MEETING OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, January 14, 2025, 6:30 p.m.

This is an IN-PERSON meeting at the location and time noted above.
You may also join virtually using Zoom: Phone: 1-346-248-7799 or 301-715-8592
Web: www.zoom.us/join Use this Meeting ID: 210 035 9423

All meeting streaming will transition to YouTube after January 14, 2025.

The YouTube video stream is accessible by visiting www.berthoud.org/stream

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

1. **Meeting Called To Order - Mayor William Karspeck**
2. **Pledge Of Allegiance - Mayor William Karspeck**
3. **Roll Call - Mayor William Karspeck**
4. **Citizen Participation**
5. **Scheduled Items And Estimated Time For Discussion**

5.I. Consent Agenda
Introduction by: Christian Samora

Documents:

MEMO RE CONSENT AGENDA.PDF
A. JANUARY 14, 2025 MEETING AGENDA.PDF
B. DECEMBER 10, 2024, MEETING MINUTES.PDF
C. DECEMBER 2024 BOARD REPORT.PDF
D. OCTOBER AND NOVEMBER 2024 FINANCIAL INFORMATION.PDF
E. CLG GRANT APPLICATION LETTER OF SUPPORT.PDF
F. PUBLIC UTILITY REVOCABLE LICENSE AGREEMENT.PDF

G. 2025 ANIMAL CONTROL SERVICES IGA AND SERVICE AGREEMENT AMENDMENTS.PDF
H. RESOLUTION 2025-01 DESIGNATING OFFICIAL POSTING PLACES.PDF

5.II. Legacy Park Preliminary Plat - Public Hearing
Introduction by: Tawn Hillenbrand

Documents:

01 PRELIMINARY PLAT TBT INFORMATION FORM.PDF
02 PRELIMINARY PLAT TBT STAFF REPORT.PDF
02.1 STAFF REPORT ATTACHMENTS.PDF
03 PC MEETING MINUTES_DRAFT 2024 12 12.PDF
04 RESOLUTION 02-2025 W EXHIBITS.PDF
05 APPLICANT COMMUNITY MEETING SUMMARY.PDF

5.III. Community Branding Proposal
Introduction by: Stephanie Horvath

Documents:

MEMO RE BRAND ASSESS PROPOSAL.PDF
BERTHOUD, CO BRAND ASSESSMENT PROPOSAL FINAL (1)CT.PDF

6. Elected Official Reports

1. Town Board - Tim Hardy, May Albrecht, Sean Murphy, Karl Ayers, Chris Kurtz, and Brett Wing
2. Mayor - William Karspeck
3. Staff - Town Administrator, Attorney

7. Executive Session

Pursuant to C.R.S. § 24-6-402(4)(e)(I) to determine positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiators. And the following details are provided: Property Negotiation for 270 Mountain Avenue

8. Adjourn

The order of agenda items listed above is approximate and intended as a guideline for the

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

BOARD OF TRUSTEES INFORMATION

ADMINISTRATION DEPARTMENT

Meeting Date:	**January 14, 2025**
Agenda Title/Subject:	**Consent Agenda**
Type of Item:	**Regular Item**
Purpose:	**The Consent Agenda contains routine items that can be approved with a single action by the Board.**
Presented by:	**Christian Samora**

ATTACHMENTS:

a) January 14, 2025, Meeting Agenda
b) December 10, 2024, Meeting Minutes
c) December 2024 Board Report
d) October and November 2024 Financial Information
e) Public Utility Revocable License Agreement
f) 2025 Animal Control Services IGA and Service Agreement Amendments
g) Resolution 2025-01- Designating Official Posting Places of Meetings

BACKGROUND:

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

UPDATE/NEXT STEPS:

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

FISCAL IMPACT AND FUND SOURCE:

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

COMMUNITY TOUCHSTONES:

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

RECOMMENDED ACTION(S):

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

Followed by a second and a vote.

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

I. REGULAR MEETING CALLED TO ORDER – Mayor William Karspeck

II. PLEDGE OF ALLEGIANCE – Mayor William Karspeck

III. ROLL CALL – Mayor William Karspeck

IV. CITIZEN PARTICIPATION

V. SCHEDULED ITEMS and ESTIMATED TIMES FOR DISCUSSION

1. **Consent Agenda** **(Christian Samora)** **(5 Min)**
   Consent Agenda items are considered to be routine by the Town Board and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately.
   - **a)** January 14, 2025, Meeting Agenda
   - **b)** December 10, 2024, Meeting Minutes
   - **c)** December 2024 Board Report
   - **d)** October and November 2024 Financial Information
   - **e)** CLG Grant Application Letter of Support
   - **f)** Public Utility Revocable License Agreement
   - **g)** 2025 Animal Control Services IGA and Service Agreement Amendments
   - **h)** Resolution 2025-01- Designating Official Posting Places of Meetings

2. **Legacy Park Preliminary Plat – Public Hearing** **(Tawn Hillenbrand)** **(20 Min)**
   Resolution 2025-02 – A Resolution of the Town of Berthoud Board of Trustees Approving a Preliminary Plat for a Development Known as the "Legacy Park Development" in the Town of Berthoud.

3. **Community Branding Proposal** **(Stephanie Horvath)** **(15 Min)**

VI. ELECTED OFFICIAL REPORTS **(10 Min)**

1. Town Board – Tim Hardy, May Albrecht, Sean Murphy, Karl Ayers, Chris Kurtz, and Brett Wing
2. Mayor – William Karspeck
3. Staff – Town Administrator, Attorney

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

VII. EXECUTIVE SESSION

Pursuant to C.R.S. § 24-6-402(4)(e)(I) to determine positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiators. And the following details are provided: Property Negotiation for 270 Mountain Avenue

VIII. ADJOURN

_____ _____

Town Clerk or Deputy Town Clerk William Karspeck, Mayor

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

MEETING MINUTES OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, December 10, 2024, 6:30 p.m.

12/10/2024 - Minutes

1. **Meeting Called To Order - Mayor William Karspeck**

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

2. **Pledge Of Allegiance - Mayor William Karspeck**

   Mayor Karspeck led the Pledge of Allegiance.

3. **Roll Call - Mayor William Karspeck**

   The following Board members were present:

   Karl Ayers, Trustee
   Tim Hardy, Trustee
   Chris Kurtz, Trustee
   Brett Wing, Trustee
   Sean Murphy, Mayor Pro-Tem
   Will Karspeck, Mayor

   The following Board members were absent:

   May Albrecht, Trustee

   The following staff members were present:

   Alicia Garcia, Town Attorney
   Chris Kirk, Town Administrator
   Christian Samora, Town Clerk
   Lexi Dovel, Deputy Town Clerk
   Sergeant Justin Williamson, Larimer County Sheriff
   Walt Elish, Economic Development Director
   Anne Johnson, Community Development Director
   Luke Seeber, Engineering Supervisor
   Cindy Leach, Director of Finance

4. **Citizen Participation**

   No one spoke during Citizen Participation.

5. **Scheduled Items And Estimated Time For Discussion**

   5.I. Consent Agenda

   Items:

a) December 10, 2024, Meeting Agenda
b) November 26, 2024, Meeting Minutes
c) December 3, 2024, Meeting Minutes
d) December 2024 Project Update
e) Second Amendment to Town Administrator Contract

Mayor Karspeck requested that item E) Second Amendment to Town Administrator Contract be removed from the Consent Agenda for individual consideration.

Trustee Kurtz moved to combine and approve the items on the Consent Agenda, less item E. Trustee Ayers seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

Mayor Karspeck provided some additional information on item E.

Trustee Kurtz moved to approve item E) Second Amendment to Town Administrator Contract. Trustee Ayers seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

5.II. Mountain Ave And 2nd Street Concept Update

Economic Development Director, Walt Elish, gave an introduction on the Mountain Ave and 2nd Street Concept Update.

David Stranathan and Josh McCarn with Asher Architects gave a presentation.

Amie Pilla with the Berthoud Community Library provided some additional information.

5.III. Adoption Of 3-Mile Plan - Public Hearing

Community Development Director, Anne Johnson, provided an introduction on the adoption of the 3-Mile Plan.

Mayor Karspeck opened the Public Hearing.
No one spoke during the Public Hearing.
Mayor Karspeck closed the Public Hearing.

Trustee Kurtz moved to approve Ordinance 1350, an ordinance of the Town of Berthoud Board of Trustees adopting the Town of Berthoud Three-Mile Plan. Mayor Pro-Tem Murphy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

5.IV. Farmstead 2nd Filing Rights Of Way Acceptance

Community Development Director, Anne Johnson, provided an introduction on the Farmstead 2nd Filing Rights of Way.

Engineering Supervisor, Luke Seeber, gave a presentation.

Mayor Karspeck opened the item to public comment.
No one spoke during public comment.
Mayor Karspeck closed public comment.

Trustee Ayers moved to approve Resolution 2024-19, a resolution of the Town of Berthoud Board of Trustees accepting title to certain real property parcels in the Town of Berthoud. Trustee Hardy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

5.V. Resolution Of Support For GOCO Grant Application

Community Development Director, Anne Johnson, provided an introduction on the Resolution of Support for the GOCO Grant Application.

Trustee Kurtz moved to approve Resolution 2024-20, a resolution of the Town of Berthoud Board of Trustees supporting an application to the State Board of the Great Outdoors Colorado Trust Fund for property acquisition. Trustee Hardy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

5.VI. 2025 Annual Budget, Mill Levy, Supplemental Appropriation, And Fee Schedule- Public Hearing

Administrator Kirk provided an introduction on the 2025 Annual Budget, Mill Levy, Supplemental Appropriation and Fee Schedule.

Director of Finance, Cindy Leach provided some additional information.

Mayor Karspeck opened the Public Hearing.
No one spoke during the Public Hearing.
Mayor Karspeck closed the Public Hearing.

Trustee Kurtz moved to adopt Resolution 2024-21, a resolution authorizing the expenditure of funds in excess of the 2024 Budget. Mayor Pro-Tem Murphy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

Trustee Kurtz moved to adopt Resolution 2024-22, a resolution summarizing the expenditures and revenues for each fund and adopting a budget for the Town of Berthoud, Colorado, for the calendar year beginning on the first day of January 2025 and ending on the last day of December 2025. Mayor Pro-Tem Murphy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

Trustee Kurtz moved to adopt Resolution 2024-23, a resolution appropriating sums of money to various funds, in the amounts and for the purposes set forth, for the Town of Berthoud, Colorado, for the 2025 Budget Year. Mayor Pro-Tem Murphy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

Trustee Kurtz moved to adopt Resolution 2024-24, a resolution of the Town of Berthoud adopting a fee schedule for all Town Fees as provided in the Berthoud Municipal Code. Mayor Pro-Tem Murphy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

Trustee Kurtz moved to adopt Ordinance 1351, an ordinance of the Town Board of the Town of Berthoud levying the taxes for the year 2025 to defray the costs of the municipal government of Berthoud, Colorado, for the fiscal year beginning January 1, 2025, and ending December 31, 2025. Mayor Pro-Tem Murphy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

6. Elected Official Reports

Trustee Ayers:

Ayers reported on a drainage issue that has been discussed by the PORT committee, as well as issues with illegal parking at the reservoir. Ayers provided some updates on upcoming 2025 projects and reported on a vacancy on the PORT committee.

Trustee Kurtz:

Kurtz expressed appreciation for Larimer County Sheriffs and the Berthoud Fire Department for their response to a grass fire.

Mayor Pro-Tem Murphy:

Murphy reported on the 2025 calendar created by the Tree Committee and the opening of the new UCHealth primary care clinic.

Mayor Karspeck:

Karspeck reported on a recent meeting of the Behavioral Health Policy Council involving discussions on the co-responder program, the Longview building, and the Community Impact Fund. Karspeck noted that the Mayor of Cheyenne will be visiting Berthoud this week. Karspeck will be attending an upcoming dinner for Thompson Valley EMS. Karspeck reported on the Parade of Lights and Tree Lighting and thanked staff for their work.

Administrator Kirk:

Kirk reported on visitor data from the Parade of Lights this past weekend.

Sergeant Williamson:

Williamson reported on newly purchased defense barriers provided by Larimer County for the Parade of Lights.

7. **Adjourn**

The meeting was adjourned at 7:54 pm.

_____
Town Clerk or Deputy Town Clerk

_____
William Karspeck, Mayor

Berthoud Board Update

December 2024

The Neighborhood Services Holiday Lighting Contest has received 41 entries.

Nathan from our GIS department put together an interactive map that features a voting feature. This allows families to drive around Berthoud and vote for their favorites.

Winners will receive a $100 gift card to their favorite Berthoud business. The Brightest Berthoud Business will have the opportunity to sponsor a youth sports team at the Recreation Center, and one voter will win a $50 gift card to their favorite Berthoud business.

Economic Development went business to business to purchase $75 gift cards to give away in this year's Shop Local Program. They also purchased items to add to the grand prize gift basket valued at $500.

Business owners expressed their gratitude for the program and shared their enthusiasm about participating.

FORESTRY / OPEN SPACE

Submitted By Paul Furnas, Town Forester

The Forestry and Open Space departments have fully switched to winter projects with the first snow falling in November. Both Forestry and Open Space helped illuminate the town with holiday decorations. Forestry kept wrapping trees and still has a few more to go. Open Space repaired the fence at the Waggener skate park and continues to put down erosion blankets around the outside of the Bike Park pump track. Forestry oversaw a project to install drip irrigation to all of the trees at the Dog Park, and added more drip rings for trees to be planted next spring. The Forestry Department also applied for the Tree City USA annual recognition program.

After Veterans Day, the Forestry Crew took down all of the American flags on the Main Street light poles and replaced them with holiday lights and snowflakes.

After the kick off of the holiday light rush, Forestry kept the bucket truck busy by hanging up lights just out of ladder reach across town at Railroad, Skate park, and Town Hall.

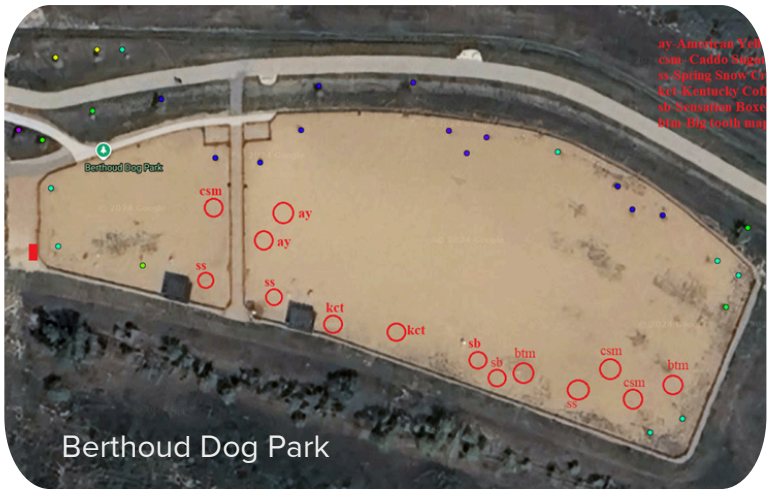
Forestry and Open Space put up strands of light on the tallest evergreen trees in Fickel Park with help from a 130’ boom rental.

After installation, the crew have worked to repeatedly repair the strands after squirrels have eaten through them.

As most plants at the 1st Street roundabout finished out this year, they were covered in seeds. Forestry staff took a moment to collect seeds from the native plant varieties to help fortify a wildflower seed mix expected to be put down sometime this winter when conditions are favorable. This is done to keep introducing more native wildflowers to town open spaces.

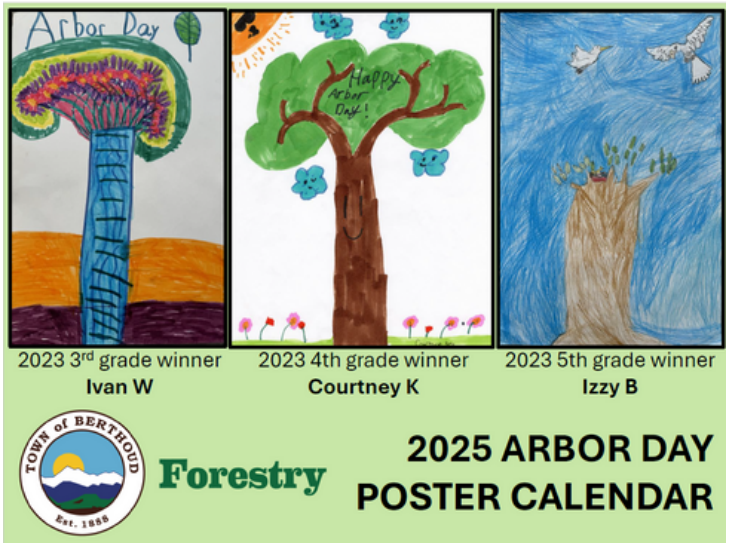
The Dog Park had irrigation lines installed to all of the existing 18 trees already in the park. We have also added lines to spaces for the 14 new trees planned for spring planting.

TREE CITY USA®



Berthoud Dog Park

Open Space repaired the fence bordering the Waggener Skate Park after some rails were damaged and fell off.



As a way to say thank you for all of the Arbor Day poster submissions we received, the Tree Advisory Committee and the Forestry Department created a 2025 Calendar filled with the children's drawings. Each month features thee drawings as well as a QR code that will take users to a newly created Berthoud Forestry webpage. This page features monthly tree care tips for any tree owner. The calendars were ordered in November and are available to the public, so keep your eyes out for a copy! Copies are available for free at Town Hall, local businesses, and at local schools.

TOWN of BERTHOUD Est. 1888

RECREATION

Submitted By Amanda Gustafson, Director of Recreation | Cultural Services

Operations, Memberships & Marketing

This month, our team accomplished several key initiatives to improve operations, staff engagement, and facility maintenance. We streamlined our specialty class check-in process by integrating staff into DaySmart and connect 2 concepts, allowing electronic tracking of participants and drop-in payments for better financial accountability. Updates were made to onboarding and SOPs, including processes for power outages, child watch lost and found, facility blackout procedures, and resetting doors and pool blinds. We also sent copies of the Winter Activity guide to every resident in Berthoud.

Sports & Programs

1-2 grade basketball started and played most of their league games this month. The league has gone well with over 100 youth participating in this fun, developmental league. The participants play 3v3 half-court basketball with games on Saturdays and two practices a week to learn the game.

Even though it's not even winter, we have started working on the spring-summer brochure.

Fitness & Active Adults

Mat Pilates has been added to the fitness class schedule and is an absolute hit. The class hit capacity immediately and pre-registration for December is full as well. Changing and adding to the fitness class schedule has been a great and well accepted change for everyone. We used our first YouTube video. we made videos with our own fitness staff to use in times when an instructor is not available. Our Friday morning yoga class was full of regular attendees. They all had great feedback and said they would like to see more of these videos when an instructor is out instead of cancelling the class.

Aquatics

Slide attendants continued to dive into strategies to work with the public and continue their understanding of why we have the rules we have. November brought a handful of pump room challenges. Air in our system, heater issues, chlorine challenges, and perlite in the pool. Aquatics worked very close with outside sources such as CEM, High Country Pools and Spas, Sentry Heaters and other professionals within recreation to come up with a game plan to make the repairs necessary.

Aquatics also hosted another babysitting class with 11 kids in attendance, this allows them to get certified to babysit through the American Red Cross.

ACTIVE ADULTS (50+)

Active Adults have finished another round of Pickleball League. Both women's league and co-ed. That league will be on a break until after the New Year.
Card games/ Social hour have been going at a very steady pace of around 12 people each week. This is a very consistent group of gals, and we have hopes of bringing more in in December.

STREETS DEPARTMENT

Submitted By Brandon Keegan, Streets Supervisor

The month of November has been a busy month with a lot of leaf clean-up throughout Town, with a focus on Oldtown and Mary's Farm to make our streets look good as well as prevent clogged storm drains.

1

2

3

Mountain Avenue and Old Town - Streets crew street cleaning up the leaves. Being a Tree City USA makes for a lot of work once all of the leaves fall.

1

2

3

1 & 2) Nielsen drainage ditch- Streets crew cleaned out the drainage ditch, which consisted of a lot of tumbleweeds and moss 3) CR7- Road grading county road 7

Berthoud Parkway & CR14- Streets “on-call” was called in because a motorist hit our control box for the signal light. I am currently working on pricing for a new control box.

Mary’s Farm- Streets crew repairing alleys

Public works shop- a new toolbox was installed on the flatbed to store tools, straps, and chains.

COMMUNITY DEVELOPMENT

Submitted By Anne Johnson, Planning Director

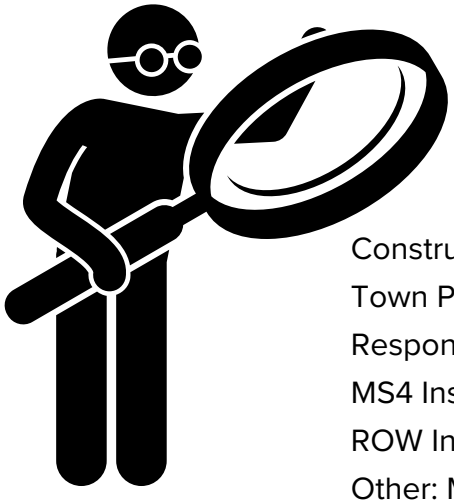
Building Division data for November, 2024:

 # New Residential
25 in November, 2024

 # New Commercial
0 in November, 2024

 # Number of "Other"
66 in November, 2024

Total Valuation
$ 13,481,410.13



Engineering

Construction Site Inspections: 54
Town Projects Inspected: 23
Response to Citizen Questions: 0
MS4 Inspections: 10
ROW Inspections: 2
Other: Meetings / Inspections: 15

Planning

Public Assistance
Walk-ins : 1
Emails : 3,272
Phone calls : 78
Site Visits : 1

Pre-Application meetings : 4
Public Hearings/Applications presented : 2
Codes/Comp Plan Action Items in-process: 1
Applications in Process: 25

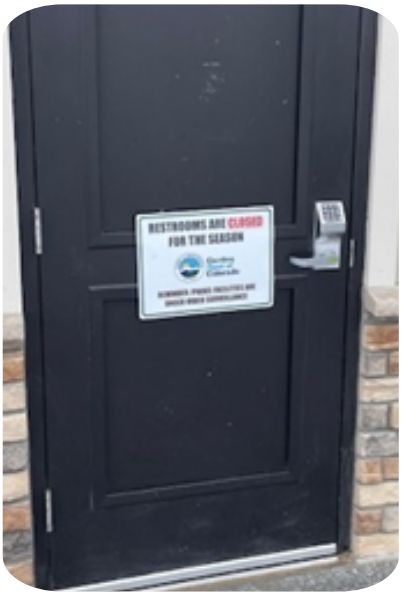
PARKS / CEMETERY

Submitted By Sami Kouns, Parks Supervisor

Parks/Cemetery

The month of November was rather straightforward in terms of maintenance for the Parks/Cemetery Department. Leaf pick-up and holiday decorations were the main priority while the community garden took up the majority of the remaining time. Other jobs acted as the punctuation mark to the end of a season. The Pioneer fountain being removed marked the official end of irrigation season, while signage being posted for closed restroom facilities marked the end of event season. All in all, November was a rather simple and productive month to help round out the end of the fall repair and maintenance season.

Signs were installed at the Pickleball courts that note what is allowed and not allowed on the courts for snow removal. There were also magnets placed on each restroom door that is closed for the season.



Holiday decorations were put up at various parks along Mountain Avenue to start and then at other parks to help get the town into the holiday spirit.

The Community Garden beds really took shape during the month of November. These beds are square and leveled to those around them to create a uniform, aesthetic look. They will soon have rebar installed through them so they keep their shape and then they will be filled with potting material.

The month of November featured two burials at the Green Lawn Cemetery that coincided with mowing and leaf pick-up to keep the area clean of unnecessary material and help to maintain the aesthetic look and appeal.

We've Installed the plow on our dump truck because we know the snow will start falling eventually.

WATER / WASTEWATER

Submitted By Marie Mitchell, Administrative Tech / Water

Water Utilities Engineering Single Basin Operation at the Water Reclamation Facility (WRF)

One of the two treatment basins at Berthoud WRF was taken offline to demonstrate that Phase 1A & 1AA improvements could proceed without disrupting operations. The improvements focus on Biological Nutrient Removal (BNR) upgrades to remove nitrogen and phosphorus, meeting stricter regulatory standards. Work includes installing baffles and mixers into the BNR basins. The demonstration confirmed the plant can continue treating wastewater with one basin, proving its flexibility and resilience. Both basins are now back online, and the plant is operating normally.

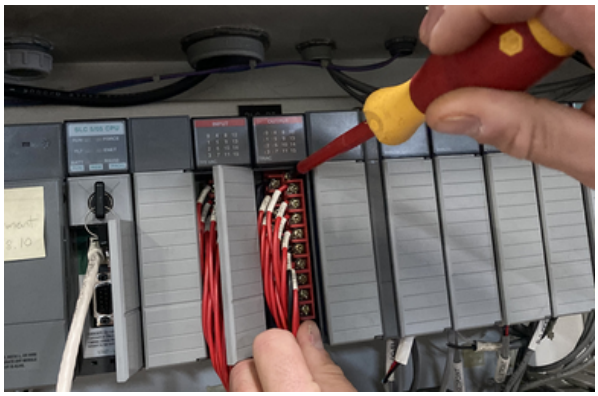
Water Utilities Operations FOG (Fats, Oils, and Grease) Program Update:

Continued efforts to protect the town's sewer infrastructure and ensure Food Service Establishments (FSEs) are informed and equipped to follow proper disposal practices. The Water Operators are also working closely with local businesses to improve compliance and reduce FOG-related impacts. Efforts include,

- Working to manage and reduce FOG issues in the sanitary sewer system, which can cause blockages and costly repairs.
- Distributed 8 FOG surveys to FSEs to assess grease disposal practices and trap/interceptor maintenance.
- 4 FSEs returned completed surveys and were brought into compliance with program standards.
- Ongoing efforts aimed to protect the sewer infrastructure and improve FSE compliance with proper disposal practices.

TOB WTP November 2024 Highlights – by Ramey Environmental Consulting (REC):

Completed monthly maintenance on the "David Bouy" LG Sonic, stored for winter.
Performed monthly maintenance on all chemical dosing pumps.
Hach completed quarterly calibration and maintenance on online instruments



ESD performed yearly maintenance on flocculator drives and large pumps.
Conducted interviews for additional Lead and Copper sites in 2025, based on CDPHE's recommendations due to population growth.
HOA-Solution Inc. Tech completed and improved SCADA systems and fixed the PAC Pump's VFD controller.

TOB WWTP November 2024 Highlights: by Ramey Environmental Consulting (REC):

Held kick-off meeting for WWTP Phase 1A BNR Improvement project with Tetra Tech, Burns & McDonnell, Moltz Construction, and staff.
MTech Mechanical completed HVAC preventive maintenance.
Completed monthly selenium stream sampling of Little Thompson.
Began UV Bank A Lamp replacement project.
Trojan Technologies repaired the automatic controller for the Trojan System.
Stewart and Stevens completed fall generator PM service at Berthoud Regional WWTP.
Completed Pump 2 replacement at Bo Mar Lift Station (REC ESD).

Water Utilities CO Environmental Council for Training Inc (CECTI) Short School Summary:

Water Operators Bryan and Armando attended the CECTI Short School in Northglenn to enhance their knowledge of water utilities, focusing on distribution and collections. The school provided valuable insights to improve infrastructure management and service delivery, of which the Water Utilities and Operations Team plan to implement. Key Topics Covered:

- Locating & Aging Infrastructure strategies
- Backflow Prevention
- Fire Hydrant maintenance & functionality
- Leak Detection in distribution system
- Cybersecurity

WELCOME

Welcome Zane Mas, the newest member of the Open Space team. He is a Colorado native who came to us from Boulder Open Space. He has a degree from CSU in Natural Resources with a focus in Recreational Tourism. When he's not working, he's enjoying time with his family and three dogs, tinkering on his motorcycles, and camping.

Kaleb Johnson graduated from Berthoud High School in 2023. He spent the last two summers working as a Parks Seasonal spending most of his time out at the Green Lawn Cemetery. Just over a month ago, Kaleb was hired as a full-time Parks Maintenance Tech 1 for the Town of Berthoud. In his spare time, Kaleb enjoys playing video games, playing soccer, and fishing. He is absolutely obsessed with Dr. Pepper and likes spending as much time with his friends as possible outside of work.

TOWN OF BERTHOUD AT A GLANCE

Monthly Report
OCTOBER 2024

- Sales & Use Tax revenue is 20% **over** budget for the month of October; $1,106,893 was received and $917,917 was budgeted.

- Town Revenue through October including transfers between funds is 16% **over** budget for 2024.

- Town Expenditures through October are 31% **under** budget for 2024.

Sales Tax Review

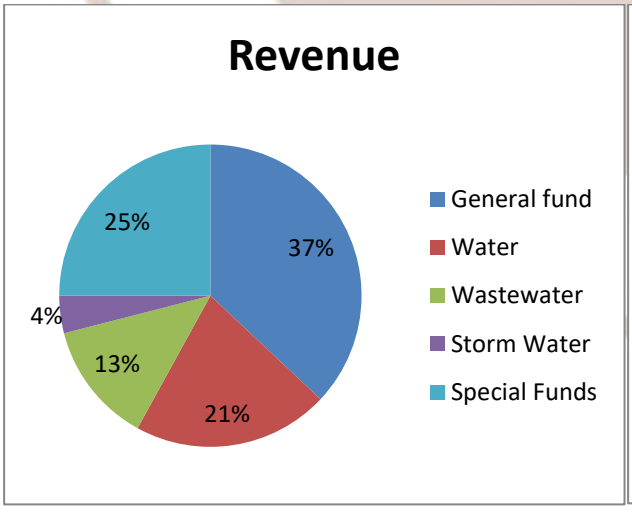
OCTOBER	Berthoud Sales Tax	Motor Vehicle Use Tax	Building Materials Use Tax	Combined Total
2024	772,296.65	146,130.43	188,466.31	1,106,893.39
2023	675,146.77	168,184.04	181,702.09	1,025,032.90
2022	722,604.22	135,014.24	138,697.94	996,316.40
2021	692,358.25	134,421.63	375,268.37	1,202,048.25

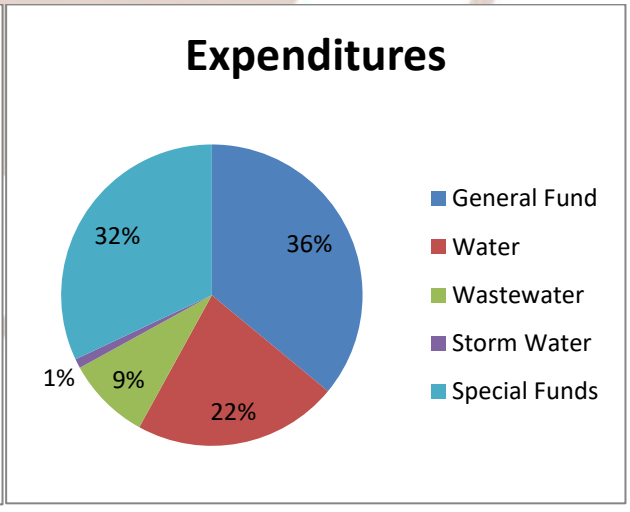
SALES TAX YEAR-TO-DATE FOR 2024 $11,025,363.08

COMBINED STATEMENT OF REVENUES AND EXPENDITURES
OCTOBER 2024

REVENUE	Current Month	YTD Actual	YTD Budget	% of YTD Budget	% of Annual Budget
General Fund	1,005,657	16,472,643	14,425,817	115%	95%
Water	913,774	9,193,446	7,921,795	116%	108%
Wastewater	598,049	5,682,880	4,429,608	128%	107%
Storm Water	124,212	1,675,316	898,333	186%	155%
Special Funds	1,064,413	10,856,669	10,070,792	108%	90%
TOTAL REVENUE	**3,706,105**	**43,880,954**	**37,746,345**	**116%**	**99%**

EXPENDITURES	Current Month	YTD Actual	YTD Budget	% of YTD Budget	% of Annual Budget
General Fund	668,557	15,180,763	19,531,306	78%	65%
Water	568,511	9,195,611	14,093,311	65%	54%
Wastewater	214,792	3,882,398	6,960,847	56%	46%
Storm Water	9,760	117,365	1,686,092	7%	6%
Special Funds	1,713,700	13,241,979	18,447,970	72%	60%
TOTAL EXPENDITURES	**3,175,320**	**41,618,116**	**60,719,526**	**69%**	**57%**



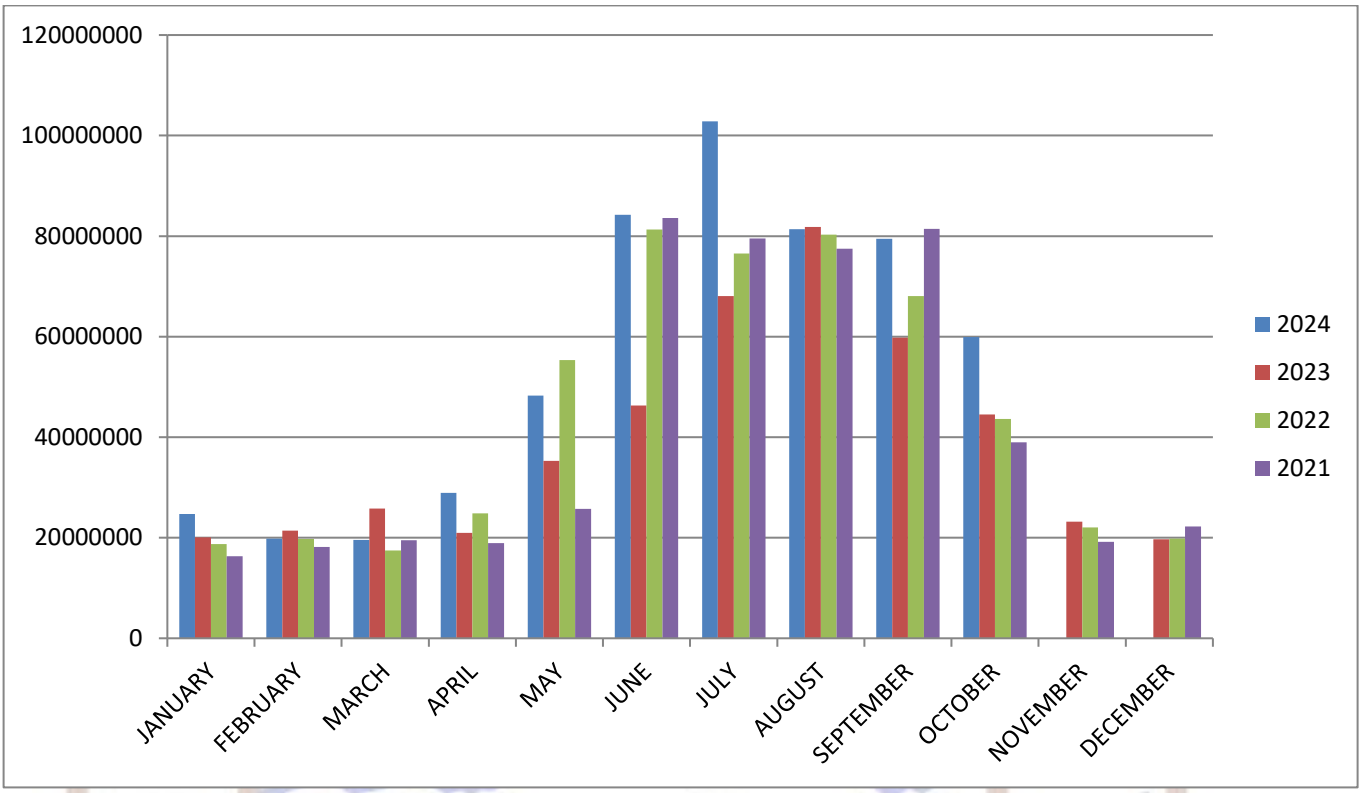


	YEAR TO DATE TOTALS THRU OCTOBER 2024
Single Family Permits	201
Overall Permit Total	920
Water Gallons Billed	549,135,000
Passports	799
Cemetery	24 Funerals

Building Permit & Permit Valuation by Year & 2024 YTD

	2020	2021	2022	2023	2024 YTD
Single-Family home permits	505	508	222	220	201
All permits (roofing, decks, additions, etc.)	934	1110	809	748	920
Total Permit Value	$119,451,932	$238,661,288	$164,526,847	$119,408,321	$111,714,167

BERTHOUD WATER USAGE



Personnel Summary

	Full-time	Part-time	Seasonal
Administration	14		
Code Enforcement	1		
Economic Development	1		
Planning-Building	4	1	
Streets	6		
Recreation	4		
Rec Center	7	80	
Parks-Forestry	13		
BATS	1	1	
Water-Wastewater	8		

Town of Berthoud
807 Mountain Ave
PO Box 1229
Berthoud, CO 80513-1229
Phone 970.532.2643 Fax 970.532.0640

BILLS SUMMARY
OCTOBER 2024 FINAL

BILLS ALLOWED

TOTAL BILLS	$	3,012,252
NET PAYROLL	$	330,147

Mayor William Karspeck _____

Trustee May Albrecht _____

Trustee Karl Ayers _____

Trustee Tim Hardy _____

Trustee Chris Kurtz _____

Trustee Sean Murphy _____

Trustee Brett Wing _____

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1100200400							
100124300							
10/24	10/07/2024	100124	Allstate	OCTOBER 2	11-00-200400	Insurance Payable	739.02
100124301							
10/24	10/07/2024	100124	Guardian	OCTOBER 2	11-00-200400	Insurance Payable	5,120.07
100924301							
10/24	10/09/2024	100924	CIGNA	OCTOBER 2	11-00-200400	Insurance Payable	42,713.20
Total 1100200400:							48,572.29
1100420900							
77412							
10/24	10/22/2024	77412	Criswell, Andrew	589639	11-00-4209-00	Restitution	5,776.12
Total 1100420900:							5,776.12
1100450200							
77389							
10/24	10/10/2024	77389	Alvarez-Palacios	595060	11-00-4502-00	Court-Surcharges	45.00
Total 1100450200:							45.00
1100460300							
77505							
10/24	10/23/2024	77505	DELAP, JUSTIN W& LIND	9897.2	11-00-4603-00	Municipal Fee	1,984.32
Total 1100460300:							1,984.32
1100465400							
77564							
10/24	10/31/2024	77564	Epic Construction	REFUND	11-00-4654-00	Development Review	652.50
Total 1100465400:							652.50
1100465500							
77395							
10/24	10/10/2024	77395	Padilla,JD	SIGN DEPO	11-00-4655-00	Sign Deposit	600.00
Total 1100465500:							600.00
1101501001							
77403							
10/24	10/10/2024	77403	Xerox Business Solutions	5280595	11-01-5010.01	Office Supplies-General Office	936.04
77431							
10/24	10/03/2024	77431	Pioneer Press of Greeley	Multiple	11-01-5010.01	Office Supplies-General Office	544.00
77451							
10/24	10/07/2024	77451	Digital Print Resources Inc	21992	11-01-5010.01	Office Supplies-General Office	903.00
77461							
10/24	10/09/2024	77461	Culligan of Cheyenne	66710	11-01-5010.01	Office Supplies-General Office	83.00
77515							
10/24	10/24/2024	77515	Office Depot	Multiple	11-01-5010.01	Office Supplies-General Office	1,338.36
77516							
10/24	10/24/2024	77516	Quadient Finance USA, Inc	102424	11-01-5010.01	Office Supplies-General Office	1,423.00
77665							
10/24	10/28/2024	77665	Digital Print Resources Inc	22011	11-01-5010.01	Office Supplies-General Office	903.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 1101501001:							6,130.40
1101501101							
77450							
10/24	10/03/2024	77450	Voice Exchange (Paragon	60405-45902	11-01-5011.01	Telephone-General Office	43.60
77514							
10/24	10/24/2024	77514	CenturyLink Business Serv	708542972	11-01-5011.01	Telephone-General Office	4.66
Total 1101501101:							48.26
1101501707							
77589							
10/24	10/23/2024	77589	ESI Technologies LLC	1565	11-01-5017.07	Building Maintenance-Town Hall	1,460.61
77621							
10/24	10/28/2024	77621	Allegion Access Technologi	0907235025	11-01-5017.07	Building Maintenance-Town Hall	1,351.36
Total 1101501707:							2,811.97
1101503800							
77388							
10/24	10/08/2024	77388	Berthoud Pizza Company	10/9/2024	11-01-5038.00	Administrative Expenses	403.43
77519							
10/24	10/29/2024	77519	Hays Market	THANKSGIVI	11-01-5038.00	Administrative Expenses	1,400.00
77673							
10/24	10/30/2024	77673	Hays Market	OCT24	11-01-5038.00	Administrative Expenses	191.65
Total 1101503800:							1,995.08
1101503901							
77446							
10/24	10/03/2024	77446	Governmentjobs.com Inc	43817	11-01-5039.01	Dues/Subscriptions-Admin	1,161.92
Total 1101503901:							1,161.92
1101504003							
77458							
10/24	10/09/2024	77458	Bell Gould Linder & Scott P	38665	11-01-5040.03	Attorney-Municipal Court	2,776.07
Total 1101504003:							2,776.07
1101504103							
77478							
10/24	10/09/2024	77478	Miriam Villegas-Negron	BMC030409	11-01-5041.03	Court Expenses	613.32
77639							
10/24	10/28/2024	77639	Miriam Villegas-Negron	BMC102024	11-01-5041.03	Court Expenses	204.44
Total 1101504103:							817.76
1101508907							
77459							
10/24	10/09/2024	77459	C & B Cleaning	Multiple	11-01-5089.07	Janitorial Service & Supplies	6,620.00
Total 1101508907:							6,620.00
1101509501							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77490							
10/24	10/10/2024	77490	Anchor Network Solutions,	Multiple	11-01-5095.01	Computer Maintenance/Replace	4,308.00
Total 1101509501:							4,308.00
1101509601							
77445							
10/24	10/03/2024	77445	Comcast	OCT24	11-01-5096.01	Internet	22.76
Total 1101509601:							22.76
1101524604							
77464							
10/24	10/09/2024	77464	EEG Enterprises	56185	11-01-5246.04	Audio/Video Equipment Upgrade	19,387.79
Total 1101524604:							19,387.79
1102503404							
77447							
10/24	10/03/2024	77447	NOCO Humane	1045	11-02-5034.04	Animal Control	4,354.67
Total 1102503404:							4,354.67
1102504604							
77592							
10/24	10/23/2024	77592	Kinsco LLC	0019205-0	11-02-5046.04	Uniforms-Code Enforcement	264.49
Total 1102504604:							264.49
1102522801							
77485							
10/24	10/10/2024	77485	Larimer Co Sheriff's Office	24-0905	11-02-5228.01	LCSO Contract Services	617,143.00
Total 1102522801:							617,143.00
1103500901							
77616							
10/24	10/24/2024	77616	Flaggers Inc.	26-0196905	11-03-5009.01	Travel/Training	300.00
Total 1103500901:							300.00
1103501101							
77492							
10/24	10/10/2024	77492	Complete Wireless Technol	66515	11-03-5011.01	Telephone	165.00
77586							
10/24	10/23/2024	77586	Complete Wireless Technol	Multiple	11-03-5011.01	Telephone	1,288.69
Total 1103501101:							1,453.69
1103501207							
77636							
10/24	10/28/2024	77636	L J R Contracting Inc.	24-256	11-03-5012.07	Street Light Repairs	1,950.00
Total 1103501207:							1,950.00
1103501406							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77593							
10/24	10/23/2024	77593	Kwik Korner	SEPT24	11-03-5014.06	Gas & Oil	1,721.44
Total 1103501406:							1,721.44
1103502106							
77394							
10/24	10/10/2024	77394	O. J. Watson Equipment	Multiple	11-03-5021.06	Light Duty Veh/Eqiup Maint	180.72
Total 1103502106:							180.72
1103503602							
77441							
10/24	10/03/2024	77441	Wickham Tractor Company	Multiple	11-03-5036.02	Heavy Duty Veh/Equip Maint	1,102.14
Total 1103503602:							1,102.14
1103503702							
77466							
10/24	10/09/2024	77466	Ennis-Flint	285738	11-03-5037.02	Materials for Maintenance	416.16
Total 1103503702:							416.16
1103504007							
77613							
10/24	10/24/2024	77613	Envirotech	CD20241676	11-03-5040.07	Contract Services	6,854.54
77617							
10/24	10/24/2024	77617	Ground Engineering Consu	240669.0-1	11-03-5040.07	Contract Services	492.50
Total 1103504007:							7,347.04
1103504205							
77641							
10/24	10/28/2024	77641	O. J. Watson Equipment	Multiple	11-03-5042.05	Snow/Ice Removal	18,999.05
Total 1103504205:							18,999.05
1103504506							
77392							
10/24	10/10/2024	77392	Cintas First Aid & Safety	Multiple	11-03-5045.06	Shop Operations	387.00
77399							
10/24	10/10/2024	77399	Republic Services	Multiple	11-03-5045.06	Shop Operations	698.68
77598							
10/24	10/23/2024	77598	Mountain View Commercial	14004	11-03-5045.06	Shop Operations	375.00
77606							
10/24	10/23/2024	77606	The Sherwin-Williams CO	Multiple	11-03-5045.06	Shop Operations	229.71
Total 1103504506:							1,690.39
1103504601							
77414							
10/24	10/22/2024	77414	Keegan, Brandon	UNIFORM 10	11-03-5046.01	Uniforms	550.97
77510							
10/24	10/22/2024	77510	Rodriguez-Vaquera, Jesus	UNIFORM 10	11-03-5046.01	Uniforms	288.05
Total 1103504601:							839.02

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1103504802							
77424							
10/24	10/03/2024	77424	Fastenal Company	190259	11-03-5048.02	Safety Equipment	399.84
77648							
10/24	10/28/2024	77648	Safety & Construction Sup	15124	11-03-5048.02	Safety Equipment	55.95
Total 1103504802:							455.79
1104501402							
77619							
10/24	10/24/2024	77619	Cardmember Service	SEPT24	11-04-5014.02	Gas & Oil	26,329.29
Total 1104501402:							26,329.29
1104502050							
77430							
10/24	10/03/2024	77430	Northern Colorado Sports	Multiple	11-04-5020.50	Officials-Soccer	3,735.00
Total 1104502050:							3,735.00
1104504608							
77597							
10/24	10/23/2024	77597	MI Sports and Casuals	Multiple	11-04-5046.08	Uniforms-Flag Football	860.15
Total 1104504608:							860.15
1104504623							
77428							
10/24	10/03/2024	77428	MI Sports and Casuals	Multiple	11-04-5046.23	Uniforms-Youth Softball	4,768.20
Total 1104504623:							4,768.20
1104504809							
77611							
10/24	10/24/2024	77611	CPRA	4084	11-04-5048.09	Team Fees-Track/Cross Country	30.00
Total 1104504809:							30.00
1106511006							
77671							
10/24	10/30/2024	77671	Asher Architects + Enginee	24-C31.2	11-06-5110.06	Professional Serv-Consultants	1,850.00
Total 1106511006:							1,850.00
1107500901							
77674							
10/24	10/30/2024	77674	Knoll, Keith	10092024	11-07-5009.01	Travel/Training	103.78
Total 1107500901:							103.78
1107501101							
77634							
10/24	10/28/2024	77634	Hilltop Broadband	1489-202410	11-07-5011.01	Telephone	144.92
Total 1107501101:							144.92

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1107504601							
77391							
10/24	10/10/2024	77391	Chard, Coleton	UNIFORM 9-	11-07-5046.01	Uniforms	296.91
77411							
10/24	10/22/2024	77411	Chard, Coleton	UNIFORM 10	11-07-5046.01	Uniforms	178.09
77511							
10/24	10/22/2024	77511	Schachterle, John	UNIFORM 10	11-07-5046.01	Uniforms	66.97
Total 1107504601:							541.97
1107504804							
77584							
10/24	10/23/2024	77584	BURNCO Colorado	Multiple	11-07-5048.04	Ballfield Maintenance	32,349.50
Total 1107504804:							32,349.50
1107504904							
77473							
10/24	10/09/2024	77473	Jones Excavating & Plumbi	Multiple	11-07-5049.04	Irrigation Repair-Ball Fields	9,605.00
77620							
10/24	10/28/2024	77620	#1 Backflow Pros	1962	11-07-5049.04	Irrigation Repair-Ball Fields	65.00
Total 1107504904:							9,670.00
1107505303							
77397							
10/24	10/10/2024	77397	Republic Services	0642-001061	11-07-5053.03	Portojohns-Facility	1,075.13
Total 1107505303:							1,075.13
1107505709							
77465							
10/24	10/09/2024	77465	Eggers Electric Inc.	16170983	11-07-5057.09	Repair/Supplies-General Park	437.00
Total 1107505709:							437.00
1108521502							
77487							
10/24	10/10/2024	77487	ProCode, Inc.	739730	11-08-5215.02	Contract Inspections	66,326.72
Total 1108521502:							66,326.72
1110512000							
77463							
10/24	10/09/2024	77463	DTJ Design	68660	11-10-5120.00	Carpet / Paint Town Hall	85,292.86
Total 1110512000:							85,292.86
1110570800							
77669							
10/24	10/30/2024	77669	Krische Construction	23047 13	11-10-5708.00	Town Park Reconstruction	155,980.72
Total 1110570800:							155,980.72
1110571500							
77427							
10/24	10/03/2024	77427	Longleaf Irrigation	5316	11-10-5715.00	Irrigation Map	12,600.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 1110571500:							12,600.00
1111502401							
77624							
10/24	10/28/2024	77624	Awards Unlimited	38645	11-11-5024.01	Youth Advisory Commission	132.68
Total 1111502401:							132.68
1111518603							
77603							
10/24	10/23/2024	77603	Sopher Spam Architects	24560-0924	11-11-5186.03	Development Code Updates	591.25
77612							
10/24	10/24/2024	77612	Cumming Management Gr	156487	11-11-5186.03	Development Code Updates	1,075.00
77625							
10/24	10/28/2024	77625	Ayres Associates Inc	218414	11-11-5186.03	Development Code Updates	51,645.28
Total 1111518603:							53,311.53
1111518902							
77421							
10/24	10/03/2024	77421	Berthoud Weekly Surveyor	39481	11-11-5189.02	DEVELOPMENT REVIEW	175.32
77457							
10/24	10/09/2024	77457	Baseline Engineering Corp.	SEPT24	11-11-5189.02	DEVELOPMENT REVIEW	26,802.75
77517							
10/24	10/24/2024	77517	Vranesh & Raisch	Multiple	11-11-5189.02	DEVELOPMENT REVIEW	1,411.00
Total 1111518902:							28,389.07
1112503901							
77443							
10/24	10/03/2024	77443	Berthoud Village Shopping	OCT24	11-12-5039.01	HOA Fees	4,460.91
Total 1112503901:							4,460.91
1113502001							
77449							
10/24	10/03/2024	77449	Picture This Creative Servi	0019	11-13-5020.01	Prof Services-Community	300.00
Total 1113502001:							300.00
1115515400							
77591							
10/24	10/23/2024	77591	House of Neighborly Servic	OCT24	11-15-5154.00	HNS Utility Assistance	4,750.89
Total 1115515400:							4,750.89
2000504002							
77668							
10/24	10/30/2024	77668	Vranesh & Raisch	Multiple	20-00-5040.02	Attorney Fees	14,111.70
Total 2000504002:							14,111.70
2000510602							
77594							
10/24	10/23/2024	77594	Leonard Rice Engineers In	Multiple	20-00-5106.02	Ditchwide Study	26,997.75

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 2000510602:							26,997.75
2000510800							
77488							
10/24	10/10/2024	77488	Resource Central	6203	20-00-5108.00	Water Conservation Program	540.00
77659							
10/24	10/28/2024	77659	Resource Central	6157	20-00-5108.00	Water Conservation Program	2,109.00
Total 2000510800:							2,649.00
2000520802							
77433							
10/24	10/03/2024	77433	Providence Infrastructure C	Multiple	20-00-5208.02	Raw Line Maintenance	64,605.37
Total 2000520802:							64,605.37
2100441000							
77354							
10/24	10/08/2024	77354	NICHOLSON BUILDING &	HM0959	21-00-4410-00	Sale of Water	1,967.39
77355							
10/24	10/22/2024	77355	Sumerix, Daniele C	2654.6	21-00-4410-00	Sale of Water	.00
77356							
10/24	10/09/2024	77356	BERAN, FRANK	9220.3	21-00-4410-00	Sale of Water	125.26
77357							
10/24	10/09/2024	77357	HADDOCK, CONNIE	11098.1	21-00-4410-00	Sale of Water	33.57
77496							
10/24	10/15/2024	77496	DELGADO, BARBARA DA	12271.2	21-00-4410-00	Sale of Water	252.76
77497							
10/24	10/15/2024	77497	DELGADO, BARBARA DA	12271.2	21-00-4410-00	Sale of Water	.00
77498							
10/24	10/15/2024	77498	LINDGEN, DOUG	2405.3	21-00-4410-00	Sale of Water	253.93
77499							
10/24	10/15/2024	77499	WEBSTER, MATTHEW J &	9517.2	21-00-4410-00	Sale of Water	302.92
77500							
10/24	10/16/2024	77500	WEAVER, JOSEPH & BRI	230.4	21-00-4410-00	Sale of Water	97.13
77501							
10/24	10/16/2024	77501	Landmark Homes	1226.1	21-00-4410-00	Sale of Water	187.90
77502							
10/24	10/16/2024	77502	Landmark Homes	12262.1	21-00-4410-00	Sale of Water	549.09
77503							
10/24	10/22/2024	77503	STROMBERG, LANCE	998.3	21-00-4410-00	Sale of Water	20.00
77504							
10/24	10/23/2024	77504	WEIGEL, KAREN	2704.4	21-00-4410-00	Sale of Water	123.76
77506							
10/24	10/24/2024	77506	MORELLO, JOHN JR & M	10882.2	21-00-4410-00	Sale of Water	142.16
77507							
10/24	10/24/2024	77507	AMENDOLA, VICTOR & A	11769.2	21-00-4410-00	Sale of Water	145.26
77508							
10/24	10/24/2024	77508	JACKSON, DANIEL & MA	1198.2	21-00-4410-00	Sale of Water	45.15
77509							
10/24	10/24/2024	77509	BISON RIDGE CONSTRU	HM0965	21-00-4410-00	Sale of Water	2,193.95
77512							
10/24	10/22/2024	77512	Sumerix, Daniele C	2654.6	21-00-4410-00	Sale of Water	34.36
Total 2100441000:							6,474.59

