEADER

NOTES:
1. FINISH GRADE ADJACENT TO CONCRETE HEADER SHALL BE FLUSH WITH SURFACE OF HEADER TO ALLOW DRAINAGE TO FLOW ACROSS HEADER



5 TYPICAL CONCRETE BAND



6 CRUSHER FINES EDGE

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

SEAL

PROJECT TITLE

HAMMOND SIXTH FILING

Preliminary Landscape Plan

Berthoud, Colorado

PREPARED FOR

CALEB DEVELOPMENT, LLC.

212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION FOR REVIEW ONLY

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
Staff Comments	9.27.21

DATE

June 23, 2021

SHEET TITLE

Site Details

SHEET INFORMATION

SHEET 9 OF 9

APPROVED MASTER PLAN

HAMMOND PROPERTY

A PORTION OF THE NORTHEAST & SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

Exhibit A

The NE ¼ of Section 10, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado;
Also that portion of the SE ¼ of Section 10, Township 4 North, Range 69 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of the SE ¼ of Section 10, Township 4 North, Range 69 West of the 6th P.M.,
Thence South 612 feet;
Thence South 71 degrees 30 minutes West 220 feet;
Thence South 81 degrees West 160 feet;
Thence North 89 degrees West 277 feet;
Thence South 50 degrees 30 minutes West 64 feet;
Thence South 25 degrees 30 minutes West 153 feet;
Thence South 77 degrees West 92 feet;
Thence North 82 degrees West 434 feet;
Thence South 86 degrees West 400 feet;
Thence North 87 degrees West 400 feet;
Thence North 79 degrees West 154 feet;
Thence South 82 degrees 45 minutes West 300 feet;
Thence South 22 degrees West 100 feet;
Thence South 21 degrees 30 minutes East 329 feet;
Thence South 7 degrees 30 minutes West 79 feet;
Thence South 43 degrees West 76 feet;
Thence South 65 degrees West 53 feet;
Thence South 84 degrees 30 minutes West 107 feet;
Thence North 2 degrees East 125 feet;
Thence West 20 feet to centerline of said Section 10;
Thence North along said centerline to NW corner of said SE ¼ of Section 10,
Thence East on North line of said SE ¼ to point of beginning.

Excepting therefrom that portion thereof lying South of the existing County Road;

And Excepting therefrom that portion conveyed to Poudre Valley Rural Electric Association, Inc., by Deed recorded October 12, 1977 in Book 1805 at Page 796 and Book 1805 at Page 798, records of Larimer County, Colorado;

And Further Excepting therefrom those portions conveyed to the following:
Department of Transportation, State of Colorado by instrument recorded October 23, 2001 at Reception No. 2001095104; County of Larimer, State of Colorado by instrument recorded October 23, 2001 at Reception No. 2001095105; and
Poudre Valley REA, Inc., by instrument recorded October 10, 2002 at Reception No. 2002107671, records of Larimer County, Colorado.

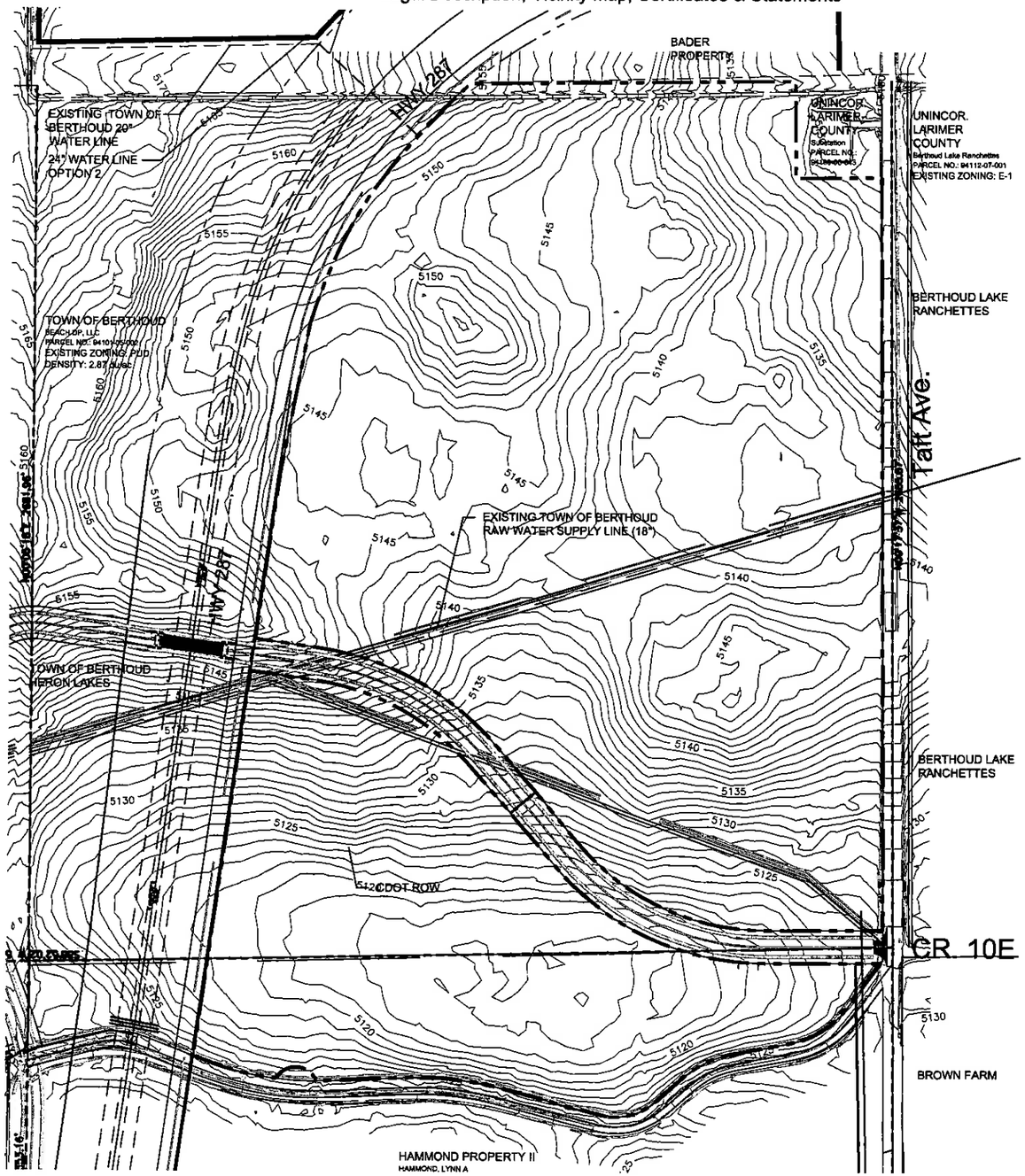
VICINITY MAP

0' 4,000' 8,000' 12,000' NORTH

Scale: 1"=4,000'

OVERALL DEVELOPMENT PLAN

Legal Description, Vicinity Map, Certificates & Statements



EXISTING CONDITIONS MAP

0' 200' 400' 600' NORTH

Scale: 1"=200'

APPROVAL CERTIFICATES

Approved by the Town Board of Trustees of the Town of Berthoud, Colorado, this _____ day of _____, A.D., 20____.

_____
Mayor

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

ATTEST: _____
Town Clerk

RIGHT TO FARM STATEMENT

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

SHEET INDEX

1	Legal Description, Vicinity Map, Existing Conditions Map, Certificates & Statements
2	Site Plan, Land Use Summary & Notes
3	Utility Plan

PROPOSED O.D.P. REVISIONS PER P&Z CONDITIONS AS OF 3/13/2008

PROJECT TEAM

W H GRANT ENTERPRISES, LLC
Owner,Developer
436 Coffman Street, Suite 200
Longmont, CO 80502
Ph: (303) 776-3100
Fax: (303) 774-2349
Contact: Cameron A. Grant

CONSILIUM DESIGN
Planner/Landscape Architect
7353 South Alton Way, Suite 135
Centennial, CO 80112
Ph: (303) 224-9520
Fax: (303) 224-9524
Contact: Craig Kern

JLB ENGINEERING
Engineer & Consultant
Ph: (303) 604-1634
Contact: Jim Blankenship

Drawn By: DJH
Checked By:CK
Job No:

Submitted:January 4, 2008
Revised: February 26, 2008
Revised:

HAMMOND PROPERTY

A PORTION OF THE NORTHEAST & SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