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
2100501001							
77420							
10/24	10/03/2024	77420	Awards Unlimited	38555	21-00-5010.01	Office Supplies	28.68
Total 2100501001:							28.68
2100501101							
77630							
10/24	10/28/2024	77630	Comcast	OCT24-3	21-00-5011.01	Telephone	437.21
Total 2100501101:							437.21
2100501203							
77442							
10/24	10/03/2024	77442	XCEL Energy	SEPT24	21-00-5012.03	Utilities-Treatment	12,915.63
77657							
10/24	10/28/2024	77657	Poudre Valley REA	OCT24	21-00-5012.03	Utilities-Treatment	4,455.58
Total 2100501203:							17,371.21
2100504004							
77477							
10/24	10/09/2024	77477	Maynes Bradford Shipps &	SEPT24	21-00-5040.04	Attorney	17,975.16
Total 2100504004:							17,975.16
2100504601							
77410							
10/24	10/22/2024	77410	Calderon, Armando	UNIFORM 10	21-00-5046.01	Uniforms	30.11
Total 2100504601:							30.11
2100504701							
77448							
10/24	10/03/2024	77448	Northern Water	OCT24	21-00-5047.01	Rental of Office Space	4,800.00
Total 2100504701:							4,800.00
2100504802							
77468							
10/24	10/09/2024	77468	Grainger	Multiple	21-00-5048.02	Safety Equipment	602.58
77590							
10/24	10/23/2024	77590	Grainger	Multiple	21-00-5048.02	Safety Equipment	806.17
Total 2100504802:							1,408.75
2100505601							
77599							
10/24	10/23/2024	77599	MTech Mechanical	Multiple	21-00-5056.01	Facility Maintenance	6,315.06
Total 2100505601:							6,315.06
2100505703							
77652							
10/24	10/28/2024	77652	Hach Co.	14220441	21-00-5057.03	Repair, Maint, Supp Treat	1,527.26
77672							
10/24	10/30/2024	77672	Grasmick Electric Corp	1	21-00-5057.03	Repair, Maint, Supp Treat	7,472.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 2100505703:							8,999.26
2100506003							
77434							
10/24	10/03/2024	77434	PVS DX INC	Multiple	21-00-5060.03	Chemicals-Treatment	14,810.05
77479							
10/24	10/09/2024	77479	Nalco Company LLC	6602963560	21-00-5060.03	Chemicals-Treatment	41,120.80
77658							
10/24	10/28/2024	77658	PVS DX INC	737004158-2	21-00-5060.03	Chemicals-Treatment	4,259.50
77682							
10/24	10/31/2024	77682	PVS DX INC	737004223-2	21-00-5060.03	Chemicals-Treatment	6,556.74
Total 2100506003:							66,747.09
2100508103							
77425							
10/24	10/03/2024	77425	HOA Solutions	Multiple	21-00-5081.03	SCADA	717.50
Total 2100508103:							717.50
2100510802							
77678							
10/24	10/31/2024	77678	City of Fort Collins	101906	21-00-5108.02	Lab Testing	360.00
Total 2100510802:							360.00
2100510902							
77426							
10/24	10/03/2024	77426	Jones Excavating & Plumbi	Multiple	21-00-5109.02	Meters-repairs	6,993.75
77462							
10/24	10/09/2024	77462	Dana Kepner	Multiple	21-00-5109.02	Meters-repairs	16,817.60
Total 2100510902:							23,811.35
2100510905							
77596							
10/24	10/23/2024	77596	Metron-Farnier, Inc	100008648	21-00-5109.05	Meters-new	4,200.00
Total 2100510905:							4,200.00
2100511102							
77683							
10/24	10/31/2024	77683	Rose Paving	147906	21-00-5111.02	Water Breaks	4,369.00
Total 2100511102:							4,369.00
2100512401							
77407							
10/24	10/16/2024	77407	Northern Water	1165-2024	21-00-5124.01	Water Assessments	41,665.35
77494							
10/24	10/10/2024	77494	Osborn & Caywood Ditch	9	21-00-5124.01	Water Assessments	2,500.00
Total 2100512401:							44,165.35
2100541602							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77418							
10/24	10/22/2024	77418	Town of Erie	WATER LEA	21-00-5416.02	Water Leasing	17,400.00
Total 2100541602:							17,400.00
2200515101							
77587							
10/24	10/23/2024	77587	Dana Kepner	Multiple	22-00-5151.01	Meter Reading Equipment	24,628.75
Total 2200515101:							24,628.75
2300501101							
77422							
10/24	10/03/2024	77422	CenturyLink	SEPT24	23-00-5011.01	Telephone-Main Plant	431.63
77444							
10/24	10/03/2024	77444	Comcast	OCT24-2	23-00-5011.01	Telephone-Main Plant	1,851.52
77628							
10/24	10/28/2024	77628	CenturyLink	OCT24	23-00-5011.01	Telephone-Main Plant	438.61
Total 2300501101:							2,721.76
2300501201							
77432							
10/24	10/03/2024	77432	Poudre Valley REA	SEPT2024	23-00-5012.01	Utilities-Main Plant	13,198.26
77595							
10/24	10/23/2024	77595	Little Thompson Water Dist	SEPT24	23-00-5012.01	Utilities-Main Plant	197.74
77642							
10/24	10/28/2024	77642	Poudre Valley REA	OCT2024	23-00-5012.01	Utilities-Main Plant	1,646.76
77676							
10/24	10/30/2024	77676	Poudre Valley REA	OCT24-2	23-00-5012.01	Utilities-Main Plant	3,666.97
Total 2300501201:							18,709.73
2300501202							
77402							
10/24	10/10/2024	77402	XCEL Energy	895442998	23-00-5012.02	Utilities-Regional	1,589.24
77664							
10/24	10/28/2024	77664	XCEL Energy	899656956	23-00-5012.02	Utilities-Regional	910.85
Total 2300501202:							2,500.09
2300501203							
77475							
10/24	10/09/2024	77475	Little Thompson Water Dist	SEPT2024	23-00-5012.03	Utilities	5,147.86
77675							
10/24	10/30/2024	77675	Little Thompson Water Dist	OCT24	23-00-5012.03	Utilities	34.55
Total 2300501203:							5,182.41
2300502004							
77666							
10/24	10/30/2024	77666	GEI Consultants Inc.	003163537	23-00-5020.04	Professional Fees	3,264.75
Total 2300502004:							3,264.75
2300504804							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77609							
10/24	10/23/2024	77609	USA Bluebook	Multiple	23-00-5048.04	Safety	4,711.31
Total 2300504804:							4,711.31
2300505401							
77396							
10/24	10/10/2024	77396	Republic Services	Multiple	23-00-5054.01	Trash	571.91
Total 2300505401:							571.91
2300505701							
77429							
10/24	10/03/2024	77429	MTech Mechanical	138181	23-00-5057.01	Repair, Maint. & Supplies-Main	423.00
Total 2300505701:							423.00
2300505703							
77480							
10/24	10/09/2024	77480	UNCC	224090176	23-00-5057.03	Repair, Maint. & Supplies-Lift	452.79
Total 2300505703:							452.79
2300506001							
77622							
10/24	10/28/2024	77622	Aries Chemical	110214	23-00-5060.01	Chemicals-Main Plant	16,265.00
Total 2300506001:							16,265.00
2300506002							
77438							
10/24	10/03/2024	77438	Treatment Technology	192820	23-00-5060.02	Chemicals-Regional	3,120.37
77608							
10/24	10/23/2024	77608	Treatment Technology	192898	23-00-5060.02	Chemicals-Regional	3,556.48
77684							
10/24	10/31/2024	77684	Treatment Technology	Multiple	23-00-5060.02	Chemicals-Regional	6,676.85
Total 2300506002:							13,353.70
2300510801							
77460							
10/24	10/09/2024	77460	Colorado Analytical Labs, I	Multiple	23-00-5108.01	Lab Tests-Main Plant	7,466.81
Total 2300510801:							7,466.81
2300511103							
77646							
10/24	10/28/2024	77646	McDonald Farms	0114756	23-00-5111.03	Sewer Incidents	3,696.50
Total 2300511103:							3,696.50
2300511401							
77604							
10/24	10/23/2024	77604	TerraGenesis	Multiple	23-00-5114.01	Sludge Hauling-Main Plant	2,287.74
77638							
10/24	10/28/2024	77638	McDonald Farms	Multiple	23-00-5114.01	Sludge Hauling-Main Plant	5,560.50

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77660							
10/24	10/28/2024	77660	TerraGenesis	Multiple	23-00-5114.01	Sludge Hauling-Main Plant	3,037.82
77681							
10/24	10/31/2024	77681	McDonald Farms	0126230	23-00-5114.01	Sludge Hauling-Main Plant	1,634.00
Total 2300511401:							12,520.06
2300513803							
77601							
10/24	10/23/2024	77601	Ramey Environmental	Multiple	23-00-5138.03	T.V. Lines/Line Cleaning	153,033.06
Total 2300513803:							153,033.06
2300521405							
100924300							
10/24	10/09/2024	100924	Caselle Inc.	OCTOBER 2	23-00-5214.05	Computer Maint/Replacement	1,941.00
Total 2300521405:							1,941.00
2300545106							
77663							
10/24	10/28/2024	77663	Trojan Technologies Group	Multiple	23-00-5451.06	Plant Equipment Replacement	33,763.37
Total 2300545106:							33,763.37
2400501900							
103124304							
10/24	10/31/2024	103124	Alfa Construction LLC	OCTOBER 2	24-00-5019.00	ALFA Line Reimbursement	4,400.00
Total 2400501900:							4,400.00
2400527100							
77474							
10/24	10/09/2024	77474	Kimley-Horn and Associate	196724000-0	24-00-5271.00	1st Street Sewer Upgrade	24,591.94
77602							
10/24	10/23/2024	77602	Roberts Excavation	8	24-00-5271.00	1st Street Sewer Upgrade	6,505.68
77667							
10/24	10/30/2024	77667	Kimley-Horn and Associate	196724000-0	24-00-5271.00	1st Street Sewer Upgrade	11,631.08
Total 2400527100:							42,728.70
2800510600							
77582							
10/24	10/23/2024	77582	Baseline Engineering Corp.	Multiple	28-00-5106.00	Home Supply Ditch Replacement	20,992.50
77631							
10/24	10/28/2024	77631	Consolidated Home Supply	4326	28-00-5106.00	Home Supply Ditch Replacement	4,000.00
Total 2800510600:							24,992.50
2900526102							
77439							
10/24	10/03/2024	77439	Tubes N Hose of Loveland	31598	29-00-5261.02	Sweeper Parts	94.44
77469							
10/24	10/09/2024	77469	Hardline Equipment	42212076	29-00-5261.02	Sweeper Parts	1,585.52
Total 2900526102:							1,679.96

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
3100502202							
77600							
10/24	10/23/2024	77600	Northstar Concrete	Multiple	31-00-5022.02	Bike Park plan	3,500.00
Total 3100502202:							3,500.00
3100520701							
77588							
10/24	10/23/2024	77588	DBC Irrigation Supply	Multiple	31-00-5207.01	Pioneer Park	2,562.20
77635							
10/24	10/28/2024	77635	Jones Excavating & Plumbi	Multiple	31-00-5207.01	Pioneer Park	3,376.28
Total 3100520701:							5,938.48
3300502000							
77618							
10/24	10/24/2024	77618	Infusion Architects	6	33-00-5020.00	Professional Fees	3,500.00
77654							
10/24	10/28/2024	77654	Infusion Architects	7	33-00-5020.00	Professional Fees	2,400.00
77679							
10/24	10/31/2024	77679	Colorado Center for Comm	211-6310027	33-00-5020.00	Professional Fees	2,580.00
Total 3300502000:							8,480.00
3400501301							
77626							
10/24	10/28/2024	77626	BK Tire, Inc	Multiple	34-00-5013.01	Vehicle Maintenance	957.90
Total 3400501301:							957.90
3400504601							
77413							
10/24	10/22/2024	77413	Furnas, Paul	UNIFORM 10	34-00-5046.01	Uniforms	75.38
77415							
10/24	10/22/2024	77415	Koons, Brandon	UNIFORM 10	34-00-5046.01	Uniforms	116.19
77416							
10/24	10/22/2024	77416	Miller, Austin	UNIFORM 10	34-00-5046.01	Uniforms	22.69
Total 3400504601:							214.26
3400505801							
77393							
10/24	10/10/2024	77393	MAC Electric	Multiple	34-00-5058.01	Equipment Maintenance	.00
77405							
10/24	10/10/2024	77405	MAC Equipment	Multiple	34-00-5058.01	Equipment Maintenance	337.43
Total 3400505801:							337.43
3400507202							
77650							
10/24	10/28/2024	77650	Blue River Forestry and Tr	148385	34-00-5072.02	Tree Maint.-Parks	2,100.00
Total 3400507202:							2,100.00
3400507703							
77467							
10/24	10/09/2024	77467	Fort Collins Wholesale Nur	183285	34-00-5077.03	Tree Replacement	1,052.60

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 3400507703:							1,052.60
3400526600							
77670							
10/24	10/30/2024	77670	Wenk Associates, Inc.	502052	34-00-5266.00	Arboretum at Waggener Farm	17,562.59
Total 3400526600:							17,562.59
3600430600							
77400							
10/24	10/10/2024	77400	Roof Evolution	24BER-0074	36-00-4306-00	County Open Space Revenue	762.93
77409							
10/24	10/22/2024	77409	Barlo LLC	24BER-0097	36-00-4306-00	County Open Space Revenue	517.73
77548							
10/24	10/31/2024	77548	Larimer County Sales Tax	OCTOBER 2	36-00-4306-00	County Open Space Revenue	36,497.52
Total 3600430600:							37,778.18
3600517100							
77408							
10/24	10/16/2024	77408	Land Title Guarantee Com	EARNEST-S	36-00-5171.00	Land Acquisition	20,000.00
Total 3600517100:							20,000.00
3600526800							
77647							
10/24	10/28/2024	77647	Mountain View Commercial	14003	36-00-5268.00	Berthoud Reservoir park Maint	4,345.00
Total 3600526800:							4,345.00
3700471300							
77390							
10/24	10/10/2024	77390	Anderson, Matthew	CB 88	37-00-4713-00	Marker Sales	130.70
77518							
10/24	10/29/2024	77518	Kelley, Dianne	CB 86	37-00-4713-00	Marker Sales	118.70
Total 3700471300:							249.40
3700504602							
77417							
10/24	10/22/2024	77417	Pickard, Sam	UNIFORM 10	37-00-5046.02	Uniforms	248.46
Total 3700504602:							248.46
3700505702							
77632							
10/24	10/28/2024	77632	Green Hills Sod Farm Inc	78153	37-00-5057.02	Repair & Maintenance	182.00
Total 3700505702:							182.00
3700505902							
77491							
10/24	10/10/2024	77491	Coldspring	2277445	37-00-5059.02	Marker Sales	373.50
77651							
10/24	10/28/2024	77651	Coldspring	RI 2291231	37-00-5059.02	Marker Sales	319.50

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 3700505902:							693.00
3900501302							
77440							
10/24	10/03/2024	77440	University Auto Parts-NAP	Multiple	39-00-5013.02	Vehicle Maintenance	179.59
77470							
10/24	10/09/2024	77470	Hays Market	SEPT24	39-00-5013.02	Vehicle Maintenance	101.20
77476							
10/24	10/09/2024	77476	Mainstreet Car Care & Qui	Multiple	39-00-5013.02	Vehicle Maintenance	1,484.06
77627							
10/24	10/28/2024	77627	B-Town Automotive	43724	39-00-5013.02	Vehicle Maintenance	260.00
Total 3900501302:							2,024.85
3900502000							
77615							
10/24	10/24/2024	77615	Felsburg Holt & Ullevig	42649	39-00-5020.00	Professional Services	10,466.25
Total 3900502000:							10,466.25
3900511402							
103124331							
10/24	10/31/2024	103124	WEX BANK	OCTOBER 2	39-00-5114.02	Gas & Oil	2,940.77
Total 3900511402:							2,940.77
4000511400							
77471							
10/24	10/09/2024	77471	HDR Engineering	1200659291	40-00-5114.00	Spartan Design and Crossing	4,794.47
77481							
10/24	10/09/2024	77481	Wilson Williams Fellman Di	1022	40-00-5114.00	Spartan Design and Crossing	147.00
77583							
10/24	10/23/2024	77583	BNSF Railway Company	90274794	40-00-5114.00	Spartan Design and Crossing	421.39
Total 4000511400:							5,362.86
5100461000							
77539							
10/24	10/31/2024	77539	Town of Johnstown	OCTOBER 2	51-00-4610.00	Sales Tax Revenue	7,629.24
Total 5100461000:							7,629.24
5100501201							
77610							
10/24	10/23/2024	77610	XCEL Energy	SEPT24-2	51-00-5012.01	Utilities	524.67
Total 5100501201:							524.67
5100503800							
77677							
10/24	10/30/2024	77677	Schneider, Carl	72	51-00-5038.00	Sidewalk Improvements	2,650.00
Total 5100503800:							2,650.00
5100523900							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77486							
10/24	10/10/2024	77486	Lucero Concrete	4	51-00-5239.00	Street Improvements	94,956.00
Total 5100523900:							94,956.00
5100524400							
77472							
10/24	10/09/2024	77472	Integrated Site Services In	2268	51-00-5244.00	I-25 Design	1,312.50
Total 5100524400:							1,312.50
5200440000							
77401							
10/24	10/10/2024	77401	Roof Link	24BER-0072	52-00-4400-00	Sales Tax Revenue	634.80
Total 5200440000:							634.80
5201500801							
77456							
10/24	10/09/2024	77456	American DataBank LLC	2409280	52-01-5008.01	Background/Physicals	208.64
Total 5201500801:							208.64
5201500901							
77614							
10/24	10/24/2024	77614	Express Toll	2096800404	52-01-5009.01	Training/Education/Travel	15.50
Total 5201500901:							15.50
5201501101							
77493							
10/24	10/10/2024	77493	Hilltop Broadband	Multiple	52-01-5011.01	Telephone/Internet	598.55
77623							
10/24	10/28/2024	77623	AT&T Mobility	OCT24	52-01-5011.01	Telephone/Internet	868.05
Total 5201501101:							1,466.60
5201501201							
77482							
10/24	10/09/2024	77482	XCEL Energy	SEPT2024	52-01-5012.01	Utilities	23,750.26
Total 5201501201:							23,750.26
5201502004							
77495							
10/24	10/10/2024	77495	Xerox Business Solutions	5310106	52-01-5020.04	Purchased Services	26.90
Total 5201502004:							26.90
5201505404							
77398							
10/24	10/10/2024	77398	Republic Services	Multiple	52-01-5054.04	Trash Service	634.85
Total 5201505404:							634.85
5202510201							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77655							
10/24	10/28/2024	77655	MI Sports and Casuals	1035568	52-02-5102.01	Supplies/Equipment	1,199.50
Total 5202510201:							1,199.50
5203501701							
77653							
10/24	10/28/2024	77653	Holbrook Service	A-48599	52-03-5017.01	Building Maintenance/Repair	2,499.00
Total 5203501701:							2,499.00
5203505701							
77644							
10/24	10/28/2024	77644	Total Fire Protection	12516431	52-03-5057.01	Equipment Maintenance/Repair	475.99
77662							
10/24	10/28/2024	77662	Total Fire Protection	12517231	52-03-5057.01	Equipment Maintenance/Repair	1,064.72
Total 5203505701:							1,540.71
5203510201							
77633							
10/24	10/28/2024	77633	HD Supply formerly Home	Multiple	52-03-5102.01	Supplies/Equipment	1,546.84
Total 5203510201:							1,546.84
5205502004							
77637							
10/24	10/28/2024	77637	M Rockys Pool Builders	20776	52-05-5020.04	Purchased Services	2,830.00
Total 5205502004:							2,830.00
5205505701							
77680							
10/24	10/31/2024	77680	Marina Pool, Spa & Patio	01014465	52-05-5057.01	Equipment Maintenance/Repair	17.06
Total 5205505701:							17.06
5205505703							
77436							
10/24	10/03/2024	77436	Sentry Valve Co Inc.	100	52-05-5057.03	Boiler Room Maintenance/Repair	1,482.50
Total 5205505703:							1,482.50
5205506001							
76537							
10/24	10/09/2024	76537	The Aqueous Solution, Inc	Multiple	52-05-5060.01	Chemicals	1,161.14-
77404							
10/24	10/09/2024	77404	The Aqueous Solution, Inc	Multiple	52-05-5060.01	Chemicals	1,161.14
77437							
10/24	10/03/2024	77437	The Aqueous Solution, Inc	Multiple	52-05-5060.01	Chemicals	1,822.75
77489							
10/24	10/10/2024	77489	The Aqueous Solution, Inc	17667	52-05-5060.01	Chemicals	704.68
77661							
10/24	10/28/2024	77661	The Aqueous Solution, Inc	Multiple	52-05-5060.01	Chemicals	1,788.43
Total 5205506001:							4,315.86

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
5205511001							
77484							
10/24	10/10/2024	77484	Larimer Co Dept of Health	LARI_EHS20	52-05-5110.01	Permits/Building License	147.00
Total 5205511001:							147.00
5207502004							
77423							
10/24	10/03/2024	77423	Crest Robotics and Compu	3295	52-07-5020.04	Purchased Services	1,092.00
77585							
10/24	10/23/2024	77585	Choose Well Nutrition, LLC	SEPT24	52-07-5020.04	Purchased Services	42.00
77605							
10/24	10/23/2024	77605	The Cheer and Dance Con	3340	52-07-5020.04	Purchased Services	945.00
77649							
10/24	10/28/2024	77649	Tang Soo Do Concepts LL	3293	52-07-5020.04	Purchased Services	1,372.00
Total 5207502004:							3,451.00
5207502104							
77483							
10/24	10/10/2024	77483	Berthoud Local	210	52-07-5021.04	Wildfire Class	134.40
77645							
10/24	10/28/2024	77645	Berthoud Local	211	52-07-5021.04	Wildfire Class	28.80
Total 5207502104:							163.20
5208502031							
77640							
10/24	10/28/2024	77640	Northern Colorado Sports	Multiple	52-08-5020.31	Officials-Adult Volleyball	3,915.00
77656							
10/24	10/28/2024	77656	Northern Colorado Sports	Multiple	52-08-5020.31	Officials-Adult Volleyball	2,730.00
Total 5208502031:							6,645.00
5235525400							
77419							
10/24	10/22/2024	77419	UMB BANK	BTHO 2024	52-35-5254.00	COP Payment	754,000.00
Total 5235525400:							754,000.00
5240570100							
77435							
10/24	10/03/2024	77435	Recreation Plus	11613	52-40-5701.00	Waggener Farm Park maint	1,310.00
77607							
10/24	10/23/2024	77607	Thirsty Soil Solutions	9294	52-40-5701.00	Waggener Farm Park maint	1,725.00
77643							
10/24	10/28/2024	77643	Recreation Plus	11673	52-40-5701.00	Waggener Farm Park maint	2,486.00
Total 5240570100:							5,521.00
5240570200							
77629							
10/24	10/28/2024	77629	Colorado Portables	I22479	52-40-5702.00	Berthoud Bike Park maint	300.00
Total 5240570200:							300.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Grand Totals:							3,012,252.12

October 2024

Beginning and ending fund balances are not included in YTD and TOTAL Budget columns.

GENERAL FUND

REVENUE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TAXES	$ 602,750.35	$ 7,809,525.68	$ 7,383,625.00	$ 8,860,350.00	105.8%
LICENSES & PERMITS	$ 15,489.67	$ 192,693.27	$ 199,750.00	$ 239,700.00	96.5%
INTERGOVERNMENTAL REVENUE	$ 45,714.32	$ 515,961.43	$ 430,070.00	$ 516,084.00	120.0%
FINES	$ 2,430.00	$ 32,975.00	$ 17,500.00	$ 21,000.00	188.4%
MISCELLANEOUS	$ 302,020.60	$ 2,843,583.46	$ 2,145,000.00	$ 2,574,000.00	132.6%
TRANSFERS	$ 29,336.92	$ 4,797,713.47	$ 4,048,580.00	$ 4,858,298.00	118.5%
PROPERTY SALES & DONATIONS & INS CLAIM	$ -	$ 2,572.77	$ -	$ -	0.0%
RECREATION	$ (1,029.50)	$ 180,546.60	$ 137,833.33	$ 165,400.00	131.0%
PARKS	$ 351.00	$ 13,362.50	$ 6,416.67	$ 7,700.00	208.2%
LEASE REVENUE	$ 8,593.56	$ 83,708.78	$ 57,041.67	$ 68,450.00	146.8%
TOTAL REVENUE GENERAL FUND	**$ 1,005,656.92**	**$ 16,472,642.96**	**$ 14,425,816.67**	**$ 17,310,982.00**	114.2%

ADMINISTRATION

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
ADMIN SALARIES/TAXES/BENEFITS	$ 123,927.16	$ 1,272,151.51	$ 1,328,708.33	$ 1,594,450.00	95.7%
GENERAL OFFICE OTHER	$ 28,429.04	$ 574,293.99	$ 650,212.50	$ 780,255.00	88.3%
ELECTIONS	$ -	$ 39,334.89	$ 54,583.33	$ 65,500.00	0.0%
MUNICIPAL COURT	$ 6,305.51	$ 37,712.93	$ 47,333.33	$ 56,800.00	79.7%
BOARD & BOARD MEETINGS	$ 844.59	$ 83,191.25	$ 95,920.00	$ 115,100.00	86.7%
FINANCE	$ -	$ 10,544.26	$ 16,666.67	$ 20,000.00	63.3%
BUILDING MAINTENANCE	$ 3,482.90	$ 38,833.12	$ 58,333.33	$ 70,000.00	66.6%
COMMUNITY SUPPORT	$ -	$ 71,470.79	$ 85,000.00	$ 102,000.00	84.1%
TRANSFERS	$ 1,666.67	$ 16,666.70	$ 16,666.67	$ 20,000.00	100.0%
TOTAL ADMIN EXPENDITURES	$ 164,655.87	$ 2,144,199.44	$ 2,353,424.17	$ 2,824,105.00	91.1%

PUBLIC SAFETY DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
CODE ENFORCEMENT (INCLUDES SALARY)	$ 9,730.82	$ 104,698.44	$ 154,894.17	$ 185,873.00	67.6%
LSCO ADMIN SUPPLIES	$ -	$ 89.77	$ 1,250.00	$ 1,500.00	7.2%
ANIMAL CONTROL	$ 4,354.67	$ 43,546.70	$ 48,333.33	$ 58,000.00	90.1%
TRAFFIC CONTROL/PEDESTRIAN SAFETY/ABATE	$ -	$ 1,318.00	$ 833.33	$ 1,000.00	158.2%
DRUG EDUCATION/PUBLIC EVENTS	$ -	$ 1,477.00	$ 35,000.00	$ 42,000.00	4.2%
LARIMER COUNTY SHERIFF	$ -	$ 1,851,429.00	$ 2,058,333.33	$ 2,470,000.00	89.9%
TOTAL PUBLIC SAFETY EXPENDITURES	$ 14,085.49	$ 2,002,558.91	$ 2,298,644.17	$ 2,758,373.00	87.1%

STREETS DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 45,846.12	$ 434,247.62	$ 544,844.17	$ 653,813.00	79.7%
ADMINISTRATION OTHER	$ 2,295.85	$ 15,850.37	$ 24,083.33	$ 28,900.00	65.8%
STREET REPAIR/MAINTENANCE	$ 14,839.00	$ 165,850.91	$ 225,000.00	$ 270,000.00	73.7%
CONTRACT SERVICES	$ 3,383.00	$ 49,846.79	$ 41,666.67	$ 50,000.00	119.6%
SIGNAGE	$ 2,689.50	$ 31,332.99	$ 33,333.33	$ 40,000.00	94.0%
SNOW REMOVAL	$ 13,183.05	$ 13,183.05	$ 54,166.67	$ 65,000.00	24.3%
SHOP & VEHICLE MAINTENANCE	$ 14,058.47	$ 83,597.25	$ 113,333.33	$ 136,000.00	73.8%
TOTAL STREETS EXPENDITURES	$ 96,294.99	$ 793,908.98	$ 1,036,427.50	$ 1,243,713.00	76.6%

RECREATION DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
ADMIN SALARIES/TAXES/BENEFITS	$ 22,994.14	$ 241,659.96	$ 233,039.17	$ 279,647.00	103.7%
ADMINISTRATION (SUPPLIES,CONCESSIONS)	$ 3,038.35	$ 25,097.79	$ 52,858.33	$ 63,430.00	47.5%
FLAG FOOTBALL	$ 1,282.76	$ 18,908.92	$ 12,933.33	$ 15,520.00	146.2%
TRACK	$ 589.33	$ 5,030.09	$ 5,258.33	$ 6,310.00	95.7%
TENNIS	$ 49.95	$ 3,469.22	$ 4,866.67	$ 5,840.00	71.3%
ADULT SOFTBALL	$ -	$ -	$ 4,708.33	$ 5,650.00	0.0%
YOUTH BASEBALL	$ -	$ 15,492.47	$ 17,375.00	$ 20,850.00	89.2%
YOUTH SOFTBALL	$ -	$ 9,008.22	$ 10,008.33	$ 12,010.00	90.0%
ADULT KICKBALL	$ -	$ 856.60	$ 3,550.00	$ 4,260.00	24.1%
ADULT SOCCER	$ 220.00	$ 3,471.50	$ 3,750.00	$ 4,500.00	92.6%
SOCCER	$ 2,154.82	$ 16,645.80	$ 19,666.67	$ 23,600.00	84.6%
CAMPS/TOURNAMENTS	$ 411.95	$ 6,415.62	$ 8,366.67	$ 10,040.00	76.7%
ADDITIONAL PROGRAMS	$ -	$ 377.15	$ 5,333.33	$ 6,400.00	7.1%
TOTAL RECREATION EXPENDITURES	$ 30,741.30	$ 346,433.34	$ 381,714.17	$ 458,057.00	90.8%

PARKS DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 46,035.41	$ 473,144.66	$ 615,235.83	$ 738,283.00	76.9%
ADMINISTRATION OTHER	$ 2,143.24	$ 14,782.28	$ 25,000.00	$ 30,000.00	59.1%
INSECT CONTROL	$ -	$ 39,146.66	$ 37,500.00	$ 45,000.00	104.4%
FACILITIES MAINTENANCE	$ 2,294.13	$ 28,638.44	$ 36,666.67	$ 44,000.00	78.1%
TURF/BALLFIELDS	$ 4,371.45	$ 79,876.00	$ 119,583.33	$ 143,500.00	66.8%
GENERAL PARKS	$ 2,957.29	$ 76,640.87	$ 96,666.67	$ 116,000.00	79.3%
FLEET MAINTENANCE	$ 1,197.00	$ 9,242.21	$ 26,666.67	$ 32,000.00	34.7%
SEASONAL DECORATIONS/BANNERS	$ 4,081.32	$ 6,981.60	$ 14,166.67	$ 17,000.00	49.3%
TRANSFER TO FORESTRY	$ 41,666.67	$ 416,666.70	$ 416,666.67	$ 500,000.00	100.0%
TOTAL PARKS EXPENDITURES	$ 104,746.51	$ 1,145,119.42	$ 1,388,152.50	$ 1,665,783.00	82.5%

ECONOMIC DEVELOPMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 14,434.88	$ 146,768.66	$ 149,250.83	$ 179,101.00	98.3%
ADMINISTRATION OTHER	$ 917.78	$ 21,567.27	$ 31,287.50	$ 37,545.00	68.9%
BUSINESS DEVELOPMENT/MARKETING	$ 1,864.30	$ 67,832.90	$ 90,520.83	$ 108,625.00	74.9%
GRANTS - MARKET STUDY & FAÇADE/SIGN	$ -	$ 16,000.00	$ 40,000.00	$ 48,000.00	40.0%
TOTAL ECONOMIC DEV EXPENDITURES	$ 17,216.96	$ 252,168.83	$ 311,059.17	$ 373,271.00	81.1%

BUILDING DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 15,401.12	$ 139,032.86	$ 209,229.17	$ 251,075.00	66.5%
ADMINISTRATION OTHER	$ 317.26	$ 4,547.92	$ 19,112.50	$ 22,935.00	23.8%
INSPECTIONS	$ 59,794.73	$ 649,933.65	$ 750,000.00	$ 900,000.00	86.7%
TOTAL BUILDING DEPARMENT EXPENDITURES	$ 75,513.11	$ 793,514.43	$ 978,341.67	$ 1,174,010.00	81.1%

PLANNING DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 26,915.62	$ 258,682.39	$ 249,056.67	$ 298,868.00	103.9%
ADMINISTRATION OTHER	$ 1,688.65	$ 14,051.93	$ 19,862.50	$ 23,835.00	70.7%
COMMISSION SUPPORT	$ 1,155.03	$ 5,192.48	$ 9,583.33	$ 11,500.00	54.2%
DEVELOPMENT REVIEW	$ 41,446.34	$ 184,962.79	$ 100,000.00	$ 120,000.00	185.0%
COMPREHENSIVE PLANNING	$ 61,057.78	$ 103,168.97	$ 201,666.67	$ 242,000.00	51.2%
TOTAL PLANNING DEPARTMENT EXPENDITURES	$ 132,263.42	$ 566,058.56	$ 580,169.17	$ 696,203.00	97.6%

ENGINEERING

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ -	$ -	$ 239,559.17	$ 287,471.00	0.0%
ADMINISTRATION OTHER	$ 3,296.28	$ 5,096.28	$ 10,325.00	$ 12,390.00	49.4%
TOTAL ENGINEERING EXPENDITURES	$ 3,296.28	$ 5,096.28	$ 249,884.17	$ 299,861.00	2.0%

COMMUNITY OUTREACH

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 7,381.57	$ 76,794.82	$ 79,701.67	$ 95,642.00	96.4%
ADMINISTRATION OTHER	$ 292.72	$ 1,559.10	$ 24,120.83	$ 28,945.00	6.5%
COMMUNITY SUPPORT	$ 360.00	$ 8,579.34	$ 26,250.00	$ 31,500.00	32.7%
TOTAL COMMUNITY OUTREACH EXPENDITURES	$ 8,034.29	$ 86,933.26	$ 130,072.50	$ 156,087.00	66.8%

TOWN HALL-MOUNTAIN AVE

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
INSURANCE AND TAXES	$ -	$ -	$ 30,833.33	$ 37,000.00	0.0%
BUILDING MAINTENANCE	$ 856.93	$ 10,127.21	$ 7,583.33	$ 9,100.00	133.5%
BUILDING REPAIRS	$ -	$ 282.00	$ -	$ -	0.0%
ELEVATOR MAINTENANCE	$ -	$ 3,618.40	$ 3,750.00	$ 4,500.00	96.5%
HOA FEES	$ 4,460.91	$ 44,315.93	$ 40,000.00	$ 48,000.00	0.0%
DESIGN	$ -	$ 942.92	$ -	$ -	0.0%
TOTAL MOUNTAIN AVE EXPENDITURES	**$ 5,317.84**	**$ 59,286.46**	**$ 82,166.67**	**$ 98,600.00**	72.2%

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL G.F.C.I. EXPENDITURES	$ 16,047.30	$ 6,882,998.97	$ 9,639,000.00	$ 11,566,800.00	71.4%
TOTAL CONTRIBUTION EXPENDITURES	$ 343.98	$ 102,485.79	$ 102,250.00	$ 122,700.00	100.2%
TOTAL EXPENDITURES GENERAL FUND	**$ 668,557.34**	**$ 15,180,762.67**	**$ 19,531,305.83**	**$ 23,437,563.00**	
TOTAL REVENUE OVER EXPENDITURES	**$ 337,099.58**	**$ 1,291,880.29**	**$ (5,105,489.17)**	**$ (6,126,581.00)**	

WATER FUND

SOURCE OF SUPPLY

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL SOURCE OF SUPPLY REVENUE	$ 174,001.41	$ 3,115,963.90	$ 2,551,041.70	$ 2,061,250.00	122.1%
TOTAL SOURCE OF SUPPLY EXPENDITURES	$ 303,922.14	$ 6,296,823.35	$ 9,212,325.00	$ 11,054,790.00	68.4%
NET REVENUE OVER EXPENDITURES	**$ (129,920.73)**	**$ (3,180,859.45)**	**$ (6,661,283.30)**	**$ (8,993,540.00)**	

WATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WATER OPERATING REVENUE	$ 547,553.37	$ 4,081,848.77	$ 3,406,666.67	$ 4,088,000.00	119.8%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 51,471.08	$ 494,431.57	$ 754,874.17	$ 905,849.00	65.5%
ADMINISTRATION OTHER	$ 65,876.36	$ 531,258.32	$ 465,375.00	$ 558,450.00	114.2%
DISTRIBUTION	$ 41,964.14	$ 334,146.84	$ 267,500.00	$ 321,000.00	124.9%
TREATMENT	$ 28,262.16	$ 704,174.50	$ 572,500.00	$ 687,000.00	123.0%
PROFESSIONAL SERVICES	$ 40,581.28	$ 445,607.39	$ 558,750.00	$ 670,500.00	79.8%
UTILITY BILLING	$ 1,861.49	$ 18,207.05	$ 11,000.00	$ 13,200.00	165.5%
IMPROVEMENTS	$ 16,197.70	$ 180,404.80	$ 959,416.67	$ 1,151,300.00	18.8%
TRANSFER	$ 18,375.00	$ 183,750.00	$ 549,903.33	$ 659,884.00	33.4%
TOTAL WATER OPERATING EXPENDITURES	$ 264,589.21	$ 2,891,980.47	$ 4,139,319.17	$ 4,967,183.00	69.9%
NET REVENUE OVER EXPENDITURES	**$ 282,964.16**	**$ 1,189,868.30**	**$ (732,652.50)**	**$ (879,183.00)**	

WATER PLANT CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WATER PLANT CAPITAL REVENUE	$ 192,219.56	$ 1,995,633.71	$ 1,964,086.67	$ 2,356,904.00	101.6%
TOTAL WATER PLANT CAPITAL EXPENDITURES	$ -	$ 6,806.75	$ 741,666.67	$ 890,000.00	0.9%
NET REVENUE OVER EXPENDITURES	**$ 192,219.56**	**$ 1,988,826.96**	**$ 1,222,420.00**	**$ 1,466,904.00**	
TOTAL WATER FUND REVENUE	$ 913,774.34	$ 9,193,446.38	$ 7,921,795.04	$ 8,506,154.00	116.1%
TOTAL WATER FUND EXPENDITURES	$ 568,511.35	$ 9,195,610.57	$ 14,093,310.84	$ 16,911,973.00	65.2%
NET REVENUE OVER EXPENDITURES	**$ 345,262.99**	**$ (2,164.19)**	**$ (6,171,515.80)**	**$ (8,405,819.00)**	

WASTEWATER FUND

WASTEWATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WASTEWATER REVENUE	$ 376,189.66	$ 3,651,172.87	$ 2,683,750.00	$ 3,220,500.00	136.0%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 17,429.37	$ 185,356.41	$ 266,790.00	$ 320,148.00	69.5%
ADMINISTRATION OTHER	$ 3,110.50	$ 143,391.37	$ 158,166.67	$ 189,800.00	90.7%
MAIN WASTEWATER TREATMENT PLANT	$ 50,322.44	$ 509,846.76	$ 516,333.33	$ 619,600.00	98.7%
REGIONAL I-25 TREATMENT PLAN	$ 16,092.94	$ 131,617.90	$ 112,083.33	$ 134,500.00	117.4%
COLLECTION SYSTEM	$ 1,397.00	$ 94,665.90	$ 173,333.33	$ 208,000.00	54.6%
PROFESSIONAL SERVICES	$ 43,739.76	$ 612,521.37	$ 569,166.67	$ 683,000.00	107.6%
UTILITY BILLING	$ 2,842.83	$ 22,004.15	$ 11,000.00	$ 13,200.00	200.0%
TRANSFER	$ 8,750.00	$ 87,500.00	$ 87,500.00	$ 105,000.00	100.0%
IMPROVEMENTS	$ 33,763.37	$ 131,658.91	$ 2,833,333.33	$ 3,400,000.00	4.6%
BOND	$ -	$ 831,862.74	$ 794,806.67	$ 953,768.00	104.7%
TOTAL WASTEWATER EXPENDITURES	$ 177,448.21	$ 2,750,425.51	$ 5,522,513.33	$ 6,627,016.00	49.8%
NET REVENUE OVER EXPENDITURES	**$ 198,741.45**	**$ 900,747.36**	**$ (2,838,763.33)**	**$ (3,406,516.00)**	

WASTEWATER CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WASTEWATER CAPITAL REVENUE	$ 221,859.75	$ 2,031,707.01	$ 1,745,858.33	$ 2,095,030.00	116.4%
TOTAL WASTEWATER CAPITAL EXPENDITURES	$ 37,344.26	$ 1,131,972.48	$ 1,438,333.33	$ 1,726,000.00	78.7%
NET REVENUE OVER EXPENDITURES	**$ 184,515.49**	**$ 899,734.53**	**$ 307,525.00**	**$ 369,030.00**	
TOTAL WASTEWATER FUND REVENUE	$ 598,049.41	$ 5,682,879.88	$ 4,429,608.33	$ 5,315,530.00	128.3%
TOTAL WASTEWATER FUND EXPENDITURES	$ 214,792.47	$ 3,882,397.99	$ 6,960,846.66	$ 8,353,016.00	55.8%
TOTAL REVENUE OVER EXPENDITURES	**$ 383,256.94**	**$ 1,800,481.89**	**$ (2,531,238.33)**	**$ (3,037,486.00)**	

STORM WATER FACILITIES FUND

STORM WATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL STORM WATER REVENUE	$ 69,907.38	$ 681,002.80	$ 458,333.33	$ 550,000.00	148.6%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ -	$ 1,636.86	$ -	$ -	0.0%
ADMINISTRATION OTHER	$ 875.00	$ 9,846.92	$ 675.00	$ 810.00	1458.8%
STREET CLEANING	$ 3,000.39	$ 23,708.67	$ 88,750.00	$ 106,500.00	26.7%
PROFESSIONAL SERVICES	$ 72.50	$ 9,908.75	$ 87,500.00	$ 105,000.00	11.3%
IMPROVEMENTS	$ 36.25	$ 14,042.50	$ 33,333.33	$ 40,000.00	42.1%
TOTAL STORM WATER EXPENDITURES	$ 3,984.14	$ 59,143.70	$ 210,258.33	$ 252,310.00	28.1%
NET REVENUE OVER EXPENDITURES	**$ 65,923.24**	**$ 621,859.10**	**$ 248,075.00**	**$ 297,690.00**	

STORM WATER CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL STORM WATER CAPITAL REVENUE	$ 54,305.08	$ 994,313.63	$ 440,000.00	$ 528,000.00	226.0%
TOTAL STORM WATER CAPITAL EXPENDITURES	$ 5,776.25	$ 58,221.00	$ 1,475,833.33	$ 1,771,000.00	3.9%
NET REVENUE OVER EXPENDITURES	**$ 48,528.83**	**$ 936,092.63**	**$ (1,035,833.33)**	**$ (1,243,000.00)**	
TOTAL STORM WATER FUND REVENUE	$ 124,212.46	$ 1,675,316.43	$ 898,333.33	$ 1,078,000.00	186.5%
TOTAL STORM WATER FUND EXPENDITURES	$ 9,760.39	$ 117,364.70	$ 1,686,091.66	$ 2,023,310.00	7.0%
TOTAL REVENUE OVER EXPENDITURES	**$ 114,452.07**	**$ 1,557,951.73**	**$ (787,758.33)**	**$ (945,310.00)**	

SPECIAL REVENUE FUNDS

PARK DEVELOPMENT

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PARK DEVELOPMENT REVENUE	$ 66,329.78	$ 834,608.46	$ 805,208.33	$ 966,250.00	103.7%
TOTAL PARK DEVELOPMENT EXPENDITURES	$ 54,795.23	$ 741,736.54	$ 1,312,500.00	$ 1,575,000.00	56.5%
NET REVENUE OVER EXPENDITURES	**$ 11,534.55**	**$ 92,871.92**	**$ (507,291.67)**	**$ (608,750.00)**	

PARK DEDICATION

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PARK DEDICATION REVENUE	$ 18,279.57	$ 223,500.99	$ 221,041.67	$ 265,250.00	101.1%
TOTAL PARK DEDICATION EXPENDITURES	$ -	$ -	$ 130,000.00	$ 156,000.00	0.0%
NET REVENUE OVER EXPENDITURES	**$ 18,279.57**	**$ 223,500.99**	**$ 91,041.67**	**$ 109,250.00**	

PUBLIC FACILITIES

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PUBLIC FACILITIES REVENUE	$ 25,581.58	$ 295,396.56	$ 254,583.33	$ 305,500.00	116.0%
TOTAL PUBLIC FACILITIES EXPENDITURES	$ 4,980.00	$ 69,450.00	$ 441,583.33	$ 529,900.00	15.7%
NET REVENUE OVER EXPENDITURES	**$ 20,601.58**	**$ 225,946.56**	**$ (187,000.00)**	**$ (224,400.00)**	

CONSERVATION TRUST/FORESTRY

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL CONSERVATION TRUST REVENUE	$ 43,941.55	$ 551,540.40	$ 529,166.67	$ 635,000.00	104.2%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 31,232.11	$ 308,457.76	$ 358,030.83	$ 429,637.00	86.2%
ADMINISTRATION OTHER	$ 1,207.82	$ 7,931.04	$ 11,091.67	$ 13,310.00	71.5%
FLEET MAINTENANCE	$ 2,700.54	$ 33,708.90	$ 35,000.00	$ 42,000.00	96.3%
PARK MAINTENANCE & IMPROVEMENTS	$ 4,517.59	$ 151,867.19	$ 423,250.00	$ 507,900.00	35.9%
TREE MAINTENANCE	$ 4,653.00	$ 65,545.72	$ 55,833.33	$ 67,000.00	117.4%
EAB RESPONSE	$ -	$ -	$ 37,500.00	$ 45,000.00	0.0%
TOTAL CONSERVATION TRUST EXPENDITURES	$ 44,311.06	$ 567,510.61	$ 920,705.83	$ 1,104,847.00	61.6%
NET REVENUE OVER EXPENDITURES	**$ (369.51)**	**$ (15,970.21)**	**$ (391,539.16)**	**$ (469,847.00)**	

LARIMER COUNTY OPEN SPACE TAX

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL LARIMER COUNTY REVENUE	$ 39,948.47	$ 305,102.10	$ 470,833.33	$ 565,000.00	64.8%
TOTAL LARIMER COUNTY EXPENDITURES	$ 23,182.35	$ 586,324.56	$ 536,716.67	$ 644,060.00	109.2%
NET REVENUE OVER EXPENDITURES	**$ 16,766.12**	**$ (281,222.46)**	**$ (65,883.34)**	**$ (79,060.00)**	

CEMETERY ENDOWMENT

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL CEMETERY ENDOWMENT REVENUE	$ 7,913.52	$ 71,679.10	$ 64,166.67	$ 77,000.00	111.7%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 4,008.83	$ 46,171.04	$ 56,361.67	$ 67,634.00	81.9%
FUNERALS	$ -	$ -	$ 2,500.00	$ 3,000.00	0.0%
MAINTENANCE	$ 1,592.79	$ 13,256.11	$ 23,841.67	$ 28,610.00	55.6%
IMPROVEMENTS	$ -	$ 23,772.98	$ 29,166.67	$ 35,000.00	0.0%
TOTAL CEMETERY ENDOWMENT EXPENDITURES	$ 5,601.62	$ 83,200.13	$ 111,870.00	$ 134,244.00	74.4%
NET REVENUE OVER EXPENDITURES	**$ 2,311.90**	**$ (11,521.03)**	**$ (47,703.33)**	**$ (57,244.00)**	

BATS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL BATS REVENUE	$ 5,320.81	$ 129,290.38	$ 68,750.00	$ 82,500.00	188.1%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 8,699.77	$ 94,110.37	$ 102,847.50	$ 123,417.00	91.5%
ADMINISTRATION OTHER	$ 3.99	$ 498.22	$ 6,091.67	$ 7,310.00	8.2%
DRIVING	$ 972.91	$ 19,074.15	$ 25,500.00	$ 30,600.00	74.8%
SERVICES	$ -	$ 116,870.75	$ 111,666.67	$ 134,000.00	104.7%
TOTAL BATS EXPENDITURES	$ 9,676.67	$ 230,553.49	$ 246,105.83	$ 295,327.00	93.7%
NET REVENUE OVER EXPENDITURES	**$ (4,355.86)**	**$ (101,263.11)**	**$ (177,355.83)**	**$ (212,827.00)**	

ROAD IMPACT FEES

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL ROAD IMPACT REVENUE	$ 70,216.62	$ 513,171.01	$ 744,375.00	$ 893,250.00	68.9%
TOTAL ROAD IMPACT EXPENDITURES	$ 10,202.68	$ 59,475.50	$ 4,027,748.33	$ 4,833,298.00	1.5%
NET REVENUE OVER EXPENDITURES	**$ 60,013.94**	**$ 453,695.51**	**$ (3,283,373.33)**	**$ (3,940,048.00)**	

RECREATIONAL MMJ

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL RECREATIONAL MMJ REVENUES	$ 56,919.48	$ 518,428.28	$ 458,333.33	$ 550,000.00	113.1%
TOTAL RECREATIONAL MMJ EXPENDITURES	$ 132.00	$ 430,955.37	$ 554,166.67	$ 665,000.00	77.8%
NET REVENUE OVER EXPENDITURES	**$ 56,787.48**	**$ 87,472.91**	**$ (95,833.34)**	**$ (115,000.00)**	

1998 1% SALES TAX

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL 1998 1% REVENUE	$ 294,075.57	$ 3,165,451.58	$ 2,818,458.33	$ 3,382,150.00	112.3%
TOTAL 1998 1% EXPENDITURES	$ 614,057.93	$ 4,469,685.67	$ 4,479,166.67	$ 5,375,000.00	99.8%
NET REVENUE OVER EXPENDITURES	**$ (319,982.36)**	**$ (1,304,234.09)**	**$ (1,660,708.34)**	**$ (1,992,850.00)**	

2019 1% SALES TAX

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
RECREATION CENTER REVENUE	$ 130,967.64	$ 1,529,503.75	$ 1,299,416.67	$ 1,559,300.00	117.7%
SALES TAX REVENUE/INTEREST	$ 304,918.16	$ 2,718,996.35	$ 2,336,458.33	$ 2,803,750.00	116.4%
TOTAL 2019 1% REVENUE	$ 435,885.80	$ 4,248,500.10	$ 3,635,875.00	$ 4,363,050.00	116.8%
RECREATION CENTER OPERATING EXPENSES	$ 189,792.83	$ 1,778,208.99	$ 2,091,240.00	$ 2,509,488.00	85.0%
PARK EXPENSES	$ 2,967.10	$ 3,084,878.03	$ 2,646,166.67	$ 3,175,400.00	116.6%
COP PAYMENT AND OTHER EXPENSES	$ 754,000.00	$ 1,140,000.00	$ 950,000.00	$ 1,140,000.00	120.0%
TOTAL 2019 1% EXPENDITURES	$ 946,759.93	$ 6,003,087.02	$ 5,687,406.67	$ 6,824,888.00	105.6%
NET REVENUE OVER EXPENDITURES	**$ (510,874.13)**	**$ (1,754,586.92)**	**$ (2,051,531.67)**	**$ (2,461,838.00)**	
TOTAL SPECIAL FUNDS REVENUE	$ 1,064,412.75	$ 10,856,668.96	$ 10,070,791.66	$ 12,084,950.00	
TOTAL SPECIAL FUNDS EXPENDITURES	$ 1,713,699.47	$ 13,241,978.89	$ 18,447,970.01	$ 22,137,564.00	
TOTAL REVENUE OVER EXPENDITURES	**$ (649,286.72)**	**$ (2,385,309.93)**	**$ (8,377,178.35)**	**$ (10,052,614.00)**	

TOTAL REVENUE	$ 3,706,105.88	$ 43,880,954.61	$ 37,746,345.03	$ 44,295,616.00
TOTAL EXPENDITURES	$ 3,175,321.02	$ 41,618,114.82	$ 60,719,525.00	$ 72,863,426.00

TOWN OF BERTHOUD AT A GLANCE

Monthly Report
NOVEMBER 2024

- Sales & Use Tax revenue is 38.5% **over** budget for the month of November; $1,271,711 was received and $917,917 was budgeted.

- Town Revenue through November including transfers between funds is 15% **over** budget for 2024.

- Town Expenditures through November are 35% **under** budget for 2024.