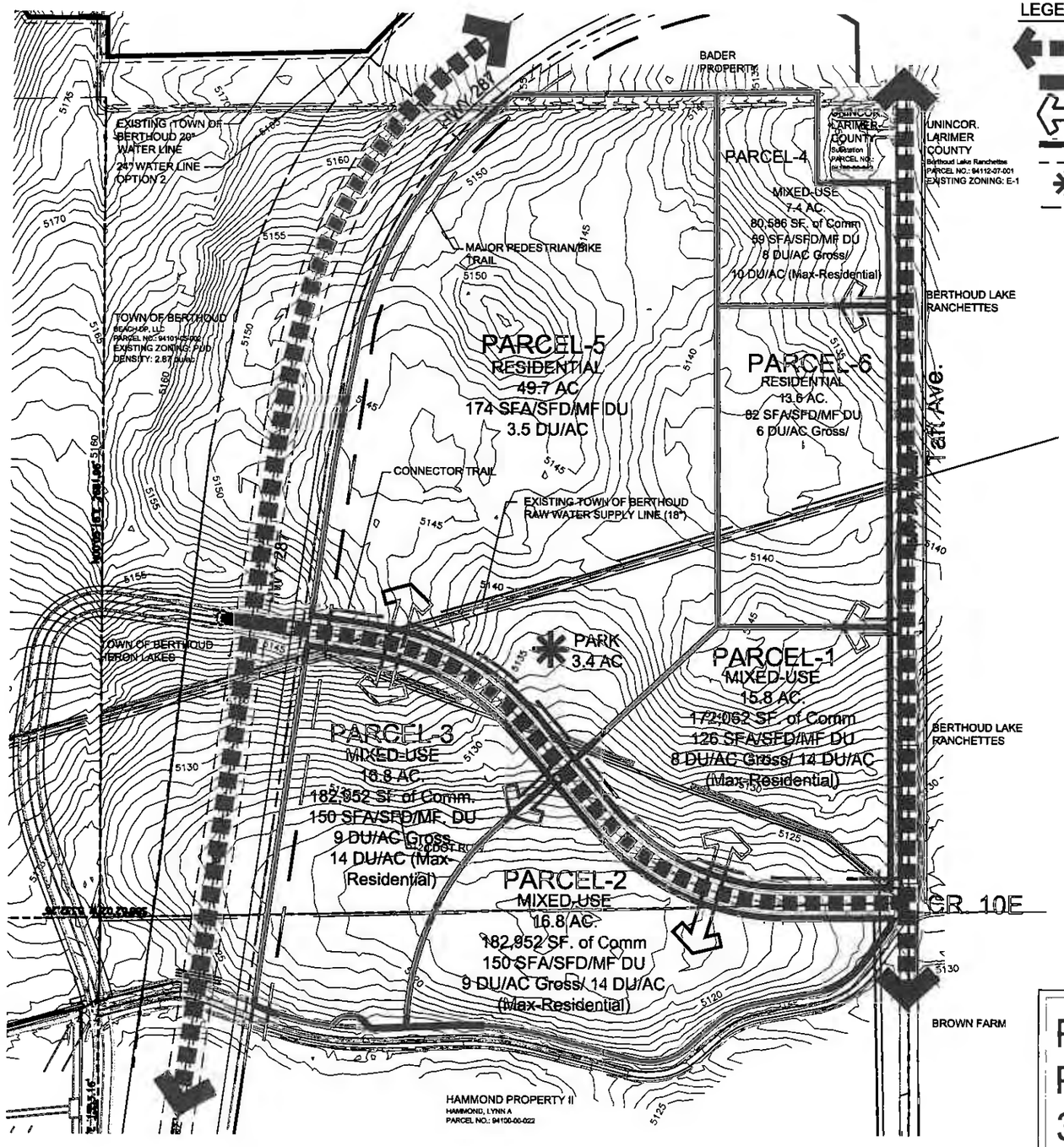
Land Use Table

Parcel Designation	Gross Parcel Size	Existing Zone Designation	Proposed Land Use	Maximum FAR/ Maximum Density	Maximum Floor Area/Units
Parcel 1	15.8 AC	PUD	Commecial/ SFA/SFD/MF Residential	.25 FAR/ 8 du/ac Gross 14 du/ac (Max-Residential)	172,062 sf 126 DU
Parcel 2	16.8 AC	PUD	Commecial/ SFA/SFD/MF Residential	.25 FAR/ 9 du/ac Gross 14 du/ac (Max-Residential)	182,952 sf. 150 DU
Parcel 3	16.8 AC	PUD	Commercial SFA/SFD/MF Residential	.25 FAR 9 du/ac Gross 14 du/ac (Max-Residential)	182,952sf. 150 DU
Parcel 4	7.4 AC	PUD	Commecial/ SFA/SFD/MF Residential	.25 FAR/ .8 du/ac Gross 10 du/ac (Max-Residential)	80,586 sf 59 DU
Parcel 5	49.7 AC	PUD	SFA/SFD/MF Residential	3.5 DU/AC	174 DU
Parcel 6	13.6 AC	PUD	SFA/SFD/MF Residential	6.0 DU/AC	82 DU
Totals	120.1 AC				Not to Exceed 741 DU
Overall Density (Max.)			6.1 DU/AC		
Overall Square Feet Commercial (Max.)			618,552 SF		
Approximate Open Space (including- Park Dedication)			24.0 AC (20.0 %) (Approx. & Subject to Future PDP Submittals)		

* Excluding R.O.W. for CR 10E & Taft Ave.

Plan Notes

1. Parcel boundaries are approximate and have not been described. Therefore, parcel areas are conceptual and will be determined during the Preliminary Development Plan / Final Development Plan (PDP/FDP) approval process and not require an amendment to the ODP.
2. Required park dedication is 7% of the gross residential area per the Town's parkland dedication requirements. Actual dedication requirements for park will be established through future PDP submittals. The 3.4 acre park as shown is approximate dedication for the residential parcel 5.
3. Detention areas, pocket parks, open space, entry monuments and street medians shall be maintained by the HOA or metropolitan district.
4. Larimer County Road 17 is to be improved to arterial standards and an existing collector ROW is to connect through the property from LCR 17 to Heron Lakes. The plan is consistent with this portion of the MSP.
5. Lots adjacent to collectors, arterial streets or Hwy 287 shall be accessed via alleys, private drives or local streets. No driveway access shall be allowed from collectors or arterials.
6. All access points shown on this drawing may be adjusted during the PDP/FDP process.
7. All parcels subject to Town's Architectural Design Standards and Best Development Practices, as amended.
8. For all parcels, setbacks, building heights, yard requirements and minimum lot dimensions shall be determined during the PDP/FDP stage of approval.
9. All parcels may have the following allowed uses by right:
   a. Detention and storm water quality
   b. Streets
   c. Park and open space, private or public
   d. Trails and/or walks
   e. Utilities and corresponding easements
10. No historic structures exist on site.
11. The Hammond Property is proposed to be incorporated into a Metropolitan District during the PDP/FDP process. This will allow a method of financing, installing and maintaining the various amenities which may include, but not limited to, roads, utility lines, open space, parks, trails, irrigation facilities, signage, fencing and landscaping.
12. Parcels 3 and 5 are subject to a Highway 287 buffer, 200' min. from edge of pavement, for residential uses only.
13. Residential units may be transferred between parcels so long as the maximum number of residential units approved for the overall project is not exceeded. Final parcel densities shall be determined during the PDP.
14. Per the Town's Master Plan a major trail is proposed South of Highway 287. These will be ten-foot minimum concrete trails to owned/maintained by the Town. In instances where these trails meander on to the HOA or Metro District-owned property, the Metro District or HOA will be responsible for landscaping on HOA property and within adjacent R.O.W. Final trail locations and alignments shall be determined in the PDP/FDP process.
15. A collector pedestrian/bicycle trail is proposed on the North side of CR. 10 E. A 10' wide trail will replace the side walk and will meander where applicable, per future development plan submittals.