Sales Tax Review

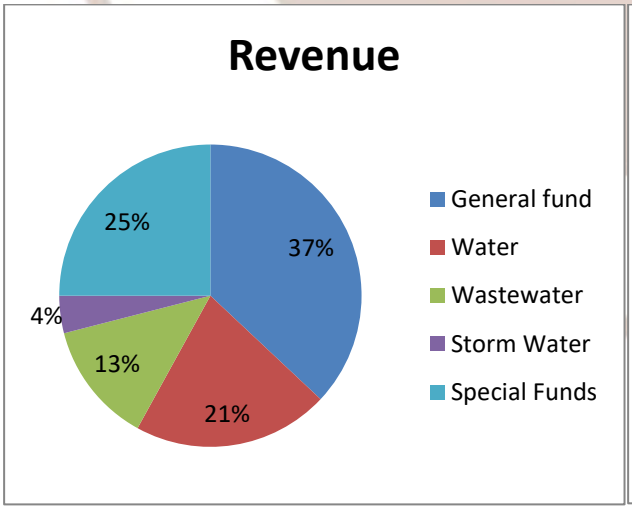
NOVEMBER	Berthoud Sales Tax	Motor Vehicle Use Tax	Building Materials Use Tax	Combined Total
2024	778,238.93	167,613.32	325,858.90	1,271,711.15
2023	751,360.31	135,738.41	310,471.91	1,197,570.63
2022	730,313.34	183,279.83	93,495.70	1,007,088.87
2021	675,424.06	158,279.58	213,038.24	1,046,741.88

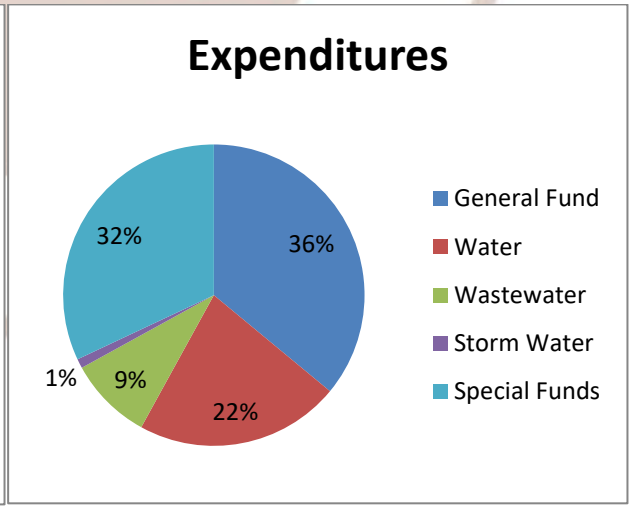
SALES TAX YEAR-TO-DATE FOR 2024 $12,297,074.23

COMBINED STATEMENT OF REVENUES AND EXPENDITURES
NOVEMBER 2024

REVENUE	Current Month	YTD Actual	YTD Budget	% of YTD Budget	% of Annual Budget
General Fund	986,682	17,459,325	15,868,398	110%	101%
Water	970,693	10,164,139	8,713,975	117%	119%
Wastewater	612,560	6,295,440	4,872,569	129%	118%
Storm Water	154,680	1,829,996	988,167	185%	170%
Special Funds	1,283,509	12,140,178	11,077,871	110%	100%
TOTAL REVENUE	**4,008,124**	**47,889,078**	**41,520,980**	**115%**	**108%**

EXPENDITURES	Current Month	YTD Actual	YTD Budget	% of YTD Budget	% of Annual Budget
General Fund	741,854	15,922,617	21,484,436	74%	68%
Water	262,395	9,458,005	15,502,642	61%	56%
Wastewater	236,145	4,118,543	7,656,931	54%	49%
Storm Water	8,511	125,876	1,854,701	7%	6%
Special Funds	610,976	13,852,955	20,292,767	68%	63%
TOTAL EXPENDITURES	**1,859,881**	**43,477,996**	**66,791,477**	**65%**	**60%**





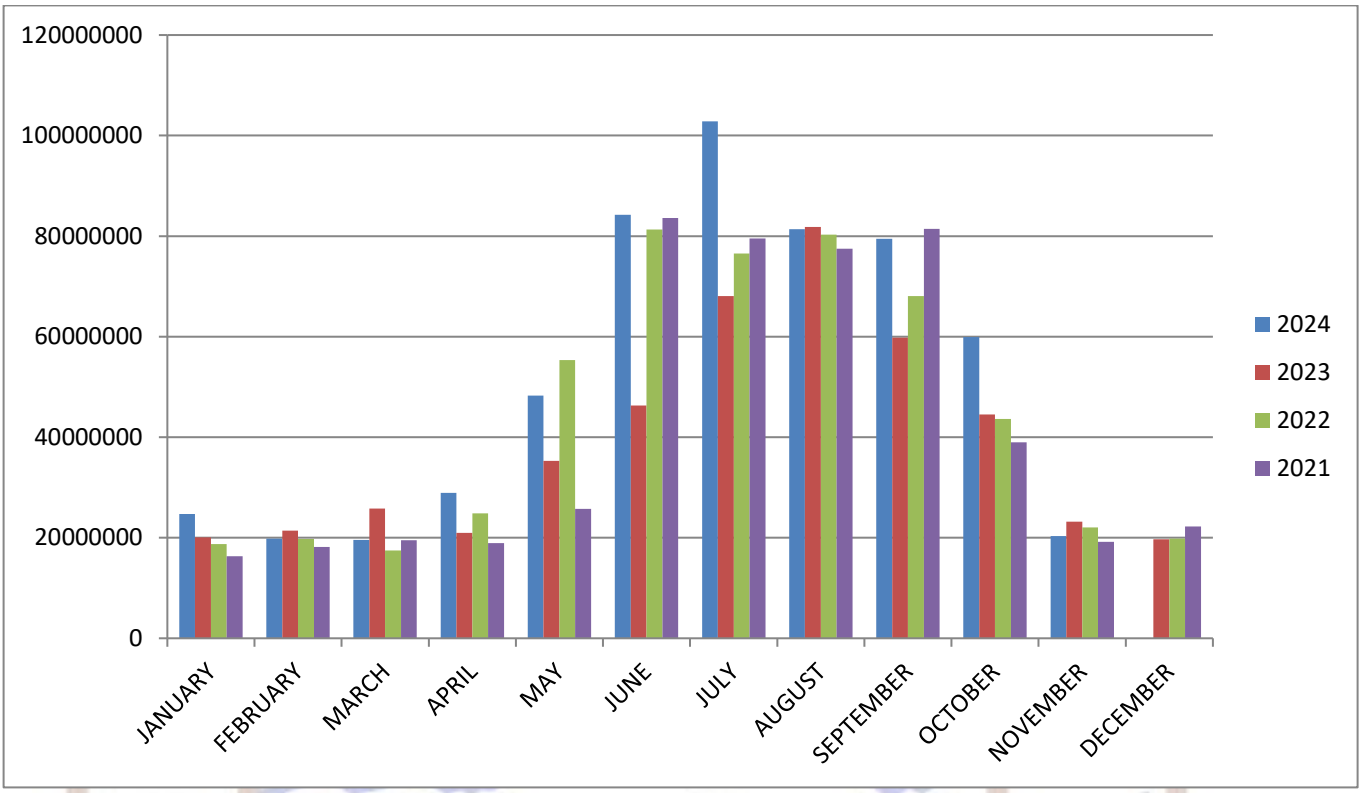
2024

	YEAR TO DATE TOTALS THRU NOVEMBER 2024
Single Family Permits	225
Overall Permit Total	1011
Water Gallons Billed	569,465,000
Passports	870
Cemetery	25 Funerals

Building Permit & Permit Valuation by Year & 2024 YTD

	2020	2021	2022	2023	2024 YTD
Single-Family home permits	505	508	222	220	225
All permits (roofing, decks, additions, etc.)	934	1110	809	748	1011
Total Permit Value	$119,451,932	$238,661,288	$164,526,847	$119,408,321	$125,195,577

BERTHOUD WATER USAGE



Personnel Summary

	Full-time	Part-time	Seasonal
Administration	13		
Code Enforcement	1		
Economic Development	1		
Planning-Building	4	1	
Engineering	2		
Streets	6		
Recreation	4		
Rec Center	7	80	
Parks-Forestry	14		
BATS	1	1	
Water-Wastewater	7		

Town of Berthoud
807 Mountain Ave
PO Box 1229
Berthoud, CO 80513-1229
Phone 970.532.2643 Fax 970.532.0640

BILLS SUMMARY
NOVEMBER 2024 FINAL

BILLS ALLOWED

TOTAL BILLS	$	1,513,340
NET PAYROLL	$	317,113

Mayor William Karspeck _____

Trustee May Albrecht _____

Trustee Karl Ayers _____

Trustee Tim Hardy _____

Trustee Chris Kurtz _____

Trustee Sean Murphy _____

Trustee Brett Wing _____

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1100130000							
77536							
11/24	11/07/2024	77536	USPS-Berthoud	11072024	11-00-130000	Prepaid Expenditures	10,000.00
Total 1100130000:							10,000.00
1100200400							
110124300							
11/24	11/01/2024	110124	Allstate	NOVEMBER	11-00-200400	Insurance Payable	785.85
110124302							
11/24	11/01/2024	110124	Guardian	NOVEMBER	11-00-200400	Insurance Payable	6,211.33
110124308							
11/24	11/01/2024	110124	CIGNA	NOVEMBER	11-00-200400	Insurance Payable	45,478.19
Total 1100200400:							52,475.37
1100200500							
77540							
11/24	11/14/2024	77540	Harris Constructors, Inc	HERON LAK	11-00-200500	Deferred Revenue	9,084.13
Total 1100200500:							9,084.13
1100410300							
77913							
11/24	11/29/2024	77913	Town of Johnstown	NOVEMBER	11-00-4103-00	Sales/Use Tax	6,888.07
Total 1100410300:							6,888.07
1100420800							
77522							
11/24	11/06/2024	77522	Dusham, Timothy	2.035281	11-00-4208-00	Records Requests	20.00
Total 1100420800:							20.00
1100420900							
74762							
11/24	11/01/2024	74762	Collins, Michael	901054067	11-00-4209-00	Restitution	5.00-
Total 1100420900:							5.00-
1100465100							
77560							
11/24	11/26/2024	77560	Valderrama, Jason or Wen	24BER-STR0	11-00-4651-00	Application Fees	350.00
Total 1100465100:							350.00
1100465500							
77534							
11/24	11/07/2024	77534	Heron Lakes Investments	SIGN DEPO	11-00-4655-00	Sign Deposit	450.00
77552							
11/24	11/21/2024	77552	BERTHOUD HOMES, LLC	SIGN DEPO	11-00-4655-00	Sign Deposit	150.00
Total 1100465500:							600.00
1101501001							
77557							
11/24	11/25/2024	77557	Quadient, Inc	61532406	11-01-5010.01	Office Supplies-General Office	165.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77735							
11/24	11/06/2024	77735	Xerox Business Solutions	5339310	11-01-5010.01	Office Supplies-General Office	811.54
77753							
11/24	11/18/2024	77753	Culligan of Cheyenne	68231	11-01-5010.01	Office Supplies-General Office	83.00
Total 1101501001:							1,059.54
1101501101							
77734							
11/24	11/06/2024	77734	Voice Exchange (Paragon	60405-45911	11-01-5011.01	Telephone-General Office	43.60
Total 1101501101:							43.60
1101501501							
77751							
11/24	11/18/2024	77751	CIRSA	Multiple	11-01-5015.01	Insurance	2,111.00
Total 1101501501:							2,111.00
1101501707							
77721							
11/24	11/06/2024	77721	Terminix	453043143	11-01-5017.07	Building Maintenance-Town Hall	124.00
Total 1101501707:							124.00
1101501804							
77702							
11/24	11/06/2024	77702	Berthoud Weekly Surveyor	39694	11-01-5018.04	Publications/Legal Notice	1,162.46
Total 1101501804:							1,162.46
1101502103							
77545							
11/24	11/18/2024	77545	March & Olive, LLC	Multiple	11-01-5021.03	Municipal Judge	2,196.81
Total 1101502103:							2,196.81
1101502801							
77538							
11/24	11/12/2024	77538	DataShield	0148259	11-01-5028.01	Records Management	112.50
Total 1101502801:							112.50
1101503800							
77772							
11/24	11/19/2024	77772	Brookside Gardens	44619692	11-01-5038.00	Administrative Expenses	2,464.00
Total 1101503800:							2,464.00
1101503801							
77815							
11/24	11/25/2024	77815	Imaging Spectrum	SO54779	11-01-5038.01	Passport Expense	736.44
Total 1101503801:							736.44
1101504003							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77750							
11/24	11/18/2024	77750	Bell Gould Linder & Scott P	38874	11-01-5040.03	Attorney-Municipal Court	3,793.26
Total 1101504003:							3,793.26
1101508907							
77703							
11/24	11/06/2024	77703	C & B Cleaning	Multiple	11-01-5089.07	Janitorial Service & Supplies	6,620.00
Total 1101508907:							6,620.00
1101509501							
77743							
11/24	11/12/2024	77743	Anchor Network Solutions,	Multiple	11-01-5095.01	Computer Maintenance/Replace	4,295.81
Total 1101509501:							4,295.81
1101509601							
77729							
11/24	11/06/2024	77729	Comcast	NOV24	11-01-5096.01	Internet	22.76
Total 1101509601:							22.76
1101524701							
110124301							
11/24	11/01/2024	110124	Caselle Inc.	NOVEMBER	11-01-5247.01	Software-Admin	1,941.00
Total 1101524701:							1,941.00
1101525201							
77821							
11/24	11/26/2024	77821	Berthoud Area Chamber Of	3232	11-01-5252.01	Community Events	2,500.00
Total 1101525201:							2,500.00
1102503404							
77731							
11/24	11/06/2024	77731	NOCO Humane	1046	11-02-5034.04	Animal Control	4,354.67
Total 1102503404:							4,354.67
1103501202							
77766							
11/24	11/18/2024	77766	XCEL Energy	OCT2024	11-03-5012.02	Utilities-Street Lights	7,646.64
Total 1103501202:							7,646.64
1103501207							
77551							
11/24	11/19/2024	77551	Lumin8 Transportation Tec	9091	11-03-5012.07	Street Light Repairs	500.00
Total 1103501207:							500.00
1103501406							
77711							
11/24	11/06/2024	77711	Kwik Korner	OCT24	11-03-5014.06	Gas & Oil	2,619.80

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 1103501406:							2,619.80
1103503602							
77701							
11/24	11/06/2024	77701	21st Century Equipment	P21862	11-03-5036.02	Heavy Duty Veh/Equip Maint	346.17
77723							
11/24	11/06/2024	77723	University Auto Parts-NAP	Multiple	11-03-5036.02	Heavy Duty Veh/Equip Maint	1,524.41
77724							
11/24	11/06/2024	77724	Wear Parts & Equip CO	Multiple	11-03-5036.02	Heavy Duty Veh/Equip Maint	4,276.06
77794							
11/24	11/21/2024	77794	21st Century Equipment	W03214	11-03-5036.02	Heavy Duty Veh/Equip Maint	375.00
78026							
11/24	11/21/2024	78026	21st Century Equipment	W03214 B	11-03-5036.02	Heavy Duty Veh/Equip Maint	1,250.96
Total 1103503602:							7,772.60
1103504102							
77542							
11/24	11/12/2024	77542	Wagner Welding Supply C	74512	11-03-5041.02	Equipment Rental	56.00
Total 1103504102:							56.00
1103504506							
77528							
11/24	11/06/2024	77528	Republic Services	Multiple	11-03-5045.06	Shop Operations	1,291.70
77767							
11/24	11/19/2024	77767	Air Comfort	3731	11-03-5045.06	Shop Operations	1,210.00
Total 1103504506:							2,501.70
1103504601							
77530							
11/24	11/06/2024	77530	Snyder, Kent	UNIFORM 11	11-03-5046.01	Uniforms	308.97
77533							
11/24	11/06/2024	77533	Wicks, Jeff	UNIFORM 11	11-03-5046.01	Uniforms	475.00
Total 1103504601:							783.97
1103504704							
77705							
11/24	11/06/2024	77705	Colorado Barricade Co	Multiple	11-03-5047.04	Signs & Signage	2,959.50
Total 1103504704:							2,959.50
1103525106							
77816							
11/24	11/25/2024	77816	Tool Zone	0018252	11-03-5251.06	Tools	1,938.81
Total 1103525106:							1,938.81
1104501302							
77713							
11/24	11/06/2024	77713	Mainstreet Car Care & Qui	Multiple	11-04-5013.02	Vehicle Maintenance	231.14
Total 1104501302:							231.14

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1104504650							
77788							
11/24	11/21/2024	77788	MI Sports and Casuals	Multiple	11-04-5046.50	Uniforms-Soccer	859.50
Total 1104504650:							859.50
1106503906							
77777							
11/24	11/19/2024	77777	MarksNelson	MN1045685	11-06-5039.06	Dues & Subscriptions	685.01
Total 1106503906:							685.01
1106511006							
77824							
11/24	11/26/2024	77824	Crazy Good Marketing	4026	11-06-5110.06	Professional Serv-Consultants	300.00
Total 1106511006:							300.00
1107500901							
77768							
11/24	11/19/2024	77768	Assoc Lanscape Contracto	5765	11-07-5009.01	Travel/Training	1,260.00
Total 1107500901:							1,260.00
1107501209							
77778							
11/24	11/19/2024	77778	Poudre Valley REA	NOV2024	11-07-5012.09	Utilities-facilities/gen parks	1,553.65
Total 1107501209:							1,553.65
1107501309							
77799							
11/24	11/21/2024	77799	Safelite Fulfillment, Inc	01801-17531	11-07-5013.09	Vehicle Maint-General Park	462.30
Total 1107501309:							462.30
1107502004							
77722							
11/24	11/06/2024	77722	Thirsty Soil Solutions	Multiple	11-07-5020.04	Weed/turf maint contract	5,817.75
Total 1107502004:							5,817.75
1107504601							
77523							
11/24	11/06/2024	77523	Kouns, Samantha	UNIFORM 11	11-07-5046.01	Uniforms	200.00
77525							
11/24	11/06/2024	77525	Middlesworth, William	UNIFORM 11	11-07-5046.01	Uniforms	216.51
77529							
11/24	11/06/2024	77529	Schachterle, John	UNIFORM 11	11-07-5046.01	Uniforms	208.69
77532							
11/24	11/06/2024	77532	Visger, Dawson	UNIFORM 11	11-07-5046.01	Uniforms	245.04
77555							
11/24	11/25/2024	77555	Gonzo Screen Printing	11057	11-07-5046.01	Uniforms	84.00
Total 1107504601:							954.24

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1107504909							
77707							
11/24	11/06/2024	77707	DBC Irrigation Supply	S5696979.00	11-07-5049.09	Irrigation-general parks	466.24
77793							
11/24	11/21/2024	77793	#1 Backflow Pros	1997	11-07-5049.09	Irrigation-general parks	65.00
Total 1107504909:							531.24
1107505806							
77712							
11/24	11/06/2024	77712	MAC Equipment INC	Multiple	11-07-5058.06	Equipment Maint-Fleet	920.82
77771							
11/24	11/19/2024	77771	Bobcat Of The Rockies	Multiple	11-07-5058.06	Equipment Maint-Fleet	3,640.28
Total 1107505806:							4,561.10
1107506008							
77765							
11/24	11/18/2024	77765	Wintergreen Corporation	8720432	11-07-5060.08	Seasonal Decorations	3,407.06
Total 1107506008:							3,407.06
1107509008							
77720							
11/24	11/06/2024	77720	Sunbelt Rentals Inc	160655018-0	11-07-5090.08	Equipment rental seasonal	674.26
Total 1107509008:							674.26
1108521502							
77717							
11/24	11/06/2024	77717	ProCode, Inc.	864814	11-08-5215.02	Contract Inspections	59,794.73
Total 1108521502:							59,794.73
1110510400							
77755							
11/24	11/18/2024	77755	Integrated Site Services In	2296	11-10-5104.00	I-25 Interchange Aesthetics	1,312.50
Total 1110510400:							1,312.50
1110512800							
77817							
11/24	11/25/2024	77817	Wilson & Company, Inc.	131418	11-10-5128.00	3rd & Massachusetts	6,295.00
Total 1110512800:							6,295.00
1110513000							
77826							
11/24	11/26/2024	77826	DRM Real Estate Advisors,	8426	11-10-5130.00	Downtown Building Renovation	2,975.00
Total 1110513000:							2,975.00
1110570800							
77710							
11/24	11/06/2024	77710	Jones Excavating & Plumbi	3529	11-10-5708.00	Town Park Reconstruction	4,972.30

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 1110570800:							4,972.30
1110572500							
77779							
11/24	11/19/2024	77779	TNT Private Utility Services	2024199	11-10-5725.00	Parking Lot Pavement Design	175.00
Total 1110572500:							175.00
1111518603							
77754							
11/24	11/18/2024	77754	Cumming Management Gr	158120	11-11-5186.03	Development Code Updates	9,195.00
Total 1111518603:							9,195.00
1111518902							
77556							
11/24	11/25/2024	77556	Maynes Bradford Shipps &	DR OCTOBE	11-11-5189.02	DEVELOPMENT REVIEW	7,150.00
77749							
11/24	11/18/2024	77749	Baseline Engineering Corp	OCT24	11-11-5189.02	DEVELOPMENT REVIEW	31,726.60
77757							
11/24	11/18/2024	77757	Prairie Mountain Media	402021	11-11-5189.02	DEVELOPMENT REVIEW	611.80
77763							
11/24	11/18/2024	77763	Vranesh & Raisch	Multiple	11-11-5189.02	DEVELOPMENT REVIEW	777.00
Total 1111518902:							40,265.40
1112501702							
77773							
11/24	11/19/2024	77773	Clear Shine Window Cleani	15166	11-12-5017.02	Building Maintenance-Maint	30.00
Total 1112501702:							30.00
1112503901							
77726							
11/24	11/06/2024	77726	Berthoud Village Shopping	NOV24	11-12-5039.01	HOA Fees	4,460.91
Total 1112503901:							4,460.91
1113502001							
77733							
11/24	11/06/2024	77733	Picture This Creative Servi	241-R-0020	11-13-5020.01	Prof Services-Community	300.00
Total 1113502001:							300.00
1114501001							
77536							
11/24	11/12/2024	77536	American DataBank LLC	2410273	11-14-5010.01	Office Supplies-Engineering	82.32
Total 1114501001:							82.32
2000504002							
77791							
11/24	11/21/2024	77791	Vranesh & Raisch	Multiple	20-00-5040.02	Attorney Fees	13,631.64
Total 2000504002:							13,631.64

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
2000510402							
77833							
11/24	11/26/2024	77833	Leonard Rice Engineers In	28159	20-00-5104.02	Water Resource Master Plan	19,914.00
Total 2000510402:							19,914.00
2000510800							
77831							
11/24	11/26/2024	77831	Intera Incorporated	10-24-237	20-00-5108.00	Water Conservation Program	462.00
Total 2000510800:							462.00
2100441000							
73996							
11/24	11/01/2024	73996	GONZALES, BRYAN & BO	10452.3	21-00-4410.00	Sale of Water	96.17-
77690							
11/24	11/06/2024	77690	Frontier Construction	HM0972	21-00-4410.00	Sale of Water	2,402.60
77691							
11/24	11/13/2024	77691	HEINEKE, TYSON D & HE	2365.3B	21-00-4410.00	Sale of Water	174.83
77692							
11/24	11/13/2024	77692	EHLERS, JANICE	10228.2	21-00-4410.00	Sale of Water	121.44
77693							
11/24	11/13/2024	77693	HALL, TAYLOR	10301.2	21-00-4410.00	Sale of Water	120.75
77694							
11/24	11/13/2024	77694	VAN BLARICOM, JEFF &	9234.2	21-00-4410.00	Sale of Water	128.93
77695							
11/24	11/13/2024	77695	BEALL, BRANDON & LAC	9710.2	21-00-4410.00	Sale of Water	167.76
77696							
11/24	11/13/2024	77696	FRANKS, BROOKE	12007.2	21-00-4410.00	Sale of Water	48.96
77697							
11/24	11/13/2024	77697	EGGERMAN, JOHNII,REB	9750.4	21-00-4410.00	Sale of Water	141.84
77698							
11/24	11/14/2024	77698	HANSEN, LEIF & DONNA	1374.1	21-00-4410.00	Sale of Water	39.42
77699							
11/24	11/20/2024	77699	Edwards Construction, Inc	HM0973	21-00-4410.00	Sale of Water	2,390.00
77802							
11/24	11/25/2024	77802	DOOLEY, TRACY	8913.3	21-00-4410.00	Sale of Water	571.14
77803							
11/24	11/25/2024	77803	Custom On-Site Builders	12333.1	21-00-4410.00	Sale of Water	21.65
77804							
11/24	11/25/2024	77804	Custom On-Site Builders	12366.1	21-00-4410.00	Sale of Water	114.73
77805							
11/24	11/25/2024	77805	NAMURA, GLEN E	2798.2	21-00-4410.00	Sale of Water	135.94
Total 2100441000:							6,483.82
2100501001							
77553							
11/24	11/21/2024	77553	Office Depot	Multiple	21-00-5010.01	Office Supplies	291.75
Total 2100501001:							291.75
2100501005							
77839							
11/24	11/26/2024	77839	Pollard Water	0276331	21-00-5010.05	Office Supplies- Utility Billi	191.65

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 2100501005:							191.65
2100501101							
77730							
11/24	11/06/2024	77730	Hilltop Broadband	3582-202410	21-00-5011.01	Telephone	197.15
77774							
11/24	11/19/2024	77774	Comcast	NOV2024	21-00-5011.01	Telephone	437.21
Total 2100501101:							634.36
2100504701							
77732							
11/24	11/06/2024	77732	Northern Water	NOV24	21-00-5047.01	Rental of Office Space	4,800.00
77756							
11/24	11/18/2024	77756	Northern Water	12698	21-00-5047.01	Rental of Office Space	10,950.00
Total 2100504701:							15,750.00
2100504802							
77520							
11/24	11/06/2024	77520	Cintas First Aid & Safety	Multiple	21-00-5048.02	Safety Equipment	597.00
77787							
11/24	11/21/2024	77787	Grainger	Multiple	21-00-5048.02	Safety Equipment	684.97
Total 2100504802:							1,281.97
2100505703							
77759							
11/24	11/18/2024	77759	Ted D Miller Associates Inc	7076	21-00-5057.03	Repair, Maint, Supp Treat	500.00
77762							
11/24	11/18/2024	77762	UNCC	224100185	21-00-5057.03	Repair, Maint, Supp Treat	476.01
77828							
11/24	11/26/2024	77828	Grainger	Multiple	21-00-5057.03	Repair, Maint, Supp Treat	227.88
77829							
11/24	11/26/2024	77829	Grasmick Electric Corp	1-1	21-00-5057.03	Repair, Maint, Supp Treat	433.75
77830							
11/24	11/26/2024	77830	Hach Co	14255655	21-00-5057.03	Repair, Maint, Supp Treat	1,527.26
Total 2100505703:							3,164.90
2100506003							
77836							
11/24	11/26/2024	77836	Nalco Company LLC	6603068926	21-00-5060.03	Chemicals-Treatment	41,214.88
Total 2100506003:							41,214.88
2100508103							
77843							
11/24	11/26/2024	77843	Timber Line Electric & Cont	22386	21-00-5081.03	SCADA	2,153.00
Total 2100508103:							2,153.00
2100510603							
77790							
11/24	11/21/2024	77790	USA Bluebook	Multiple	21-00-5106.03	Lab Equipment/Supplies	369.81

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 2100510603:							369.81
2100510802							
77718							
11/24	11/06/2024	77718	Ramey Environmental	Multiple	21-00-5108.02	Lab Testing	90,150.35
Total 2100510802:							90,150.35
2100510905							
77706							
11/24	11/06/2024	77706	Dana Kepner	Multiple	21-00-5109.05	Meters-new	32,669.00
Total 2100510905:							32,669.00
2300441000							
77700							
11/24	11/25/2024	77700	NICHOLSON, MYLES & K	11400.2	23-00-4410-00	Wastewater Charges	40.68
Total 2300441000:							40.68
2300500904							
77524							
11/24	11/06/2024	77524	Matthews, Ken	WEFTECH	23-00-5009.04	Travel, Training	564.01
Total 2300500904:							564.01
2300501101							
77728							
11/24	11/06/2024	77728	Comcast	NOV24-2	23-00-5011.01	Telephone-Main Plant	1,910.09
77823							
11/24	11/26/2024	77823	CenturyLink	NOV24	23-00-5011.01	Telephone-Main Plant	445.78
Total 2300501101:							2,355.87
2300501201							
77550							
11/24	11/19/2024	77550	Little Thompson Water Dist	OCTOBER 2	23-00-5012.01	Utilities-Main Plant	219.46
77716							
11/24	11/06/2024	77716	Poudre Valley REA	OCT24-3	23-00-5012.01	Utilities-Main Plant	13,859.22
77748							
11/24	11/18/2024	77748	AGFINITY INC	W57336	23-00-5012.01	Utilities-Main Plant	1,029.43
77840							
11/24	11/26/2024	77840	Poudre Valley REA	NOV24	23-00-5012.01	Utilities-Main Plant	6,792.95
Total 2300501201:							21,901.06
2300501202							
77844							
11/24	11/26/2024	77844	XCEL Energy	Multiple	23-00-5012.02	Utilities-Regional	22,363.29
Total 2300501202:							22,363.29
2300501203							
77539							
11/24	11/12/2024	77539	Little Thompson Water Dist	OCT2024	23-00-5012.03	Utilities	1,396.28

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 2300501203:							1,396.28
2300504004							
77834							
11/24	11/26/2024	77834	Maynes Bradford Shipps &	OCT24	23-00-5040.04	Attorney	13,939.61
Total 2300504004:							13,939.61
2300505401							
77527							
11/24	11/06/2024	77527	Republic Services	Multiple	23-00-5054.01	Trash	570.79
Total 2300505401:							570.79
2300505701							
77835							
11/24	11/26/2024	77835	MTech Mechanical	Multiple	23-00-5057.01	Repair, Maint. & Supplies-Main	4,509.26
Total 2300505701:							4,509.26
2300506002							
77761							
11/24	11/18/2024	77761	Treatment Technology	193165	23-00-5060.02	Chemicals-Regional	4,430.60
Total 2300506002:							4,430.60
2300510801							
77752							
11/24	11/18/2024	77752	Colorado Analytical Labs, I	Multiple	23-00-5108.01	Lab Tests-Main Plant	5,962.51
Total 2300510801:							5,962.51
2300511401							
77760							
11/24	11/18/2024	77760	TerraGenesis	Multiple	23-00-5114.01	Sludge Hauling-Main Plant	3,044.35
77801							
11/24	11/21/2024	77801	TerraGenesis	J000274	23-00-5114.01	Sludge Hauling-Main Plant	1,474.48
Total 2300511401:							4,518.83
2300542006							
77832							
11/24	11/26/2024	77832	Larimer Co Engineering	00061218	23-00-5420.06	Line rehab and Man hole	300.00
Total 2300542006:							300.00
2400501900							
112924381							
11/24	11/29/2024	112924	Alfa Construction LLC	NOVEMBER	24-00-5019.00	ALFA Line Reimbursement	14,300.00
Total 2400501900:							14,300.00
2400527100							
77688							
11/24	11/05/2024	77688	Larimer Co Planning Dept	1041 PERMI	24-00-5271.00	1st Street Sewer Upgrade	7,891.50

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77758							
11/24	11/18/2024	77758	Roberts Excavation	9	24-00-5271.00	1st Street Sewer Upgrade	32,086.26
Total 2400527100:							39,977.76
2800510600							
77775							
11/24	11/19/2024	77775	Consolidated Home Supply	4348	28-00-5106.00	Home Supply Ditch Replacement	1,180.50
Total 2800510600:							1,180.50
2900502004							
77785							
11/24	11/21/2024	77785	Baseline Engineering Corp.	Multiple	29-00-5020.04	Professional Fees	.00
77792							
11/24	11/21/2024	77792	Baseline Engineering Corp.	Multiple	29-00-5020.04	Professional Fees	15,625.00
Total 2900502004:							15,625.00
2900526102							
77745							
11/24	11/12/2024	77745	Hardline Equipment	42212617	29-00-5261.02	Sweeper Parts	3,789.88
77822							
11/24	11/26/2024	77822	BK Tire, Inc.	42779	29-00-5261.02	Sweeper Parts	160.00
Total 2900526102:							3,949.88
3400501001							
77789							
11/24	11/21/2024	77789	Pioneer Press of Greeley	100266	34-00-5010.01	Office Supplies	56.00
Total 3400501001:							56.00
3400504601							
77526							
11/24	11/06/2024	77526	Miller, Austin	UNIFORM 11	34-00-5046.01	Uniforms	134.09
77541							
11/24	11/18/2024	77541	Calhoun, Richard	UNIFORM 11	34-00-5046.01	Uniforms	56.99
77544							
11/24	11/18/2024	77544	Koons, Brandon	UNIFORM 10	34-00-5046.01	Uniforms	70.21
77546							
11/24	11/18/2024	77546	Parker, Tyler	UNIFORM 10	34-00-5046.01	Uniforms	188.04
77561							
11/24	11/26/2024	77561	Calhoun, Richard	UNIFORM 11	34-00-5046.01	Uniforms	400.32
77563							
11/24	11/26/2024	77563	Gonzo Screen Printing	11122	34-00-5046.01	Uniforms	96.00
Total 3400504601:							945.65
3400526600							
77764							
11/24	11/18/2024	77764	Wenk Associates, Inc.	Multiple	34-00-5266.00	Arboretum at Waggener Farm	4,872.59
Total 3400526600:							4,872.59
3600430600							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77914							
11/24	11/29/2024	77914	Larimer County Sales Tax	NOVEMBER	36-00-4306-00	County Open Space Revenue	61,724.93
Total 3600430600:							61,724.93
3600526500							
77547							
11/24	11/18/2024	77547	XCEL Energy	Multiple	36-00-5265.00	Jaskowski Property Maint	139.94
Total 3600526500:							139.94
3600526800							
77727							
11/24	11/06/2024	77727	Colorado Portables	I23203	36-00-5268.00	Berthoud Reservoir park Maint	300.00
Total 3600526800:							300.00
3700471300							
77558							
11/24	11/26/2024	77558	Broes, Shelly	CB 55	37-00-4713.00	Marker Sales	113.30
Total 3700471300:							113.30
3700505702							
77770							
11/24	11/19/2024	77770	Big Brand Tire & Service	Multiple	37-00-5057.02	Repair & Maintenance	2,327.21
Total 3700505702:							2,327.21
3700505902							
77562							
11/24	11/26/2024	77562	Coldspring	2304723	37-00-5059.02	Marker Sales	520.50
Total 3700505902:							520.50
3900511402							
113024300							
11/24	11/30/2024	113024	WEX BANK	NOVEMBER	39-00-5114.02	Gas & Oil	2,466.30
Total 3900511402:							2,466.30
4000511400							
77814							
11/24	11/25/2024	77814	HDR Engineering	1200672583	40-00-5114.00	Spartan Design and Crossing	8,865.76
Total 4000511400:							8,865.76
4100528200							
77769							
11/24	11/19/2024	77769	Berthoud Golden Links	2024	41-00-5282.00	Other Recreation Providers	7,500.00
Total 4100528200:							7,500.00
5100503800							
77531							
11/24	11/06/2024	77531	Stippich, Jeff	85	51-00-5038.00	Sidewalk Improvements	2,445.88

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77776							
11/24	11/19/2024	77776	Gischel, Don	78	51-00-5038.00	Sidewalk Improvements	2,450.00
Total 5100503800:							4,895.88
5100523900							
77537							
11/24	11/12/2024	77537	Coulson Excavating Co Inc	4	51-00-5239.00	Street Improvements	99,934.29
77540							
11/24	11/12/2024	77540	Northstar Concrete	2024-1	51-00-5239.00	Street Improvements	80,280.00
77541							
11/24	11/12/2024	77541	Vance Brothers	C180727/C1	51-00-5239.00	Street Improvements	398,604.05
77719							
11/24	11/06/2024	77719	Rose Paving LLC	148660	51-00-5239.00	Street Improvements	72,129.00
Total 5100523900:							650,947.34
5100524400							
77554							
11/24	11/25/2024	77554	BHA Design, Inc.	2203-22	51-00-5244.00	I-25 Design	870.00
Total 5100524400:							870.00
5200450005							
74010							
11/24	11/01/2024	74010	MEIESALGADO, MARC	6/13/2023	52-00-4500-05	Activity Fee-Aquatics	18.95-
Total 5200450005:							18.95-
5201500901							
77543							
11/24	11/18/2024	77543	Gustafson, Amanda	10-30-24	52-01-5009.01	Training/Education/Travel	22.55
Total 5201500901:							22.55
5201501101							
77746							
11/24	11/12/2024	77746	Hilltop Broadband	4872-202411	52-01-5011.01	Telephone/Internet	522.39
77820							
11/24	11/26/2024	77820	AT&T Mobility	NOV24	52-01-5011.01	Telephone/Internet	867.75
Total 5201501101:							1,390.14
5201501201							
77725							
11/24	11/06/2024	77725	XCEL Energy	OCT24	52-01-5012.01	Utilities	11,345.75
Total 5201501201:							11,345.75
5201502004							
77780							
11/24	11/19/2024	77780	Xerox Business Solutions	5366145	52-01-5020.04	Purchased Services	26.90
Total 5201502004:							26.90
5201504801							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
77784							
11/24	11/20/2024	77784	Cardmember Service	OCT24	52-01-5048.01	Safety/First Aid	31,846.36
Total 5201504801:							31,846.36
5201505404							
77535							
11/24	11/07/2024	77535	Republic Services	Multiple	52-01-5054.04	Trash Service	776.79
Total 5201505404:							776.79
5201505601							
77797							
11/24	11/21/2024	77797	Lefthand Printworks	3656	52-01-5056.01	Brochures/Advertising/Printing	272.00
77818							
11/24	11/26/2024	77818	AdSortium, LLC	5256	52-01-5056.01	Brochures/Advertising/Printing	1,100.00
Total 5201505601:							1,372.00
5201524701							
77825							
11/24	11/26/2024	77825	DaySmart Recreation	Multiple	52-01-5247.01	Computer Software	2,490.99
77841							
11/24	11/26/2024	77841	REACH Media Network	101128	52-01-5247.01	Computer Software	300.00
Total 5201524701:							2,790.99
5202502004							
77537							
11/24	11/11/2024	77537	Thompson School District	ZOMBIE RU	52-02-5020.04	Purchased Services	750.00
77538							
11/24	11/11/2024	77538	Thompson School District	ZOMBIE RU	52-02-5020.04	Purchased Services	250.00
Total 5202502004:							1,000.00
5203505701							
77838							
11/24	11/26/2024	77838	Partition Systems Inter of S	79939	52-03-5057.01	Equipment Maintenance/Repair	735.50
Total 5203505701:							735.50
5203510201							
77709							
11/24	11/06/2024	77709	HD Supply formerly Home	Multiple	52-03-5102.01	Supplies/Equipment	1,012.32
Total 5203510201:							1,012.32
5204505045							
77744							
11/24	11/12/2024	77744	Candlelight Dinner Playhou	5777	52-04-5050.45	Equipment-Senior Travel	951.00
Total 5204505045:							951.00
5205500901							
77542							
11/24	11/18/2024	77542	Clune, Cheyenne	10-30-24	52-05-5009.01	Training/Education/Travel	19.49

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 5205500901:							19.49
5205501001							
77715							
11/24	11/06/2024	77715	Pioneer Press of Greeley	99812	52-05-5010.01	Office Supplies	56.00
Total 5205501001:							56.00
5205504601							
77521							
11/24	11/06/2024	77521	Diede, Luke	UNIFORM 11	52-05-5046.01	Uniforms	94.75
77559							
11/24	11/26/2024	77559	Clune, Catherine	UNIFORM 11	52-05-5046.01	Uniforms	73.39
Total 5205504601:							168.14
5205505701							
77786							
11/24	11/21/2024	77786	CEM Sales & Service	164669	52-05-5057.01	Equipment Maintenance/Repair	28,785.00
77819							
11/24	11/26/2024	77819	Associated Supply Compa	A105216	52-05-5057.01	Equipment Maintenance/Repair	389.55
Total 5205505701:							29,174.55
5205506001							
77747							
11/24	11/12/2024	77747	The Aqueous Solution, Inc	Multiple	52-05-5060.01	Chemicals	956.67
77842							
11/24	11/26/2024	77842	The Aqueous Solution, Inc	18023	52-05-5060.01	Chemicals	512.80
Total 5205506001:							1,469.47
5206505701							
77708							
11/24	11/06/2024	77708	Extreme Care	33972	52-06-5057.01	Equipment Maintenance/Repair	1,088.79
77827							
11/24	11/26/2024	77827	Extreme Care	Multiple	52-06-5057.01	Equipment Maintenance/Repair	944.15
Total 5206505701:							2,032.94
5207502004							
77704							
11/24	11/06/2024	77704	Choose Well Nutrition, LLC	OCT24	52-07-5020.04	Purchased Services	42.00
77796							
11/24	11/21/2024	77796	Crest Robotics and Compu	3297	52-07-5020.04	Purchased Services	546.00
77800							
11/24	11/21/2024	77800	Tang Soo Do Concepts LL	3294	52-07-5020.04	Purchased Services	1,274.00
Total 5207502004:							1,862.00
5207502104							
77549							
11/24	11/19/2024	77549	Berthoud Local	212	52-07-5021.04	Wildfire Class	67.20
Total 5207502104:							67.20

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
5208502031							
77714							
11/24	11/06/2024	77714	Northern Colorado Sports	11551	52-08-5020.31	Officials-Adult Volleyball	550.00
Total 5208502031:							550.00
5209502012							
77798							
11/24	11/21/2024	77798	Northern Colorado Sports	11583	52-09-5020.12	Officials-Youth Basketball	360.00
77837							
11/24	11/26/2024	77837	Northern Colorado Sports	11639	52-09-5020.12	Officials-Youth Basketball	320.00
Total 5209502012:							680.00
5240570200							
77795							
11/24	11/21/2024	77795	Colorado Portables	23576	52-40-5702.00	Berthoud Bike Park maint	330.00
Total 5240570200:							330.00
Grand Totals:							1,513,340.45

November 2024

Beginning and ending fund balances are not included in YTD and TOTAL Budget columns.

GENERAL FUND

REVENUE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TAXES	$ 706,715.47	$ 8,516,241.15	$ 8,121,987.50	$ 8,860,350.00	104.9%
LICENSES & PERMITS	$ 13,652.20	$ 206,345.47	$ 219,725.00	$ 239,700.00	93.9%
INTERGOVERNMENTAL REVENUE	$ 47,649.41	$ 563,610.84	$ 473,077.00	$ 516,084.00	119.1%
FINES	$ 1,795.00	$ 34,770.00	$ 19,250.00	$ 21,000.00	180.6%
MISCELLANEOUS	$ 178,104.95	$ 3,021,688.41	$ 2,359,500.00	$ 2,574,000.00	128.1%
TRANSFERS	$ 30,572.29	$ 4,828,285.76	$ 4,453,438.00	$ 4,858,298.00	108.4%
PROPERTY SALES & DONATIONS & INS CLAIM	$ -	$ 2,572.77	$ -	$ -	0.0%
RECREATION	$ (521.00)	$ 180,025.60	$ 151,616.67	$ 165,400.00	118.7%
PARKS	$ 120.00	$ 13,482.50	$ 7,058.33	$ 7,700.00	191.0%
LEASE REVENUE	$ 8,593.56	$ 92,302.34	$ 62,745.83	$ 68,450.00	147.1%
TOTAL REVENUE GENERAL FUND	**$ 986,681.88**	**$ 17,459,324.84**	**$ 15,868,398.33**	**$ 17,310,982.00**	110.0%

ADMINISTRATION

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
ADMIN SALARIES/TAXES/BENEFITS	$ 182,552.78	$ 1,454,704.29	$ 1,461,579.17	$ 1,594,450.00	99.5%
GENERAL OFFICE OTHER	$ 48,945.47	$ 623,239.46	$ 715,233.75	$ 780,255.00	87.1%
ELECTIONS	$ 7,285.98	$ 46,620.87	$ 60,041.67	$ 65,500.00	0.0%
MUNICIPAL COURT	$ 4,216.80	$ 41,929.73	$ 52,066.67	$ 56,800.00	80.5%
BOARD & BOARD MEETINGS	$ 9,050.09	$ 92,241.34	$ 105,512.00	$ 115,100.00	87.4%
FINANCE	$ 951.10	$ 11,495.36	$ 18,333.33	$ 20,000.00	62.7%
BUILDING MAINTENANCE	$ 2,519.58	$ 41,352.70	$ 64,166.67	$ 70,000.00	64.4%
COMMUNITY SUPPORT	$ 2,500.00	$ 73,970.79	$ 93,500.00	$ 102,000.00	79.1%
TRANSFERS	$ 1,666.67	$ 18,333.37	$ 18,333.33	$ 20,000.00	100.0%
TOTAL ADMIN EXPENDITURES	$ 259,688.47	$ 2,403,887.91	$ 2,588,766.58	$ 2,824,105.00	92.9%

PUBLIC SAFETY DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
CODE ENFORCEMENT (INCLUDES SALARY)	$ 9,043.24	$ 113,741.68	$ 170,383.58	$ 185,873.00	66.8%
LSCO ADMIN SUPPLIES	$ -	$ 89.77	$ 1,375.00	$ 1,500.00	6.5%
ANIMAL CONTROL	$ 4,354.67	$ 47,901.37	$ 53,166.67	$ 58,000.00	90.1%
TRAFFIC CONTROL/PEDESTRIAN SAFETY/ABATE	$ -	$ 1,318.00	$ 916.67	$ 1,000.00	143.8%
DRUG EDUCATION/PUBLIC EVENTS	$ 26.99	$ 1,503.99	$ 38,500.00	$ 42,000.00	3.9%
LARIMER COUNTY SHERIFF	$ -	$ 1,851,429.00	$ 2,264,166.67	$ 2,470,000.00	81.8%
TOTAL PUBLIC SAFETY EXPENDITURES	$ 13,424.90	$ 2,015,983.81	$ 2,528,508.58	$ 2,758,373.00	79.7%

STREETS DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 67,428.55	$ 501,676.17	$ 599,328.58	$ 653,813.00	83.7%
ADMINISTRATION OTHER	$ 1,492.33	$ 17,342.70	$ 26,491.67	$ 28,900.00	65.5%
STREET REPAIR/MAINTENANCE	$ 16,173.34	$ 182,024.25	$ 247,500.00	$ 270,000.00	73.5%
CONTRACT SERVICES	$ 1,056.00	$ 50,902.79	$ 45,833.33	$ 50,000.00	111.1%
SIGNAGE	$ -	$ 31,332.99	$ 36,666.67	$ 40,000.00	85.5%
SNOW REMOVAL	$ -	$ 13,183.05	$ 59,583.33	$ 65,000.00	22.1%
SHOP & VEHICLE MAINTENANCE	$ 9,795.84	$ 93,393.09	$ 124,666.67	$ 136,000.00	74.9%
TOTAL STREETS EXPENDITURES	$ 95,946.06	$ 889,855.04	$ 1,140,070.25	$ 1,243,713.00	78.1%

RECREATION DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
ADMIN SALARIES/TAXES/BENEFITS	$ 29,604.86	$ 271,264.82	$ 256,343.08	$ 279,647.00	105.8%
ADMINISTRATION (SUPPLIES,CONCESSIONS)	$ 10,539.44	$ 35,637.23	$ 58,144.17	$ 63,430.00	61.3%
FLAG FOOTBALL	$ -	$ 18,908.92	$ 14,226.67	$ 15,520.00	132.9%
TRACK	$ -	$ 5,030.09	$ 5,784.17	$ 6,310.00	87.0%
TENNIS	$ -	$ 3,469.22	$ 5,353.33	$ 5,840.00	64.8%
ADULT SOFTBALL	$ -	$ -	$ 5,179.17	$ 5,650.00	0.0%
YOUTH BASEBALL	$ -	$ 15,492.47	$ 19,112.50	$ 20,850.00	81.1%
YOUTH SOFTBALL	$ -	$ 9,008.22	$ 11,009.17	$ 12,010.00	81.8%
ADULT KICKBALL	$ -	$ 856.60	$ 3,905.00	$ 4,260.00	21.9%
ADULT SOCCER	$ -	$ 3,471.50	$ 4,125.00	$ 4,500.00	84.2%
SOCCER	$ -	$ 16,645.80	$ 21,633.33	$ 23,600.00	76.9%
CAMPS/TOURNAMENTS	$ -	$ 6,415.62	$ 9,203.33	$ 10,040.00	69.7%
ADDITIONAL PROGRAMS	$ -	$ 377.15	$ 5,866.67	$ 6,400.00	6.4%
TOTAL RECREATION EXPENDITURES	$ 40,144.30	$ 386,577.64	$ 419,885.58	$ 458,057.00	92.1%

PARKS DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 77,678.39	$ 550,823.05	$ 676,759.42	$ 738,283.00	81.4%
ADMINISTRATION OTHER	$ 2,114.82	$ 16,897.10	$ 27,500.00	$ 30,000.00	61.4%
INSECT CONTROL	$ -	$ 39,146.66	$ 41,250.00	$ 45,000.00	94.9%
FACILITIES MAINTENANCE	$ 4,648.88	$ 33,287.32	$ 40,333.33	$ 44,000.00	82.5%
TURF/BALLFIELDS	$ 1,175.31	$ 81,051.31	$ 131,541.67	$ 143,500.00	61.6%
GENERAL PARKS	$ 12,109.82	$ 88,750.69	$ 106,333.33	$ 116,000.00	83.5%
FLEET MAINTENANCE	$ 7,615.28	$ 16,857.49	$ 29,333.33	$ 32,000.00	57.5%
SEASONAL DECORATIONS/BANNERS	$ 4,662.05	$ 11,643.65	$ 15,583.33	$ 17,000.00	74.7%
TRANSFER TO FORESTRY	$ 41,666.67	$ 458,333.37	$ 458,333.33	$ 500,000.00	100.0%
TOTAL PARKS EXPENDITURES	$ 151,671.22	$ 1,296,790.64	$ 1,526,967.75	$ 1,665,783.00	84.9%

ECONOMIC DEVELOPMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 20,337.85	$ 167,106.51	$ 164,175.92	$ 179,101.00	101.8%
ADMINISTRATION OTHER	$ 997.62	$ 22,564.89	$ 34,416.25	$ 37,545.00	65.6%
BUSINESS DEVELOPMENT/MARKETING	$ 3,177.05	$ 71,009.95	$ 99,572.92	$ 108,625.00	71.3%
GRANTS - MARKET STUDY & FAÇADE/SIGN	$ -	$ 16,000.00	$ 44,000.00	$ 48,000.00	36.4%
TOTAL ECONOMIC DEV EXPENDITURES	$ 24,512.52	$ 276,681.35	$ 342,165.08	$ 373,271.00	80.9%

BUILDING DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 23,514.13	$ 162,546.99	$ 230,152.08	$ 251,075.00	70.6%
ADMINISTRATION OTHER	$ 276.16	$ 4,824.08	$ 21,023.75	$ 22,935.00	22.9%
INSPECTIONS	$ 75,874.75	$ 725,808.40	$ 825,000.00	$ 900,000.00	88.0%
TOTAL BUILDING DEPARMENT EXPENDITURES	$ 99,665.04	$ 893,179.47	$ 1,076,175.83	$ 1,174,010.00	83.0%

PLANNING DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 36,491.91	$ 295,174.30	$ 273,962.33	$ 298,868.00	107.7%
ADMINISTRATION OTHER	$ 791.94	$ 14,843.87	$ 21,848.75	$ 23,835.00	67.9%
COMMISSION SUPPORT	$ 412.45	$ 5,604.93	$ 10,541.67	$ 11,500.00	53.2%
DEVELOPMENT REVIEW	$ (119,538.60)	$ 65,424.19	$ 110,000.00	$ 120,000.00	59.5%
COMPREHENSIVE PLANNING	$ 15,101.06	$ 118,270.03	$ 221,833.33	$ 242,000.00	53.3%
TOTAL PLANNING DEPARTMENT EXPENDITURES	$ (66,741.24)	$ 499,317.32	$ 638,186.08	$ 696,203.00	78.2%

ENGINEERING

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 9,657.86	$ 9,657.86	$ 263,515.08	$ 287,471.00	3.7%
ADMINISTRATION OTHER	$ 71.29	$ 5,167.57	$ 11,357.50	$ 12,390.00	45.5%
TOTAL ENGINEERING EXPENDITURES	$ 9,729.15	$ 14,825.43	$ 274,872.58	$ 299,861.00	5.4%

COMMUNITY OUTREACH

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 11,433.71	$ 88,228.53	$ 87,671.83	$ 95,642.00	100.6%
ADMINISTRATION OTHER	$ 101.02	$ 1,660.12	$ 26,532.92	$ 28,945.00	6.3%
COMMUNITY SUPPORT	$ 1,085.53	$ 9,664.87	$ 28,875.00	$ 31,500.00	33.5%
TOTAL COMMUNITY OUTREACH EXPENDITURES	$ 12,620.26	$ 99,553.52	$ 143,079.75	$ 156,087.00	69.6%

TOWN HALL-MOUNTAIN AVE

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
INSURANCE AND TAXES	$ -	$ -	$ 33,916.67	$ 37,000.00	0.0%
BUILDING MAINTENANCE	$ 1,743.96	$ 11,871.17	$ 8,341.67	$ 9,100.00	142.3%
BUILDING REPAIRS	$ -	$ 282.00	$ -	$ -	0.0%
ELEVATOR MAINTENANCE	$ -	$ 3,618.40	$ 4,125.00	$ 4,500.00	87.7%
HOA FEES	$ 4,460.91	$ 48,776.84	$ 44,000.00	$ 48,000.00	0.0%
DESIGN	$ -	$ 942.92	$ -	$ -	0.0%
TOTAL MOUNTAIN AVE EXPENDITURES	**$ 6,204.87**	**$ 65,491.33**	**$ 90,383.33**	**$ 98,600.00**	72.5%

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL G.F.C.I. EXPENDITURES	$ 90,871.23	$ 6,973,870.20	$ 10,602,900.00	$ 11,566,800.00	65.8%
TOTAL CONTRIBUTION EXPENDITURES	$ 4,117.63	$ 106,603.42	$ 112,475.00	$ 122,700.00	94.8%
TOTAL EXPENDITURES GENERAL FUND	**$ 741,854.41**	**$ 15,922,617.08**	**$ 21,484,436.42**	**$ 23,437,563.00**	
TOTAL REVENUE OVER EXPENDITURES	**$ 244,827.47**	**$ 1,536,707.76**	**$ (5,616,038.08)**	**$ (6,126,581.00)**	

WATER FUND

SOURCE OF SUPPLY

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL SOURCE OF SUPPLY REVENUE	$ 299,141.34	$ 3,415,105.24	$ 2,806,145.87	$ 2,061,250.00	121.7%
TOTAL SOURCE OF SUPPLY EXPENDITURES	$ 31,341.09	$ 6,328,164.44	$ 10,133,557.50	$ 11,054,790.00	62.4%
NET REVENUE OVER EXPENDITURES	**$ 267,800.25**	**$ (2,913,059.20)**	**$ (7,327,411.63)**	**$ (8,993,540.00)**	

WATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WATER OPERATING REVENUE	$ 428,374.21	$ 4,510,222.98	$ 3,747,333.33	$ 4,088,000.00	120.4%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 78,910.60	$ 573,342.17	$ 830,361.58	$ 905,849.00	69.0%
ADMINISTRATION OTHER	$ 9,300.10	$ 540,558.42	$ 511,912.50	$ 558,450.00	105.6%
DISTRIBUTION	$ 8,800.27	$ 342,947.11	$ 294,250.00	$ 321,000.00	116.5%
TREATMENT	$ 64,482.55	$ 768,657.05	$ 629,750.00	$ 687,000.00	122.1%
PROFESSIONAL SERVICES	$ 49,911.49	$ 495,518.88	$ 614,625.00	$ 670,500.00	80.6%
UTILITY BILLING	$ 1,273.73	$ 19,480.78	$ 12,100.00	$ 13,200.00	161.0%
IMPROVEMENTS	$ -	$ 180,404.80	$ 1,055,358.33	$ 1,151,300.00	17.1%
TRANSFER	$ 18,375.00	$ 202,125.00	$ 604,893.67	$ 659,884.00	33.4%
TOTAL WATER OPERATING EXPENDITURES	$ 231,053.74	$ 3,123,034.21	$ 4,553,251.08	$ 4,967,183.00	68.6%
NET REVENUE OVER EXPENDITURES	**$ 197,320.47**	**$ 1,387,188.77**	**$ (805,917.75)**	**$ (879,183.00)**	

WATER PLANT CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WATER PLANT CAPITAL REVENUE	$ 243,176.96	$ 2,238,810.67	$ 2,160,495.33	$ 2,356,904.00	103.6%
TOTAL WATER PLANT CAPITAL EXPENDITURES	$ -	$ 6,806.75	$ 815,833.33	$ 890,000.00	0.8%
NET REVENUE OVER EXPENDITURES	**$ 243,176.96**	**$ 2,232,003.92**	**$ 1,344,662.00**	**$ 1,466,904.00**	
TOTAL WATER FUND REVENUE	$ 970,692.51	$ 10,164,138.89	$ 8,713,974.53	$ 8,506,154.00	116.6%
TOTAL WATER FUND EXPENDITURES	$ 262,394.83	$ 9,458,005.40	$ 15,502,641.91	$ 16,911,973.00	61.0%
NET REVENUE OVER EXPENDITURES	**$ 708,297.68**	**$ 706,133.49**	**$ (6,788,667.38)**	**$ (8,405,819.00)**	

WASTEWATER FUND

WASTEWATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WASTEWATER REVENUE	$ 368,295.23	$ 4,019,468.10	$ 2,952,125.00	$ 3,220,500.00	136.2%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 27,734.33	$ 213,090.74	$ 293,469.00	$ 320,148.00	72.6%
ADMINISTRATION OTHER	$ 4,114.20	$ 147,505.57	$ 173,983.33	$ 189,800.00	84.8%
MAIN WASTEWATER TREATMENT PLANT	$ 51,341.19	$ 561,187.95	$ 567,966.67	$ 619,600.00	98.8%
REGIONAL I-25 TREATMENT PLAN	$ 2,012.82	$ 133,630.72	$ 123,291.67	$ 134,500.00	108.4%
COLLECTION SYSTEM	$ 38,090.53	$ 132,756.43	$ 190,666.67	$ 208,000.00	69.6%
PROFESSIONAL SERVICES	$ 70,941.76	$ 683,463.13	$ 626,083.33	$ 683,000.00	109.2%
UTILITY BILLING	$ 1,754.15	$ 23,758.30	$ 12,100.00	$ 13,200.00	196.3%
TRANSFER	$ 8,750.00	$ 96,250.00	$ 96,250.00	$ 105,000.00	100.0%
IMPROVEMENTS	$ 300.00	$ 131,958.91	$ 3,116,666.67	$ 3,400,000.00	4.2%
BOND	$ -	$ 831,862.74	$ 874,287.33	$ 953,768.00	95.1%
TOTAL WASTEWATER EXPENDITURES	$ 205,038.98	$ 2,955,464.49	$ 6,074,764.67	$ 6,627,016.00	48.7%
NET REVENUE OVER EXPENDITURES	**$ 163,256.25**	**$ 1,064,003.61**	**$ (3,122,639.67)**	**$ (3,406,516.00)**	

WASTEWATER CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WASTEWATER CAPITAL REVENUE	$ 244,264.46	$ 2,275,971.47	$ 1,920,444.17	$ 2,095,030.00	118.5%
TOTAL WASTEWATER CAPITAL EXPENDITURES	$ 31,105.77	$ 1,163,078.25	$ 1,582,166.67	$ 1,726,000.00	73.5%
NET REVENUE OVER EXPENDITURES	**$ 213,158.69**	**$ 1,112,893.22**	**$ 338,277.50**	**$ 369,030.00**	
TOTAL WASTEWATER FUND REVENUE	$ 612,559.69	$ 6,295,439.57	$ 4,872,569.17	$ 5,315,530.00	129.2%
TOTAL WASTEWATER FUND EXPENDITURES	$ 236,144.75	$ 4,118,542.74	$ 7,656,931.34	$ 8,353,016.00	53.8%
TOTAL REVENUE OVER EXPENDITURES	**$ 376,414.94**	**$ 2,176,896.83**	**$ (2,784,362.17)**	**$ (3,037,486.00)**	

STORM WATER FACILITIES FUND

STORM WATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL STORM WATER REVENUE	$ 68,108.06	$ 749,110.86	$ 504,166.67	$ 550,000.00	148.6%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ -	$ 1,636.86	$ -	$ -	0.0%
ADMINISTRATION OTHER	$ 875.00	$ 10,721.92	$ 742.50	$ 810.00	1444.0%
STREET CLEANING	$ 3,949.88	$ 27,658.55	$ 97,625.00	$ 106,500.00	28.3%
PROFESSIONAL SERVICES	$ -	$ 9,908.75	$ 96,250.00	$ 105,000.00	10.3%
IMPROVEMENTS	$ -	$ 14,042.50	$ 36,666.67	$ 40,000.00	38.3%
TOTAL STORM WATER EXPENDITURES	$ 4,824.88	$ 63,968.58	$ 231,284.17	$ 252,310.00	27.7%
NET REVENUE OVER EXPENDITURES	**$ 63,283.18**	**$ 685,142.28**	**$ 272,882.50**	**$ 297,690.00**	

STORM WATER CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL STORM WATER CAPITAL REVENUE	$ 86,572.00	$ 1,080,885.63	$ 484,000.00	$ 528,000.00	223.3%
TOTAL STORM WATER CAPITAL EXPENDITURES	$ 3,686.50	$ 61,907.50	$ 1,623,416.67	$ 1,771,000.00	3.8%
NET REVENUE OVER EXPENDITURES	**$ 82,885.50**	**$ 1,018,978.13**	**$ (1,139,416.67)**	**$ (1,243,000.00)**	
TOTAL STORM WATER FUND REVENUE	$ 154,680.06	$ 1,829,996.49	$ 988,166.67	$ 1,078,000.00	185.2%
TOTAL STORM WATER FUND EXPENDITURES	$ 8,511.38	$ 125,876.08	$ 1,854,700.84	$ 2,023,310.00	6.8%
TOTAL REVENUE OVER EXPENDITURES	**$ 146,168.68**	**$ 1,704,120.41**	**$ (866,534.17)**	**$ (945,310.00)**	

SPECIAL REVENUE FUNDS

PARK DEVELOPMENT

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PARK DEVELOPMENT REVENUE	$ 119,037.58	$ 953,646.04	$ 885,729.17	$ 966,250.00	107.7%
TOTAL PARK DEVELOPMENT EXPENDITURES	$ 27,560.66	$ 769,297.20	$ 1,443,750.00	$ 1,575,000.00	53.3%
NET REVENUE OVER EXPENDITURES	**$ 91,476.92**	**$ 184,348.84**	**$ (558,020.83)**	**$ (608,750.00)**	

PARK DEDICATION

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PARK DEDICATION REVENUE	$ 31,366.75	$ 254,867.74	$ 243,145.83	$ 265,250.00	104.8%
TOTAL PARK DEDICATION EXPENDITURES	$ -	$ -	$ 143,000.00	$ 156,000.00	0.0%
NET REVENUE OVER EXPENDITURES	**$ 31,366.75**	**$ 254,867.74**	**$ 100,145.83**	**$ 109,250.00**	

PUBLIC FACILITIES

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PUBLIC FACILITIES REVENUE	$ 35,969.29	$ 331,365.85	$ 280,041.67	$ 305,500.00	118.3%
TOTAL PUBLIC FACILITIES EXPENDITURES	$ 54,987.90	$ 124,437.90	$ 485,741.67	$ 529,900.00	25.6%
NET REVENUE OVER EXPENDITURES	**$ (19,018.61)**	**$ 206,927.95**	**$ (205,700.00)**	**$ (224,400.00)**	

CONSERVATION TRUST/FORESTRY

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL CONSERVATION TRUST REVENUE	$ 43,689.35	$ 595,229.75	$ 582,083.33	$ 635,000.00	102.3%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 48,037.94	$ 356,495.70	$ 393,833.92	$ 429,637.00	90.5%
ADMINISTRATION OTHER	$ 1,291.59	$ 9,222.63	$ 12,200.83	$ 13,310.00	75.6%
FLEET MAINTENANCE	$ 6,071.25	$ 39,780.15	$ 38,500.00	$ 42,000.00	103.3%
PARK MAINTENANCE & IMPROVEMENTS	$ -	$ 151,867.19	$ 465,575.00	$ 507,900.00	32.6%
TREE MAINTENANCE	$ 297.83	$ 65,843.55	$ 61,416.67	$ 67,000.00	107.2%
EAB RESPONSE	$ -	$ -	$ 41,250.00	$ 45,000.00	0.0%
TOTAL CONSERVATION TRUST EXPENDITURES	$ 55,698.61	$ 623,209.22	$ 1,012,776.42	$ 1,104,847.00	61.5%
NET REVENUE OVER EXPENDITURES	**$ (12,009.26)**	**$ (27,979.47)**	**$ (430,693.09)**	**$ (469,847.00)**	

LARIMER COUNTY OPEN SPACE TAX

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL LARIMER COUNTY REVENUE	$ 39,416.15	$ 344,518.25	$ 517,916.67	$ 565,000.00	66.5%
TOTAL LARIMER COUNTY EXPENDITURES	$ 82,505.50	$ 668,830.06	$ 590,388.33	$ 644,060.00	113.3%
NET REVENUE OVER EXPENDITURES	**$ (43,089.35)**	**$ (324,311.81)**	**$ (72,471.66)**	**$ (79,060.00)**	

CEMETERY ENDOWMENT

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL CEMETERY ENDOWMENT REVENUE	$ 3,502.64	$ 75,181.74	$ 70,583.33	$ 77,000.00	106.5%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 5,754.57	$ 51,925.61	$ 61,997.83	$ 67,634.00	83.8%
FUNERALS	$ 537.50	$ 537.50	$ 2,750.00	$ 3,000.00	0.0%
MAINTENANCE	$ 2,380.81	$ 15,636.92	$ 26,225.83	$ 28,610.00	59.6%
IMPROVEMENTS	$ -	$ 23,772.98	$ 32,083.33	$ 35,000.00	0.0%
TOTAL CEMETERY ENDOWMENT EXPENDITURES	$ 8,672.88	$ 91,873.01	$ 123,057.00	$ 134,244.00	74.7%
NET REVENUE OVER EXPENDITURES	**$ (5,170.24)**	**$ (16,691.27)**	**$ (52,473.67)**	**$ (57,244.00)**	

BATS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL BATS REVENUE	$ 5,310.58	$ 134,600.96	$ 75,625.00	$ 82,500.00	178.0%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 13,680.40	$ 107,790.77	$ 113,132.25	$ 123,417.00	95.3%
ADMINISTRATION OTHER	$ 36.00	$ 534.22	$ 6,700.83	$ 7,310.00	8.0%
DRIVING	$ 592.63	$ 19,666.78	$ 28,050.00	$ 30,600.00	70.1%
SERVICES	$ -	$ 116,870.75	$ 122,833.33	$ 134,000.00	95.1%
TOTAL BATS EXPENDITURES	$ 14,309.03	$ 244,862.52	$ 270,716.42	$ 295,327.00	90.4%
NET REVENUE OVER EXPENDITURES	**$ (8,998.45)**	**$ (110,261.56)**	**$ (195,091.42)**	**$ (212,827.00)**	

ROAD IMPACT FEES

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL ROAD IMPACT REVENUE	$ 109,600.93	$ 622,771.94	$ 818,812.50	$ 893,250.00	76.1%
TOTAL ROAD IMPACT EXPENDITURES	$ 2,596.79	$ 62,072.29	$ 4,430,523.17	$ 4,833,298.00	1.4%
NET REVENUE OVER EXPENDITURES	**$ 107,004.14**	**$ 560,699.65**	**$ (3,611,710.67)**	**$ (3,940,048.00)**	

RECREATIONAL MMJ

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL RECREATIONAL MMJ REVENUES	$ 57,116.39	$ 575,544.67	$ 504,166.67	$ 550,000.00	114.2%
TOTAL RECREATIONAL MMJ EXPENDITURES	$ 7,500.00	$ 438,455.37	$ 609,583.33	$ 665,000.00	71.9%
NET REVENUE OVER EXPENDITURES	**$ 49,616.39**	**$ 137,089.30**	**$ (105,416.66)**	**$ (115,000.00)**	

1998 1% SALES TAX	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL 1998 1% REVENUE	$ 332,821.59	$ 3,498,273.17	$ 3,100,304.17	$ 3,382,150.00	112.8%
TOTAL 1998 1% EXPENDITURES	$ 132,064.34	$ 4,601,750.01	$ 4,927,083.33	$ 5,375,000.00	93.4%
NET REVENUE OVER EXPENDITURES	**$ 200,757.25**	**$ (1,103,476.84)**	**$ (1,826,779.16)**	**$ (1,992,850.00)**	

2019 1% SALES TAX	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2024 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
RECREATION CENTER REVENUE	$ 161,059.01	$ 1,690,562.76	$ 1,429,358.33	$ 1,559,300.00	118.3%
SALES TAX REVENUE/INTEREST	$ 344,618.78	$ 3,063,615.13	$ 2,570,104.17	$ 2,803,750.00	119.2%
TOTAL 2019 1% REVENUE	$ 505,677.79	$ 4,754,177.89	$ 3,999,462.50	$ 4,363,050.00	118.9%
RECREATION CENTER OPERATING EXPENSES	$ 222,073.46	$ 2,000,282.45	$ 2,300,364.00	$ 2,509,488.00	87.0%
PARK EXPENSES	$ 3,006.68	$ 3,087,884.71	$ 2,910,783.33	$ 3,175,400.00	106.1%
COP PAYMENT AND OTHER EXPENSES	$ -	$ 1,140,000.00	$ 1,045,000.00	$ 1,140,000.00	109.1%
TOTAL 2019 1% EXPENDITURES	$ 225,080.14	$ 6,228,167.16	$ 6,256,147.33	$ 6,824,888.00	99.6%
NET REVENUE OVER EXPENDITURES	**$ 280,597.65**	**$ (1,473,989.27)**	**$ (2,256,684.83)**	**$ (2,461,838.00)**	
TOTAL SPECIAL FUNDS REVENUE	$ 1,283,509.04	$ 12,140,178.00	$ 11,077,870.84	$ 12,084,950.00	
TOTAL SPECIAL FUNDS EXPENDITURES	$ 610,975.85	$ 13,852,954.74	$ 20,292,766.99	$ 22,137,564.00	
TOTAL REVENUE OVER EXPENDITURES	**$ 672,533.19**	**$ (1,712,776.74)**	**$ (9,214,896.15)**	**$ (10,052,614.00)**	

TOTAL REVENUE	$ 4,008,123.18	$ 47,889,077.79	$ 41,520,979.54	$ 44,295,616.00	
TOTAL EXPENDITURES	$ 1,859,881.22	$ 43,477,996.04	$ 66,791,477.50	$ 72,863,426.00	

BOARD OF TRUSTEES INFORMATION

ADMINISTRATION DEPARTMENT

Meeting Date:	**January 14, 2025**
Agenda Title/Subject:	**CLG Grant Application Letter of Support**
Type of Item:	**Consent Agenda**
Purpose:	**Approve Letter of Support for Grant Application**
Presented by:	**Brian Dubois**

ATTACHMENTS:

- Letter of Support
- Signature Page for Grant

BACKGROUND:

The Certified Local Government (CLG) grant is a program funded by the National Park Service and administered by History Colorado to support local governments in preserving their historic resources. The grant is intended to assist municipalities in creating preservation plans, conducting surveys of historic properties, and providing education and outreach about historic preservation. By participating in the CLG program, communities gain access to technical expertise, funding, and resources that help protect and celebrate their unique historical and cultural assets.

For the Town of Berthoud, the CLG grant will play a crucial role in developing a comprehensive preservation plan that guides future growth while safeguarding our town's historical identity. The plan will help identify key historic sites, engage community members in preservation efforts, and establish policies that encourage the responsible management of our heritage. This initiative will strengthen Berthoud's commitment to preserving its character and ensure that future generations can enjoy and appreciate our historic landmarks.

UPDATE/NEXT STEPS:

- Town staff will submit grant application and proceed accordingly.

FISCAL IMPACT AND FUND SOURCE:

Historic Preservation Support

COMMUNITY TOUCHSTONES:

Community Identity

RECOMMENDED ACTION(S):

Seeking support from the Town Board to submit an application for a grant to complete a preservation plan.

Garden Spot of Colorado

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

History Colorado
1200 Broadway
Denver, CO 80203

Dear Members of History Colorado,

On behalf of the Town Board of Berthoud, we are writing to express our strong support for the Town of Berthoud's Certified Local Government (CLG) Grant application. The Town of Berthoud is committed to preserving the unique historical and cultural character of our community while also enhancing the well-being of our residents. This grant will allow us to move forward with the creation of a comprehensive preservation plan that will help guide future development and ensure the continued protection of Berthoud's rich heritage.

The Town Board recognizes the importance of incorporating preservation planning into our broader community development goals. We believe that a well-crafted preservation plan will not only protect the historical integrity of our built environment but will also provide a framework for engaging our community in meaningful discussions about the preservation of landmarks, neighborhoods, and other significant sites. The support of History Colorado through the CLG grant will ensure that we have the expertise and resources needed to create a sustainable and effective plan.

In addition, we are committed to fostering collaboration among residents, local organizations, and stakeholders throughout the planning process to ensure that all voices are heard and that the final preservation plan reflects the community's values. We look forward to working with History Colorado and other partners in this important initiative and are confident that it will have a lasting, positive impact on the Town of Berthoud.

We appreciate your consideration of our application, and we are excited about the opportunity to further our preservation efforts with the support of the CLG grant. Please feel free to contact staff with any questions or additional information you may require.

Sincerely,

William Karspeck

Mayor, Town of Berthoud

History Colorado

Please check the following boxes to acknowledge your understanding of the CLG Subgrant Program policies:

☐ I understand that I may not begin work on my project until my agreement with History Colorado is executed at a time subject to the schedule of the National Park Service.

☐ I understand that all work must meet the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* and when applicable, survey standards established by History Colorado.

☐ I understand that my project must be completed by June 1, 2027, to comply with National Park Service requirements. I understand that failure to comply with this deadline could result in History Colorado declaring all/part of the work ineligible for reimbursement.

☐ I acknowledge that I have received and read the *CLG Subgrant Program Manual* and that I understand its contents.

_____ _____

Signature of Staff or Contact Person Responsible for Grant Date

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Certification: This application is submitted to History Colorado for funding consideration under the Certified Local Government provisions of the National Historic Preservation Act of 1966 as amended.

_____ _____

Signature of Historic Preservation Commission Chair Date

_____

Print Name

_____ _____

Signature of Chief Elected Official Date

_____

Print Name

BOARD OF TRUSTEES INFORMATION

ADMINISTRATION DEPARTMENT

Meeting Date:	**January 14, 2025**
Agenda Title/Subject:	**Public Utility Revocable License Agreement**
Type of Item:	**Consent Agenda**
Purpose:	**To approve a revocable license agreement for the purpose of placing utility infrastructure.**
Presented by:	**Christian Samora**

ATTACHMENTS:

- Revocable License Agreement
- Exhibit A to Revocable License Agreement
- Plat of Lot B

BACKGROUND:

This Revocable License Agreement permits the Licensee, Barry Schram, to use a designated portion of Town-owned property, approximately 655 square feet, for the purpose of installing electric utility service to service an adjacent property. The specific boundaries of the property are described in Exhibit A, which is attached to and incorporated into the Agreement.

The Licensee is responsible for ensuring that the installation complies with all applicable laws and regulations. Additionally, the Licensee must provide the Town with an as-built drawing of the installed facilities within thirty days of completion.

The Licensee is also responsible for maintaining any fixtures or structures on the property and repairing any damage caused during the use of the site.

UPDATE/NEXT STEPS:

There are not any additional steps needed following approval.

FISCAL IMPACT AND FUND SOURCE:

There is not any anticipated fiscal impact.

RECOMMENDED ACTION(S):

It is recommended to approve this agreement as part of the Consent Agenda.

EXHIBIT A

PARCEL DESCRIPTION

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-19-3-RE2055 as recorded June 17, 1998 as Reception No. 2620239 of the Records of the Weld County Clerk and Recorder, situate in the Southwest Quarter (SW1/4) of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

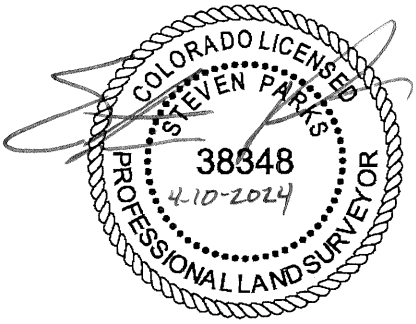
COMMENCING at the Northwest corner of said Lot B, being the South 1/16th Corner of said Section 19 and assuming the West line of Lot B as bearing South 00°55'19" East, as platted, a distance of 1320.83 feet and with all other bearings contained herein relative thereto;

THENCE North 88°04'38" East, along the North line of Lot B, a distance of 630.85 feet to the POINT OF BEGINNING;
THENCE North 88°04'38" East, continuing along said North line, a distance of 20.00 feet;
THENCE South 01°55'22" East a distance of 32.96 feet to the North line of an existing 25' Access, Sewer Trunk Line & Power Easement;
THENCE South 89°21'20" West, along the North line of said Easement, a distance of 20.00 feet;
THENCE North 01°55'22" West a distance of 32.52 feet to the POINT OF BEGINNING.

Said described parcel of land contains 655 Square Feet, more or less (±).

SURVEYORS STATEMENT

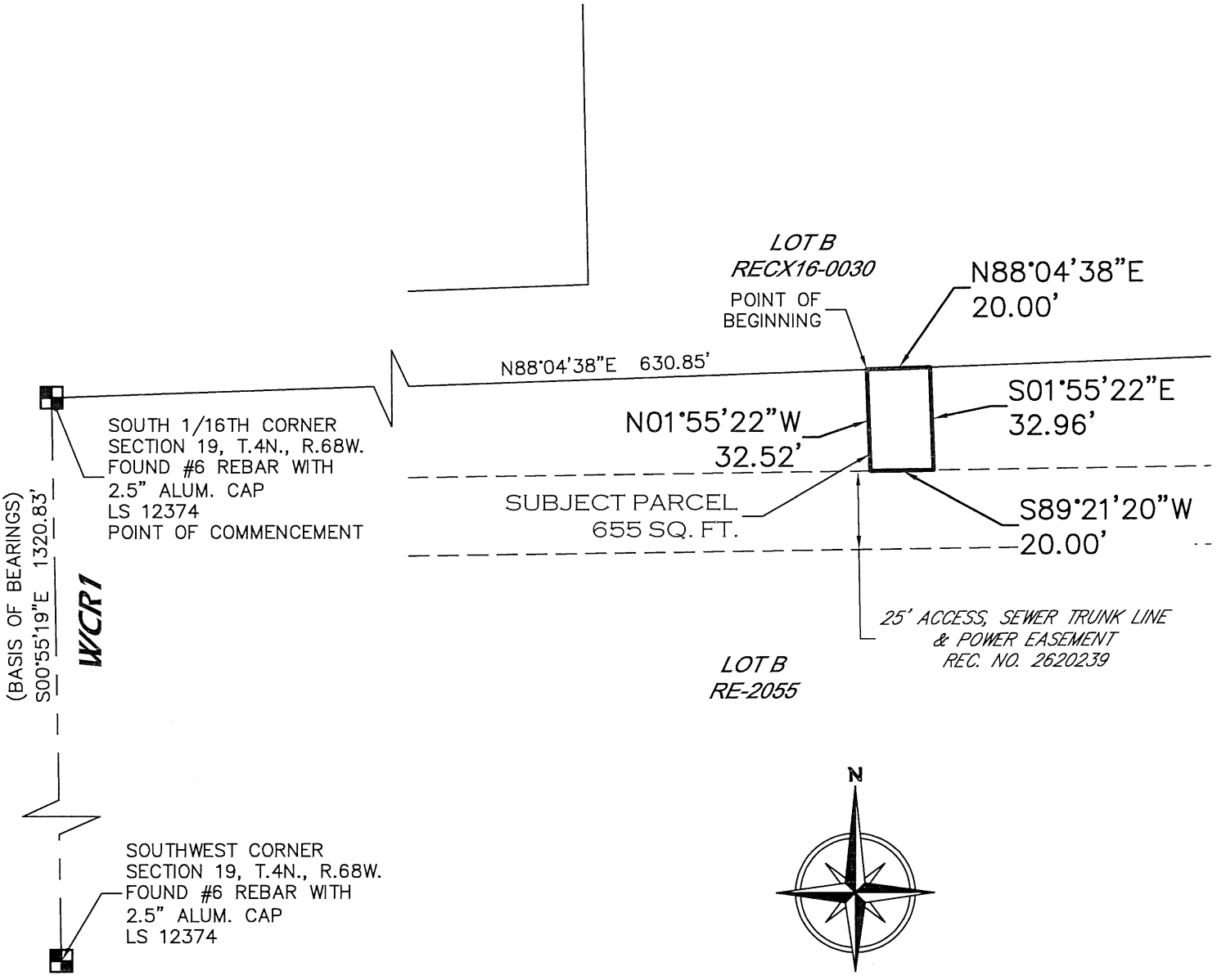
I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

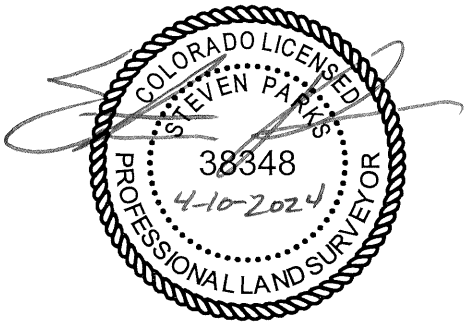
MAJESTIC SURVEYING
1111 Diamond Valley Drive, Suite 104
Windsor, Colorado 80550

EXHIBIT A



Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (CRS 13-80-105)



Steven Parks, PLS 38348
On behalf of Majestic Surveying, LLC

MAJESTIC SURVEYING

PROJECT NO: 2021052 CLIENT: SCHRAM
DATE: 4-10-2024 SCALE: 1"=50'

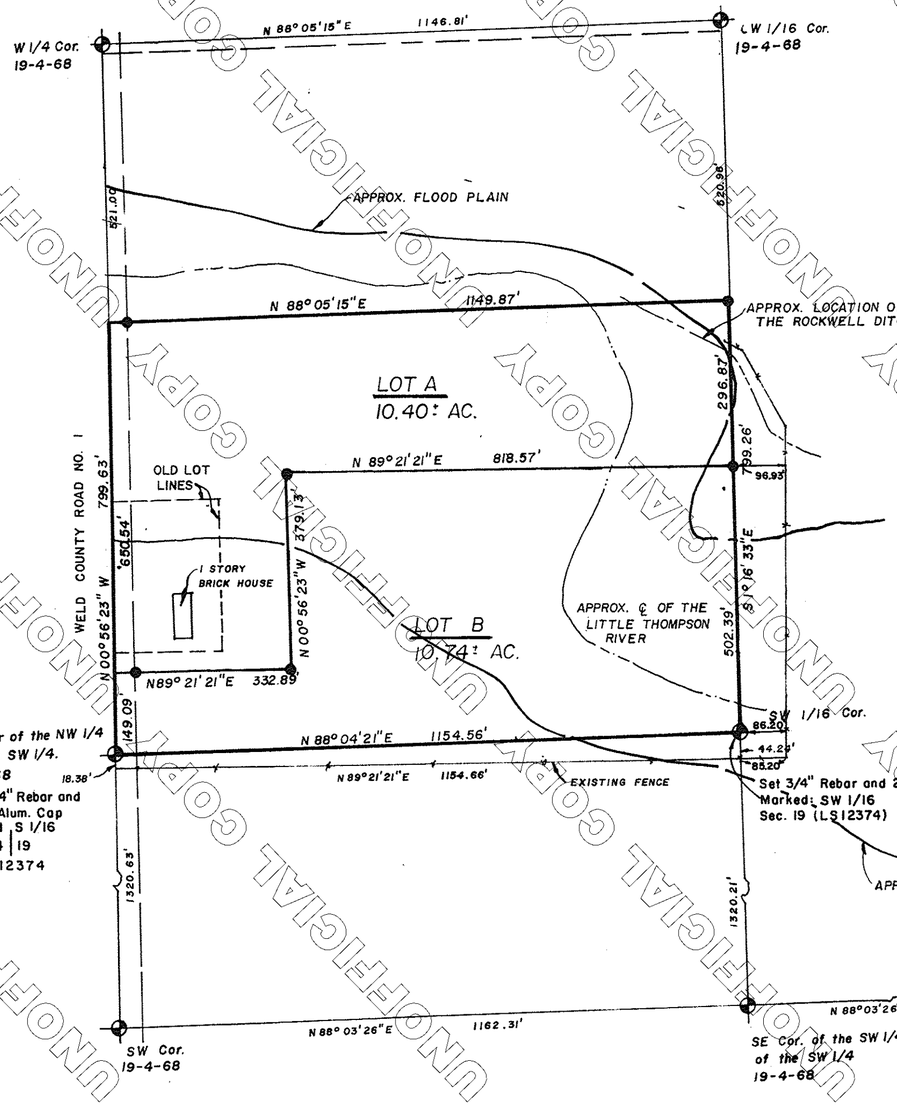
AR2366278

B 1419 REC 02366278 12/29/93 12:15 $10.00 1/001
F 0939 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

ENV #3549

AMENDED RECORDED EXEMPTION NO. 1061-19-3-RE377

OF A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.



NOTE:
●-Set 1/2" Rebar and Cap (LS12374)

SURVEYOR'S CERTIFICATE:

I, Larry G. Intermill, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that this Recorded Exemption plat was prepared under my personal supervision and that this plat of Lot A and Lot B is an accurate representation thereof. I further certify that the survey and this plat of Lot A and B complies with all applicable rules, regulations and laws of the State of Colorado, State Board of Registration for Professional Engineers and Professional Land Surveyors, and Weld County.

INTERMILL LAND SURVEYING, INC.

Larry G. Intermill Colo. LS 12374

12/7/93
Date

LARRY G. INTERMILL REGISTERED LAND SURVEYOR 12374 STATE OF COLORADO

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

A Flood Hazard Development Permit will be required for any new construction or substantial improvement of existing structure in the Floodway or Flood Prone District located on this property.

DEPARTMENT OF PLANNING SERVICES ADMINISTRATIVE REVIEW CERTIFICATE:

The plat is accepted and approved for filing.

Chuck Carlile
Department of Planning Services Director

The foregoing instrument was acknowledged before me this 29th day of December, A.D., 1993.

My commission expires: November 21, 1995
Witness my hand and official seal.

Notary Public

PROPERTY DESCRIPTION:

Lots A and B of Recorded Exemption No. 1061-19-3-RE 377, recorded February 14, 1979 in Book 860 at Reception No. 1781855, Weld County records, being a portion of the Northwest Quarter of the Southwest Quarter of Section 19, Township 4 North, Range 68 West of the 6th P.M..

PROPERTY OWNER'S CERTIFICATE:

I/We, the undersigned, being the sole owners in fee of the above described property do hereby subdivide the same as shown on the attached map. I/We understand this property is located in the Agricultural Zone District and is also intended to provide areas for the conduct of other uses by right, accessory uses, and uses by special review.

Gary C. Wykoff
Gary C. Wykoff

Paula D. Wykoff
Paula D. Wykoff

Charley T. Wykoff
Charley T. Wykoff

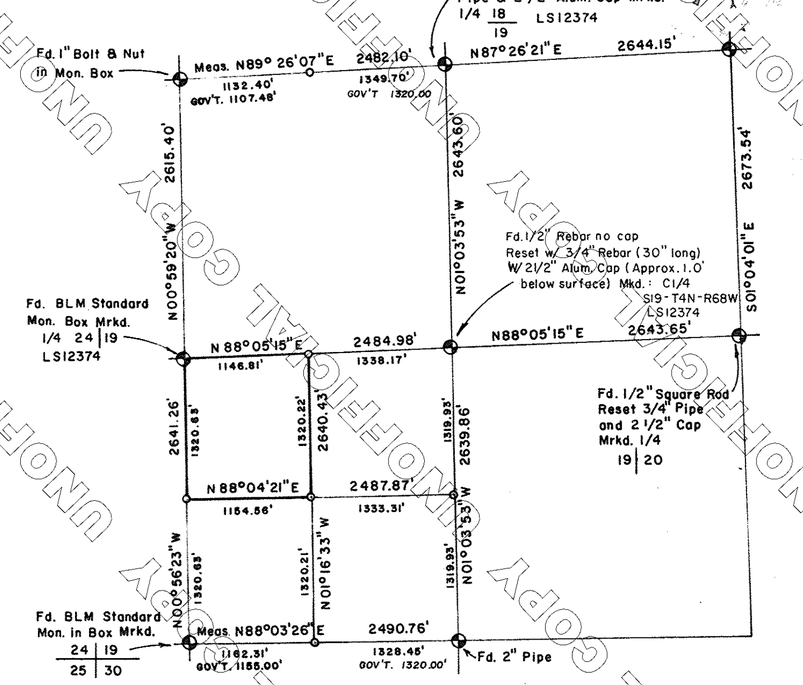
Ruby V. Wykoff
Ruby V. Wykoff

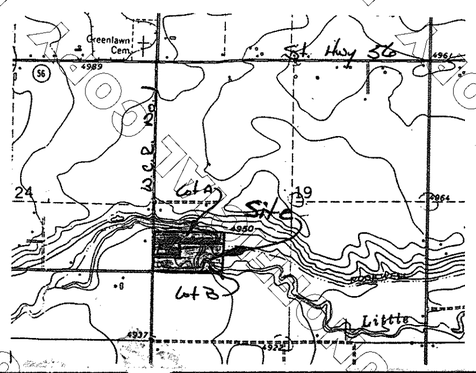
The foregoing certification was acknowledged before me this 27th day of December, A.D., 1993.

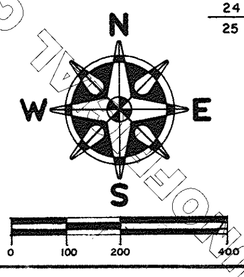
My commission expires: 2-7-95
Witness my hand and official seal.

Jodee L. Kadous
Notary Public

NOTARY PUBLIC JODEE L. KADOUS STATE OF COLORADO







GARY WYKOFF

SCALE: 1"=200' | APPROVED BY | DRAWN BY KAW
DATE: 9-24-93

AMENDED RECORDED EXEMPTION

DRAWING NUMBER P-93-2135

2000AF - 1824

BOARD OF TRUSTEES INFORMATION

ADMINISTRATION DEPARTMENT

Meeting Date:	**January 14, 2025**
Agenda Title/Subject:	**Animal Control Services IGA and Service Agreement Amendments**
Type of Item:	**Consent Agenda**
Purpose:	**To approve amendments to the existing IGA and Service Agreement**
Presented by:	**Christian Samora**

ATTACHMENTS:

- Third Amendment to Animal Control Services IGA
- First Amendment to the Restated Joint Animal Control Service Agreement

BACKGROUND:

Since 2022, the Town of Berthoud has coordinated with the Town of Timnath in a joint agreement to utilize animal control services offered by NOCO Humane. In 2024, the Town of Wellington has been a participant in the agreement as well. Engaging with NOCO Humane for animal control services has achieved the following:

- Providing an improved animal control response for the citizens of Berthoud. This agreement provides a single point of contact for residents needing animal control services or assistance. Citizens will be able to call into NOCO Humane dispatch and the nearest officer will be assigned to the matter accordingly.
- Regular service hours for NOCO Humane are eight hours daily, Thursday through Monday. The Town Neighborhood Services Officer provides coverage Tuesdays and Wednesdays, which provides at least 8 hours of animal control coverage seven days a week, totaling 60 hours of regular coverage weekly. NOCO Humane is responsive to emergencies for matters that occur outside of regular service hours.
- The joint agreement between the Town of Berthoud, the Town of Timnath, and the Town of Wellington helps to leverage this resource and keep costs as minimal as possible. The annual cost to the Town of Berthoud for the service as outlined in the amendment is $34,461.34. The approved 2025 budget for the Town of Berthoud includes $39,000 for Animal Control Services. The cost-of-service allocation for each Town was determined by using historic call data for each of the communities.

UPDATE/NEXT STEPS:

- If approved, no additional steps are needed.

FISCAL IMPACT AND FUND SOURCE:

The funding needed for this agreement is included in the 2025 budget.

RECOMMENDED ACTION(S):

Approve the amended agreements as part of the Consent Agenda.

THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF BERTHOUD,THE TOWN OF TIMNATH, AND THE TOWN OF WELLINGTON CONCERNING A JOINT AGREEMENT FOR ANIMAL CONTROL SERVICES WITH LARIMER HUMANE SOCIETY

THIS THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF BERTHOUD, THE TOWN OF TIMNATH, AND THE TOWN OF WELLINGTON CONCERNING A JOINT AGREEMENT FOR ANIMAL CONTROL SERVICES WITH LARIMER HUMANE SOCIETY (the "Second Amendment") is entered into on this ___ day of _____, 2025, by and between the TOWN OF BERTHOUD ("BERTHOUD"), the TOWN OF TIMNATH ("TIMNATH"), and the TOWN OF WELLINGTON ("WELLINGTON"). BERTHOUD, TIMNATH, and WELLINGTON are referred to herein collectively as the "Parties" or the "Towns" or individually as a "Party" or a "Town".

RECITALS:

WHEREAS, BERTHOUD is a municipality located in both Larimer County, Colorado and Weld County, Colorado;

WHEREAS, TIMNATH is a municipality located in both Larimer County, Colorado and Weld County, Colorado;

WHEREAS, WELLINGTON is a municipality located in Larimer County, Colorado;

WHEREAS, NOCO HUMANE (formerly known as the Larimer Humane Society) is a non-profit entity under 501(c)(3) of the Internal Revenue Code serving Northern Colorado communities through a broad range of animal-related issues, such as animal control, care, sheltering, impound, lost and found, and licensing;

WHEREAS, under C.R.S. § 29-1-203, the Town of Berthoud and the Town of Timnath entered into an Intergovernmental Agreement Between the Town of Berthoud and the Town of Timnath Concerning a Joint Agreement for Animal Control Services with Larimer Humane Society in 2022 (the Original Agreement") as amended by the First Amendment to Intergovernmental Agreement Between the Town of Berthoud and the Town of Timnath Concerning a Joint Agreement for Animal Control Services with Larimer Humane Society entered into in or around December 2022 ("First Amendment" and together with the Original Agreement, the "Agreement");

WHEREAS, the Town of Wellington was added as a party to the Agreement through the Second Amendment to Intergovernmental Agreement Between the Town of Berthoud, the Town of Timnath, and the Town of Wellington Concerning a Joint Agreement for Animal Control Services with Larimer Humane Society entered into in or around December 2023

("Second Amendment);

WHEREAS, the Agreement states that the Towns will annually agree on how to split the costs of Animal Control Services from the NOCO Humane; and

WHEREAS, the Parties would like to agree to an updated split of fees for 2025. Any provisions of the Agreement not addressed in this Third Amendment shall remain unchanged.

Now therefore for good and valuable consideration, the Parties agree as follows.

1. The Title of the Agreement is hereby amended to read: THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF BERTHOUD, THE TOWN OF TIMNATH, AND THE TOWN OF WELLINGTON CONCERNING A JOINT AGREEMENT FOR ANIMAL CONTROL SERVICES WITH NOCO HUMANE.

2. Paragraph 4 of the Agreement is hereby amended to read in its entirety:

> 4. Cost and information sharing. The Parties shall each fund the total annual obligation set forth in the Joint Agreement in their respective annual budget based on a split to which they will agree annually, with the split in 2025 as follows:
>
> | | |
> |---|---|
> | Berthoud | $39,461.34 |
> | Timnath | $28,675.33 |
> | Wellington | $35,368.33 |
>
> Any report that the NOCO Humane provides a Party pursuant to the Joint Agreement is not confidential and shall be shared between the Parties.

3. The Agreement shall continue in full force and effect except as hereby amended.

IN WITNESS WHEREOF, the parties hereto have caused this Third Amendment to be executed the day and year first written above.

TOWN OF BERTHOUD

By_____
William Karspeck, Mayor

ATTEST: APPROVED AS TO FORM:

_____ _____

Christian Samora, Town Clerk

Erin Smith, Attorney for Town

TOWN OF TIMNATH

By_____
Mark Soukup, Mayor

ATTEST:

_____
Milissa Peters-Garcia, Town Clerk

APPROVED AS TO FORM:

_____
Carolyn R. Steffl, Attorney for Town

TOWN OF WELLINGTON

By_____
Patti Garcia, Town Administrator

ATTEST:

_____
Ethan Muhs, Town Clerk

APPROVED AS TO FORM:

_____
Dan Sapienza, Legal Advisors LLC,
Attorney for Town

FIRST AMENDMENT TO THE AMENDED AND RESTATED JOINT AGREEMENT FOR ANIMAL CONTROL SERVICES

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED JOINT AGREEMENT ("First Amendment") is made and entered into this ___ day of December 2024, by and between the Parties, who are: TOWN OF BERTHOUD ("BERTHOUD") and the TOWN OF TIMNATH ("TIMNATH") and the TOWN OF WELLINGTON ("WELLINGTON") together on the one hand, and NOCO Humane, formerly known as Larimer Humane Society, a Colorado non-profit corporation, on the other hand. BERTHOUD, TIMNATH and WELLINGTON are referred to collectively as "the Towns" and individually as "Town."

WHEREAS, NOCO Humane is dedicated to the safe and humane treatment of animals consistent with each Town's respective Municipal Code ("the applicable Municipal Code") and policies; and

WHEREAS, the NOCO Humane employs trained, qualified persons to handle animals within its custody; and

WHEREAS, Berthoud and Timnath desired to jointly engage NOCO Humane to furnish animal-control services for the Towns within their respective borders and entered into a Joint Agreement for Animal Control Services with NOCO Humane in February of 2022 ("Joint Agreement"), as well as a corresponding Intergovernmental Agreement between Berthoud and Timnath to share the cost of the Joint Agreement for Animal Control Services ("the IGA"), and the Joint Agreement and the IGA have been in effect since February 2022;

WHEREAS, Wellington became a party to the Joint Agreement and to the IGA by way of the Amended and Restated Joint Agreement dated January 1, 2024 and the Second Amended IGA dated _____;

WHEREAS, Section 2 of the Joint Agreement provides that the Towns and NOCO Humane shall annually renegotiate the compensation due under paragraph 3 upon the prior year's experience so that the Towns can budget and appropriate for the next fiscal year;

WHEREAS, Berthoud, Timnath, Wellington and NOCO Humane have agreed to increase the fees for animal control services for 2025 and wish to amend the Joint Agreement to reflect such increase in fees.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. **Amendment of Section 3**. Section 3 of the Joint Agreement shall be deleted and replaced with the following:

> Compensation. In consideration of the services provided by NOCO Humane hereunder, the Towns shall pay NOCO Humane the total sum of one hundred three thousand five hundred and five dollars ($103,505.00), per the terms of the Towns' Intergovernmental Agreement, as may be amended, setting forth the terms of their

sharing of the cost of this Agreement ("the IGA"). Said sum shall be paid in twelve (12) monthly installments of eight thousand six hundred and twenty-five dollars and forty-two cents ($8,625.42) on or before the 15th day of the month for which such installment is owed.

2. The Joint Agreement shall continue in full force and effect except as hereby amended.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment the day and year first above written.

(Signature page to follow)

TOWN OF BERTHOUD

By_____
Christopher Kirk, Town Administrator

ATTEST:

_____
Christian Samora, Town Clerk

APPROVED AS TO FORM:

_____
Erin Smith, Attorney for Town

TOWN OF TIMNATH

By_____
Aaron Adams, Town Manager

ATTEST:

_____
Milissa Peters-Garcia, Clerk

APPROVED AS TO FORM:

_____
Carolyn R. Steffl, Attorney for Town

TOWN OF WELLINGTON

By_____
Patti Garcia, Town Administrator

ATTEST:

_____
Clerk or Secretary

APPROVED AS TO FORM:

_____
Dan Sapienza, Poudre Legal Advisors LLC, Attorney for Town

NOCO HUMANE

By: _____
Judith A Calhoun, CEO

ATTEST:

_____
Nelson Murphy,
Chief Financial & Administrative Officer

BOARD OF TRUSTEES INFORMATION

ADMINISTRATION DEPARTMENT

Meeting Date:	**January 14, 2025**
Agenda Title/Subject:	**Resolution designating Official Posting Places**
Type of Item:	**Consent Agenda**
Purpose:	**To designate the official posting place for public notices in accordance with Title 24.**
Presented by:	**Christian Samora**

ATTACHMENTS:

a) Resolution 2025-01 Designating the Official Posting Place for Public Notices

BACKGROUND:

The Town Board annually designates the place for posting public notices in accordance with Title 24 of State Statute. The official posting places are currently on the Town website and at Town Hall on the bulletin board in the event of technical difficulties.

It is important that the official posting places are under the control of the Town. Posting in public places that are not controlled by the Town can be problematic if notices are removed and a meeting is no longer properly noticed.

Local media outlets also receive an e-mail with links to meeting materials as well as press releases.

UPDATE/NEXT STEPS:

No additional action is needed.

FISCAL IMPACT AND FUND SOURCE:

There is no fiscal impact.

RECOMMENDED ACTION(S):

Approve this resolution as part of the Consent Agenda.

TOWN OF BERTHOUD, COLORADO
RESOLUTION NO. 01
(Series 2025)

A RESOLUTION OF THE TOWN BOARD FOR THE TOWN OF BERTHOUD, COLORADO DESIGNATING THE PLACE FOR THE POSTING OF PUBLIC NOTICES FOR TOWN BOARD MEETINGS AND OTHER TOWN BUSINESS.

WHEREAS, the Colorado Opening Meeting Law requires the Town to annually designate the place or places at which the Town shall post notices of Town meetings and other public notices; and

WHEREAS, the Town Board desires to designate the following places for the posting of public notices for the convenience of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD FOR THE TOWN OF BERTHOUD, COLORADO that the following public places shall be and are hereby designated for the posting of notices for public meetings and other town business:

- The Town of Berthoud website: www.berthoud.org

- Main bulletin board located at Town Hall, 807 Mountain Avenue, Berthoud, Colorado. The main bulletin board will be utilized as a substitute the Town of Berthoud website in the event of technical difficulty.

RESOLVED, APPROVED and ADOPTED this 14th day of January, 2025**.**

TOWN OF BERTHOUD

By: _____
William Karspeck, Mayor

[SEAL]

ATTEST:

_____
Christian R. Samora, Town Clerk

TOWN BOARD INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	**January 14, 2025**
Agenda Title/Subject:	**Public Hearing to consider a request for a Preliminary Plat known as Legacy Park located south of Mountain Avenue, east of Meadowlark Drive and west of S. Berthoud Parkway**
Type of Item:	**Public Hearing**
Purpose:	**Request for approval of a Preliminary Plat to create 439 single-family residential lots, 17 future development tracts, and multiple outlots to accommodate future parks and open space development for Legacy Park.**
Presented by:	**Tawn Hillenbrand, Planning Manager**

ATTACHMENTS:

- Staff Report with application materials
- Planning Commission Minutes (draft)
- Resolution 02 (Series 2025)
- Applicant's Community Meeting Summary

BACKGROUND:

Legacy Park, formally known as Ludlow Farm, received Neighborhood Master Plan and Rezone approval in April 2023. The currently undeveloped property is an approximate 306 acres and is currently zoned Suburban Residential and Urban Residential. The proposed Preliminary Plat is in substantial compliance with the Neighborhood Master Plan approved in April 2023. The road network, lot configuration, density, and proposed open space areas are aligned with the previously approved plan. The Preliminary Plat includes 439 single-family detached residential lots, a centrally located linear park, and future development tracts.

Preliminary Plat is the next phase of the overall land use approval process for a subdivision following Neighborhood Master Plan and Rezone approval. The Berthoud Development Code requires Preliminary Plat applications to mirror the approved Neighborhood Master Plan.

UPDATE/NEXT STEPS:

The Town Board of Trustees will hear one request of the applicant. The purpose of the Preliminary Plat is to provide the Town with an overall platting of lots, tracts, and outlots with the associated preliminary engineering for the proposed development.

If approved by the Town Board of Trustees on January 14, 2025, the applicant will be

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

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

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

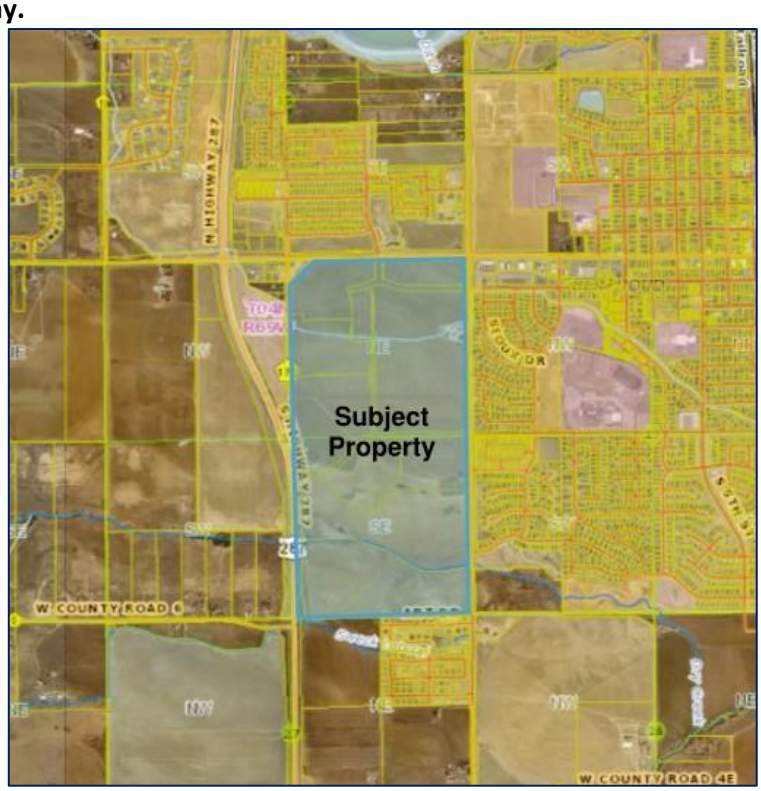
COMMUNITY TOUCHSTONES:
Consideration of this request does not negatively impact community touchstones and in fact is supportive of the 2021 Comprehensive Plan. The proposed Preliminary Plat is consistent with the previously approved Neighborhood Master Plan which aligns with the vision of the Comprehensive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

RECOMMENDED ACTION(S):
Planning Commission heard the request for approval of the Legacy Park Preliminary Plat at their December 12, 2024 public hearing and voted unanimously to send their recommendation of approval to the Town Board of Trustees subject to the two (2) conditions of approval addressed in the Staff Report.

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

STAFF REPORT: LEGACY PARK PRELIMINARY PLAT

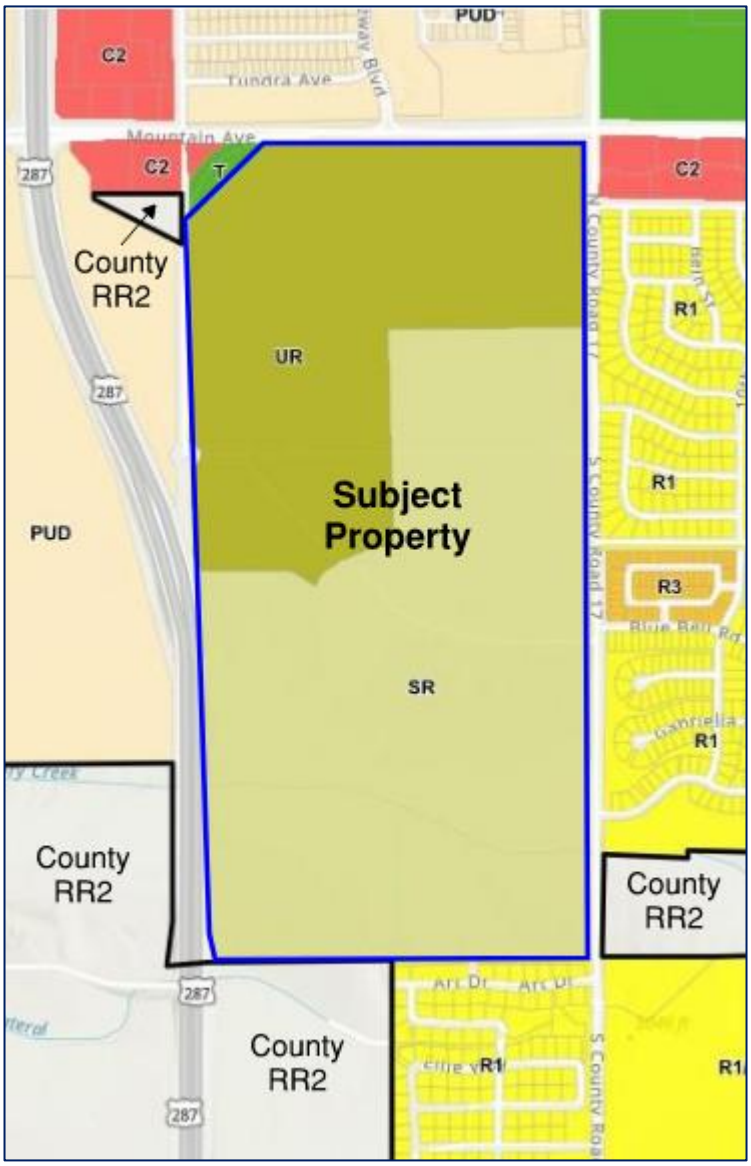
DATE: January 14, 2025

GENERAL INFORMATION		
Applicant:	**JM Hinson – Manager, LP Communities, LLC**	**Size: 306 acres**
Site Location:	**The property is located south of Mountain Avenue, east of Meadowlark Drive and west of S. Berthoud Parkway.** 	
Applicant's Request:	**The Applicant is requesting a preliminary plat for the creation of 439 single-family residential lots, 17 future development tracts, and multiple outlots to accommodate future public parks and open space development.**	
Current Zoning:	**UR – Urban Residential and SR – Suburban Residential**	

ZONING DISTRICT INFORMATION		
	UR (Single-family Detached)	**SR (Single-family Detached)**
Max Density	**N/A (defined by NMP)**	**N/A (defined by NMP)**
Min. Lot Area	**N/A**	**2,500 sq. ft/3,500 sq. ft.**
Front Setback	**8'-12'**	**20' front loaded / 10' rear loaded or no garage**
Side Setback	**5' / 10' corner side**	**5' / 10' corner side**
Rear Setback	**5' rear loaded garage**	**20' front loaded / 5' rear loaded**
Max Building Height:	**50'**	**30'**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS			
	Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning**
North – across Mountain Ave.	**PUD**	**Undeveloped / Single-family Residential**	**N/A**
Northwest corner	**C2 & T**	**Fuel station / Coffee Shop**	**N/A**
South	**R1 / County RR2**	**Single-family Residential / Undeveloped**	**N/A**
East	**C2 / R1 / R3 / County RR2**	**Commercial / Single-family Residential / Undeveloped**	**N/A**
West	**C2 / County RR2 / PUD**	**Commercial / Single-family Residential**	**N/A**

Zoning Map:



Proposal

The applicant proposes to create 439 single-family residential lots, 17 future development tracts, and multiple outlots to accommodate future public parks and open space development. The proposed Preliminary Plat is in substantial compliance with the approved Neighborhood Master Plan approved in April 2023. The Preliminary Plat, if approved, would allow the applicant to apply for a Final Plat that would formally subdivide the lots.

Background

The currently undeveloped property is approximately 306 acres and is currently zoned Suburban Residential and Urban Residential. Legacy Park, formally known as Ludlow Farm, received Neighborhood Master Plan and Rezone approval in April 2023. The approved Neighborhood Master Plan includes a mix of uses, including single-family detached, townhomes, condos, and commercial development with an estimated project total of 1500-1800 units.

The proposed Preliminary Plat is consistent with the approved Neighborhood Master Plan. The road network, lot configuration, density, and proposed open space areas are aligned with the previously approved plan. The Preliminary Plat includes 439 single-family detached residential lots, future development tracts, and a centrally located linear park. The future development tracts will be required to be further subdivided through subsequent Preliminary Plats; meaning, additional Preliminary Plats for the Legacy Park development will be required moving forward.

Preliminary Plat Review Criteria

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

30-6-107(B) Review Criteria	Finding	Rationale
1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code.	Yes	The preliminary plat is a functional system of land use. The road network, lot configuration, density, and proposed open space areas are aligned with the previously approved Neighborhood Master Plan. Those residential lots being created with this plat meet the standards of the SR – Suburban Residential zone district.
2. The application is consistent with the approved concept plan and incorporates the Town's recommendations and any conditions of approval.	Yes	The plan is consistent with the approved Neighborhood Master Plan (2023). The approved Neighborhood Master Plan contains two (2) conditions of approval, one regarding a traffic signal at the future Spartan Avenue and Hwy 287 intersection and the second regarding a pedestrian crossing over Dry Creek. The signal for the Spartan Avenue and Hwy 287 intersection is addressed in the Legacy Park Preliminary Traffic Impact Study (TIS). Engineering for the pedestrian connection at Dry Creek will be provided with the Preliminary Plat accompanying later phases (southern portions) of the development.
3. The land use mix within the project conforms to Berthoud's Zoning District Map and Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan and PORT Plan.	Yes	The creation of single-family residential lots and future development tracts conform to Berthoud's Development Code for SR – Suburban Residential and UR – Urban Residential. The Future Land Use Map identifies this area as Suburban Business along Mountain Avenue, transitioning into Urban Residential primarily along the west portions of the site along Meadowlark Drive, and Suburban Residential along the south and east portions of the site. The approved Neighborhood Master Plan is consistent with the Future

		Land Use Map, and the Preliminary Plat is consistent with the approved Neighborhood Master Plan. The project provides adequate public sidewalks, trails, and pedestrian connections to allow walkability within the project area and well beyond. Once developed, the project will be well connected to the neighboring residential and commercial areas.
30-6-107(B) Review Criteria	**Finding**	**Rationale**
4. The utility and transportation design is adequate, given existing and planned capacities of those systems.	Yes	As part of the Preliminary Plat application, the applicant provided a Preliminary Traffic Impact Study (TIS) and Preliminary Water and Sewer Plan. Additionally, the required dry utility easement locations are included on the Plat. The plans were reviewed by Town Staff as well as outside referral agencies. Staff and referral agencies find that the applicant has provided adequate plans for utilities and transportation designs.
5. Negative impacts on adjacent land uses including, but not limited to: solar access, heat, dust, glare, traffic and noise have been identified and satisfactorily mitigated.	Yes	The applicant provided the following required preliminary plans and reports which were reviewed by Town Staff and referral agencies specializing in the specific areas of study: - Preliminary Grading and Drainage Plan - Preliminary Water and Sewer Plan - Soils Report (Geotechnical Report) - Preliminary Landscape Plan - Preliminary Traffic Impact Study (TIS) - Environmental Characterization Study Staff and referral agencies found that the reports and plans identify and satisfactorily mitigate impacts to adjacent land uses.
6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Berthoud.	Yes	The Comprehensive Plan and Future Land Use Map anticipate the Urban Residential designated areas to be developed with a mix of land uses. Development should provide walkable blocks and streets, a diversity of housing, and shopping in close proximity, and accessible public spaces. A variety of housing types, at varying price points is desired. The Suburban Residential designated areas are anticipated to develop with primarily single-family detached, single-family attached homes (townhomes, duplexes), and affordable housing options. This development reflects the desirability within the community as it is defined in the Comprehensive Plan and will achieve a balance of land use and housing types.
7. How the applicant has addressed comments received from the public, during the Public Comment portion of the process.	Yes	The applicant hosted a Q&A session on November 21, 2024, for the community and adjacent property owners. A Q&A session or neighborhood meeting are not currently required as part of the land use approval process. The applicant elected to host this Q&A session. Comments received as part of the Public Comment portion of the process have been provided to the applicant and

		included with this report as an attachment. Comments received to date have been addressed.