SITE PLAN

LEGEND

- Existing Road
- Proposed Road
- Potential Access Points
- Parcel Boundary
- Highway 287 Buffer
- Park
- Pedestrian/Bike Trail

OVERALL DEVELOPMENT PLAN

Land Use Table & Notes

Permitted Uses
Parcels 1, 2, 3 & 4

1. Intent: Parcels 1-4 are intended to be commercial/residential areas.
2. There will be a minimum of five (5) acres of commercial development area for the total site with the majority in one or two parcels.
3. Parking shall be in accordance with Town codes, except as modified herein. A landscape plan for parking lots will be provided with the PDP/FDP. The design shall soften the asphalt surface, provide shade and visual interest and facilitate safe pedestrian access through the site.
4. All allowed uses will conform to the scale and character of the neighborhoods.
5. Uses Allowed by Right:
   a. Office and retail uses, as permitted within the C-2 zoning district;
   b. Single Family Detached residential, with attached or detached garages;
   c. Multi-family residences, up to twelve units per building; and,
   d. Single family attached dwellings, up to eight units per building.
6. Uses Allowed by Special Review:
   a. Minor vehicle repair, as defined by the Town;
   b. Household and commercial mini-storage facilities;
   c. Other uses may be allowed during the PDP/FDP approval process.

Permitted Uses
Parcel 5 & 6

1. Intent: Parcel 5 & 6 are intended to be a single family detached, single family attached and multi-family residential area.
2. Residential: Parcel 5 is ±49.7 acres gross with 3.5 du/ac max. Parcel 6 is ±13.6 acres gross.
3. Uses Allowed by Right:
   a. Single Family Detached residential, with attached or detached garages;
   b. Multi-family residences, up to twelve units per building; and,
   c. Single family attached dwellings, up to eight units per building.
4. Uses Allowed by Special Review: other uses may be allowed during the PDP/FDP process.
5. Parking will be allowed on both sides of local streets as a traffic calming measure.
6. To mitigate block lengths longer than 600 feet, either mid-block pedestrian cut-throughs or mid-block neck-downs with crosswalks shall be employed in these parcels.

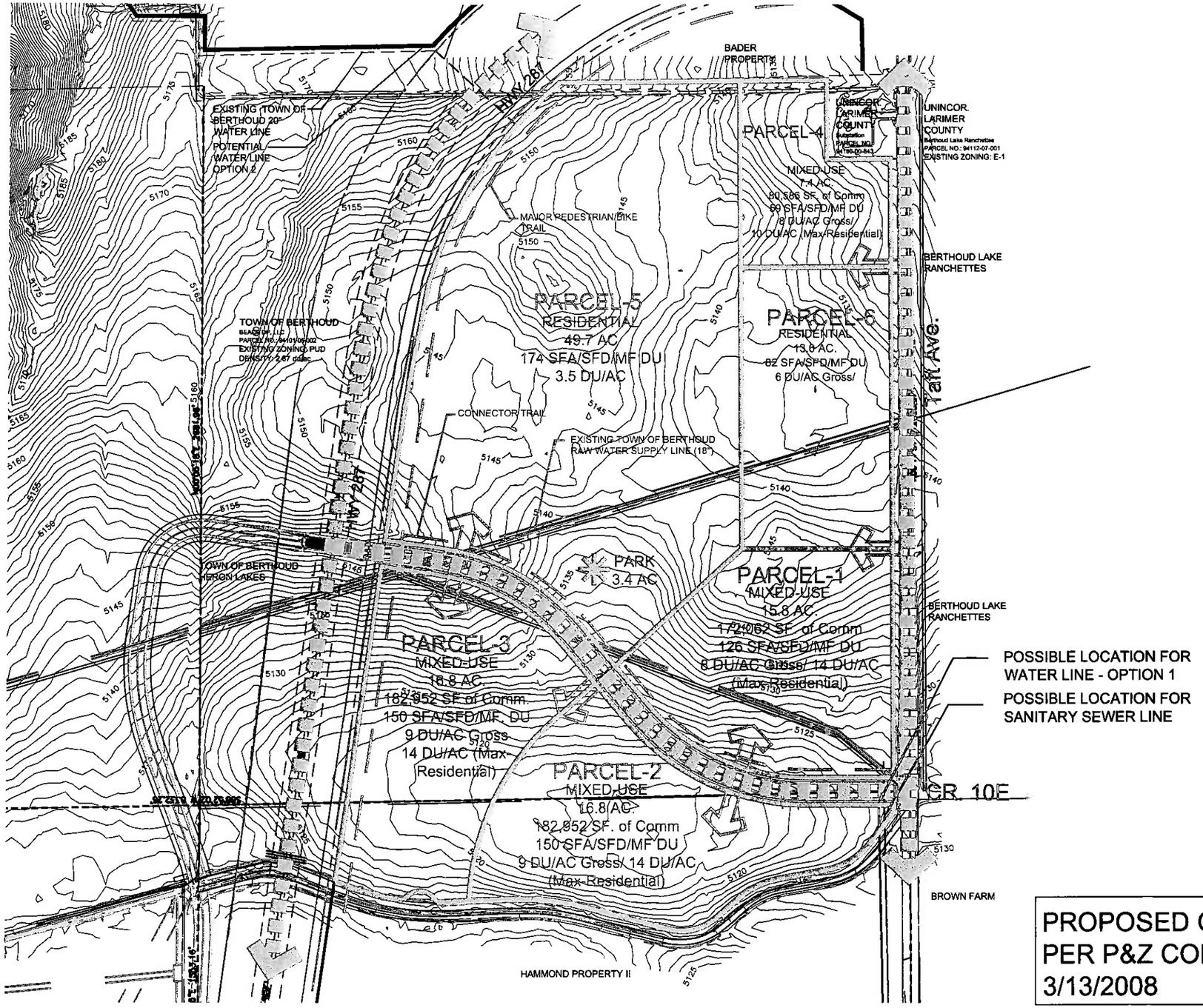
PROPOSED O.D.P. REVISIONS PER P&Z CONDITIONS AS OF 3/13/2008

Drawn By: DJH
Checked By:CK
Job No:

Submitted:January 4, 2008
Revised: February 26, 2008
Revised:

HAMMOND PROPERTY

A PORTION OF THE NORTHEAST & SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



PROPOSED O.D.P. REVISIONS PER P&Z CONDITIONS AS OF 3/13/2008

OVERALL UTILITY PLAN

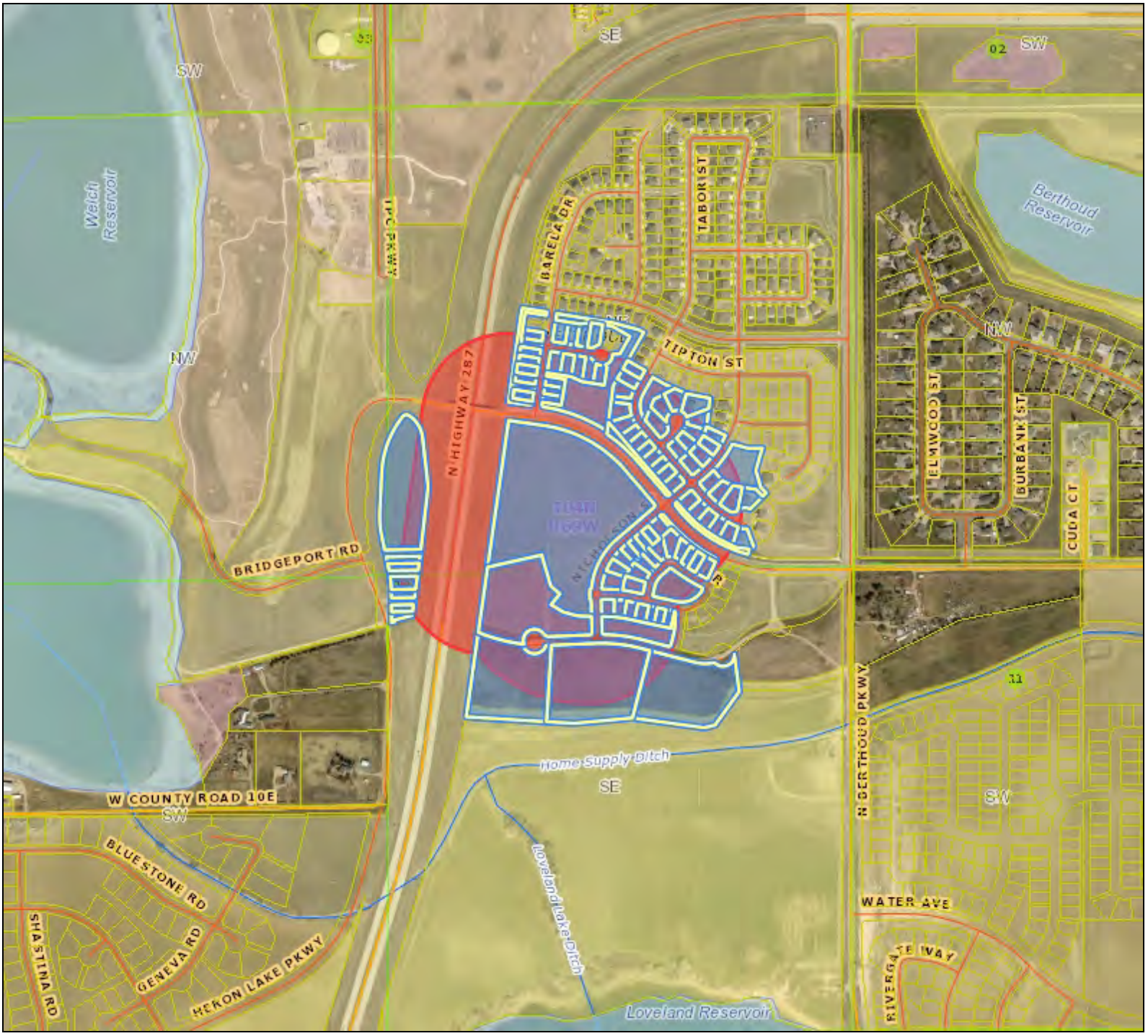
Scale: 1"=200' (0, 200', 400', 600') NORTH