PUBLIC NOTICE AND COMMENT

Notice of the Planning Commission Public Hearing and Town Board of Trustees hearing has been mailed to property owners within 500 feet of the subject property on November 25, 2024, a legal ad published on November 21 and November 22, 2024, and the property was posted as required by the Development Code by November 27, 2024. In addition, notice of application was sent out to all property owners within 500 feet upon initial submittal in November 2023 with an invitation to comment on the request within three weeks of receipt.

FINDINGS AND RECOMMENDATIONS

Planning Commission heard the request for approval of the Legacy Park Preliminary Plat at their December 12, 2024 public hearing and voted unanimously to send their recommendation of approval to the Town Board of Trustees subject to the following two (2) conditions:

1. **The applicant shall address the remaining comment received by Little Thompson Water District, regarding a small error that does not impact the scope nor design of the project, at the Final Plat submittal.**
2. **The applicant shall address the remaining comments received by Baseline Engineering Surveyor, regarding minor technical errors, at the Final Plat submittal.**

Attachments

1. Application form
2. Preliminary Plat
3. Preliminary Landscape Plan
4. Approved Neighborhood Master Plan (for reference only)
5. Traffic Impact Study (TIS)
6. Outstanding LTWD Comments
7. Outstanding Baseline Engineering Surveyor Comments
8. Community/Neighbor Comments

DocuSign Envelope ID: 4C89645D-CF66-483F-9B34-C61BDAB252DE

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

DEVELOPMENT REVIEW APPLICATION

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

Parcel Number(s): 9422105001 - 9422405009		
Site Address: SW Corner of Mountain Avenue & Berthoud Parkway		
Project Name: Legacy Park		
Brief description of project: Residential and mixed-use subdivision.		
APPLICATION TYPE *(Check as appropriate)*:		
☐ Annexation	☑ Preliminary Subdivision Plat	☐ Final Site Plan
☐ Rezoning	☐ Final Subdivision Plat	☐ PUD Amendment
☐ Concept Plan	☐ Plat Amendment	☐ PUD Preliminary Development Plan
☐ Minor Subdivision	☐ Oil and Gas	☐ PUD Final Development Plan
☐ Special Use Review	☐ ROW Vacation	☐ Other _____

APPLICANT	
Name: LP Communities, LLC - JM Hinson, Manager	
E-mail: jmhinson@me.com Phone: 1-904-945-8636	Mailing Address: 700 Ken Pratt Blvd Suite 113 City/State/Zip: Longmont, CO 80501
CONTACT PERSON ***(will receive correspondence from Town Staff/Referral Agencies)***	
Name: Kristin Turner - TB Group	
E-mail: kristin@tbgroup.us Phone: 970.532.5891	Mailing Address: 444 Mountain Avenue City/State/Zip: Berthoud, CO 80513
OWNER(S) ***(If different than applicant)***	
Name: Smilin' 11 LLC - Greg Ludlow, Manager	
E-mail: greg.ludlow5@gmail.com Phone: (970) 302-9332	Mailing Address: 1909 Sundance Drive City/State/Zip: Longmont, Colorado 80504
CONSULTANT ***(Engineer, Surveyor, or Planner)***	
Name:	
E-mail: Phone:	Mailing Address: City/State/Zip:

DocuSign Envelope ID: 4C89645D-CF66-483F-9B34-C61BDAB252DE

LAND USE INFORMATION

Existing Use: Vacant

Proposed Use: Residential & Future Develo

Existing Zoning: SR & UR

Proposed Zoning: (if applicable): SR, UR

Number of acres: ~305.61 AC

Proposed Access: Berthoud Parkway & Mc

Adjacent zoning / land use:

East Side: BERTHOUD PARKWAY	North Side: MOUNTAIN AVENUE
West Side: HWY 287	South Side: R1 AND LARIMER COUNTY

UTILITY SERVICE INFORMATION

Water: Town of Berthoud

Sewer: Town of Berthoud

PROJECT INFORMATION

Number of proposed units:
439
Number of phases:
TBD - multiple
Number of Units per phase:
TBD
Number of lots proposed:
439
Lot size minimum:
2,790 sf
Lot size maximum:
8,600 sf
Lot size average:
5,600 sf
Gross density (units/acre):
2.6 (excluding future development area)
Net density (units/acre):
3.6 (excluding future development area)
Area and percent open space:
71.6 AC/ 22%

Non-Residential Building Area (Sq. Ft.) Proposed:
N/A
Non-Residential Construction Floor Area Ratio Proposed: N/A

Total Number of Parking Spaces: N/A

Acreage of Site:

a. Gross: 305.61
b. Right-of-Way: 46.04
c. Net (a-b) 259.57

Type of Housing Proposed (*please check*):

- [x] Future Single Family
- [ ] Duplex
- [ ] Multi-family (# of units: TBD)
- [ ] Townhouse
- [ ] Condominium

Signatures are required for ALL Property Owners and the Applicant

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

Property Owner(s): DocuSigned by: Greg Ludlow D8BEF5D68CD544C... Date: 10/27/2023

Property Owner(s): _____ Date: _____

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

Applicant: DocuSigned by: JM Hinson 55A1B323E8844C3... Date: 10/27/2023

FOR OFFICE USE ONLY	Received By:	Date:

Preliminary Plat

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, 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 LEGACY PARK, located in Section 22, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

(Per Land Title Guarantee Company, Commitment No. FCC25192536-20, effective date of August 14, 2024)

Lots 1 through 9, Tract A, Tract A-1, Tract 1, Tract 2, Tract 5, Tract 7, Tract 8, and Tract 9, ADMINISTRATIVE AMENDED PLAT OF LUDLOW FARMS, Town of Berthoud, County of Larimer, State of Colorado.

Said parcels containing 305.61 acres (13,312,372 square feet), more or less, and maybe subject to easements and right-of-ways now on record or existing.

Have laid out, platted, and subdivided the above described land, under the name and style of LEGACY PARK, 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: JEAN E. COWLES

BY: _____

AS: _____

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: S. REID LUDLOW

BY: _____

AS: _____

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: SMILIN 11, LLC, a Colorado limited liability company

BY: _____

AS: _____

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

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

_____ as _____ of SMILIN 11, LLC, a Colorado limited liability company.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

DEVELOPMENT STANDARD STATEMENTS:

Vesting of Property Rights: Approval of this site-specific development plan constitutes the creation of vested property rights pursuant to Article 68 of Title 24, C.R.S., as amended. The approval of vested property rights shall be subject to all rights of referendum and judicial review. This approved site specific development plan voids any and all pre-existing vested property rights on the same real property.

Project Approval: The plans contained on this map/plat as well as the staff report dated _____ and Resolution_____ / Ordinance _____ are the limits of the approval. Any changes to the approved plans may necessitate an amendment or new permit.

Development Improvements : All Development Improvements shall be constructed in accordance with the Plat and Plans as well as the requirements of the Berthoud Municipal Code, if applicable: The development shall adhere to the Development Agreement entered into between the Developer and the Town of Berthoud.

Erosion Control: Prior to commencement of construction of any Development Improvements including alterations to existing grading contours, removal of vegetation and/or excavating, the Town-approved erosion control plan will be implemented. The Town-approved erosion control plan measures shall be installed and maintained throughout the construction of Development Improvements and shall not be removed or abandoned until authorized by the Town. At all times during construction on the Property, or off-site projects associated with development of the Property, Developer shall maintain all streets, drainage, and drainage facilities in an orderly and workmanlike fashion.

Construction Rules and Regulations: Construction activities shall adhere to the Construction Rules and Regulations found in Chapter 30 of the Berthoud Municipal Code at all times.

Dark Sky: The Town of Berthoud has adopted a Dark Sky Ordinance. All development shall adhere to the Town of Berthoud Dark Sky Ordinance No. 1230, adopted January 9, 2018, and as may be amended, at all times.

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

APPROVAL CERTIFICATES:

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

_____
Mayor

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

ATTEST: _____
Town Clerk

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

_____
Chairperson

NOTICE:
ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE TOWN OF BERTHOUD SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

SURVEYOR'S STATEMENT

I, Tharen J. Helgerson, a Colorado Registered Professional Land Surveyor do hereby certify that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY
09/18/24
NOT FOR CONSTRUCTION OR
RECORDING PURPOSES - FOR REVIEW ONLY

_____
Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

OWNER / APPLICANT

LP Communities, LLC
12443 San Jose Boulevard
Jacksonville, FL 32223

PLANNER / LANDSCAPE ARCHITECT

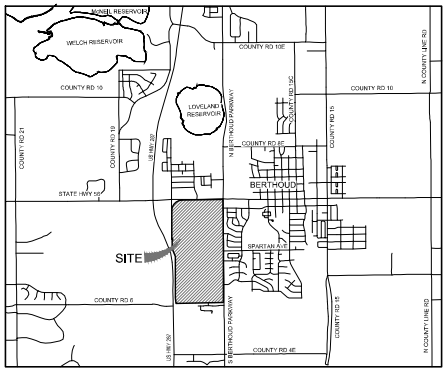
TB Group
Kristin Turner
444 Mountain Avenue
Berthoud, Colorado 80513
Phone: (970) 532-5891 x105

SITE ENGINEER

EPS Group, Inc.
Blaine Mathisen, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 568-3901

SITE SURVEYOR

EPS Group, Inc.
Tharen J. Helgerson, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 221-4158



N VICINITY MAP
1" = 3000'

SURVEYOR NOTES:

1. The lineal unit of measurement for this plat is U.S. Survey Feet.
2. The Basis of Bearings is the west line of the East Half of Section 22, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, as bearing North 00°12'32" West, with the South Quarter corner of said Section 22 monumented by a 3-1/4" brass cap, with illegible stamp and the North Quarter corner of said Section 22 being a 3-1/4" brass cap with illegible stamp, within a monument box, and with all bearings contained herein relative thereto.
3. For all information regarding easements, right-of-way or title of record, EPS Group relied upon Commitment No. FCC25192536-20, effective date of August 14, 2024, prepared by Land Title Guarantee Company.
4. FLOOD ZONE DESIGNATION: Said described property is located within an area having a designation of Zone "A", areas of Special Flood Hazard; Zone "X", 0.2% Annual Chance Flood Hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one quarter mile; and Zone "X", areas of minimal flood hazard, by the Federal Emergency Management Agency (FEMA), as shown on the Flood Insurance Rate Map No. 08069C1386H, with a date of identification of January 15, 2021, in the Town of Berthoud, Larimer County, State of Colorado, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. Neither EPS Group nor the Professional Land Surveyor listed hereon has the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. EPS Group and the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
6. Tract A, Tract A-1, Tract 1, Tract 2, Tract 5, Tract 7, Tract 8, and Tract 9, ADMINISTRATIVE AMENDED PLAT OF LUDLOW FARMS, Larimer County Reception No. _____, per Surveyor Note #5, are reserved for future right-of-way. Reservation of right-of-way does not grant any right or interest in the property to the Town of Berthoud or any entity. The final alignment of the right-of-way may be adjusted upon final platting in order to meet engineering requirements.
7. For easements created by separate document and shown hereon refer to record document for specific terms. A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.
8. Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. 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. Adjacent property owner information per the Larimer County Land Information Locator.
10. Per C.R.S. 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. The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
12. The development of each 'Tract' shall be consistent with the approved Neighborhood Master Plan, approved by the Town on May 24th, 2023, Reception No. 20230021485, and as allowed by the zone district.
13. Per Town of Berthoud Development Code 30-6-108, the owner or client is responsible for providing the surveyor a current title commitment prior to final submittal. The title commitment must be current and dated no more than thirty days from the date of final plat application submittal per The Town of Berthoud Development Code. A current title commitment will be provided to the surveyor prior to final submittal. This note will be removed prior to finalizing survey.
14. Tract Q is to be reserved for the Berthoud Fire Protection District and the future development of a fire house. Should the Berthoud Fire Protection District decide that the development of a fire house in this location is not necessary, the Tract will be eliminated and reincorporated back into Outlot V and / or Outlot W, as open space for the overall development. Tract Q shall not be developed with any other use.
15. Existing zoning consists of Town of Berthoud Suburban Residential (SR) and Urban Residential (UR) Zoning Districts.

NOTES TO BE REMOVED PRIOR TO SURVEYOR FINALIZING SURVEY:

A. This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and/or upgraded prior to finalizing and/or recording. "Set" corner information depicted hereon is for reference purposes only.

B. A current title commitment will be provided to the surveyor prior to final submittal.

C. Easement will be defined with sufficient data to establish their position prior to final plat submittal.

D. Owner and/or lienholder information will be revised upon attorney review and prior to finalizing and/or recording this survey.

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

SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
epsgroup.com
FORT COLLINS | LOVELAND | GREELEY | WELLINGTON | BERTHOUD | LONGMONT

PROJECT: PRELIMINARY PLAT
CLIENT: LP COMM'L, LLC
DRAWN BY: T. HELGERSON
DATE: 09/18/24
SCALE: AS SHOWN
REVIEWED BY: S. TESSIEUX

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
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Of 26 Sheets

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PRELIMINARY PLAT OF

LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

PRELIMINARY
09/18/24
NOT FOR CONSTRUCTION OR RECORDING PURPOSES - FOR REVIEW ONLY

Travis J. Henderson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

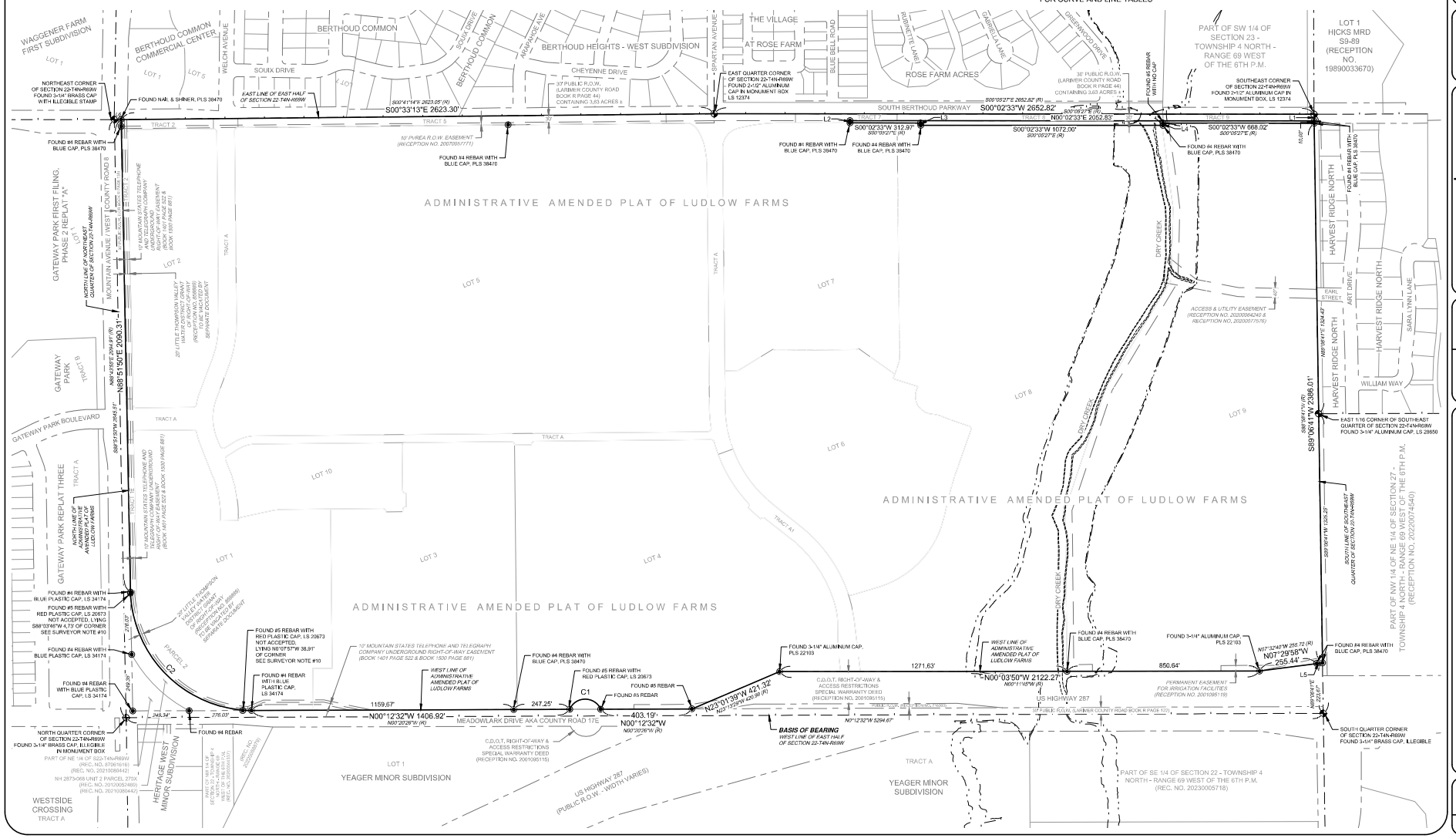
SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

NORTH

200 0 200 400 600 Feet
(IN U.S. SURVEY FEET)
1 Inch = 200 feet

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- FOUND MONUMENT
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
- R.O.W. RIGHT-OF-WAY
- (R) RECORD



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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
epsgroupinc.com
1900 E. Lincoln Park | Suite 100 | Fort Collins, CO 80524

PROJECT: 1950.001
CLIENT: LC COMM, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 200'
REVIEWED BY: S. TESSIEUX

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
2
Of 26 Sheets

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PRELIMINARY PLAT OF

LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

PRELIMINARY
09/18/24
NOT FOR CONSTRUCTION OR RECORDING PURPOSES - FOR REVIEW ONLY

Trevor J. Heiberger
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

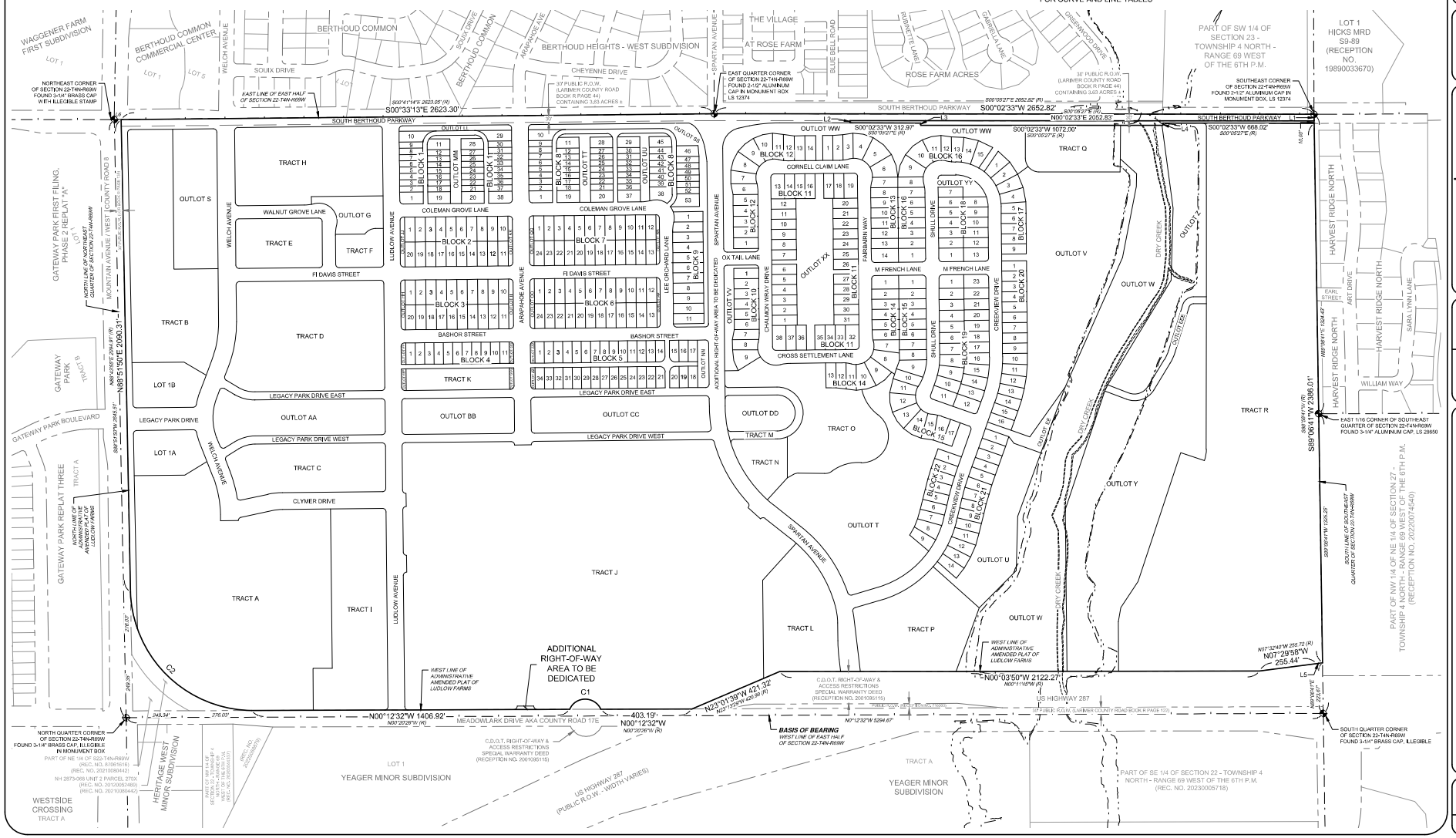
SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

NORTH

200 0 200 400 600 Feet
(IN U.S. SURVEY FEET)
1 Inch = 200 feet

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- FOUND MONUMENT
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
- R.O.W. RIGHT-OF-WAY
- (R) RECORD



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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP — NORTHERN ENGINEERING
www.epsgroupnet.com
970.221.4158
1900 E. Lincoln Park | Suite 100 | Fort Collins, CO 80524 | Colorado Springs | Denver | Northern Colorado

DATE: 09/18/24
SCALE: 1" = 200'
REVIEWED BY: S. TESSEIN
DRAWN BY: J. HELGERSON
PROJECT: PRELIMINARY PLAT
CLIENT: EF COMM 4, LLC

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet 3
Of 26 Sheets

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PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LAND USE SUMMARY TABLE / TRACT SUMMARY CHART

PARCEL	AREA (SQ. FT.)	AREA (ACRES)	PERCENT	LAND USE	ENCUMBRANCES	INTENDED OWNERSHIP & MAINTAINANCE BY
OUTLOT S	120,726.14	2.77	0.91%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT T	327,296.03	7.51	2.46%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT U	123,875.03	2.84	0.93%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT V	380,620.36	8.74	2.86%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT W	569,858.08	13.08	4.28%	OPEN SPACE	DRAINAGE EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT Y	508,169.69	11.67	3.82%	OPEN SPACE	DRAINAGE EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT Z	192,509.16	4.42	1.45%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT EE	20,065.77	0.46	0.15%	OPEN SPACE	UTILITY & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT EEE	21,565.78	0.50	0.16%	OPEN SPACE	UTILITY & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT FF	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT FFF	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT GG	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT GGG	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT HH	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT II	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT JJ	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT KK	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT LL	11,839.82	0.27	0.09%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT MM	17,386.75	0.40	0.13%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT NN	10,457.39	0.24	0.08%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT OO	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT PP	3,203.43	0.07	0.02%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT QQ	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT RR	3,203.43	0.07	0.02%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT SS	50,745.25	1.16	0.38%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT TT	17,407.11	0.40	0.13%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT UU	14,937.90	0.34	0.11%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT VV	21,435.13	0.49	0.16%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT WW	134,536.57	3.09	1.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT XX	103,921.31	2.39	0.78%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT YY	12,322.61	0.28	0.09%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT ZZ	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT ZZZ	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
	2,703,013.58	**62.05**	**20.30%**	**TOTAL OPEN SPACE**		
LOT 1A	57,932.94	1.33	0.44%	FUTURE DEVELOPMENT		PROPERTY OWNER
LOT 1B	58,582.91	1.34	0.44%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT A	752,233.42	17.27	5.65%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT B	282,162.53	6.48	2.12%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT C	149,215.43	3.43	1.12%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT D	324,189.58	7.44	2.44%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT E	84,065.61	1.93	0.63%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT F	32,773.96	0.75	0.25%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT H	214,205.93	4.92	1.61%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT I	233,848.59	5.37	1.76%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT J	1,830,468.99	42.02	13.75%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT K	43,448.21	1.00	0.33%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT L	155,111.74	3.56	1.17%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT M	26,437.01	0.61	0.20%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT N	46,666.03	1.07	0.35%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT O	177,845.10	4.08	1.34%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT P	179,996.77	4.13	1.35%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT Q	85,586.93	1.96	0.64%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT R	1,459,328.08	33.50	10.96%	FUTURE DEVELOPMENT		PROPERTY OWNER
	6,194,099.76	**142.20**	**46.53%**	**TOTAL FUTURE DEVELOPMENT**		
OUTLOT AA	128,071.48	2.94	0.96%	PARK		METRO DISTRICT
OUTLOT BB	78,885.44	1.81	0.59%	PARK		METRO DISTRICT
OUTLOT CC	125,565.94	2.88	0.94%	PARK		METRO DISTRICT
OUTLOT DD	45,959.77	1.06	0.35%	PARK		METRO DISTRICT
OUTLOT G	37,697.52	0.87	0.28%	PARK		HOME OWNERS ASSOCIATION
	416,180.15	**9.55**	**3.13%**	**TOTAL PARK**		
R.O.W.	**1,896,740.17**	**43.54**	**14.25%**	**TOTAL PUBLIC RIGHT-OF-WAY**		TOWN OF BERTHOUD
LOTS (439)	**2,102,524.14**	**48.27**	**15.79%**	**TOTAL RESIDENTIAL LOTS (439)**		PROPERTY OWNER
TOTALS	13,312,557.80	305.61	100.00%			

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20973 UNLESS OTHERWISE DESCRIBED
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
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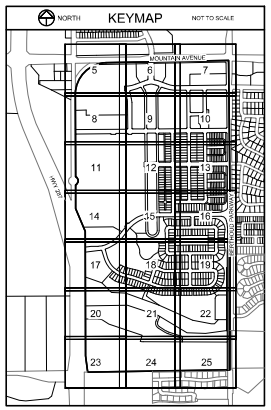
- R.O.W. RIGHT-OF-WAY
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- ME MAINTENANCE EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- UE UTILITY EASEMENT
- (R) RECORD MEASUREMENT



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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970.221.4158
FORT COLLINS | LOVELAND | GREELEY | MESA | LOGOTOWN | TUCSON | NORTH PHOENIX | SCOTTSDALE

PROJECT: PRELIMINARY PLAT
CLIENT: LF COMM I, LLC
DRAWN BY: T. HELGERSON
DATE: 09/18/24
SCALE: AS SHOWN
REVIEWED BY: B. TESSELEY

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
4
Of 26 Sheets

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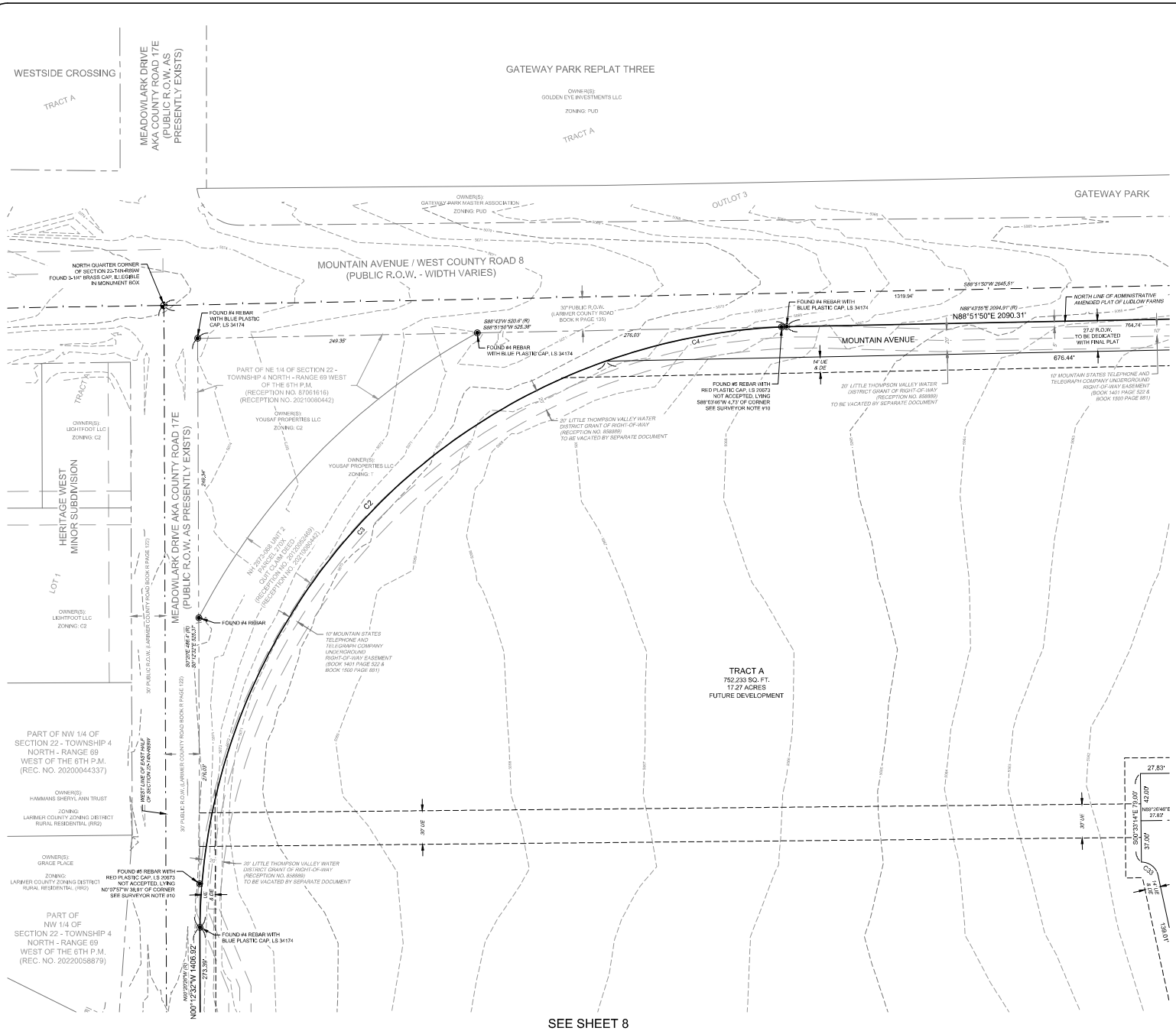

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
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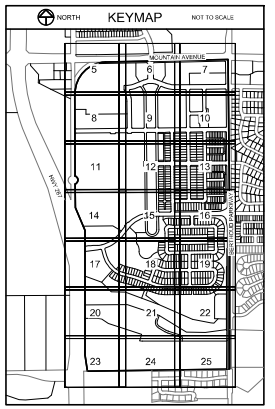
◆	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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NORTHERN ENGINEERING
970.221.4158
1301 Oakridge Dr, Suite 100 | Fort Collins, CO 80525 | epsgroup.com

PROJECT: PRELIMINARY PLAT
CLIENT: LF COMM, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. FESSELET

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
5
Of 26 Sheets

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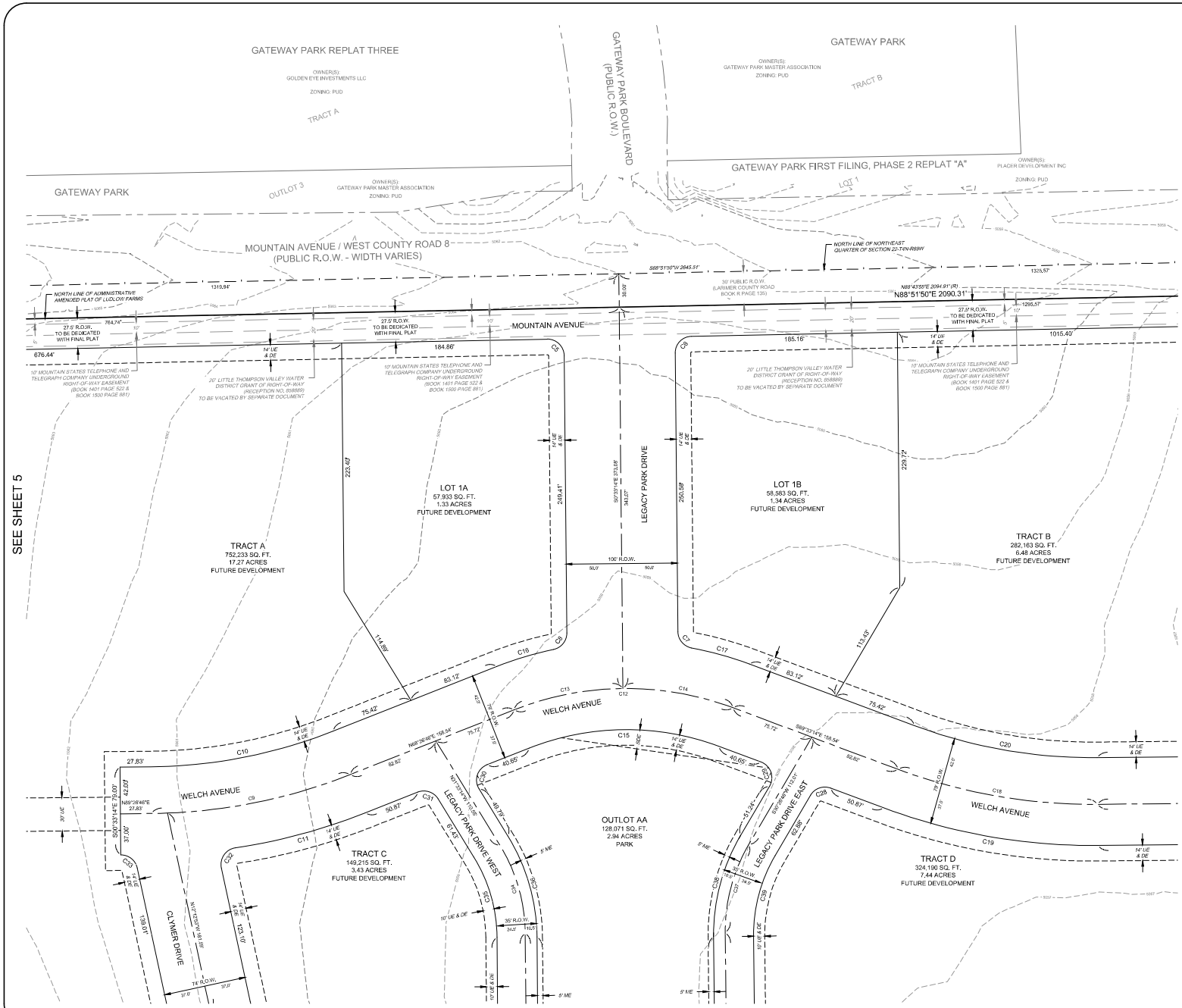

PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
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	EXISTING LOT LINE
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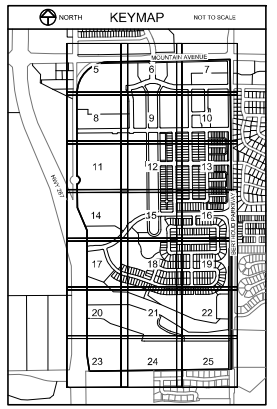
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



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09/18/24
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Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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eps-group.com | northernengineering.com
970.221.4158
1 East Co. Rd. | Berthoud | Fort Collins | Loveland | Evans | Greeley | Fort Lupton | Fort Collins

PROJECT: PRELIMINARY PLAT OF LEGACY PARK
CLIENT: LF COMM, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: B. TESSEYE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
6
Of 26 Sheets

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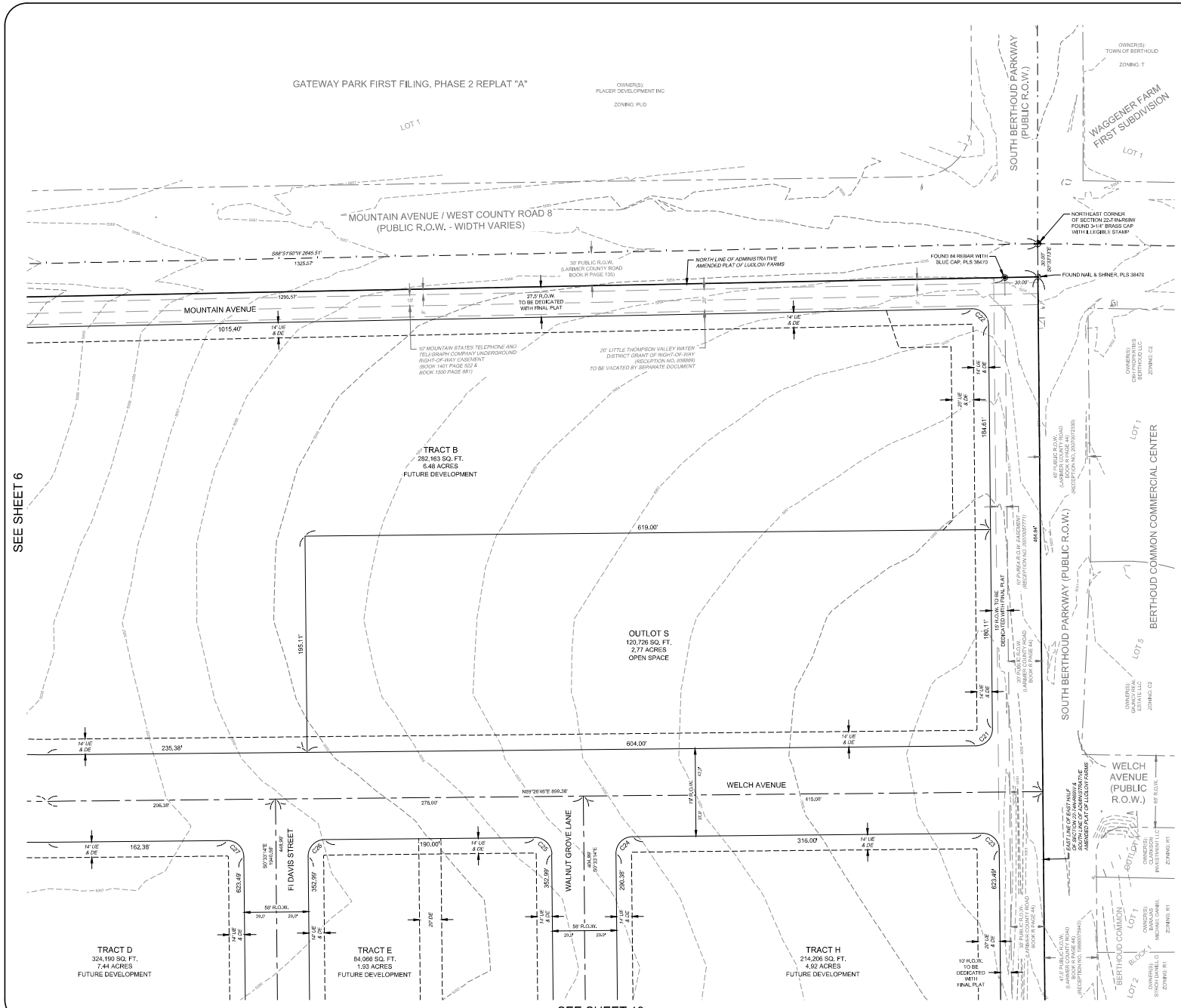

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

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	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
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	EDGE OF CREEK
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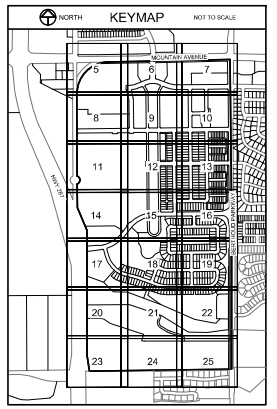

PRELIMINARY
09/18/24
FOR REVIEW ONLY

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Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN COLORADO
970.221.4158
epsgroup.com
1900 E. Hwy 34 | Suite B | Loveland, CO 80537 | 1908 Main Street | Suite 230 | Windsor, CO 80550

PROJECT: PRELIMINARY PLAT OF LEGACY PARK
CLIENT: LF COMM I, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. TESSEYE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
7
Of 26 Sheets

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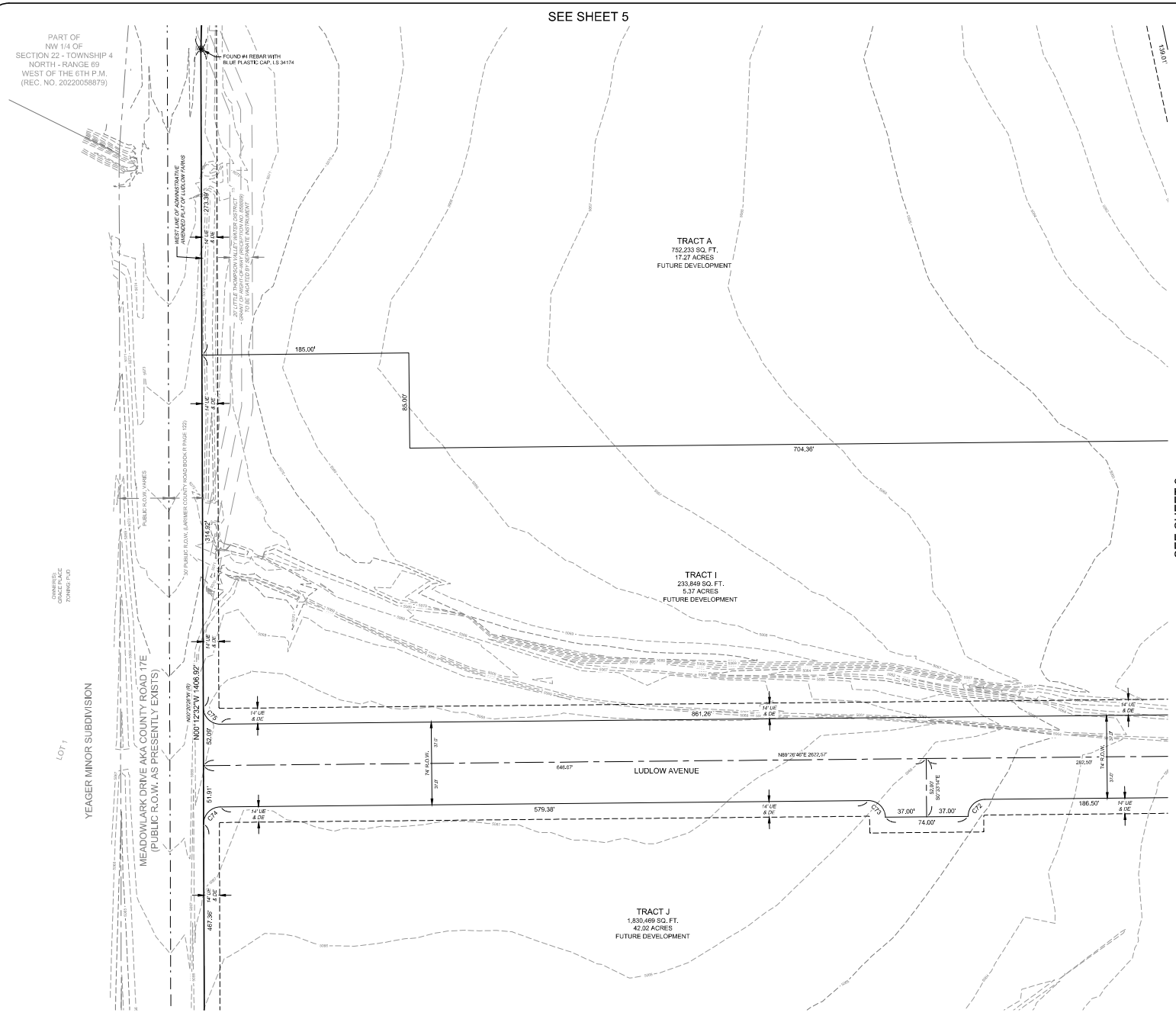

PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

SEE SHEET 9

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
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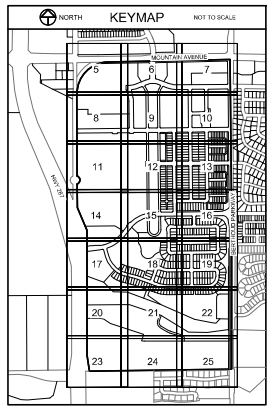

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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1301 Oak Rd | Berthoud | Fort Collins | Loveland | Greeley | Evans | Windsor | Severance | Timnath | North Platte | Scott Bluff
epsgroup.com | northernengineering.com

PROJECT: PRELIMINARY PLAT
CLIENT: LF COMM, LLC
DRAWN BY: T. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: B. TESSEL

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
8
Of 26 Sheets

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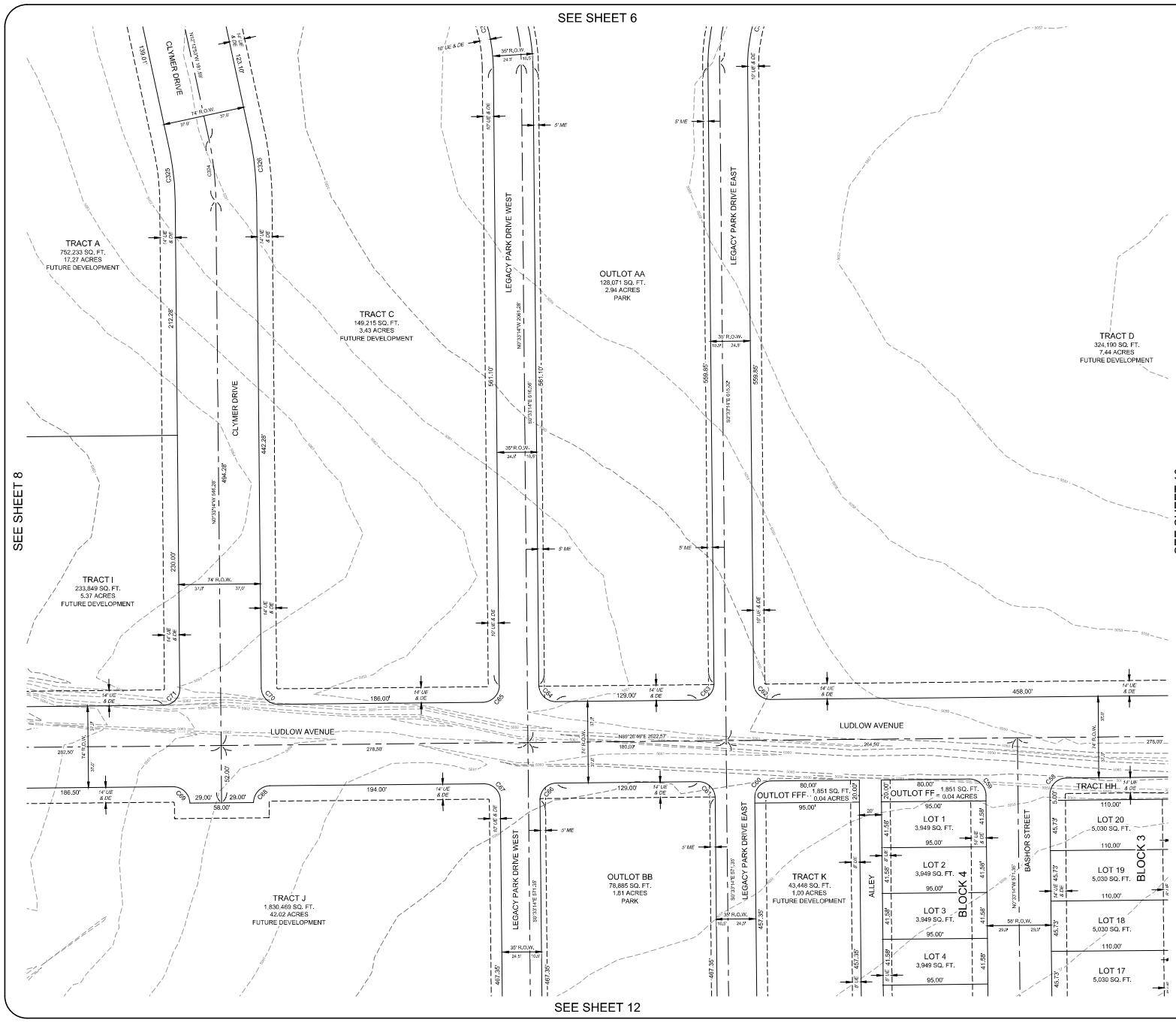
PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

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	PROPOSED RIGHT-OF-WAY LINE
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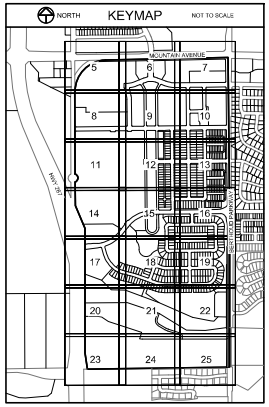
KEYMAP

NORTH NOT TO SCALE



PRELIMINARY
09/18/24
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SECTION: 22
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EPS GROUP
NORTHERN ENGINEERING
www.northern-eng.com
970.221.4158
FORT COLLINS | GREELEY | MESA | COCOYOAH | TUCSON | NORTH PICEMAN | FORT WORTH

PROJECT: 1859-001
DATE: 09/18/24
CLIENT: LP COMM, LLC
SCALE: 1" = 40'
DRAWN BY: T. HELGERSON
REVIEWED BY: B. TESSELY

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
9
Of 26 Sheets

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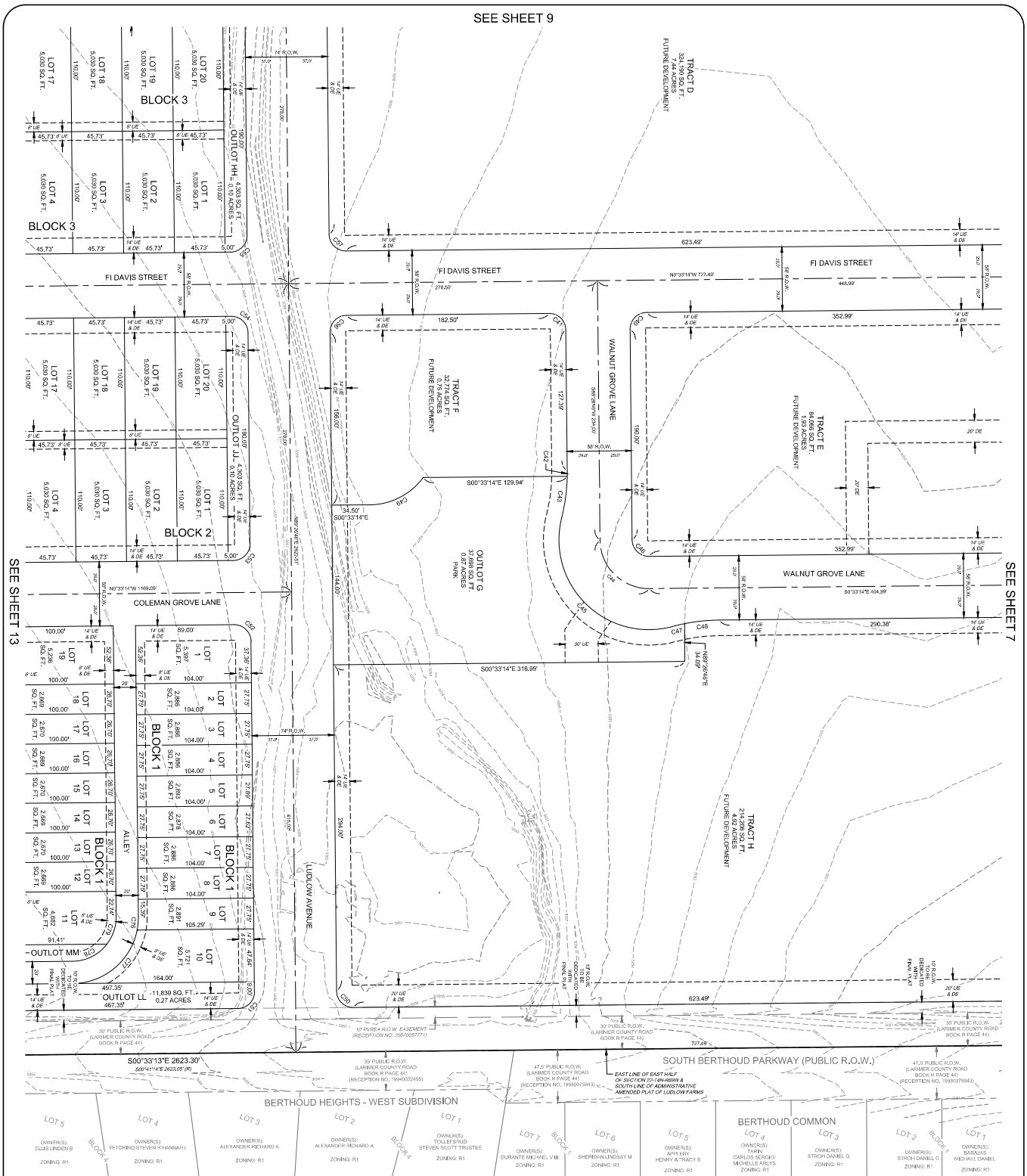

Sheet	10
Of 26 Sheets	

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT: 1859-001	DATE: 09/18/24
CLIENT: LP COMM. LLC	SCALE: 1" = 40'
DRAWN BY: T. HELGERSON	REVIEWED BY: B. TESSELY

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FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