Drawn By: DJH
Checked By:CK
Job No:

Submitted:January 4, 2008
Revised: February 26, 2008
Revised:

PUBLIC COMMENT

Larimer County Web Map



Legend

- Subdivisions
- Tax Parcels
- PLSS Township and Range
- PLSS Sections
- PLSS Quarter Sections
- Major Rivers and Streams
- Rivers and Streams
- County Boundary
- Rocky Mountain National Park
- Incorporated Areas
- Other

Notes

0.1 0 0.1 Miles

Date Prepared: 11/18/2021 7:38:00 AM

Scale 1: 9,515

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

From: Randall Howard
To: Curt Freese; Adam Olinger
Cc: Randall Howard
Subject: Hammond 6th Filing
Date: Saturday, July 3, 2021 8:33:05 AM

I am responding to the above development proposal, and any and all future development proposals. The people who live in Berthoud, whether they've been here for years or just moved here, chose Berthoud because they want to live in a small town. Berthoud has neighborhoods popping up all over the place but the citizens want to KEEP BERTHOUD SMALL! Our city leaders aren't listening to the citizens. Our city leaders are destroying Berthoud. Stop the growth immediately!

Randall D Howard, CPL
303.907.8261

From:	Joe Nesvara
To:	Adam Olinger; Curt Freese
Subject:	Re: Hammond 6th Filing
Date:	Monday, July 12, 2021 8:45:27 PM
Attachments:	image002.png image003.png image004.png

Hello Adam and Curt,

Thank you again for the information.

Upon reviewing what is on the share drive, I have several questions and concerns.

1. Parking - where is everyone going to put their vehicles? As per our conversation, you stated the roads will have 2 car parking on and 2 off road per unit to ease the congestion. After looking at the document Hammond Subdivision 6th Filing - Preliminary Utility Plans and how the units will be laid out, there is absolutely no room for on street parking. Many units have what looks like 16' wide garage doors and driveways, but many are single car units. I foresee many vehicles being parked on Barella Drive, Nicholson Street, CR 10E and the 5th filing roads. There needs to be dedicated parking areas for the friends and family that will be visiting the folks in these units.
2. Townhomes become rental properties. This is a fact of life. When the population becomes more transient crime goes hand in hand. This in turn will drive our property values down. The only other high density housing development that is close is at TCP west of Hammond Farms across HWY 287. There are too many units for this 14 acre plot.
3. There is only a small pocket park planned for this large community. Where will the future younger population go to play with nonexistent yards?
4. Increase in traffic. In the document titled Hammond Farm F6 Traffic, page 6 shows the future Northbound Off-Ramp from 287 just to the west of the proposal. This will increase traffic throughout the subdivision. No where in the study do I see the experts take this increased traffic into account.

Please tell the developer that they need to not have such high density in this area. It is too much. Please represent us by having them propose something different.

Just because the "i's" are dotted and the "t's" are crossed should it mean you the board should say yes to this development.

There needs to be better parking and more open areas for the new additions to our subdivision to enjoy and to feel safe.

Right now, our Metro District claims to not have the funds to care for the "Natural Areas" (weed infested, mosquito infested, un-maintained areas). The developer proposes several similar tracts. This will exponentially increase weed seeds, mosquitos, and other insects. It also provides shelter for rodents and other vermin. This needs to be addressed.