SECTION:	22
TOWNSHIP:	4 NORTH
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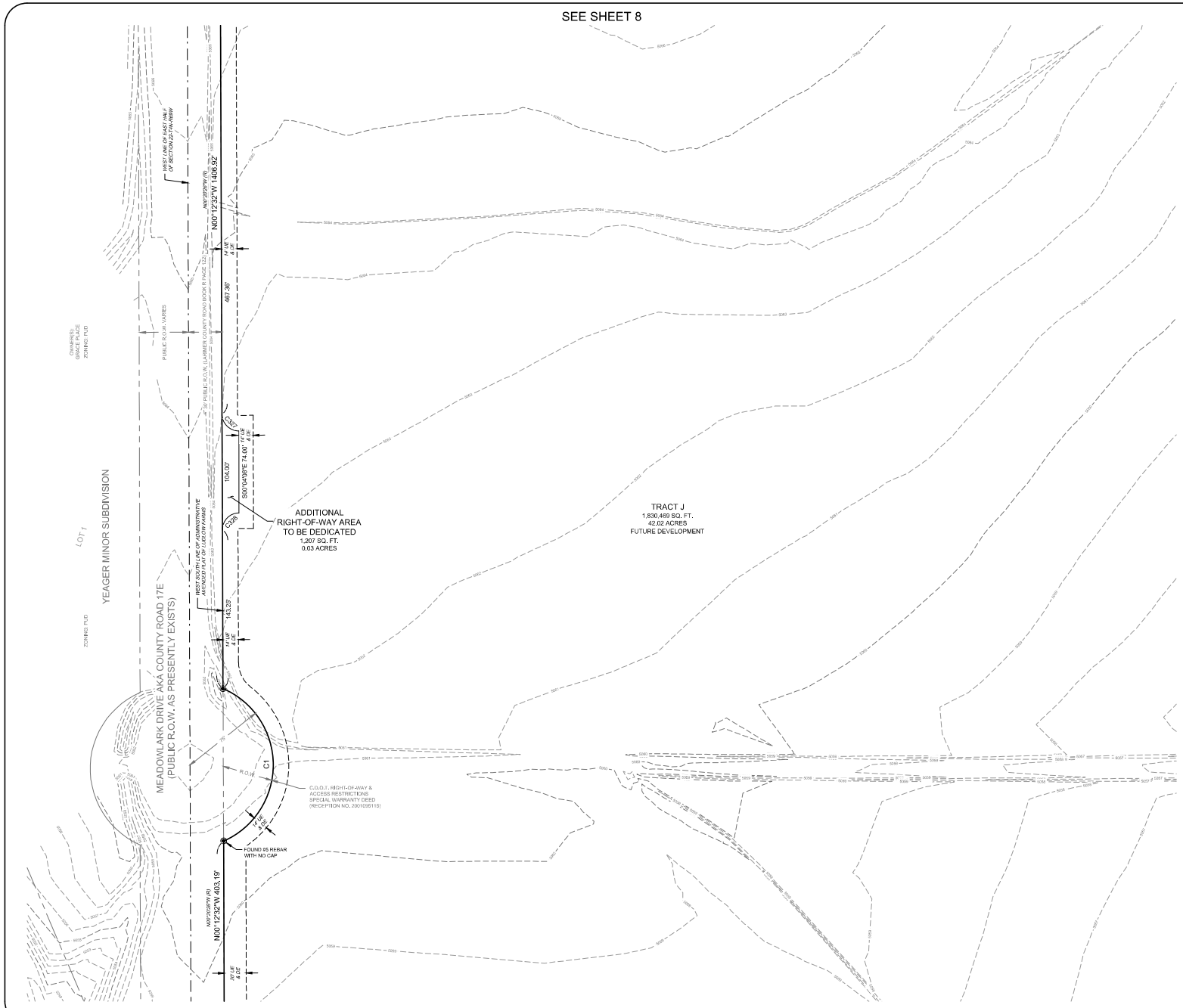


PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

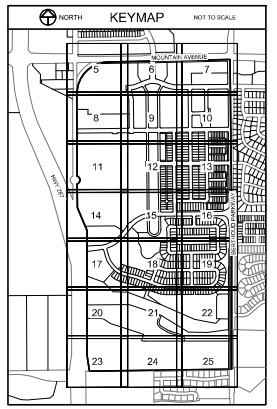
(IN U.S. SURVEY FEET)
1 inch = 40 feet

**SEE SHEET 26 OF 26 SHEETS
FOR CURVE AND LINE TABLES**

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20073 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, 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: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP | NORTHERN ENGINEERING
970.221.4158
1301 Oak Rd | Berthoud | Vista | Loveland | Fort Collins | Denver | Boulder | Castle Rock | Colorado Springs | Pueblo | Northern Engineering.com

PROJECT: PRELIMINARY PLAT OF LEGACY PARK
CLIENT: LF COMM, LLC
DRAWN BY: T. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: B. TESSEYE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
11
Of 26 Sheets

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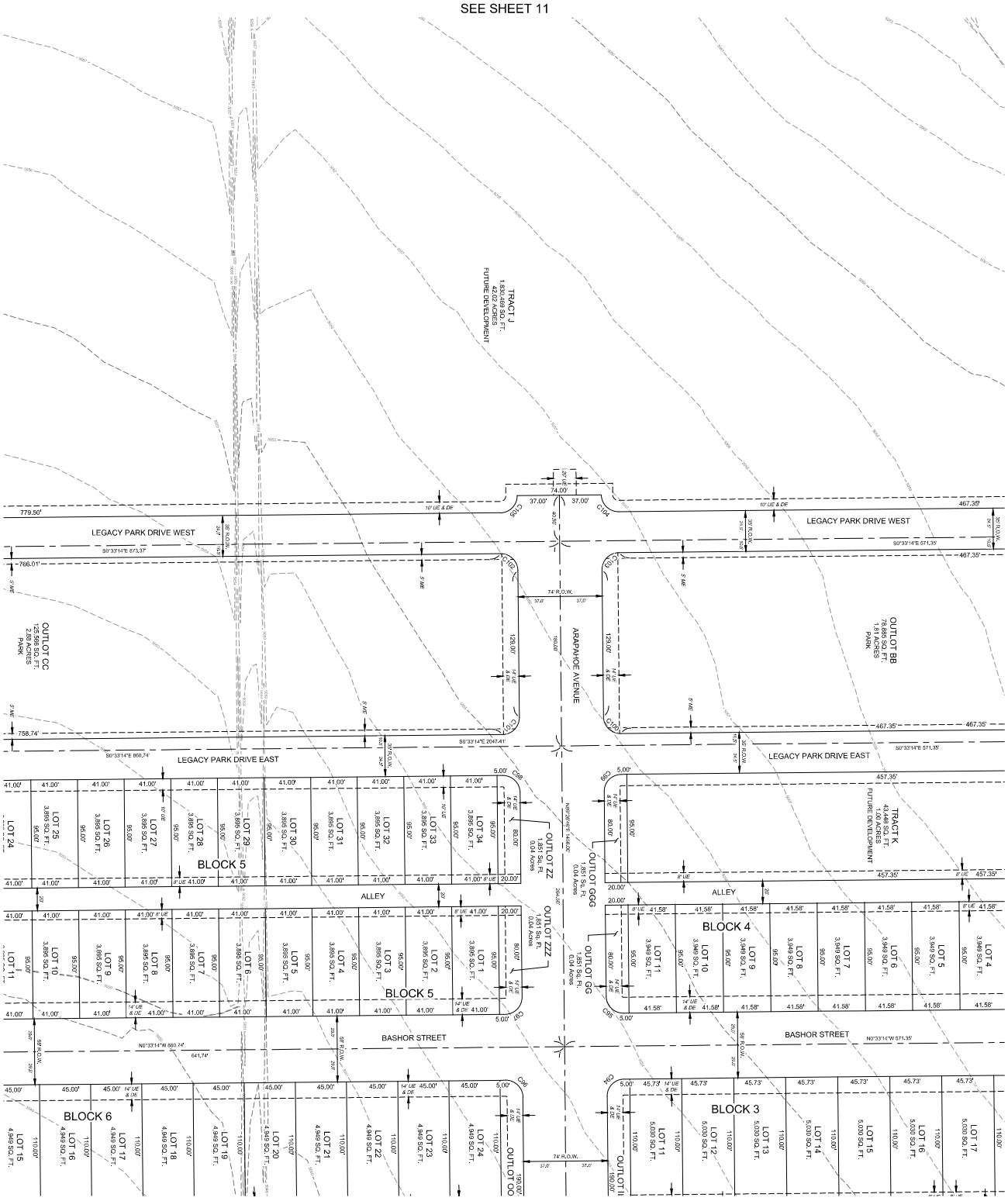
SEE SHEET 11


TRACT J
1,830,499 SQ. FT.
42.02 ACRES
FUTURE DEVELOPMENT
LEGACY PARK DRIVE WEST
LEGACY PARK DRIVE EAST
ARAPAHOE AVENUE
BASHOR STREET
ALLEY
OUTLOT CC
125,568 SQ. FT.
2.88 ACRES
PARK
OUTLOT BB
78,885 SQ. FT.
1.81 ACRES
PARK
TRACT K
43,449 SQ. FT.
1.00 ACRES
FUTURE DEVELOPMENT
BLOCK 5
BLOCK 4
BLOCK 6
BLOCK 3
OUTLOT ZZ
OUTLOT GGG
OUTLOT GG
OUTLOT OO
OUTLOT II
779.50'
766.01'
758.74'
467.35'
641.74'
S0°33'14"E 873.37'
S0°33'14"E 860.74'
S0°33'14"E 2047.41'
S0°33'14"E 571.35'
N0°33'14"W 860.74'
N0°33'14"W 571.35'
74' R.O.W.
66' R.O.W.
80' R.O.W.
120.00'
180.00'
190.00'
10' UE & DE
5' ME
14' UE & DE
8' UE
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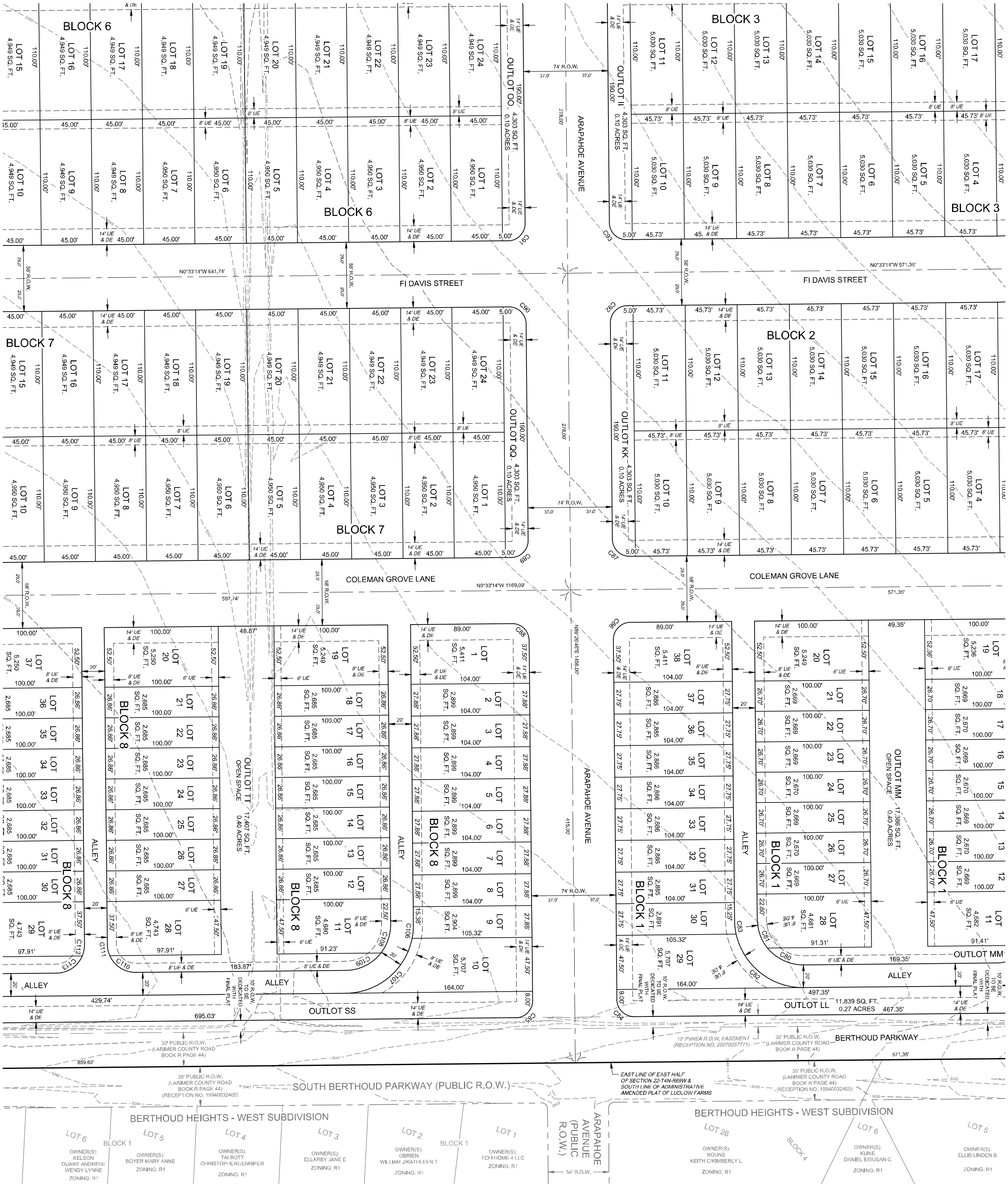
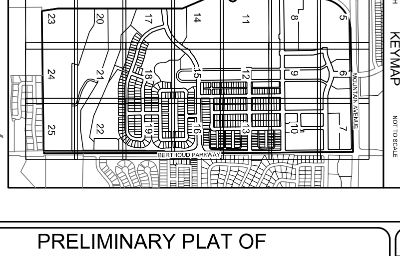


Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

PRELIMINARY 09/18/24 FOR REVIEW ONLY



LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
- R.O.W. RIGHT-OF-WAY
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- ME MAINTENANCE EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- UE UTILITY EASEMENT
- (R) RECORD MEASUREMENT

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

NORTH

PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

Sheet 13 Of 26 Sheets

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT: 1859-001	DATE: 09/18/24
CLIENT: LP COMM. LLC	SCALE: 1" = 40"
DRAWN BY: T. HELGERSON	REVIEWED BY: B. TESSELY

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970.221.4158 northernengineering.com
FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

NOTICE:
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PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

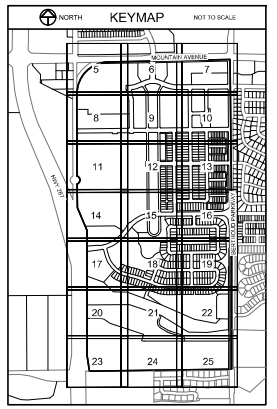
40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20073 UNLESS OTHERWISE DESCRIBED
- SET 64 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
- R.O.W. RIGHT-OF-WAY
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- ME MAINTENANCE EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- UE UTILITY EASEMENT
- (R) RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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1301 Oak Rd | Berthoud | Fort Collins | Loveland | Greeley | Evans | Windsor | Denver | Boulder | North Front Range | Summit County | epsgroup.com

PROJECT NO: PRELIM
CLIENT: LF COMM, LLC
DRAWN BY: T. HELGERSON

DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. TESSEYE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
14
Of 26 Sheets

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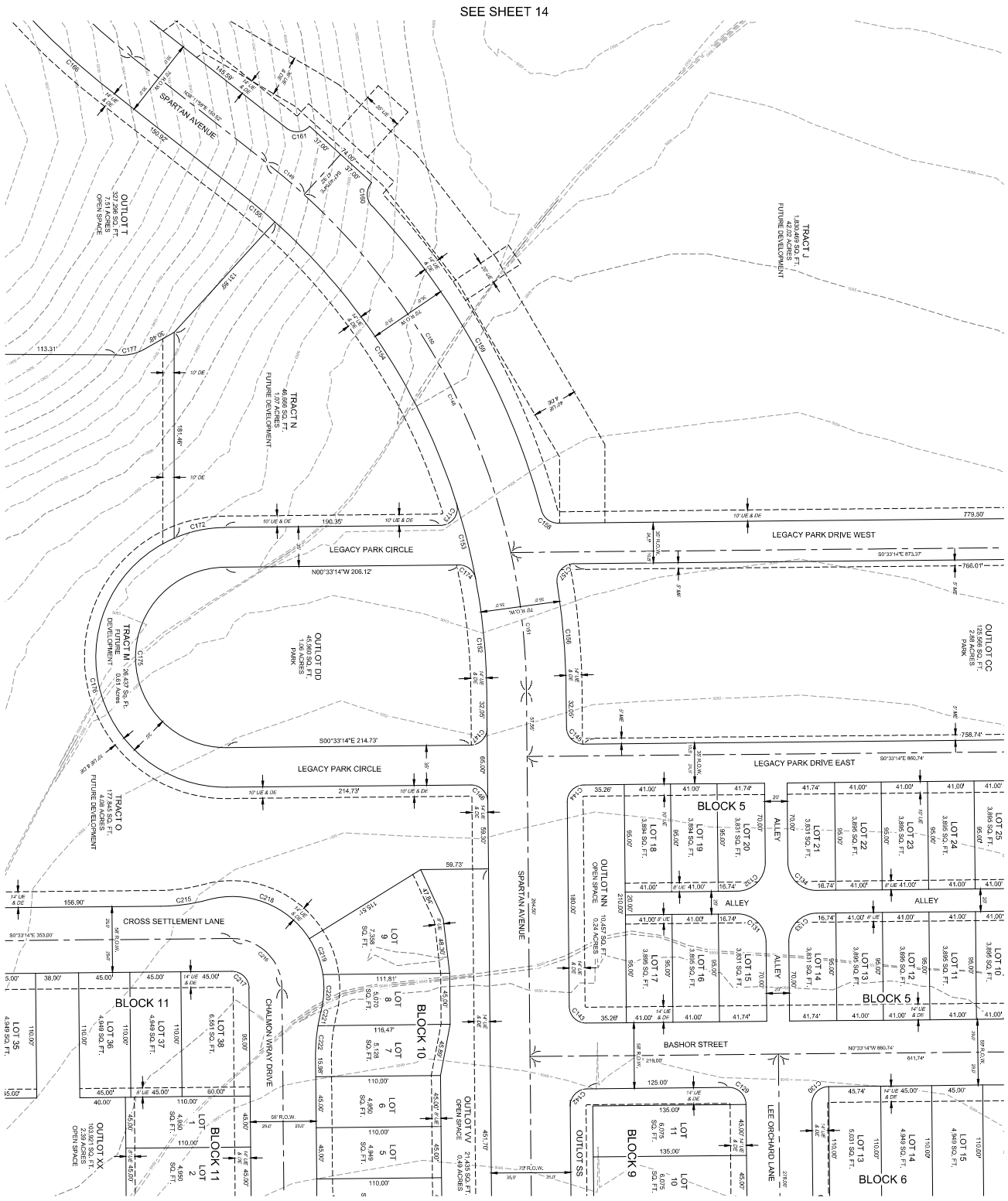

PRELIMINARY PLAT OF

LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

PRELIMINARY
09/18/24
FOR REVIEW ONLY

Thomas J. Helgerson
Colorado PLS #38682
For and on Behalf of EPS Group, Inc.

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT: 1859-001	DATE: 09/18/24
CLIENT: LP COMM. LLC	SCALE: 1" = 40'
DRAWN BY: T. HELGERSON	REVIEWED BY: B. TESSELY

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northernengineering.com
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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Sheet 15 Of 26 Sheets

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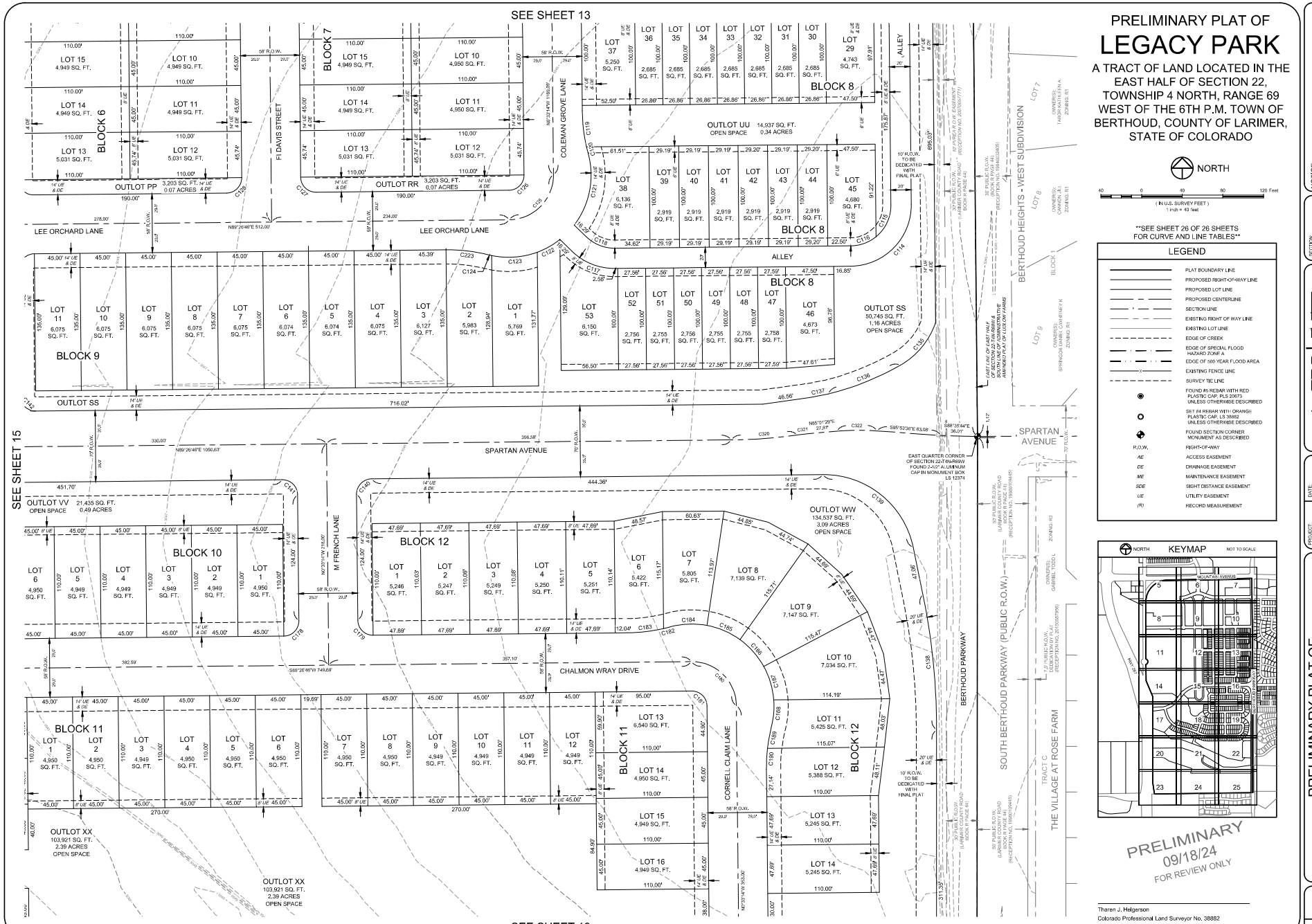

PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED

R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE

PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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NORTHERN ENGINEERING
970.221.4158
1900 Co. Rd. 3 | Berthoud, CO 80513 | epsgroup.com

PREPARED: PRELIMINARY
CLIENT: EF COMM 4, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. FESSLER

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
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Of 26 Sheets

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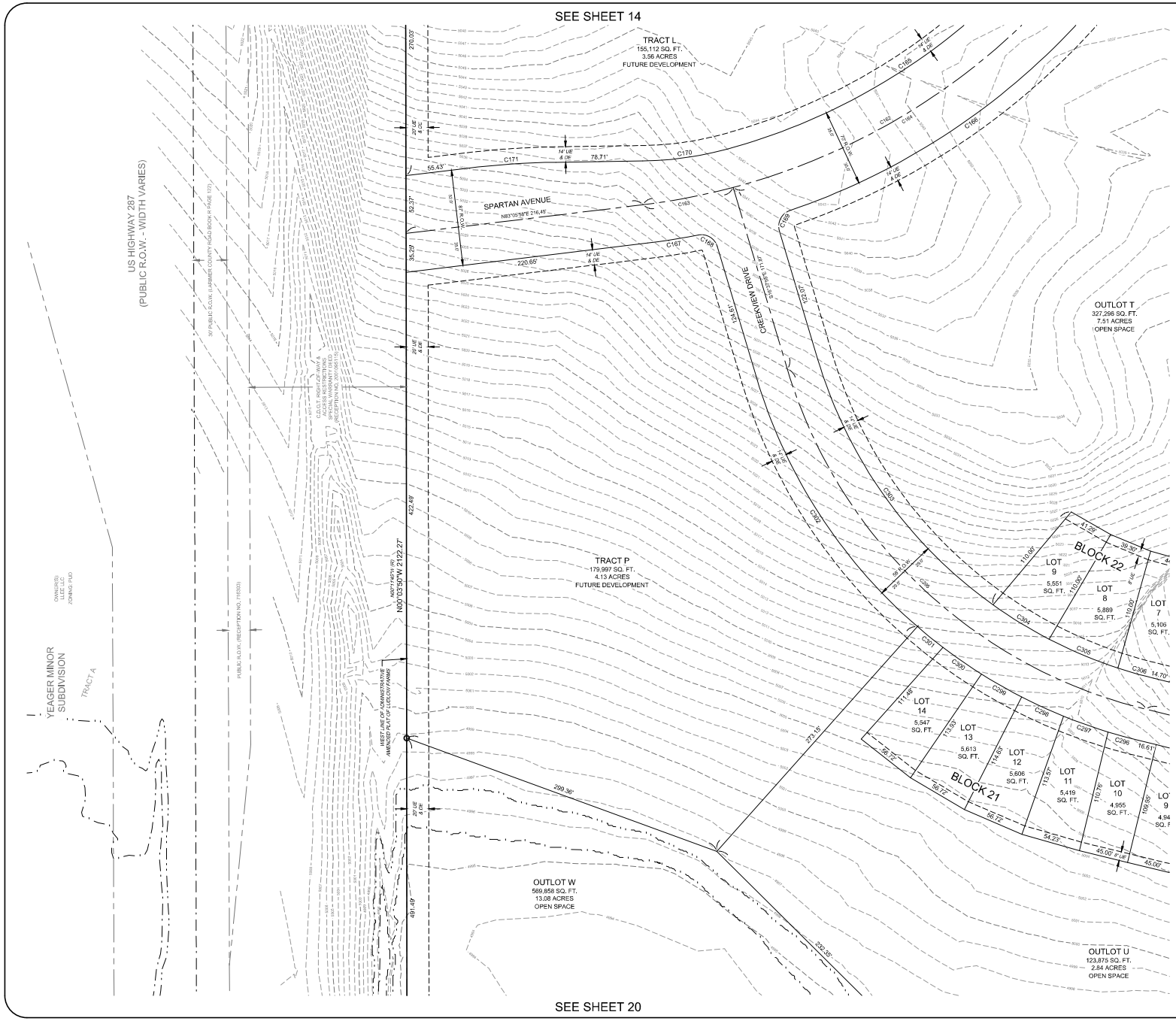
PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



NORTH

40 0 40 80 120 Feet

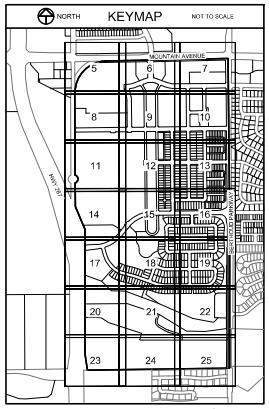
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
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Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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PROJECT: 1859-001
DATE: 09/18/24
CLIENT: LP COMM, LLC
SCALE: 1" = 40'
DRAWN BY: T. HELGERSON
REVIEWED BY: B. TESSELY

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
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Of 26 Sheets

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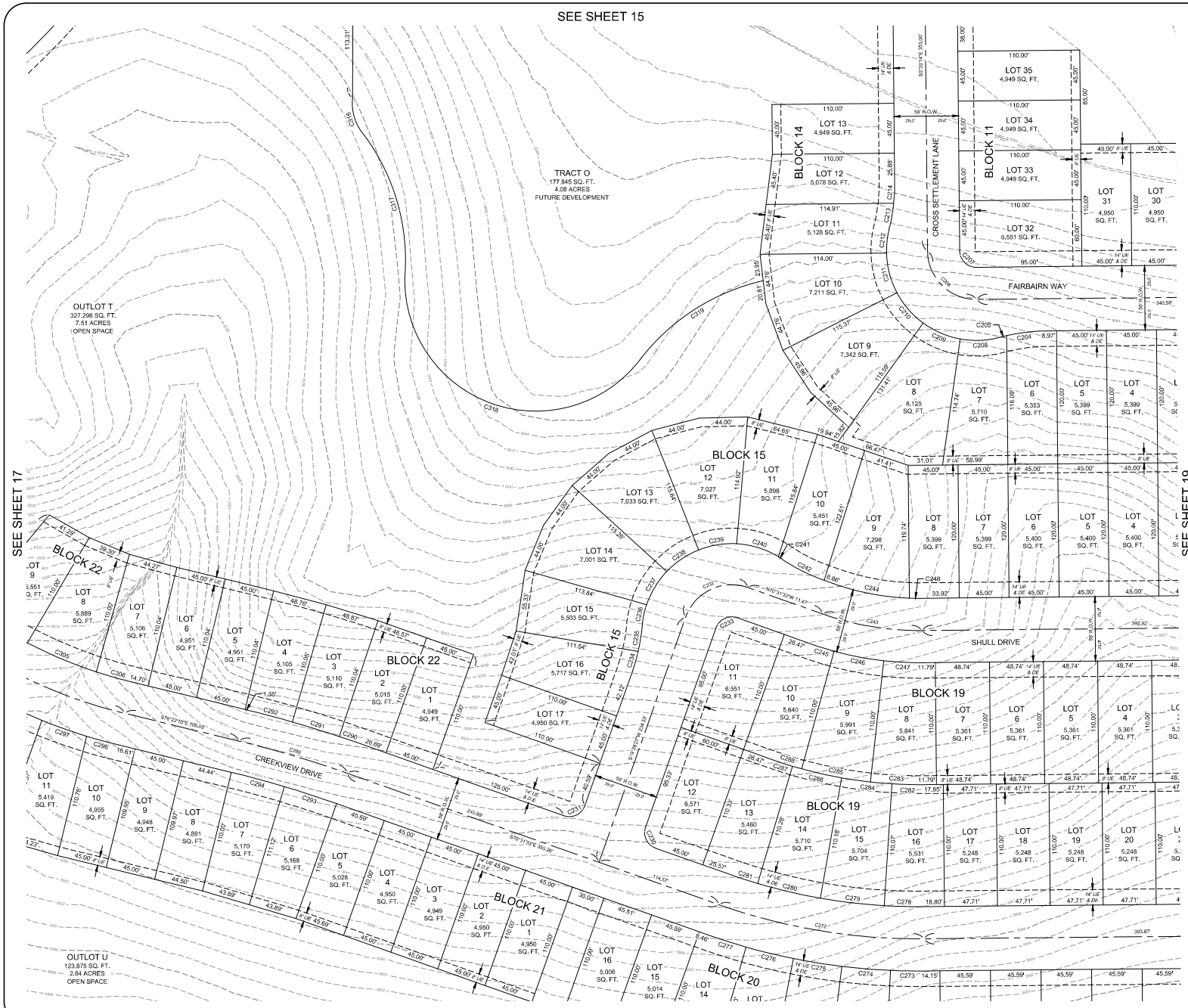

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
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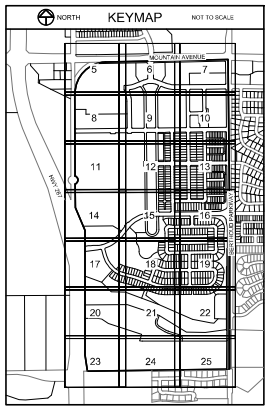
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
1301 Oak St. | Berthoud, CO 80513 | 1311 Commerce Ct. | Loveland, CO 80538 | epsgroup.net

PROJECT NO: 19R0401
DATE: 09/18/24
CLIENT: LF COMM, LLC
SCALE: 1" = 40'
DRAWN BY: J. HELGERSON
REVIEWED BY: B. TESSEL

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
18
Of 26 Sheets

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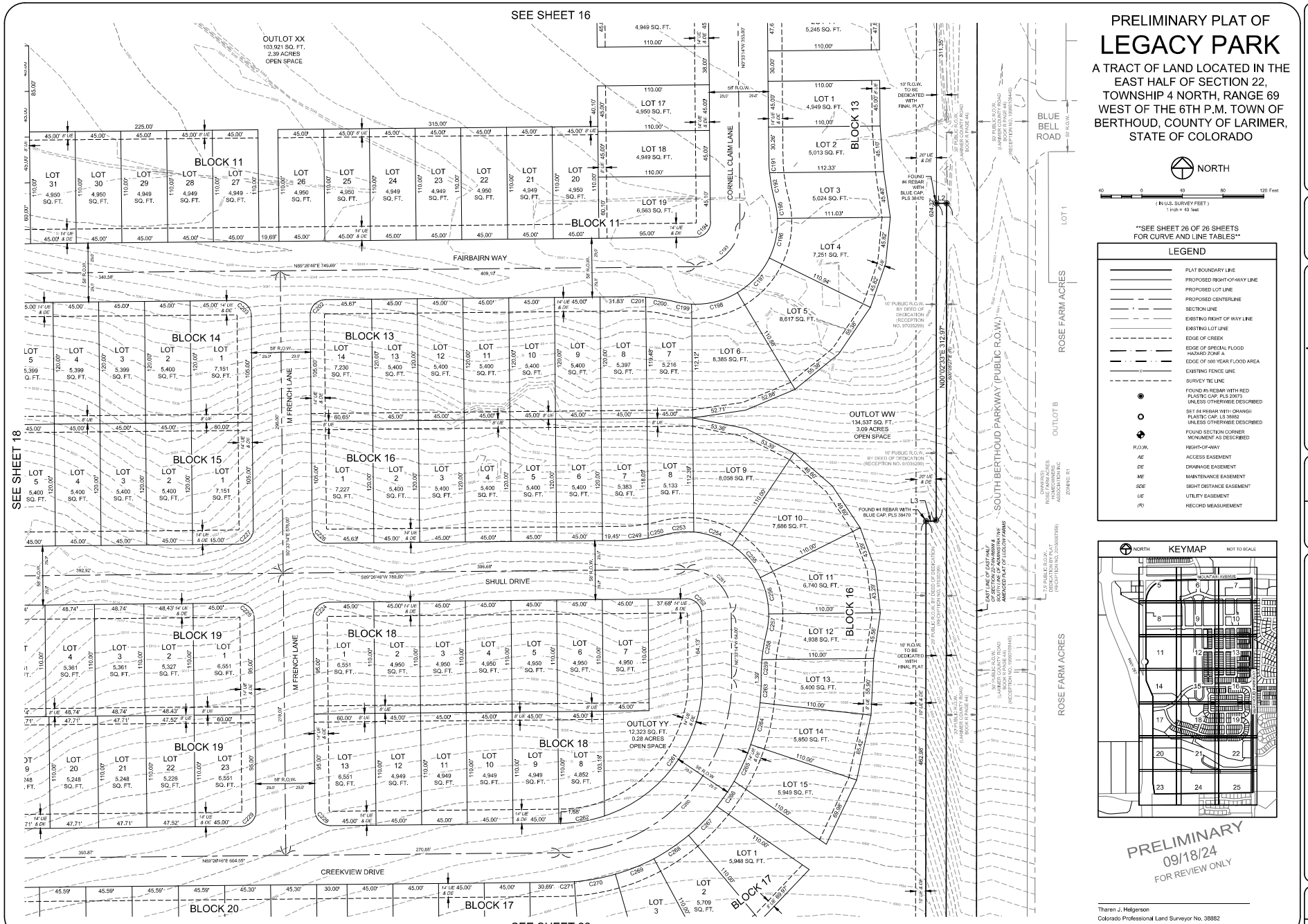

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED

R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE

PRELIMINARY
09/18/24
FOR REVIEW ONLY

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
1301 Oak | Fort Collins, CO 80524 | 1000 Scenic Park Drive, Suite 200 | Loveland, CO 80538
www.epsgroup.com

PREPARED: TJH/AJO
DATE: 09/18/24
CLIENT: LF COMM, LLC
SCALE: 1" = 40'
DRAWN BY: J. HELGERSON
REVIEWED BY: S. ROSSELOT

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
19
Of 26 Sheets

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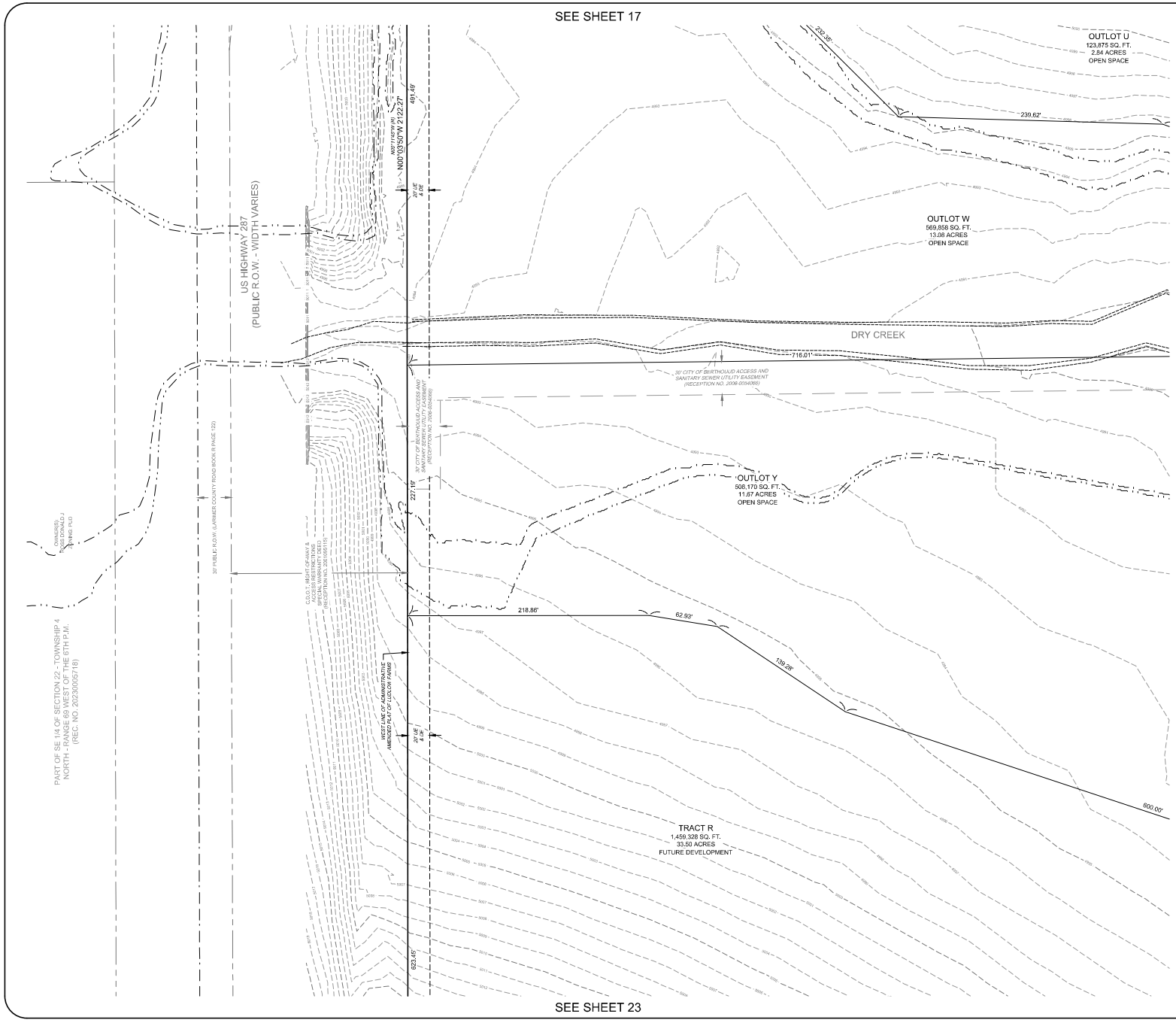


PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

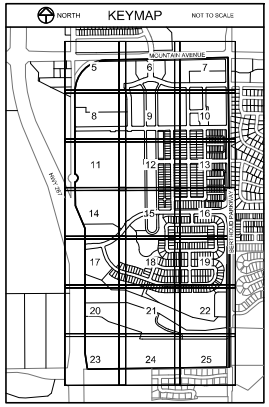
40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

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Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
www.eps-group.com
970.221.4158
FORT COLLINS | GREELEY | MESA | LOCKYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

PROJECT: 1859-001
DATE: 09/18/24
CLIENT: LP COMM, LLC
SCALE: 1" = 40'
DRAWN BY: T. HELGERSON
REVIEWED BY: B. TESSELY

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
20
Of 26 Sheets

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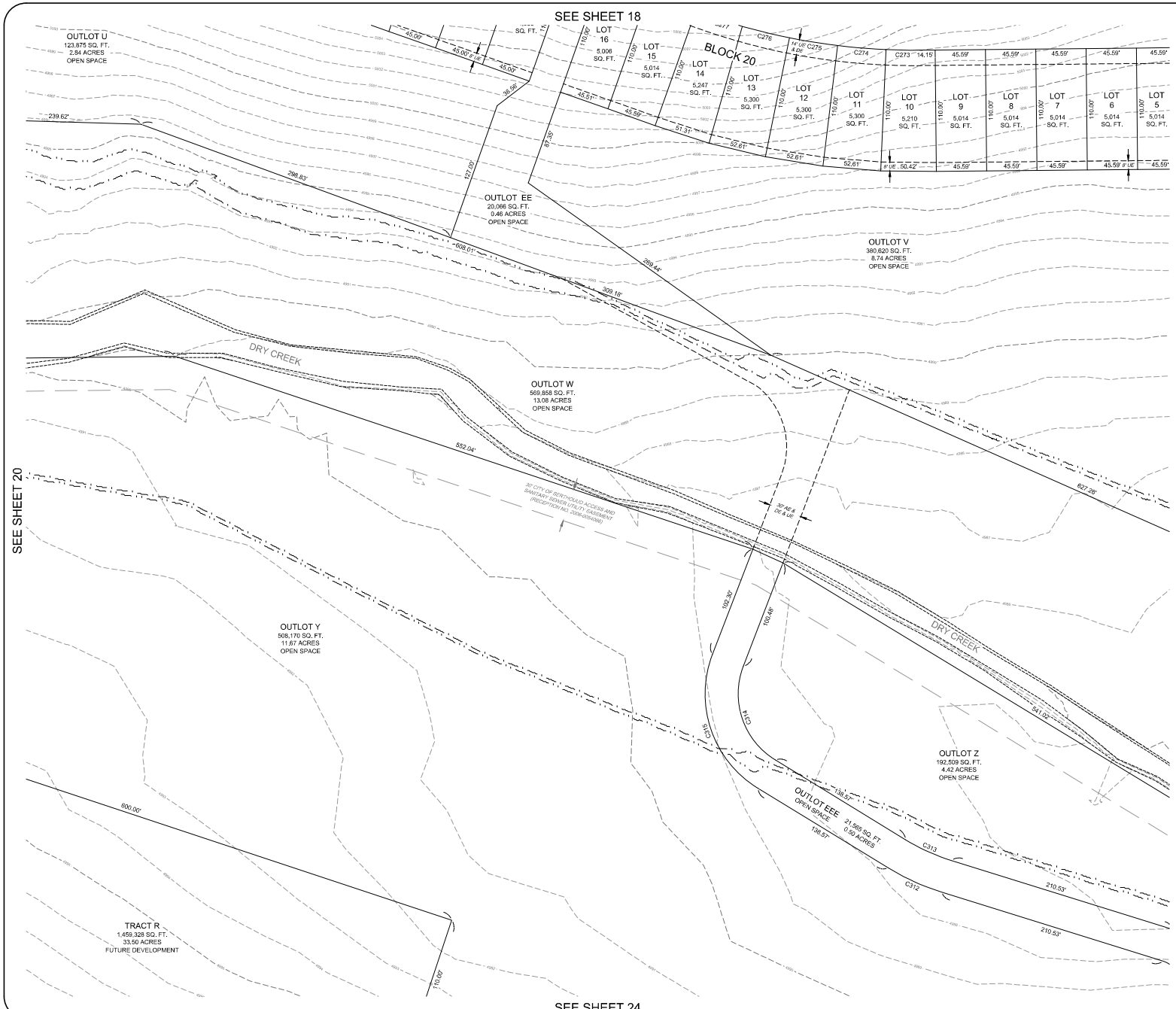


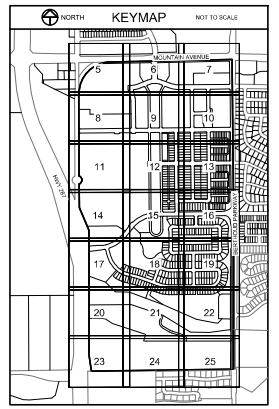
PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT



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09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP | NORTHERN ENGINEERING
970.221.4158 | epsgroup@epsgroup.com
1900 S. Sunset St. | Suite 1H | Longmont, CO 80501 | (COMPANY INFORMATION)

PROJECT: PRELIMINARY PLAT
CLIENT: LF COMM, LLC
DRAWN BY: T. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. TESSELE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
21
Of 26 Sheets

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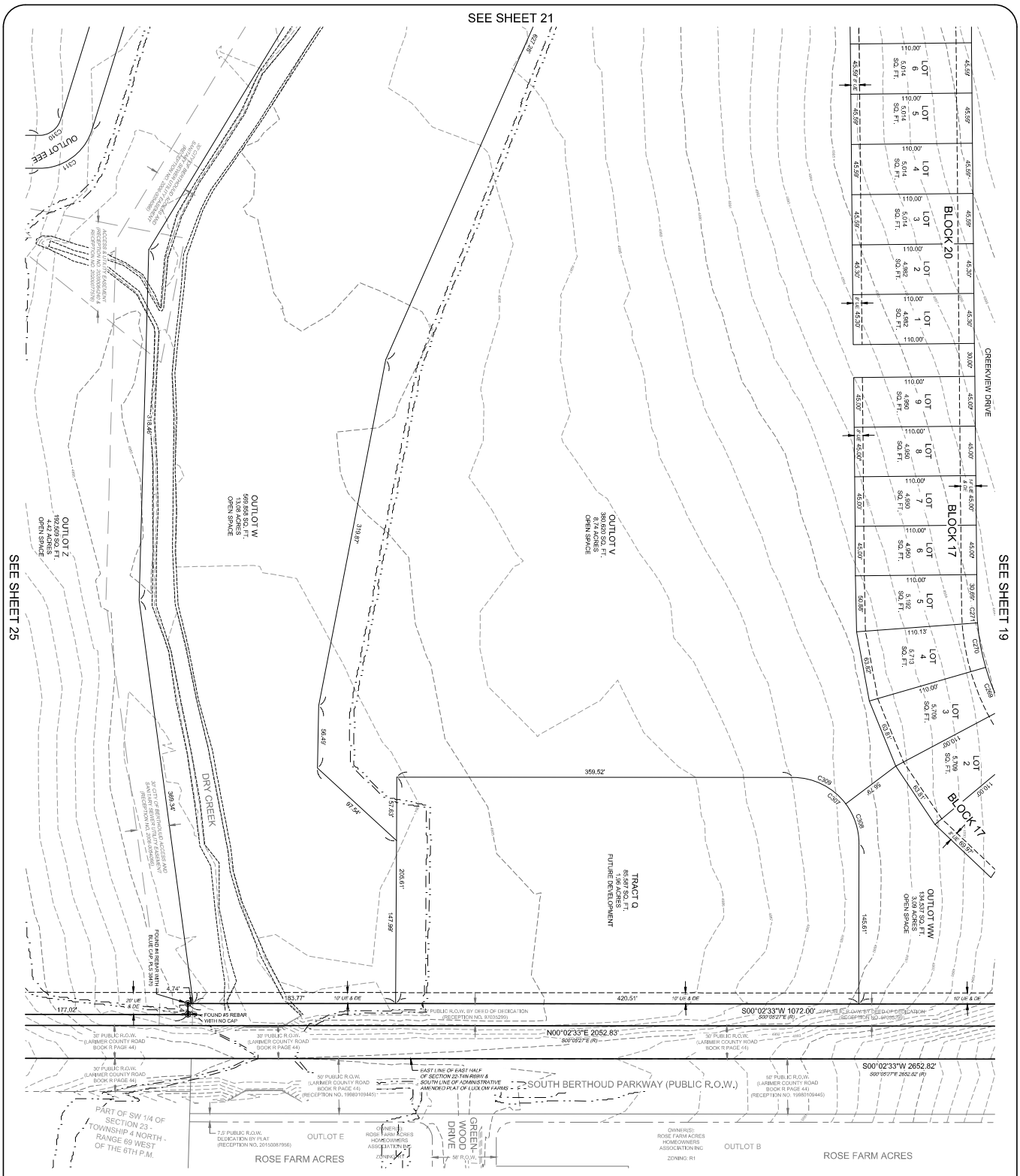

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT: 1859-001	DATE: 09/18/24
CLIENT: LP COMM, LLC	SCALE: 1" = 40'
DRAWN BY: T. HELGERSON	REVIEWED BY: B. TESSELY

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970.221.4158
northernengineering.com
FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

Sheet 22 Of 26 Sheets

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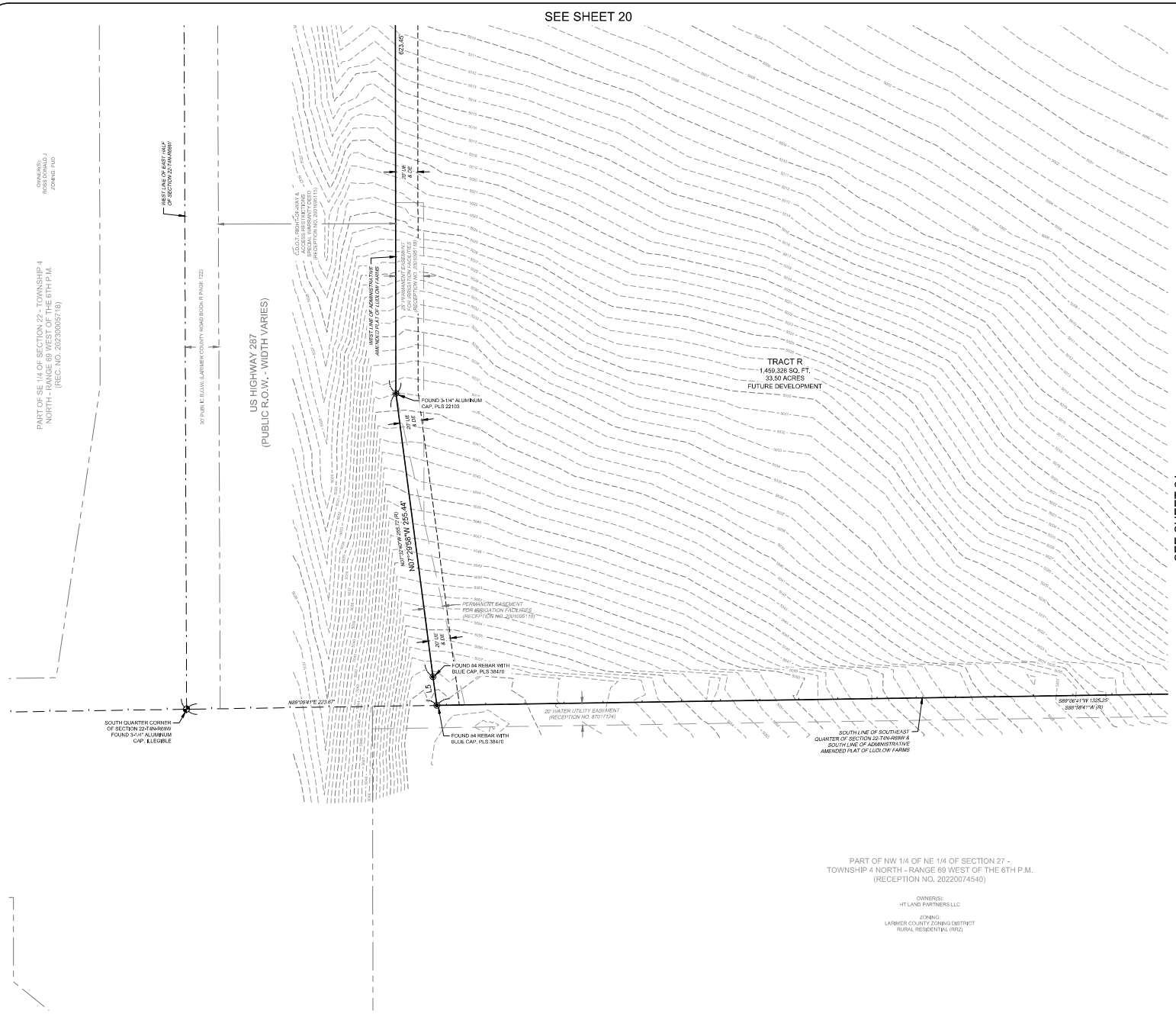

PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
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	EXISTING LOT LINE
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	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20073 UNLESS OTHERWISE DESCRIBED
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	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
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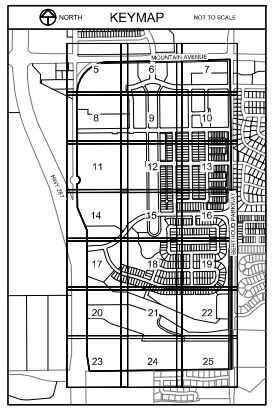

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09/18/24
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
1301 Oak Rd | Berthoud | Fort Collins | Loveland | Greeley | Evans | Windsor | Johnstown | Longmont | Boulder | Denver | Frisco | Vail | Glenwood Springs | Montrose | Durango
epsgroup.com

PROJECT NO: EPS0001
CLIENT: LF COMM, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. TESSELE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
23
Of 26 Sheets

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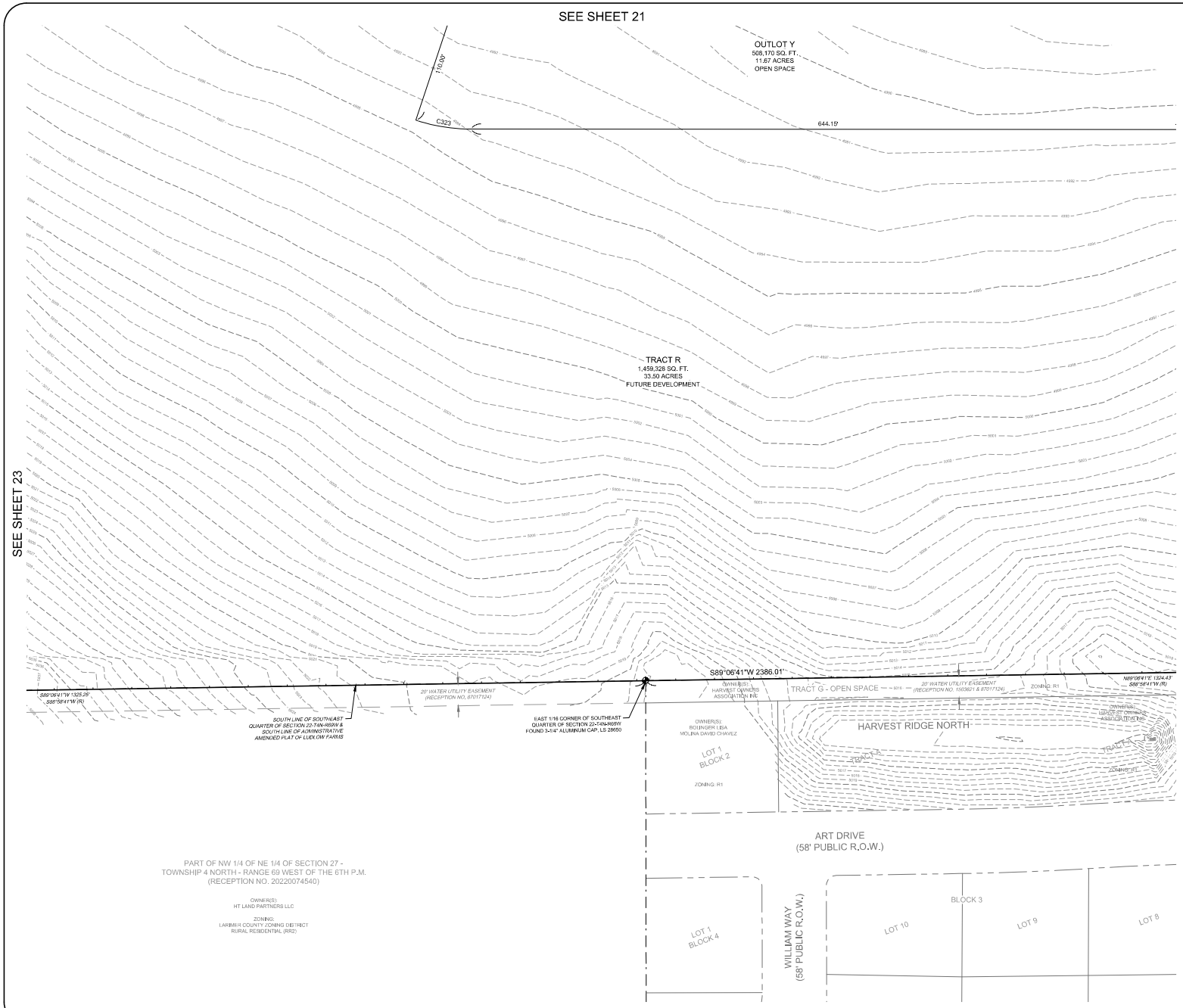

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
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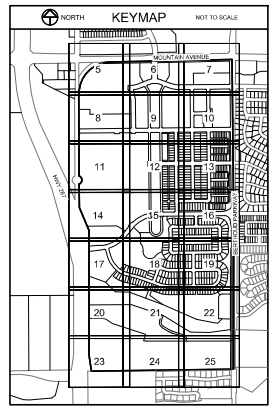
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

NORTHERN ENGINEERING
northernengineering.com
EPS GROUP
970.221.4158
FORT COLLINS | GREELEY | MESA | COCOYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

PROJECT: 1859-001
DATE: 09/18/24
CLIENT: LP COMM, LLC
SCALE: 1" = 40'
DRAWN BY: T. HELGERSON
REVIEWED BY: B. TESSELY

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
24
Of 26 Sheets

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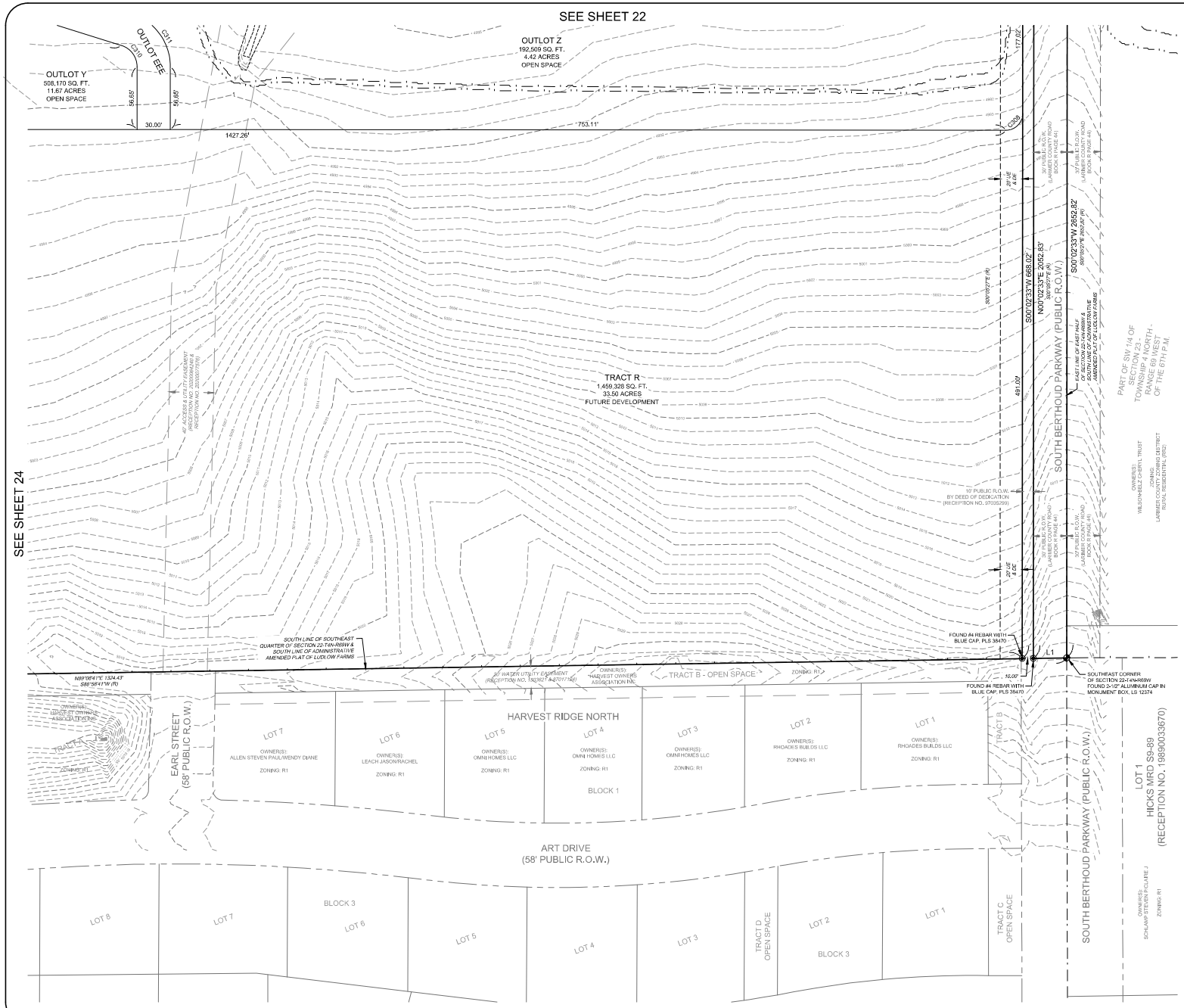

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

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LEGEND

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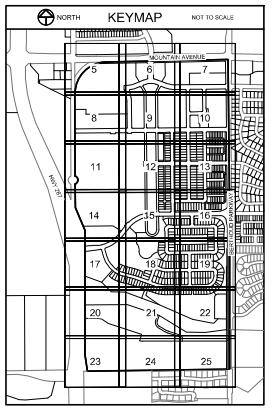

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
epsgroup.com

PROJECT NO: 19890001
DATE: 09/18/24
CLIENT: EF COMM, LLC
SCALE: 1" = 40'
DRAWN BY: J. HELGERSON
REVIEWED BY: S. TESSEL

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
25
Of 26 Sheets

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	173.89'	75.00'	132°50'37"	N00°12'32"W	137.48'
C1 (R)	173.63'	75.00'	132°38'40"	N00°20'17"W	137.37'
C2	826.48'	543.00'	87°12'28"	S44°19'41"W	748.98'
C2 (R)	826.50'	543.00'	87°12'34"	S44°04'22"W	748.99'
C3	661.53'	543.00'	69°48'11"	N35°37'32"E	621.37'
C4	164.95'	543.00'	17°24'18"	N79°13'46"E	164.32'
C5	23.71'	15.00'	90°34'56"	N45°50'42"W	21.32'
C6	23.41'	15.00'	89°25'04"	N44°09'18"E	21.11'
C7	20.62'	15.00'	78°46'31"	N39°56'29"W	19.04'
C8	20.59'	15.00'	78°38'37"	N38°46'05"E	19.01'
C9	183.26'	500.00'	21°00'00"	N78°56'46"E	182.24'
C10	167.87'	458.00'	21°00'00"	N78°56'46"E	166.93'
C11	121.43'	537.00'	12°57'22"	N74°55'27"E	121.17'
C12	201.59'	275.00'	42°00'00"	N89°26'46"E	197.10'
C13	100.42'	275.00'	20°55'20"	N78°54'26"E	99.86'
C14	101.17'	275.00'	21°04'40"	S80°05'34"E	100.60'
C15	174.46'	238.00'	42°00'00"	N89°26'46"E	170.58'
C16	53.36'	317.00'	9°38'37"	S73°16'06"W	53.29'
C17	54.08'	317.00'	9°46'31"	N74°26'29"W	54.02'
C18	183.26'	500.00'	21°00'00"	S80°03'14"E	182.24'
C19	196.82'	537.00'	21°00'00"	S80°03'14"E	195.72'
C20	167.87'	458.00'	21°00'00"	N80°03'14"W	166.93'
C21	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C22	23.71'	15.00'	90°34'56"	S45°50'42"E	21.32'
C23	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C24	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C25	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C26	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C27	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C28	20.94'	15.00'	80°00'00"	S70°26'46"W	19.28'
C29	26.18'	15.00'	100°00'00"	S19°33'14"E	22.98'
C30	26.18'	15.00'	100°00'00"	N18°26'46"E	22.98'
C31	20.94'	15.00'	80°00'00"	S71°33'14"E	19.28'
C32	24.51'	15.00'	93°37'01"	N34°35'38"E	21.87'
C33	20.51'	15.00'	78°20'21"	N51°23'03"W	18.95'
C34	83.05'	153.50'	31°00'00"	N16°03'14"W	82.04'
C35	76.02'	140.50'	31°00'00"	N16°03'14"W	75.09'
C36	95.50'	176.50'	31°00'00"	N16°03'14"W	94.34'
C37	83.05'	153.50'	31°00'00"	S14°56'46"W	82.04'
C38	95.50'	176.50'	31°00'00"	S14°56'46"W	94.34'
C39	76.02'	140.50'	31°00'00"	S14°56'46"W	75.09'
C40	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C41	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C42	4.61'	168.00'	1°34'21"	S89°46'03"E	4.61'
C43	38.09'	168.00'	12°59'26"	S82°29'10"E	38.01'
C44	69.12'	44.00'	90°00'00"	S44°26'46"W	62.23'
C45	168.41'	81.00'	119°07'34"	N44°26'46"E	139.67'
C46	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C47	11.40'	168.00'	3°53'22"	N13°10'19"W	11.40'
C48	31.30'	168.00'	10°40'25"	N05°53'26"W	31.25'
C49	55.64'	60.00'	53°07'48"	S27°07'08"E	53.67'
C50	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C51	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C52	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C53	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C54	23.56'	15.00'	89°59'59"	S44°26'47"W	21.21'
C55	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C56	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C57	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C58	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C59	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C60	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C61	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C62	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C63	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C64	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C65	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C66	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C67	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C68	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C69	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C70	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C71	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C72	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C73	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C74	23.47'	15.00'	89°39'18"	N44°37'07"E	21.15'
C75	23.65'	15.00'	90°20'42"	N45°22'53"W	21.28'
C76	12.45'	60.00'	11°53'33"	N84°36'27"W	12.43'
C77	81.79'	60.00'	78°06'27"	N39°36'27"W	75.61'
C78	36.13'	40.00'	51°44'58"	S26°25'43"E	34.91'
C79	26.70'	40.00'	38°15'02"	S71°25'43"E	26.21'
C80	35.96'	40.00'	51°30'07"	S25°11'50"W	34.76'
C81	26.88'	40.00'	38°29'53"	N70°11'50"E	26.37'
C82	81.66'	60.00'	77°58'31"	N38°26'02"E	75.50'
C83	12.59'	60.00'	12°01'29"	N83°26'02"E	12.57'
C84	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C85	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C86	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C87	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C88	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C89	23.52'	15.00'	89°51'11"	N45°26'49"W	21.19'
C90	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C91	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C92	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C93	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C94	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C95	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C96	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C97	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C98	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C99	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C100	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C101	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C102	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C103	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C104	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C105	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C106	12.59'	60.00'	12°01'29"	N84°32'29"W	12.57'
C107	81.66'	60.00'	77°58'31"	N39°32'29"W	75.50'
C108	27.00'	40.00'	38°40'49"	N71°12'46"W	26.49'
C109	35.83'	40.00'	51°19'11"	S26°12'49"E	34.64'
C110	28.98'	25.00'	66°25'19"	S32°39'26"W	27.39'
C111	10.29'	25.00'	23°34'41"	N77°39'26"E	10.22'
C112	10.29'	25.00'	23°34'41"	N78°45'53"W	10.22'
C113	28.98'	25.00'	66°25'19"	S33°45'53"E	27.39'
C114	94.25'	60.00'	90°00'00"	N44°26'46"E	84.85'
C115	35.83'	40.00'	51°19'04"	S25°06'18"W	34.64'
C116	27.01'	40.00'	38°40'56"	N70°06'18"E	26.50'
C117	47.12'	60.00'	45°00'00"	S68°03'14"E	45.92'
C118	31.42'	40.00'	45°00'00"	N68°03'14"W	30.61'
C119	35.88'	168.00'	12°14'15"	N06°40'21"W	35.81'
C120	6.82'	168.00'	2°19'32"	N13°57'15"W	6.82'
C121	74.18'	81.00'	52°28'17"	N11°07'08"E	71.61'
C122	25.65'	81.00'	18°08'39"	N60°36'36"E	25.54'
C123	45.69'	81.00'	32°19'15"	N85°50'33"E	45.09'
C124	2.84'	81.00'	2°00'23"	S76°59'38"E	2.84'
C125	69.12'	44.00'	90°00'00"	N44°26'46"E	62.23'
C126	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C127	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C128	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C129	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C130	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C131	39.27'	25.00'	90°00'00"	S44°26'46"W	35.36'
C132	39.27'	25.00'	90°00'00"	N45°33'14"W	35.36'
C133	39.27'	25.00'	90°00'00"	S45°33'14"E	35.36'
C134	39.27'	25.00'	90°00'00"	N44°26'46"E	35.36'
C135	55.68'	77.50'	41°09'50"	N39°39'09"E	54.49'
C136	76.87'	277.50'	15°52'19"	N68°10'14"E	76.63'
C137	18.53'	3449.63'	0°18'28"	N79°05'55"E	18.53'
C138	134.48'	660.00'	11°40'29"	N05°47'41"W	134.25'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C139	123.97'	90.00'	78°55'18"	N51°05'34"W	114.40'
C140	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C141	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C142	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C143	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C144	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C145	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C146	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C147	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C148	536.65'	600.00'	51°14'48"	N63°49'22"E	518.94'
C149	43.13'	600.00'	4°07'08"	S40°15'32"W	43.12'
C150	370.21'	600.00'	35°21'08"	S59°59'40"W	364.36'
C151	123.31'	600.00'	11°46'32"	S83°33'30"W	123.10'
C152	100.12'	565.00'	10°09'09"	S84°22'12"W	99.98'
C153	68.75'	565.00'	6°58'20"	S75°48'27"W	68.71'
C154	298.59'	565.00'	30°16'45"	S57°10'55"W	295.12'
C155	37.90'	565.00'	3°50'35"	N40°07'16"E	37.89'
C156	95.07'	635.00'	8°34'40"	S85°09'26"W	94.98'
C157	25.81'	15.00'	98°34'40"	N49°50'34"W	22.74'
C158	19.76'	15.00'	75°28'54"	N37°11'13"E	18.36'
C159	310.55'	635.00'	28°01'15"	S65°55'03"W	307.47'
C160	22.36'	15.00'	85°24'41"	N89°36'46"E	20.35'
C161	22.48'	15.00'	85°52'53"	N04°44'28"W	20.44'
C162	470.19'	600.00'	44°54'00"	N60°38'58"E	458.25'
C163	83.20'	600.00'	7°56'41"	N79°07'38"E	83.13'
C164	387.00'	600.00'	36°57'19"	N56°40'38"E	380.32'
C165	329.80'	585.00'	33°29'41"	S58°03'17"W	325.14'
C166	365.05'	635.00'	32°56'19"	N54°40'07"E	360.05'
C167	46.50'	635.00'	4°11'43"	N81°00'06"E	46.49'
C168	22.11'	15.00'	84°27'50"	S58°51'50"E	20.16'
C169	22.98'	15.00'	87°46'12"	N27°15'11"E	20.80'
C170	77.53'	309.00'	14°22'31"	S81°57'53"W	77.32'
C171	81.13'	766.00'	6°03'10"	S86°07'33"W	81.10'
C172	45.70'	114.50'	22°52'13"	S11°59'20"E	45.40'
C173	28.05'	15.00'	107°07'29"	S54°06'58"E	24.14'
C174	20.90'	15.00'	79°50'51"	N39°22'12"E	19.26'
C175	249.76'	79.50'	180°00'00"	S89°26'46"W	159.00'
C176	314.01'	114.50'	157°07'47"	N78°00'40"E	224.45'
C177	25.57'	40.11'	36°31'19"	S11°15'04"E	25.14'
C178	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C179	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C180	69.12'	44.00'	90°00'00"	N45°33'14"W	62.23'
C181	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C182	6.78'	168.00'	2°18'40"	S76°02'19"W	6.78'
C183	35.92'	168.00'	12°15'07"	S83°19'13"W	35.86'
C184	36.58'	81.00'	25°52'32"	S87°49'16"W	36.27'
C185	35.62'	81.00'	25°11'41"	N66°38'38"W	35.33'
C186	35.33'	81.00'	24°59'22"	N41°33'07"W	35.05'
C187	34.66'	81.00'	24°31'08"	N16°47'52"W	34.40'
C188	26.22'	81.00'	18°32'51"	N04°44'08"E	26.11'
C189	22.10'	168.00'	7°32'15"	N10°14'26"E	22.09'
C190	20.60'	168.00'	7°01'32"	N02°57'32"E	20.59'
C191	14.76'	168.00'	5°02'00"	N03°04'14"W	14.75'
C192	27.94'	168.00'	9°31'47"	N10°21'07"W	27.91'
C193	69.12'	44.00'	90°00'00"	N44°26'46"E	62.23'
C194	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C195	17.72'	81.00'	12°31'56"	N06°51'03"W	17.68'
C196	40.35'	81.00'	28°32'25"	N11°41'08"E	39.93'
C197	46.94'	81.00'	33°12'20"	N42°33'30"E	46.29'
C198	47.26'	81.00'	33°25'36"	N75°52'28"E	46.59'
C199	16.15'	81.00'	11°25'17"	S81°42'05"E	16.12'
C200	29.52'	168.00'	10°03'58"	S81°01'26"E	29.48'
C201	13.19'	168.00'	4°29'49"	S86°18'19"E	13.18'
C202	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C203	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C204	36.31'	168.00'	12°23'02"	N83°15'16"E	36.24'
C205	6.39'	168.00'	2°10'45"	N75°58'22"E	6.39'
C206	69.12'	44.00'	90°00'00"	S45°33'14"E	62.23'
C207	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C208	36.04'	81.00'	25°29'24"	N87°37'41"E	35.74'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C209	36.58'	81.00'	25°52'30"	S66°41'22"E	36.27'
C210	36.38'	81.00'	25°44'09"	S40°53'03"E	36.08'
C211	37.31'	81.00'	26°23'32"	S14°49'12"E	36.98'
C212	22.10'	81.00'	15°38'00"	S06°11'34"W	22.03'
C213	23.54'	168.00'	8°01'38"	S09°59'46"W	23.52'
C214	19.16'	168.00'	6°32'09"	S02°42'51"W	19.15'
C215	42.70'	168.00'	14°33'47"	S07°50'07"E	42.59'
C216	69.12'	44.00'	90°00'00"	S44°26'46"W	62.23'
C217	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C218	102.28'	81.00'	72°21'06"	S21°03'33"W	95.62'
C219	34.09'	81.00'	24°06'42"	S69°17'27"W	33.84'
C220	32.04'	81.00'	22°39'46"	N87°19'20"W	31.83'
C221	13.53'	168.00'	4°36'55"	N78°17'54"W	13.53'
C222	29.17'	168.00'	9°56'52"	N85°34'47"W	29.13'
C223	42.70'	168.00'	14°33'47"	S83°16'20"E	42.59'
C224	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C225	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C226	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C227	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C228	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C229	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C230	23.56'	15.00'	90°00'00"	N25°31'33"W	21.21'
C231	23.56'	15.00'	90°00'00"	S64°28'27"W	21.21'
C232	69.12'	44.00'	90°00'00"	S64°28'27"W	62.23'
C233	23.56'	15.00'	90°00'00"	N64°28'27"E	21.21'
C234	19.28'	168.00'	6°34'27"	S16°11'13"W	19.27'
C235	23.42'	168.00'	7°59'20"	S08°54'19"W	23.41'
C236	19.56'	81.00'	13°50'18"	S11°49'48"W	19.52'
C237	35.29'	81.00'	24°57'58"	S31°13'56"W	35.02'
C238	34.85'	81.00'	24°38'58"	S56°02'24"W	34.58'
C239	34.93'	81.00'	24°42'37"	S80°43'11"W	34.66'
C240	40.00'	81.00'	28°17'34"	N72°46'43"W	39.59'
C241	3.77'	81.00'	2°40'09"	N57°17'51"W	3.77'
C242	42.70'	168.00'	14°33'47"	N63°14'40"W	42.59'
C243	91.23'	261.00'	20°01'40"	N80°32'24"W	90.77'
C244	70.01'	232.00'	17°17'22"	N79°10'15"W	69.74'
C245	20.86'	290.00'	4°07'13"	S72°35'10"E	20.85'
C246	45.79'	290.00'	9°02'45"	S79°10'10"E	45.74'
C247	34.73'	290.00'	6°51'41"	S87°07'23"E	34.71'
C248	11.09'	232.00'	2°44'18"	N89°11'05"W	11.09'
C249	25.65'	168.00'	8°44'57"	S85°04'18"W	25.63'
C250	17.05'	168.00'	5°48'51"	S77°47'25"W	17.04'
C251	69.12'	44.00'	90°00'00"	N45°33'14"W	62.23'
C252	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C253	28.55'	81.00'	20°11'31"	S84°58'45"W	28.40'
C254	40.62'	81.00'	28°43'52"	N70°33'33"W	40.19'
C255	42.22'	81.00'	29°51'51"	N41°15'41"W	41.74'
C256	37.08'	81.00'	26°13'48"	N13°12'52"W	36.76'
C257	19.95'	81.00'	14°06'31"	N06°57'18"E	19.90'
C258	25.70'	168.00'	8°45'59"	N09°37'34"E	25.68'
C259	17.00'	168.00'	5°47'48"	N02°20'40"E	16.99'
C260	267.04'	170.00'	90°00'00"	N44°26'46"E	240.42'
C261	177.45'	141.00'	72°06'29"	N35°30'01"E	165.97'
C262	44.03'	141.00'	17°53'31"	S80°30'01"W	43.85'
C263	24.23'	199.00'	6°58'32"	N02°56'02"E	24.21'
C264	42.21'	199.00'	12°09'07"	N12°29'51"E	42.13'
C265	39.83'	199.00'	11°28'01"	N24°18'25"E	39.76'
C266	30.03'	199.00'	8°38'45"	N34°21'48"E	30.00'
C267	39.82'	199.00'	11°27'52"	N44°29'06"E	39.75'
C268	41.16'	199.00'	11°51'04"	N56°04'35"E	41.09'
C269	41.16'	199.00'	11°51'02"	N67°55'37"E	41.09'
C270	41.15'	199.00'	11°50'57"	N79°46'37"E	41.08'
C271	13.01'	199.00'	3°44'41"	N67°34'26"E	13.00'
C272	188.41'	539.00'	20°01'40"	S80°32'24"E	187.45'
C273	30.39'	568.00'	3°03'56"	S89°01'15"E	30.39'
C274	44.08'	568.00'	4°26'49"	S85°15'53"E	44.07'
C275	44.08'	568.00'	4°26'49"	S80°49'04"E	44.07'
C276	44.08'	568.00'	4°26'49"	S76°22'16"E	44.07'
C277	35.90'	568.00'	3°37'18"	S72°20'12"E	35.90'
C278	35.39'	510.00'	3°58'34"	N88°33'57"W	35.39'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C279	58.07'	510.00'	6°31'27"	N83°18'56"W	58.04'
C280	58.08'	510.00'	6°31'32"	N76°47'27"W	58.05'
C281	26.72'	510.00'	3°00'07"	N72°01'37"W	26.72'
C282	28.51'	400.00'	4°05'00"	S88°30'44"E	28.50'
C283	47.90'	400.00'	6°51'41"	S87°07'23"E	47.87'
C284	45.54'	400.00'	6°31'21"	S83°12'33"E	45.51'
C285	63.15'	400.00'	9°02'45"	S79°10'10"E	63.09'
C286	45.54'	400.00'	6°31'21"	S76°41'12"E	45.51'
C287	20.24'	400.00'	2°53'58"	S71°58'32"E	20.24'
C288	28.77'	400.00'	4°07'13"	S72°35'10"E	28.76'
C289	101.99'	1000.00'	5°50'37"	S73°26'52"E	101.94'
C290	17.96'	1029.00'	1°00'00"	N71°01'33"W	17.96'
C291	44.16'	1029.00'	2°27'31"	N72°45'19"W	44.15'
C292	42.83'	1029.00'	2°23'06"	N75°10'37"W	42.83'
C293	49.48'	971.00'	2°55'11"	S71°59'16"E	49.47'
C294	49.52'	971.00'	2°55'18"	S74°54'31"E	49.51'
C295	469.18'	450.00'	59°44'15"	S46°30'03"E	448.21'
C296	28.41'	479.00'	3°23'53"	S74°40'14"E	28.40'
C297	42.84'	479.00'	5°07'26"	S70°24'34"E	42.82'
C298	42.01'	479.00'	5°01'29"	S65°20'06"E	41.99'
C299	41.98'	479.00'	5°01'16"	S60°18'44"E	41.96'
C300	42.24'	479.00'	5°03'11"	S55°16'30"E	42.23'
C301	30.04'	479.00'	3°35'35"	S50°57'07"E	30.03'
C302	271.90'	479.00'	32°31'24"	S32°53'37"E	268.26'
C303	278.16'	421.00'	37°51'18"	N35°33'34"W	273.12'
C304	59.59'	421.00'	8°06'34"	S58°32'30"E	59.54'
C305	67.63'	421.00'	9°12'15"	S67°11'54"E	67.56'
C306	33.57'	421.00'	4°34'08"	S74°05'06"E	33.56'
C307	94.25'	60.00'	90°00'00"	S45°02'33"W	84.85'
C308	38.77'	60.00'	37°01'12"	S71°31'57"W	38.10'
C308	23.56'	15.00'	90°00'00"	S45°02'33"W	21.21'
C309	55.48'	60.00'	52°58'48"	N26°31'57"E	53.52'
C310	25.39'	20.00'	72°43'22"	S36°19'08"E	23.72'
C311	63.46'	50.00'	72°43'22"	N36°19'08"W	59.29'
C312	52.97'	215.00'	14°06'57"	S65°37'20"E	52.83'
C313	45.58'	185.00'	14°06'57"	N65°37'20"W	45.46'
C314	97.20'	70.00'	79°33'19"	N18°47'12"W	89.57'
C315	138.89'	100.00'	79°33'19"	S18°47'12"E	127.96'
C316	36.21'	44.56'	46°33'42"	S17°45'26"E	35.23'
C317	136.16'	189.22'	41°12'38"	S15°53'24"E	133.18'
C318	296.64'	118.17'	143°49'36"	S70°47'40"E	224.66'
C319	134.31'	192.94'	39°53'07"	N57°23'36"E	131.62'
C320	65.17'	500.00'	7°28'03"	N85°42'45"E	65.12'
C321	11.32'	213.00'	3°02'47"	N83°30'06"E	11.32'
C322	39.63'	250.00'	9°04'54"	N89°33'57"E	39.59'
C323	50.14'	157.00'	18°17'52"	N80°48'31"W	49.93'
C324	55.97'	275.00'	11°39'39"	N06°23'03"W	55.87'
C325	48.44'	238.00'	11°39'39"	N06°23'03"W	48.35'
C326	63.50'	312.00'	11°39'39"	N06°23'03"W	63.39'
C327	23.65'	15.00'	90°20'42"	S45°22'53"E	21.28'
C328	23.47'	15.00'	89°39'18"	S44°37'07"W	21.15'
C329	30.89'	565.00'	3°07'58"	N39°49'57"E	30.89'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°06'41"W	30.00'
L1 (R)	S88°58'41"W	30.00'
L2	N89°59'10"W	10.00'
L2 (R)	S89°54'33"W	10.00'
L3	N89°57'27"W	10.00'
L3 (R)	S89°54'33"W	10.00'
L4	S89°57'27"E	10.00'
L4 (R)	N89°54'33"E	10.00'
L5	N7°21'53"W	25.76'
L5 (R)	N7°32'40"W	25.76'
L6	S0°33'13"E	30.00'
L6 (R)	S0°41'14"E	30.00'

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

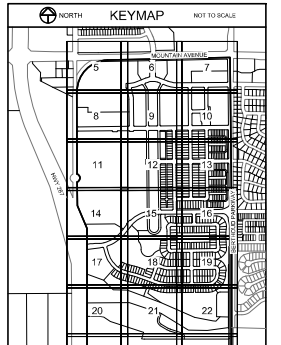
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20973 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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

SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
1301 CO. Rd. 5 | BERTHOUD | MESA | LOVELAND | ESTES PARK | GLENWOOD SPRINGS | STEAMBOAT SPRINGS
epsgroup.com

PREPARED: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: B. FESSELET
DRAWN BY: T. HELGERSON

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
26
Of 26 Sheets

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Preliminary Landscape Plan

Vicinity Map

Subdivision Identity & Residential Standards

UNITS PROVIDED (ESTIMATED TOTAL)	1500 - 1800
SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED	8
1. POCKET PARK	1
2. TRAILS	1
3. PLAYGROUND	1
4. POOL	2
5. POLLINATOR PLANT PALETTE	1
6. COMMUNITY BUILDING	2
7. ALLEY LOADED STREETS	2
TOTAL	10

Community Park Requirements

REQUIRED	PROVIDED
ALL COMPONENTS - LIST A	
ELECTRICITY	√
IRRIGATION	√
SECURITY LIGHTING	√
TRASH RECEPTACLES (MIN. 2 PER ACRE) 8.65 / 2 = 4.32	5
WATER SERVICE	√
BIKE RACKS	√
LANDSCAPING	√
(3) COMPONENTS - LIST B	
GROUP PICNIC SHELTER (500 S.F. MIN. & 3 TABLES)	√
MIN. 15,000 S.F. TURF PLAY AREA (COUNTED AS 1 PER 15,000 S.F.)	√
LOOP WALK (MIN. 2,000 L.F.)	√
(2) COMPONENTS - LIST D	
AMPHITHEATER	√
PLAYGROUND	√
(4) COMPONENTS - LIST E & 1 RESTROOM BUILDING	
*BBQ GRILLS (MIN. 1 PER EVERY 2 TABLES) 3 TABLES / 2 = 1.5 1.5 * 1 = 1.5*	2
BENCHES (MIN. ONE PER HALF ACRE) 8.65 AC / 0.5 AC = 17.3	18
DRINKING FOUNTAINS (MIN. 1 PER EVERY 4 ACRES) 8.65 AC / 4 AC = 2.16	3
SHADE STRUCTURES FOR COMPONENTS FROM LIST C (AT SPLASH PARK)	√

Landscape Sheet Index:

SHEET 1	COVER SHEET
SHEET 2	OVERALL LANDSCAPE & SCHEDULE
SHEETS 3-23	LANDSCAPE PLANS
SHEETS 24-31	COMMUNITY PARK ENLARGEMENTS
SHEETS 32-35	PLANTING ENLARGEMENTS
SHEET 36	DETAILS
SHEET 37	OVERALL HYDROZONE PLAN

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, ANY REMOVAL OR SUBSTITUTION OF PLANT MATERIAL SHALL BE APPROVED BY THE TOWN, PRIOR TO PROCEEDING.
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 (OR APPROVED EQUAL) 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 9' 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.
30. IN ANY CIRCUMSTANCE WHERE PLANT LIST QUANTITIES OR SPECIES DO NOT MATCH THE PLAN LAYOUT, THE LANDSCAPE INSTALLATION SHALL MATCH THE PLAN LAYOUT.
31. WEED CONTROL WILL BE PRACTICED ON ALL AREAS DISTURBED BY CONSTRUCTION AND THOSE AREAS SHALL BE RESEEDED TO PREVENT EROSION. NATIVE, NONINVASIVE GRASSES SHALL BE USED FOR REVEGETATION WHERE PRACTICAL. WEED CONTROL IS THE RESPONSIBILITY OF THE LANDOWNER ON ALL RESEEDED AREAS AND PRESERVATION AREAS. WEED CONTROL SHALL BE A CONTINUAL RESPONSIBILITY OF THE OWNER DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION, AND OPERATION. EVERY EFFORT SHALL BE MADE TO PREVENT THE SPREAD OF NOXIOUS WEEDS.
32. UNLESS OTHERWISE NOTED, TREE LAWNS WILL BE SEVEN (7) FOOT WIDE FOR LOCAL STREETS AND TEN (10) FOOT WIDE FOR COLLECTOR STREETS.
33. STREET TREES ARE TO BE PLANTED WITHIN THIRTY (30) TO FORTY (40) FOOT OF EACH OTHER WITH THE EXCEPTION OF UTILITY CONFLICTS.
34. IF ANY FENCES, COLUMNS, WALLS OR OTHER STRUCTURES ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES AND/OR WITHIN A UTILITY EASEMENT, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY CONSTRUCTION OF THOSE ITEMS HAS COMMENCED.
35. RIGHT-OF-WAY TREE SPACING IS CONCEPTUAL AND MAY REQUIRE FIELD ADJUSTMENT AT THE TIME OF CONSTRUCTION. THE INTENT IS TO LOCATE ONE TREE APPROXIMATELY 40' ON CENTER, UNLESS FIRE HYDRANTS, STREETLIGHTS, DRIVEWAY LOCATIONS, UTILITIES OR OTHER ITEMS WHICH REQUIRE SEPARATION FROM TREES, PROHIBIT THE INTENDED SPACING.

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.

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.

Native Grass Seed Mix:

NON IRRIGATED NATIVE GRASS - (TEMPORARY IRRIGATION FOR ESTABLISHMENT)

FOOTHILLS NATIVE GRASS MIX OR APPROVED EQUAL. SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

	Common Name	Scientific Nomenclature	Variety	Precip Zone	Lifeform	Specifications / Recommendations: PLS / lb.	Applied PLS lbs/ac	PLS / ft2	% of Seeds in Mix
Grasses	Indian Ricegrass	*Achnatherum hymenoides*		8	NC	141,000	2.00	6.5	10.2%
	Sideoats Grama	*Bouteloua curtipendula*	Vaughn	12	NW	191,000	2.00	8.8	13.9%
	Blue grama	*Bouteloua gracilis*	Native	10	NW	825,000	0.50	9.5	15.0%
	Buffalograss	*Buchloe dactyloides*	Bison	10	NW	38,000	1.00	0.9	1.4%
	Slender Wheatgrass	*Elymus trachycaulus ssp. trachycaulus*	Pryor	10	NC	159,000	2.00	7.3	11.5%
	Green needlegrass	*Nassella viridula*	Lodorm	12	NC	181,000	2.00	8.3	13.1%
	Western Wheatgrass	*Pascopyrum smithii*	Arriba	10	NC	110,000	4.00	10.1	16.0%
	Little Bluestem	*Schizachyrium scoparium*	Aldous	14	NW	260,000	2.00	11.9	18.9%
	Total						**15.50**	**63.2**	**100.0%**

1. SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS OR APPROVED EQUAL, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
2. DRILLED IN TWO PERPENDICULAR DIRECTIONS WITH AN APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
3. ADEQUATE TEMPORARY IRRIGATION, 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.

MULCH IN ALL NATIVE SEED AREAS:

1. IMMEDIATELY FOLLOWING THE RAKING / SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
2. 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.
3. 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 LEAS 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.
4. 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.
5. 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.
6. APPLY TEMPORARY SEEDING OR TACKIFIER ON ALL DISTURBED AREAS WITHIN LOTS.

Tree Protection Notes

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
4. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
5. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
6. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
7. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15

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

SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR:

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

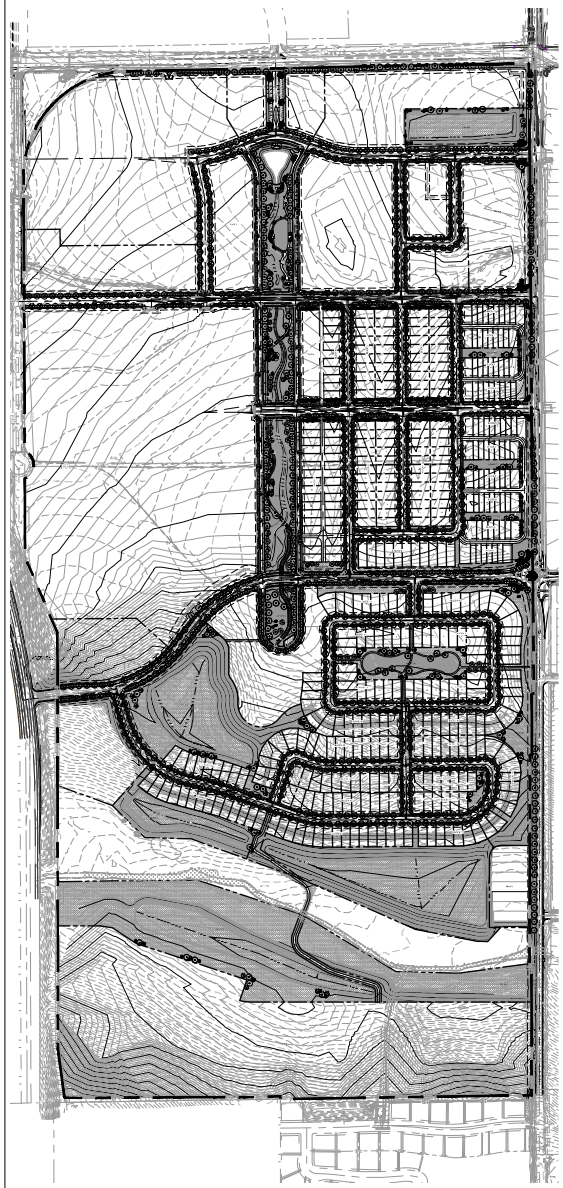
SHEET TITLE

COVER SHEET

SHEET INFORMATION

Sheet Number: 1

Of: 37



Overall Landscape Plan:

0 300' 450' 600'

SCALE 1" = 300'-0"

NORTH

Overall Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	DIVERSITY	REMARKS
DECIDUOUS TREES							
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB	50'	40'	1.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB	50'	40'	14.0%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB	60'	50'	14.0%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB	50'	40'	14.5%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB	60'	50'	13.1%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB	60'	30'	14.5%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB	50'	40'	12.9%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB	50'	40'	0.7%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB	50'	35'	0.2%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES							
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B	40'	20'	1.1%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B	25'	12'	2.7%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B	25'	12'	2.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B	10'	10'	0.2%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	4	Pinus nigra Austrian Pine	6' B&B	60'	40'	0.3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
ORNAMENTAL TREES							
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB	20'	20'	1.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB	25'	25'	2.9%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB	25'	20'	0.8%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB	20'	15'	2.3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH		REMARKS
DECIDUOUS SHRUBS							
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.	8'	8		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	62	Aronia arbutifolia Red Chokeberry	5 gal.	6'	6'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.	5'	5'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.	4'	4'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.	3'	3'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.	10'	10'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.	4'	4'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.	6'	6'		24" (h) FULL SPECIMEN EVENLY AND WELL BRANCHED
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.	3'	3'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.	1.5'	6'		8" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.				24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.	6'	4'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	12	Viburnum lentago Nannyberry Viburnum	5 gal.	15'	8'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EVERGREEN SHRUBS							
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.	2'	8'		8" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED

Overall Landscape Legend Contin.

GRASSES							
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.	2'	2'		WELL ROOTED AND ESTABLISHED
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.	5'	2'		WELL ROOTED AND ESTABLISHED
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.	2.5'	1.5'		WELL ROOTED AND ESTABLISHED
	27	Helictotrichon sempervirons Blue Avena Grass	1 gal.	3'	2'		WELL ROOTED AND ESTABLISHED
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.	4'	4'		WELL ROOTED AND ESTABLISHED
	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.	4'	3'		WELL ROOTED AND ESTABLISHED
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.	4'	2'		WELL ROOTED AND ESTABLISHED
	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.	3'	2'		WELL ROOTED AND ESTABLISHED
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.	2'	3'		WELL ROOTED AND ESTABLISHED
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.	1.5'	1.5'		WELL ROOTED AND ESTABLISHED
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.	3'	3'		WELL ROOTED AND ESTABLISHED
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.	5'	3'		WELL ROOTED AND ESTABLISHED
PERENNIALS							
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.	3'	3'		WELL ROOTED AND ESTABLISHED

Materials Legend

	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCPAE EDGING

SIGHT DISTANCE TRIANGLE

TREE DIVERSITY SUMMARY

FAMILY (20% MAX)		GENUS (30% MAX)	
ACER	3.0%	SAPINDACEAE	3.0%
CATALPA	13.9%	BIGNONIACEAE	13.9%
CELTIS	14.1%	CANNABACEAE	14.1%
GLEDITSIA	14.6%	FABACEA	27.7%
GYMNOCLADUS	13.1%	PLATANACEAE	14.6%
PLATANUAS	14.6%	FAGACEAE	12.9%
QUERCUS	12.9%	TILIACEAE	1.0%
TILIA	1.0%	PINACEAE	6.9%
PICEA	3.8%	ROSACEAE	3.7%
PINUS	3.1%	OLEACEAE	2.3%
MALUS	2.9%		
PRUNUS	0.8%		
SYRINGA	2.3%		

TB GROUP
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444 Mountain Ave, Berthoud,CO 80513 | tel. 970.532.5891 | web. TBGroup.us

SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

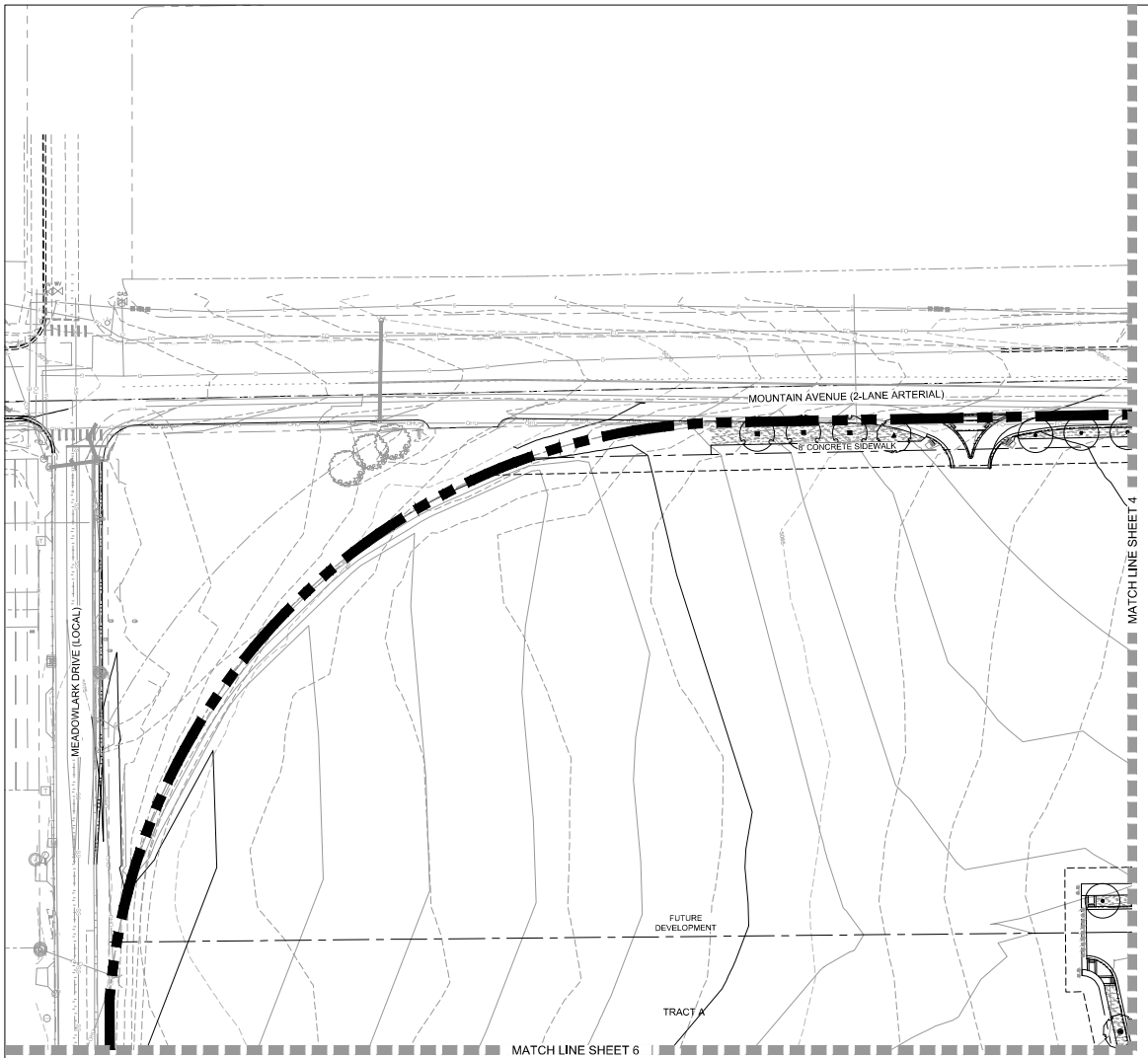
SHEET TITLE

OVERALL LANDSCAPE & SCHEDULE

SHEET INFORMATION

Sheet Number: 2

Of: 37



Materials Legend

	01 GENERAL	
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	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
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	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
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	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
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	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
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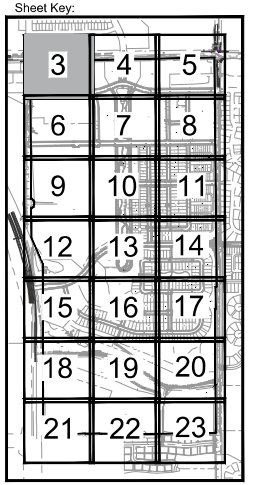
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Sheet Key:



TBGROUP
landscape architecture | planning | urbanism

444 Mountain Ave, Berthoud,CO 80513 | tel. 970.532.5891 | web. TBGroup.us

SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

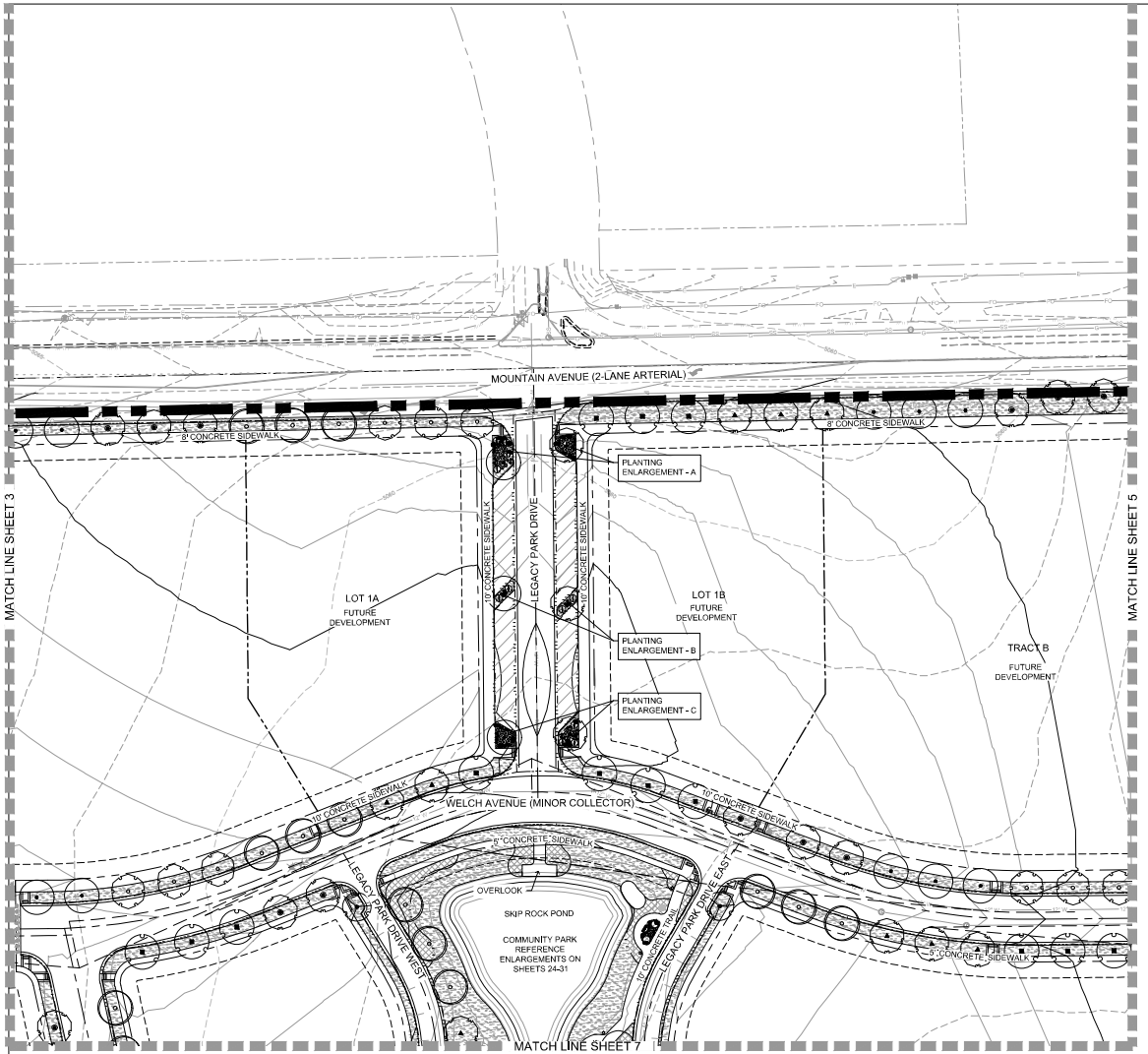
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 3

Of: 37



Materials Legend

	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB
	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

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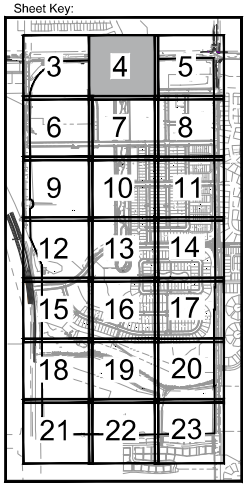

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SEAL

PROJECT TITLE

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PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
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STAFF COMMENTS	07.19.24

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November 03, 2023

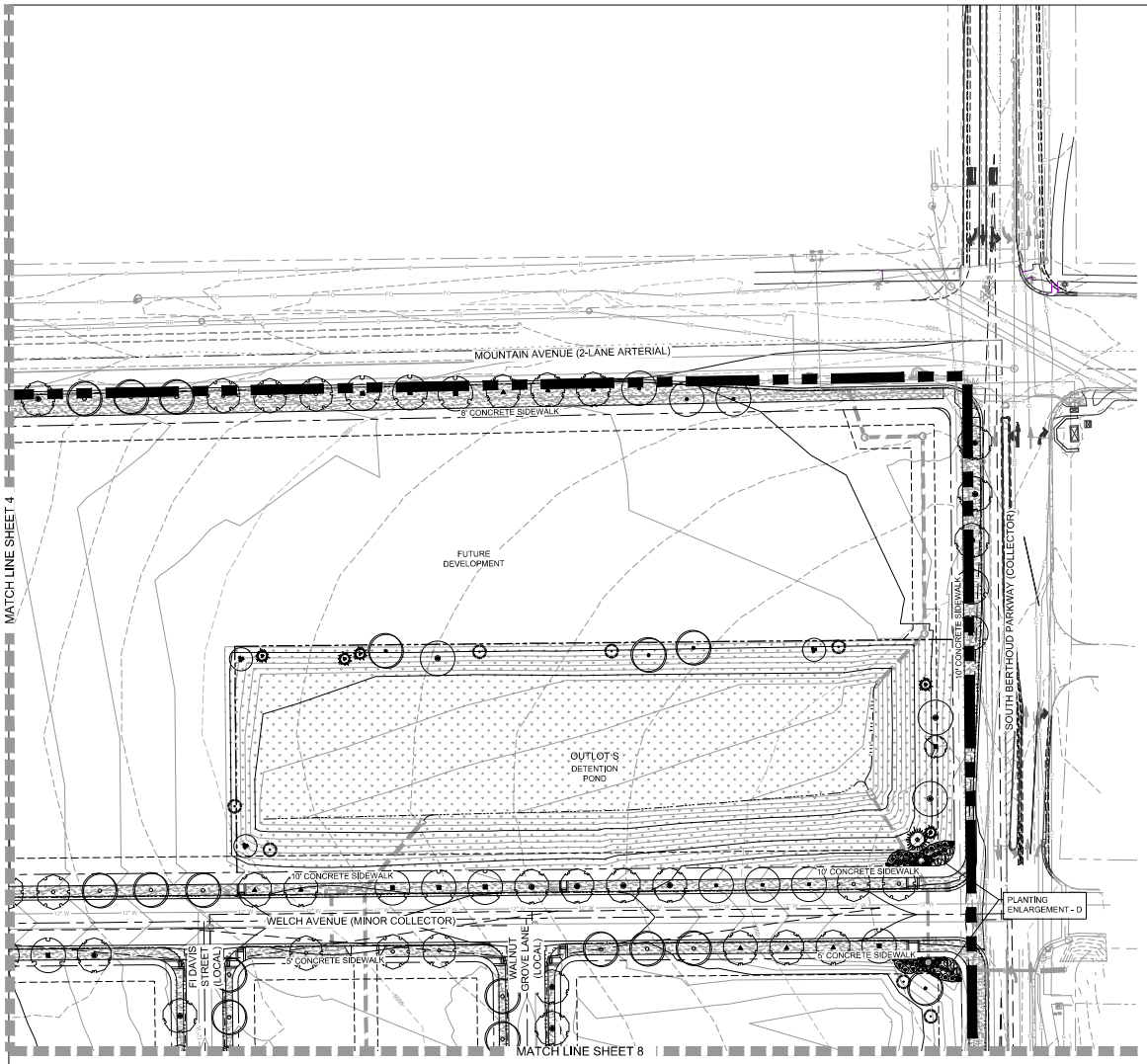
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 4

Of: 37



Materials Legend

SYMBOL	01 GENERAL DESCRIPTION	QTY
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	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL "BY HOMEOWNER"	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

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Landscape Legend

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	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
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	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB
	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
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	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

	QTY		
GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
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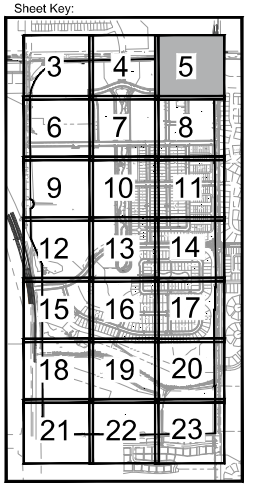

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SEAL

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PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

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700 KEN PRATT BLD.
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REVISIONS	DATE
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STAFF COMMENTS	07.19.24

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November 03, 2023

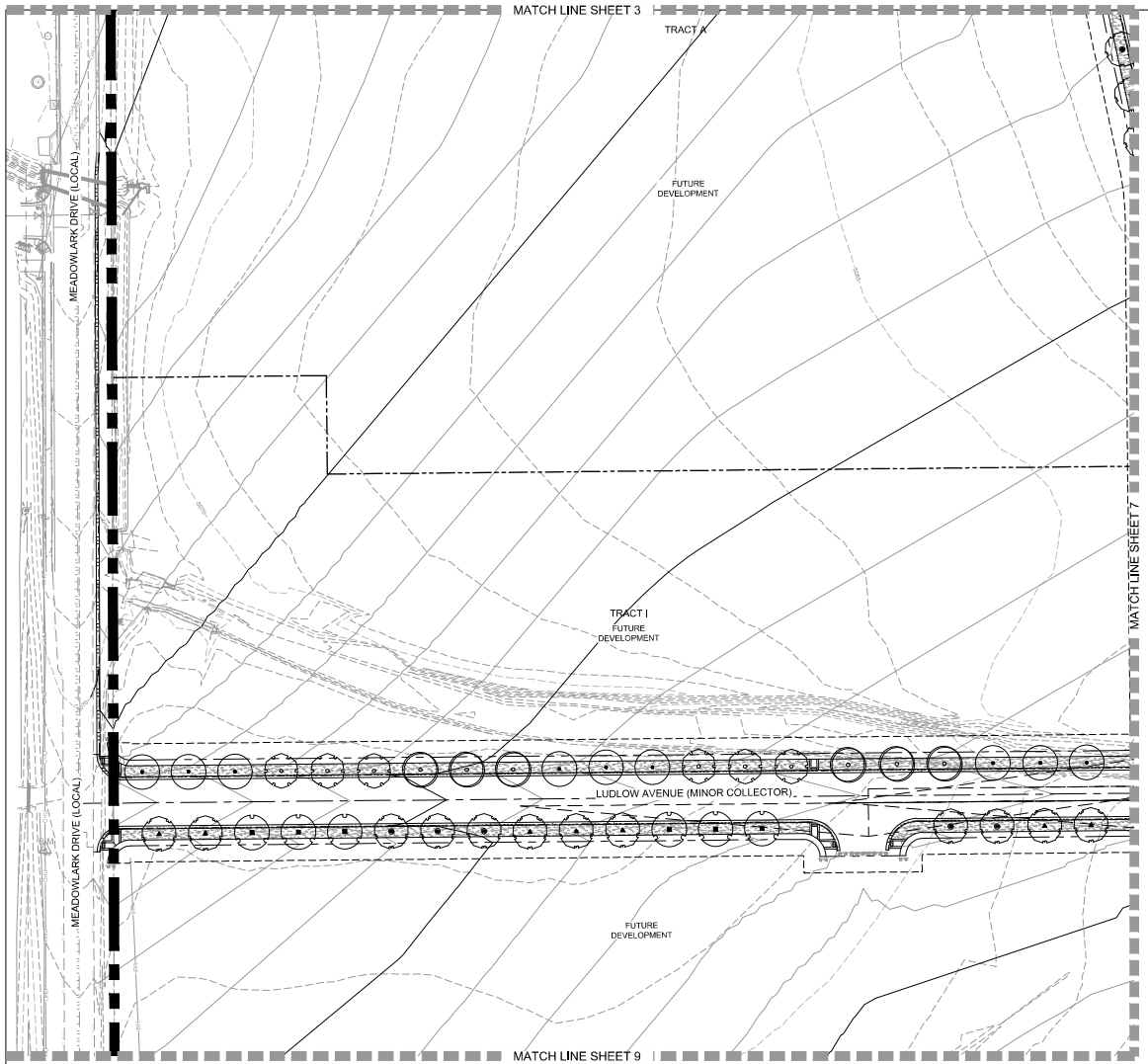
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 5

Of: 37



Landscape Legend

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Landscape Legend Conti.