Thank you,

Joe Nesvara & Colleen Murphy

1539 Biffle Court

On Mon, Jul 12, 2021 at 2:05 PM Adam Olinger <aolinger@berthoud.org> wrote:

> Hello Joe,
>
> Per our conversation at Town Hall earlier, attached to the link below is the full submittal for the Hammond 6th Filing Preliminary Plat. Please feel free to share this with your neighbors or anybody else that is interested. If you would like to comment on this project, please send myself or cfreese@berthoud.org an email or mail us a letter to the address below by next Monday.
>
> https://townofberthoud-my.sharepoint.com/:u:/g/personal/aolinger_berthoud_org/EREXzCKVO99JmTNwzeh72jgBy6bL1oZMfPONJZMiLTXkeQ?e=yTKcx8
>
> Best,
>
> **Adam Olinger, AICP-C**
>
> Planner II
>
> **Phone:** 970.344.5808
>
> **Fax:** 970.532.0640
>
> aolinger@berthoud.org
>
> Berthoud.org
>
> 807 Mountain Ave. Berthoud, CO 80513

From: Sharon Wertepny
To: Adam Olinger
Subject: Hammond Farm Filing #6
Date: Tuesday, July 13, 2021 3:34:07 PM

I am very concerned regarding this development proposal. I reside across county road 10E from where this development would be going.
No. 1. Traffic has picked up on county road 10 already and the third phase isn't finished yet
No. 2. When you start cramming all these building on such small plot of land things will start to get run down very quickly. Where will the people that own these townhomes park and if they get turned into rentals we know that the demise will be even greater.
No. 3. Berthoud is a small community and doesn't have the facilities to handle the people that live here now. For example grocery stores, fire department, police department, orin hospital are just to name a few of the necessities that would be needed to take on more people. Hammond Farms is not the only development that is being built and I am afraid that when someone comes to Berthoud they won't be see the quaintness that it was known for but they will see a landscape just filled with homes.
We all talk about our environment so much but we just keep on raping our landscape more and more all for the sake of the mighty dollar. Sometimes it's just better to say enough is enough.
Sorry our infrastructure just isn't here to handle the masses that we already have.
Sharon Wertepny
Sent from my iPhone

From:	Gabrielle Riley
To:	Curt Freese; Adam Olinger
Cc:	zriley21@gmail.com
Subject:	Hammond 6th Filing
Date:	Monday, July 19, 2021 3:12:06 PM

Good afternoon,

I am responding to the development proposal of 65 single family attached homes, open space and detention areas.

Our main concerns are:
Parking (there aren't enough spaces to allow for more than 1 car in many cases) - where will the extra cars be parked (along 10e?)
Impact on traffic & other infrastructure.
What happens when many/most are converted to rentals - how is the current community going to be affected/protected?
Where will the children play, teens "hang out," & adults "chill? There is only 1 pocket park planned for the 65 units?-!; yards are almost nonexistent.
We were originally informed that they were developing 4 acres and it's 14.
The huge increase in traffic (accidents, noise, etc) due to the exit ramp diverting cars to 10E not to mention the shopping & office areas.
As well as, is the "open space" west of the proposed development and east of 287 going to remain an open space? Will it be a park?
-This community in Hammond Farms could really benefit from having that remain an open space. A dog park, a playground, outdoor open space that people crave. So many people from our community go to that area to walk dogs, ride bikes and enjoy the views. PLEASE keep that an actual open space!

Thank you for your consideration.

Zack and Gabby Riley
Biffle Ct. - Hammond Farms

From: Curt Freese
To: Adam Olinger
Subject: FW: Hammond 6th Filing
Date: Monday, November 22, 2021 4:08:45 PM
Attachments: image002.png
image003.png
image004.png

Curt Freese, AICP
Community Development Director

Phone: 970-532-2643
Fax: 970-532-0640
cfreese@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513

From: Randall Howard <milehi33@comcast.net>
Sent: Monday, November 22, 2021 3:22 PM
To: Curt Freese <CFreese@berthoud.org>
Subject: Re: Hammond 6th Filing

Sure. But does it do any good? No one listens to the citizens. All you care about are tax dollars. This development behind me has completely ruined our view of the mountains and now townhomes will hurt the value of our homes. This town is growing faster than it can handle and you're destroying it. Developments all over the damn place. It's almost doubled in size the past few years. Ridiculous.

Randall D Howard, CPL
303.907.8261

> On Nov 22, 2021, at 3:12 PM, Curt Freese <CFreese@berthoud.org> wrote:
>
> Hello,
>
> Thank you for your email. Would you like these to be part of the packet (that is our practice) for this item?
>
> Best,
>
> **Curt Freese, AICP**
> Community Development Director

Phone: 970-532-2643
Fax: 970-532-0640
cfreese@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513

From: Randall Howard <milehi33@comcast.net>
Sent: Monday, November 22, 2021 3:08 PM
To: Curt Freese <CFreese@berthoud.org>
Cc: email <milehi33@comcast.net>
Subject: Re: Hammond 6th Filing

That's my input for your hearing, not that it does any good. You guys are ruining this town. Let people move to Longmont or Loveland. We don't want any more growth.

Randall D Howard, CPL
303.907.8261

> On Nov 22, 2021, at 2:38 PM, Randall Howard <milehi33@comcast.net> wrote:
>
> Getting sick and tired of the leaders in this town approving every single development that comes along. We live here because it's a small town and we want to keep it that way. KEEP BERTHOUD SMALL!
>
> Randall D Howard, CPL

From:	Joe Nesvara
To:	Adam Olinger
Cc:	Curt Freese; ABuresh@suncor.com
Subject:	Re: Hammond 6th Filing
Date:	Wednesday, December 1, 2021 10:26:42 AM
Attachments:	image002.png image003.png image004.png

Hello Adam,

Thank you for the additional information.

This is still going to be an overcrowded area. Do we want to become like Denver? How are you (the Town) going to control who buys these units? Currently there is a trend for corporations and other companies buying properties and converting them into rentals. What safeguards are in place to prevent this from happening? If there is not, this will become a glorified apartment complex in less than 3 years in my opinion.

This is a horrible idea. Patio Homes would be better.

Just because they have dotted the "i"s and crossed all the "t"s does not mean we should do this.

Thank you,

Joe Nesvara

On Tue, Nov 30, 2021 at 5:37 PM Adam Olinger <aolinger@berthoud.org> wrote:

> Good evening Joe,
>
> We appreciate you sharing your concerns over the Hammond 6th Filing project, and we will be sharing your email with the members of both the Planning Commission and the Board of Trustees. You are still more than welcome to attend either or both of the meetings if you choose too. I would like to apologize for the limited amount of information we are able to send via physical mail, as these projects contain dozens to hundreds of pages of large plans, but I can hopefully provide some further insight in to what the developer is proposing, as staff shared many of your concerns at the beginning of the process. I've attached the full plat that shows zoomed in dimensions of each property, as well as the landscape plan that shows the parking areas to this email.
>
> Each lot is required by the Town of Berthoud code to have a minimum of two off-street parking spaces. If this project is approved, these would all be accessed via the alleyways throughout the site. In addition, we have required the developer to install an additional 20 marked spaces at the ends and entrances to the alley system which, partnered with an additional 20 or so spaces of standard street parking on Nicholson, this equates to around 2.66 spaces per unit (parking will continue to not be allowed on 10E, with the Sheriff's office enforcing this law). With an average lot size of only 2,000 sqft, these attached homes are very unlikely to be more than 2 or three bedrooms each, making a living situation similar to the one you mentioned unlikely to occur within this proposed project. Regardless, Berthoud's code prohibits more than three unrelated people from living together in a single home, so if this is the case at the house on Barela and Waterman (or any other locations you know about) I

recommend calling our Neighborhood Services Officer to have her look into it (her name is Theresa Morgan and her phone number is 970-344-5825).

There are two proposed entrances for the alley system; one off of the recently constructed Nicholson, and one off of County Rd 10E. The Fire Department requires at least two access points for any subdivision with more than a couple of units to ensure everybody can evacuate in the case of an emergency.

This project was also reviewed by our Professional Engineer team, and they found no issues with the potential connection to the utility lines under 10E. Our sewer plants have plenty of capacity to be accommodate this subdivision if it were to be approved.

Once again, I will be sure to share this email, as well as your emails from earlier this year, with the Planning Commissioners and Board Trustees prior to the public meetings. I would also like to encourage you to attend either or both of the meetings if you are able to (they are both in person at Town Hall or on Zoom, whichever you prefer) to be able to echo your sentiments or raise any new concerns. If you have any other questions, comments, or concerns, please do not hesitate to reach out.

Best,

Adam Olinger, AICP-C

Planner II

Phone: 970.344.5808

Fax: 970.532.0640

aolinger@berthoud.org

Berthoud.org

807 Mountain Ave. Berthoud, CO 80513

From: Joe Nesvara <jwnesvara@gmail.com>

Sent: Tuesday, November 30, 2021 2:57 PM
To: Curt Freese <CFreese@berthoud.org>
Cc: Adam Olinger <aolinger@berthoud.org>
Subject: Re: Hammond 6th Filing

Hello Curt and Adam,

I am in receipt of the Hammond 6th Filing notice of meeting to the planning commission on 12/9.

I am examining the plat. Myself and others see no difference between the draft dated 9/27/2021 and 6/24/2021. We see an overcrowded project about to occur. I know they factored 1.3 cars per unit, the reality is that there will be more than that. My conservative guess is 2 cars per unit. That will add over 120 cars to this small area. There will one be one entrance from Nicholson. This is going to create a gigantic mess. I have looked at the traffic study, they are wrong. They have not taken into consideration the greater number of vehicles, let alone the future on ramp from 287. And let's not look at what happens when the majority of units become rentals. Greater number of vehicles and crime will increase. A prime example is the house on the corner of Barella and Waterman. There are anywhere from 5-8 vehicles parked at that house. I know that exceeds what was calculated for the Hammond Farms Subdivision in the original plat. Across from that street is a house that recently was purchased by an Oil company that houses their employees. There are 4 trucks there, 2 are parked inside the garage, but still that exceeds the numbers. THis is just an example of what will come.

What about utilities? Have that been taken under consideration. I just recently heard that Berthoud Water walked out a few weeks ago in protest of no one listening to their concerns. I know that the water pressure in our house has changed with the finalization of the houses here. What happens when another 61 units take their share, we will all suffer. Has any consideration been taken for the sewer? I work in that industry and I see Sewer Treatment facilities not being able to process the load, even though they were designed to.

In conclusion, this is two many units in a compact area. This is going to cause long term issues. My concern is the devaluation of the properties close to this project.

Thank you,

Joe Nesvara