GRASSES			
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Materials Legend

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	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
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	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

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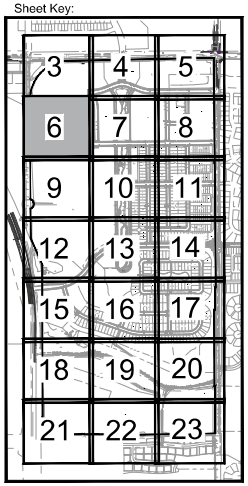

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SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 6

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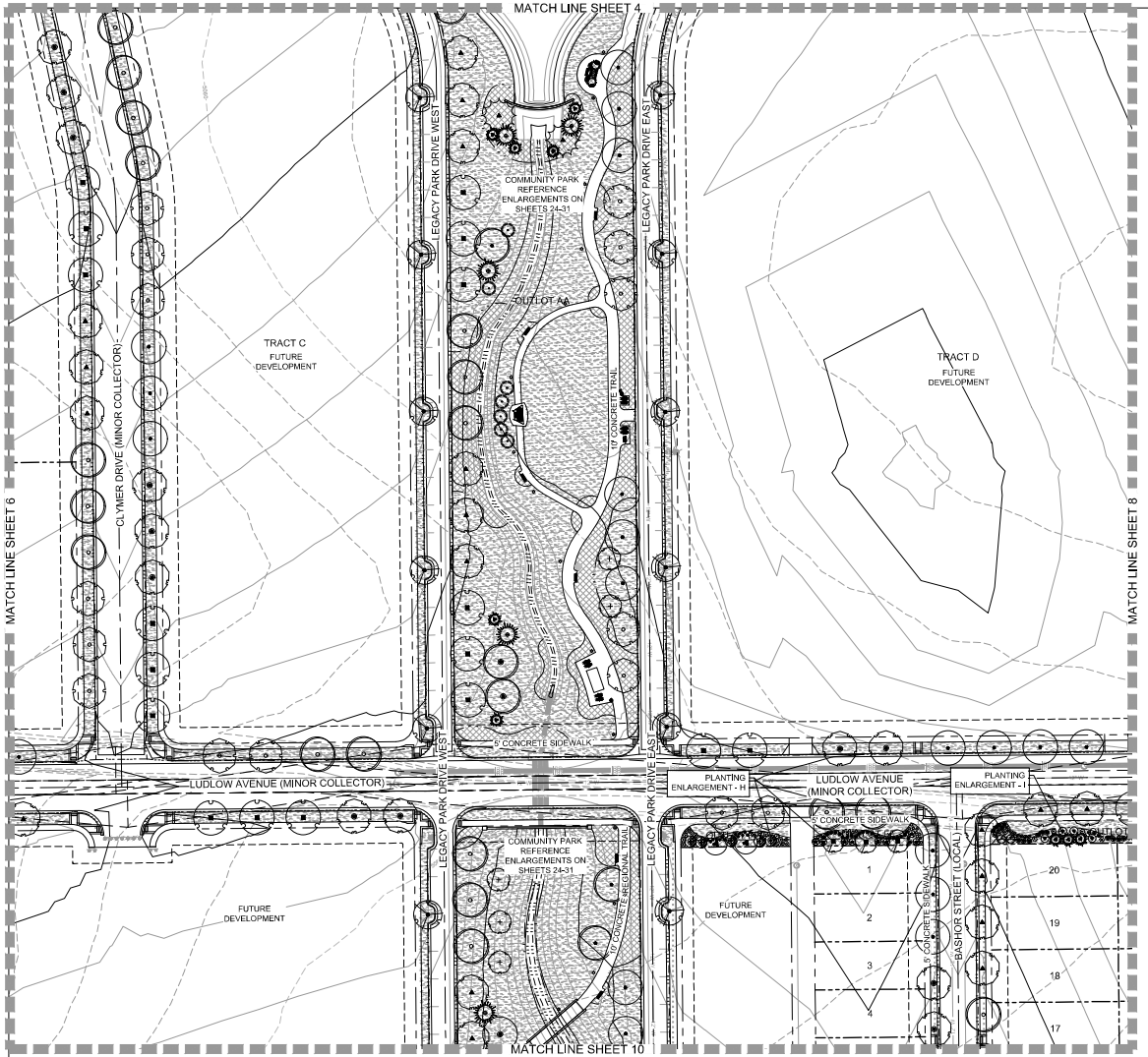

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Landscape Legend Conti.

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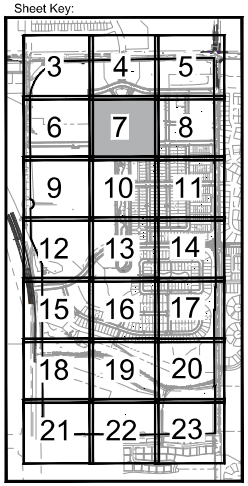
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Sheet Key:



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

SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

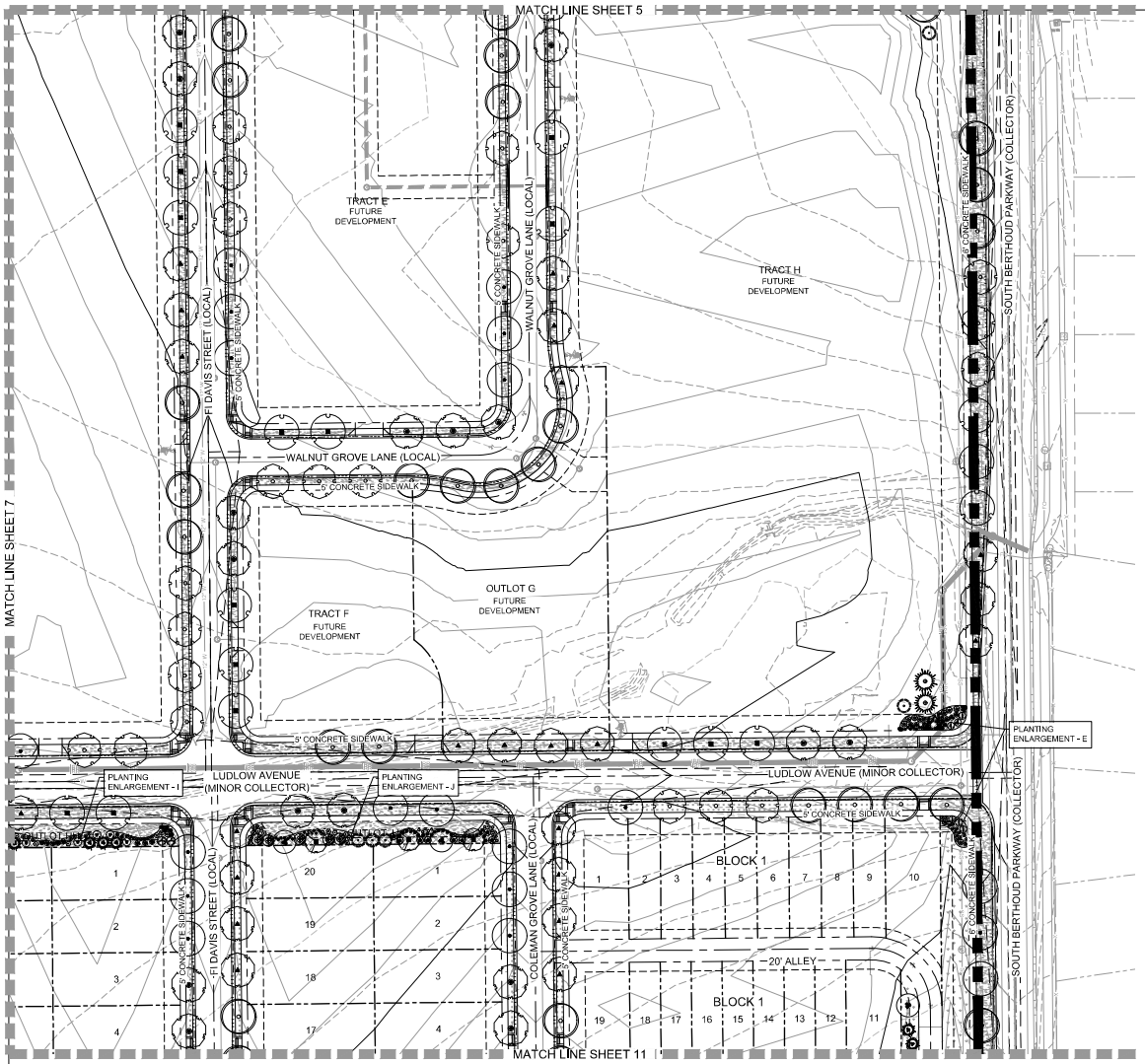
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 7

Of: 37



Materials Legend

	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB
	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
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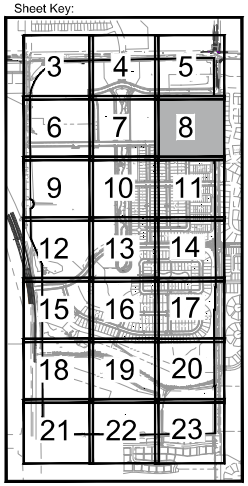

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SEAL

PROJECT TITLE

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PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

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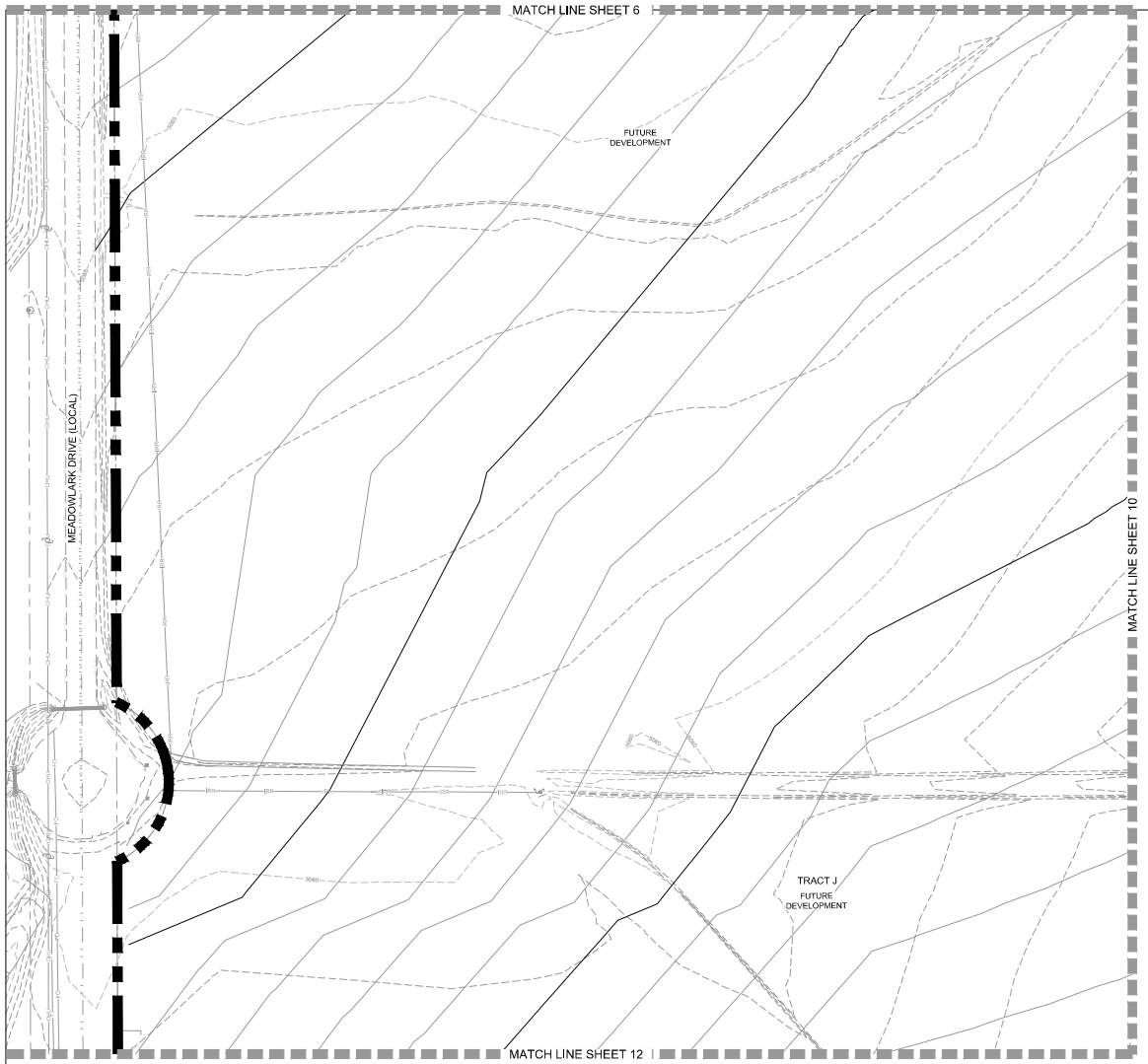
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 8

Of: 37



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Landscape Legend Conti.

GRASSES			
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Materials Legend

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	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

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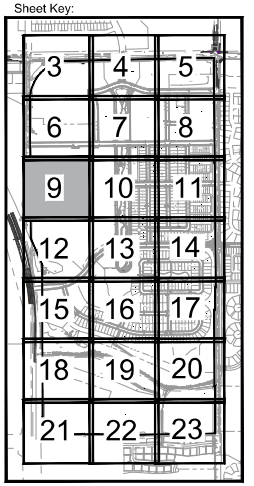

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SEAL

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PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

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700 KEN PRATT BLD.
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REVISIONS	DATE
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STAFF COMMENTS	07.19.24

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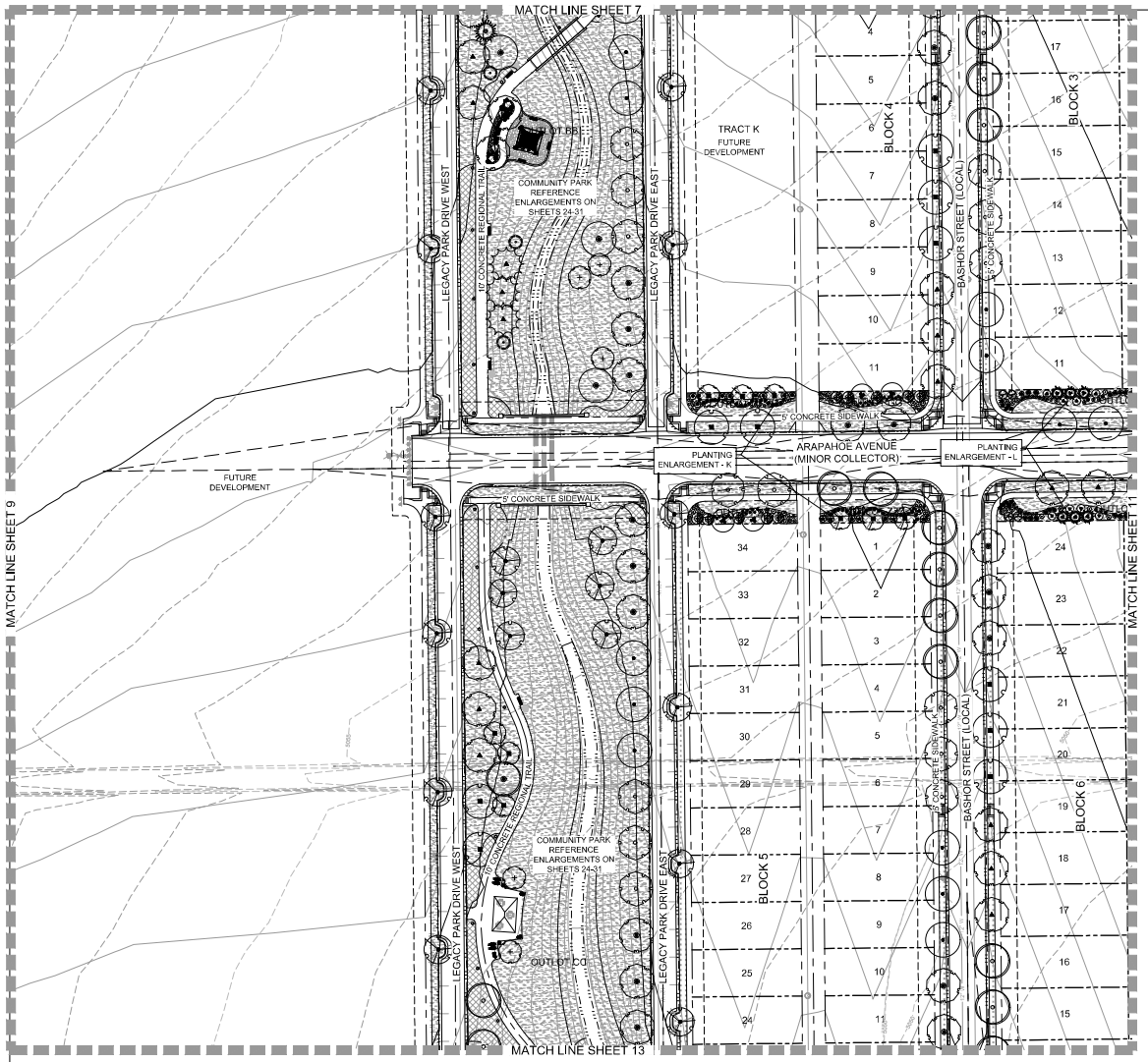
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 9

Of: 37



Materials Legend

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	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

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Landscape Legend Conti.

GRASSES			
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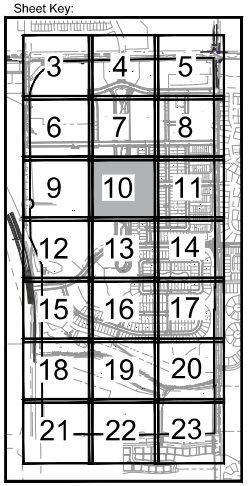

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SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

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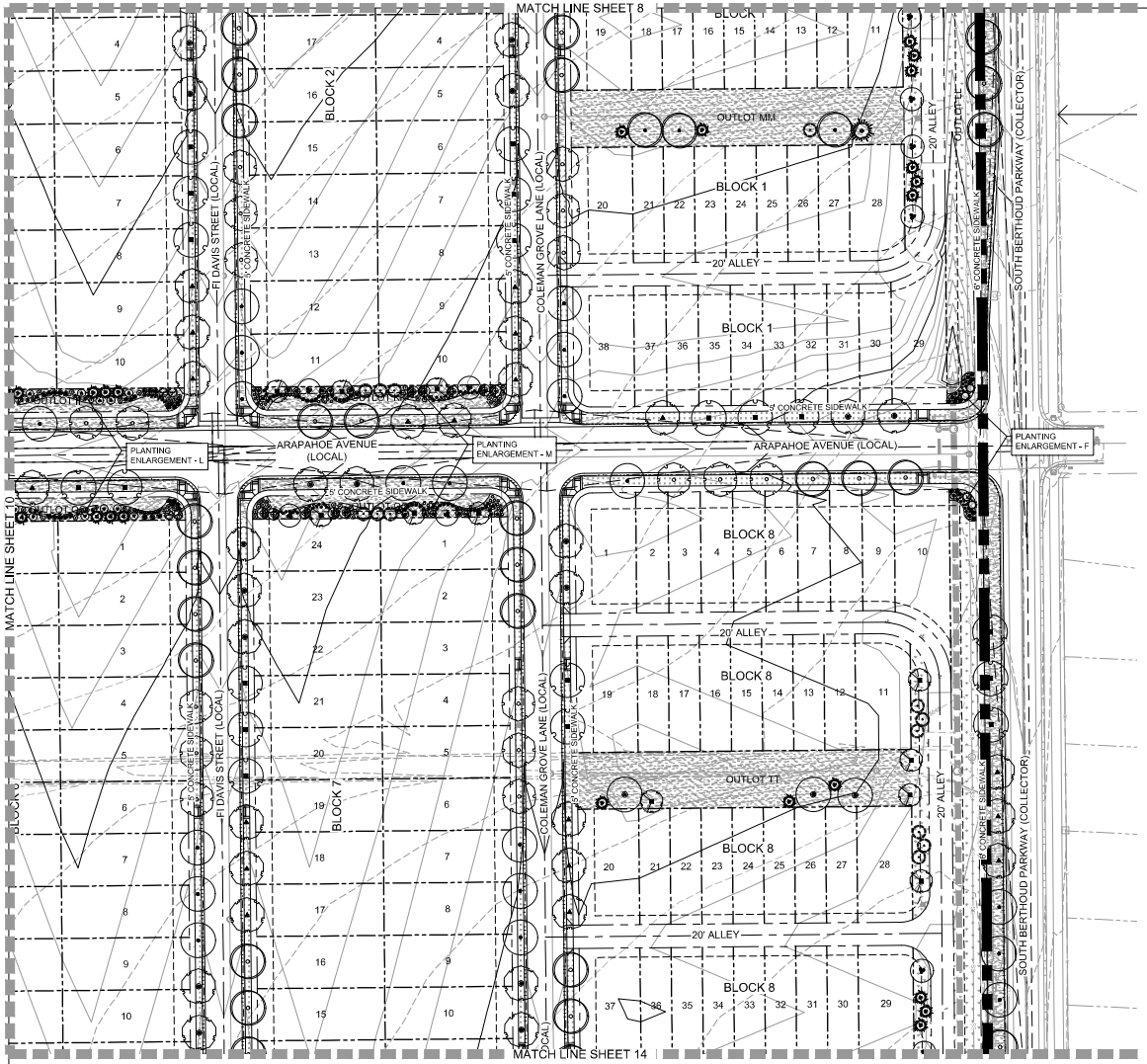

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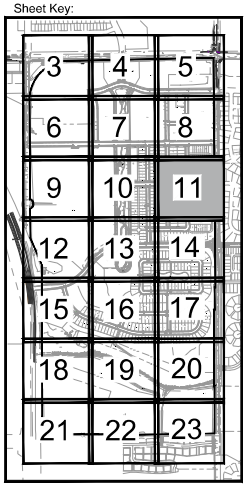
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Sheet Key:



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landscape architecture | planning | urban design
444 Mountain Ave, Berthoud,CO 80513 | tel. 970.532.5891 | web TBGroup.us

SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

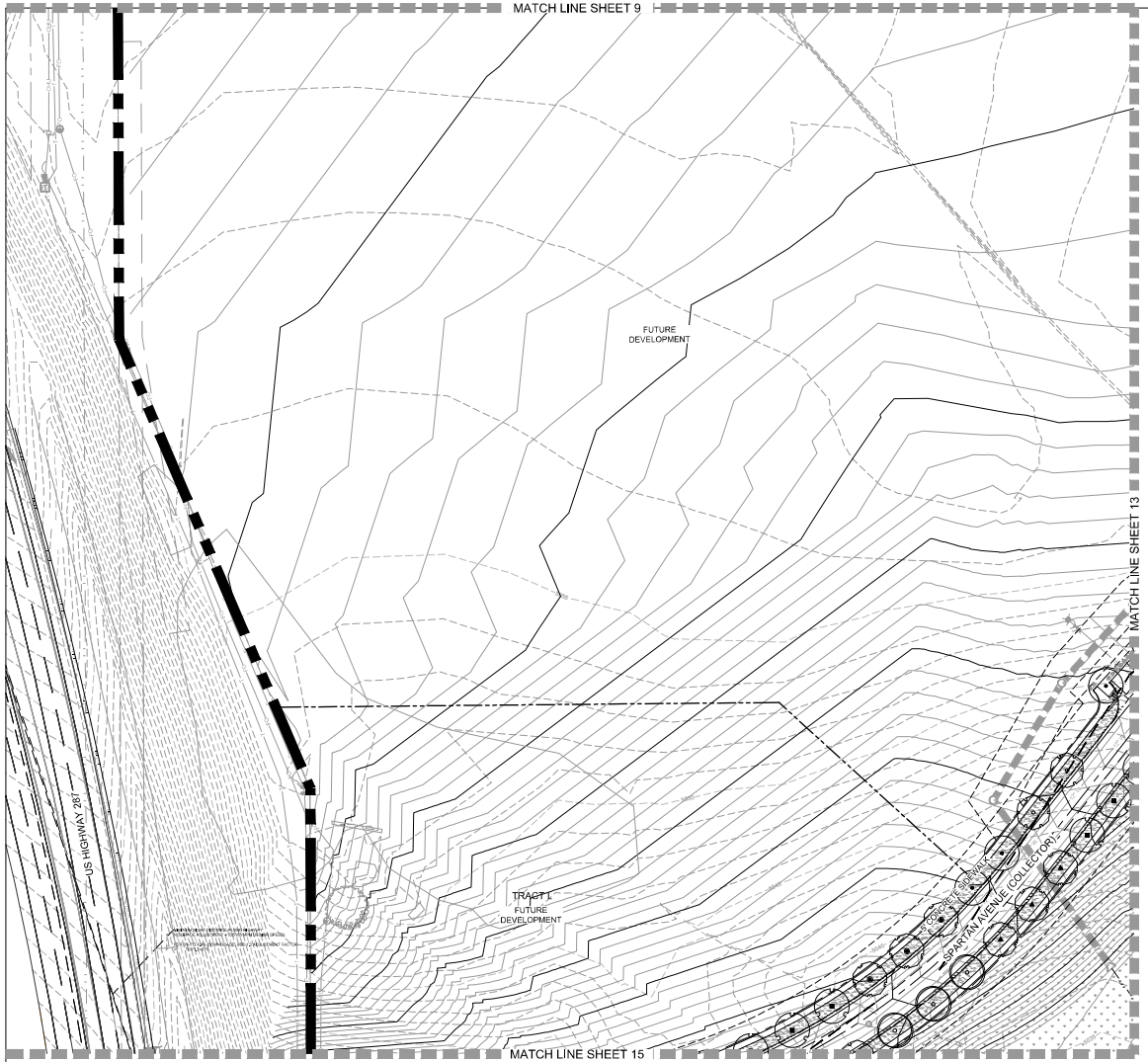
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 11

Of: 37



Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB
	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Baker' Baker Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
SYMBOL	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
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	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
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Landscape Legend Conti.

GRASSES			
	62	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
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	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Materials Legend

SYMBOL	01 GENERAL DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

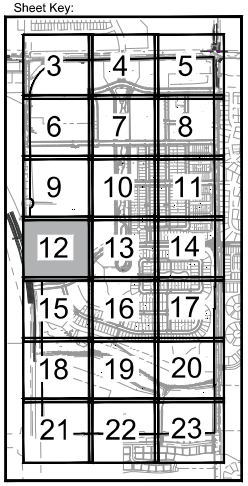
BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Sheet Key:



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SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

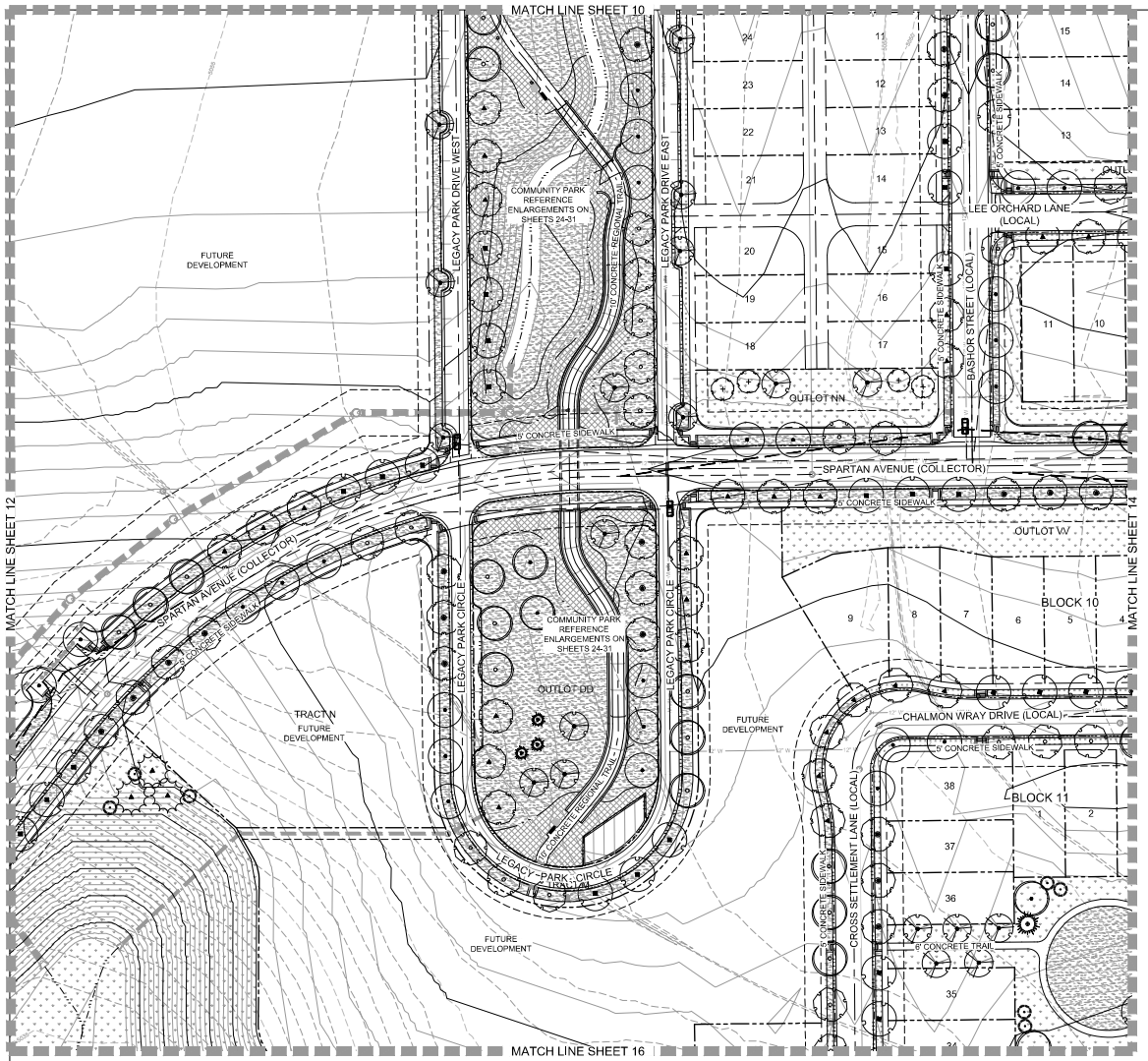
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 12

Of: 37



Materials Legend

	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
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	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

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Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
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	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
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	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
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EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
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	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
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	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

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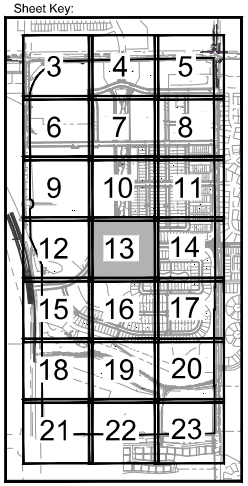

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SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

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700 KEN PRATT BLD.
STE. 113
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REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

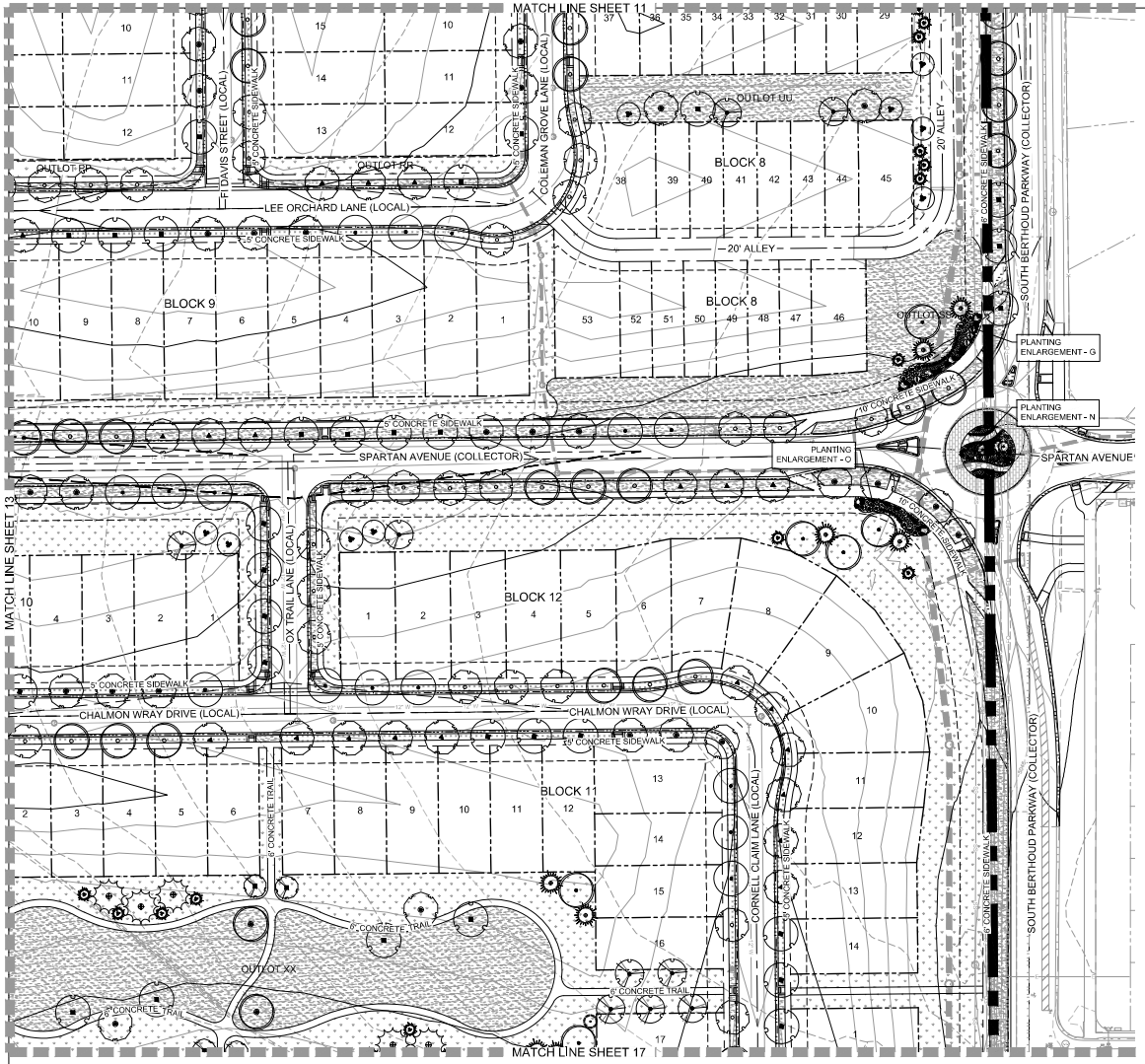
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 13

Of: 37



Materials Legend

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SYMBOL	DESCRIPTION	QTY
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	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
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	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
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	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB
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	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
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ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
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SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
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Landscape Legend Conti.

GRASSES			
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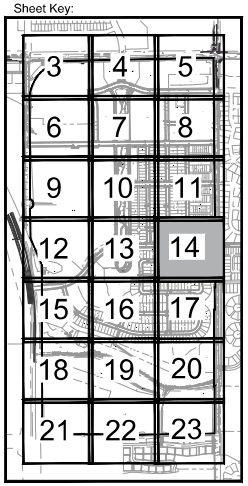

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STAFF COMMENTS	07.19.24

DATE

November 03, 2023

SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 14

Of: 37

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
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	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Materials Legend

SYMBOL	01 GENERAL DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL "BY HOMEOWNER"	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

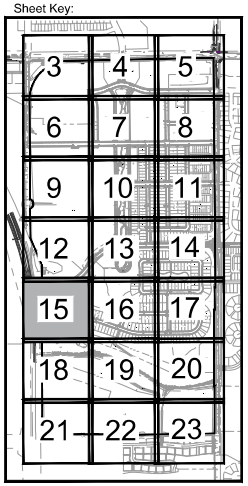
BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Sheet Key:



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

SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 15

Of: 37

Materials Legend

	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
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	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

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SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB
	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
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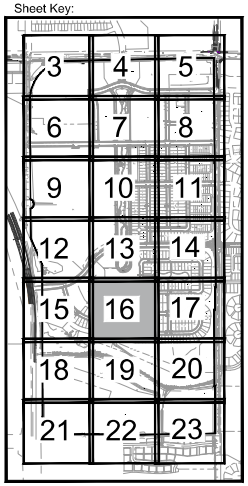

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SEAL

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BERTHOUD, CO

PREPARED FOR

OWNER:

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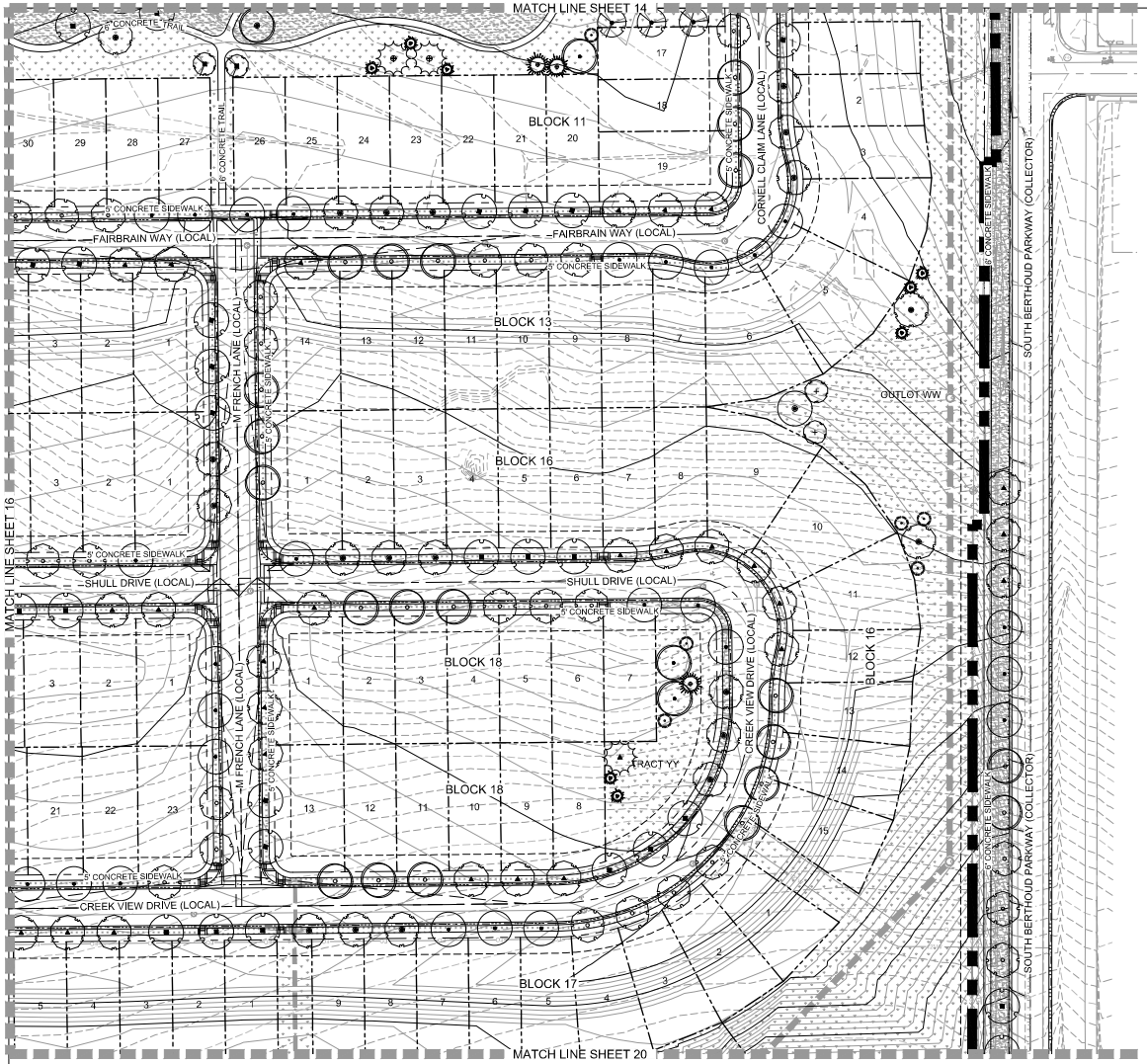
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 16

Of: 37



Materials Legend

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PROPERTY BOUNDARY
EASEMENTS
LANDSCAPE EDGING
SIGHT DISTANCE TRIANGLE
BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH
SCALE 1" = 50'-0"

Landscape Legend

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EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
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	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
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EVERGREEN SHRUBS			
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Landscape Legend Conti.

	QTY		
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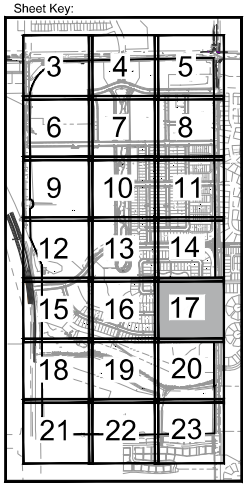

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SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:
LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

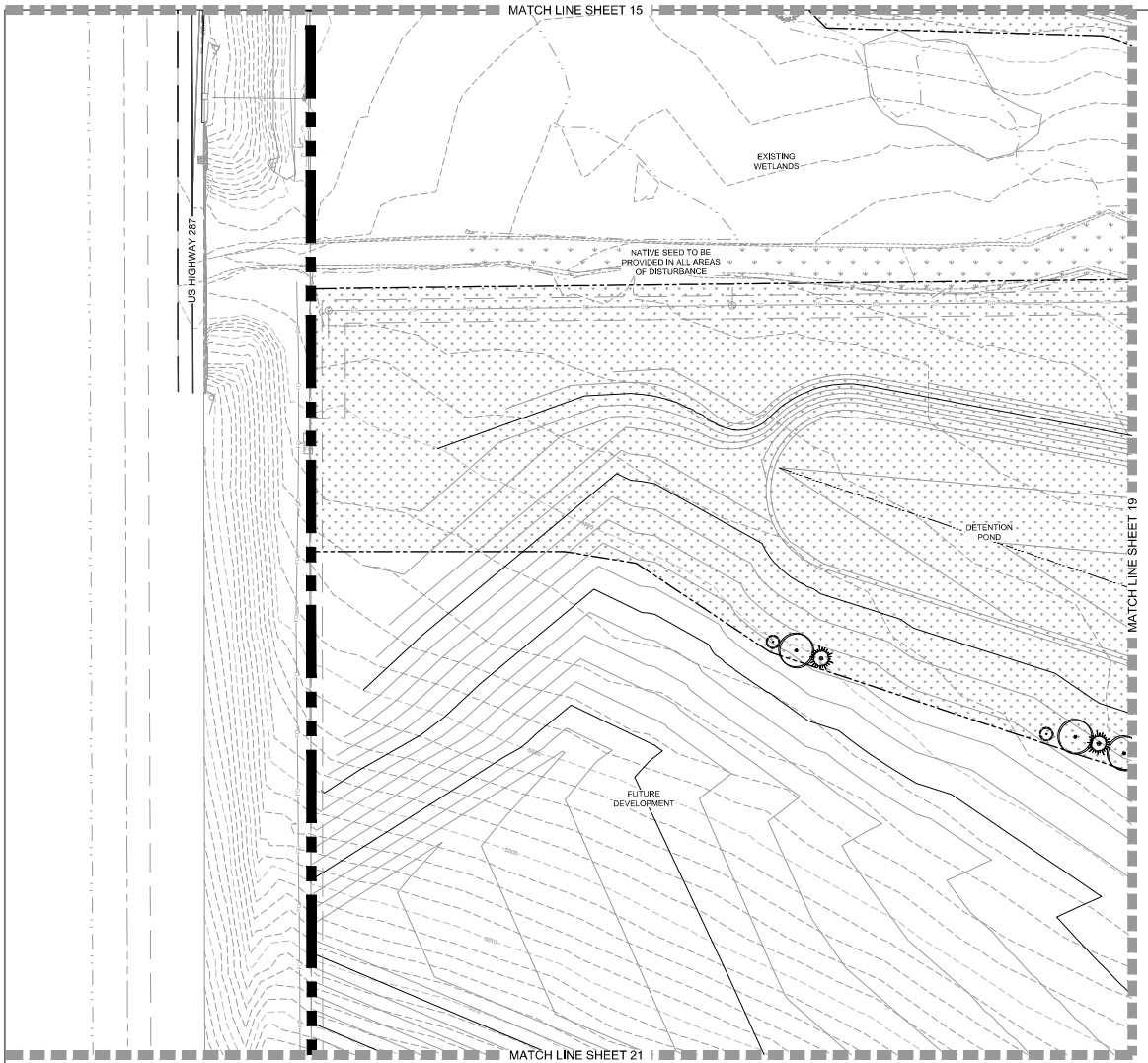
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 17

Of: 37



Landscape Legend

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Landscape Legend Conti.

GRASSES			
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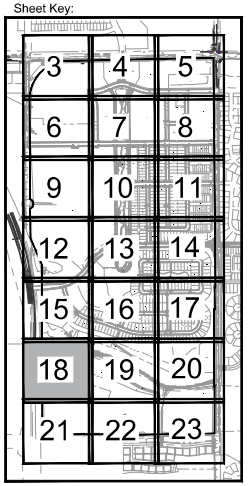

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SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 18

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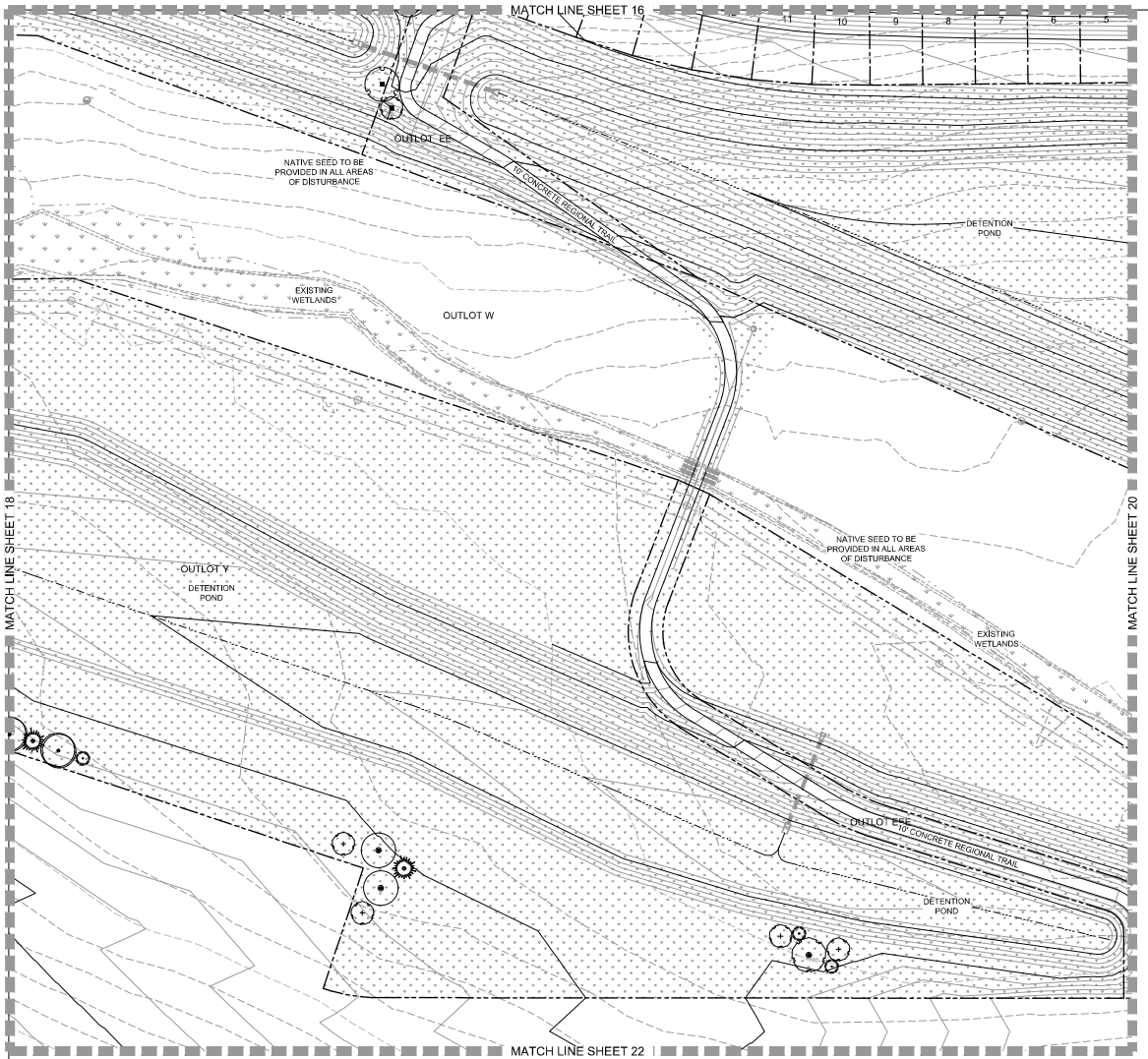

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	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Materials Legend

SYMBOL	01 GENERAL DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

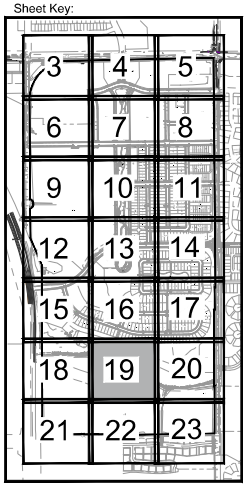
BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Sheet Key:



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

SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

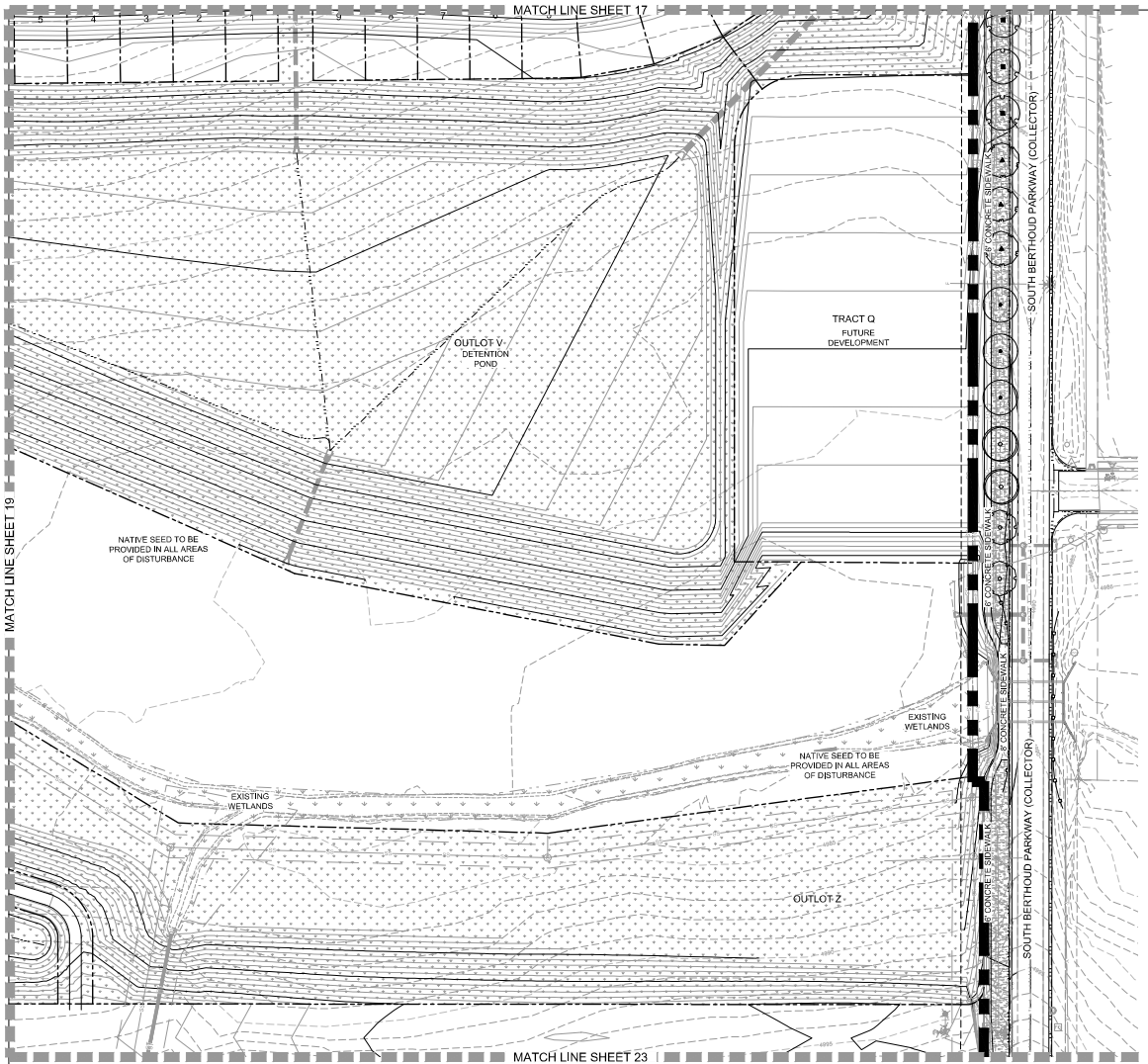
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 19

Of: 37



Materials Legend

	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
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	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB
	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
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	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
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PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

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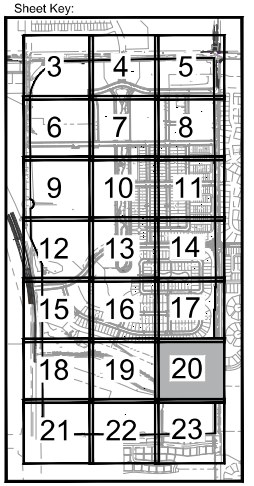

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landscape architecture | planning | urbanism
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SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

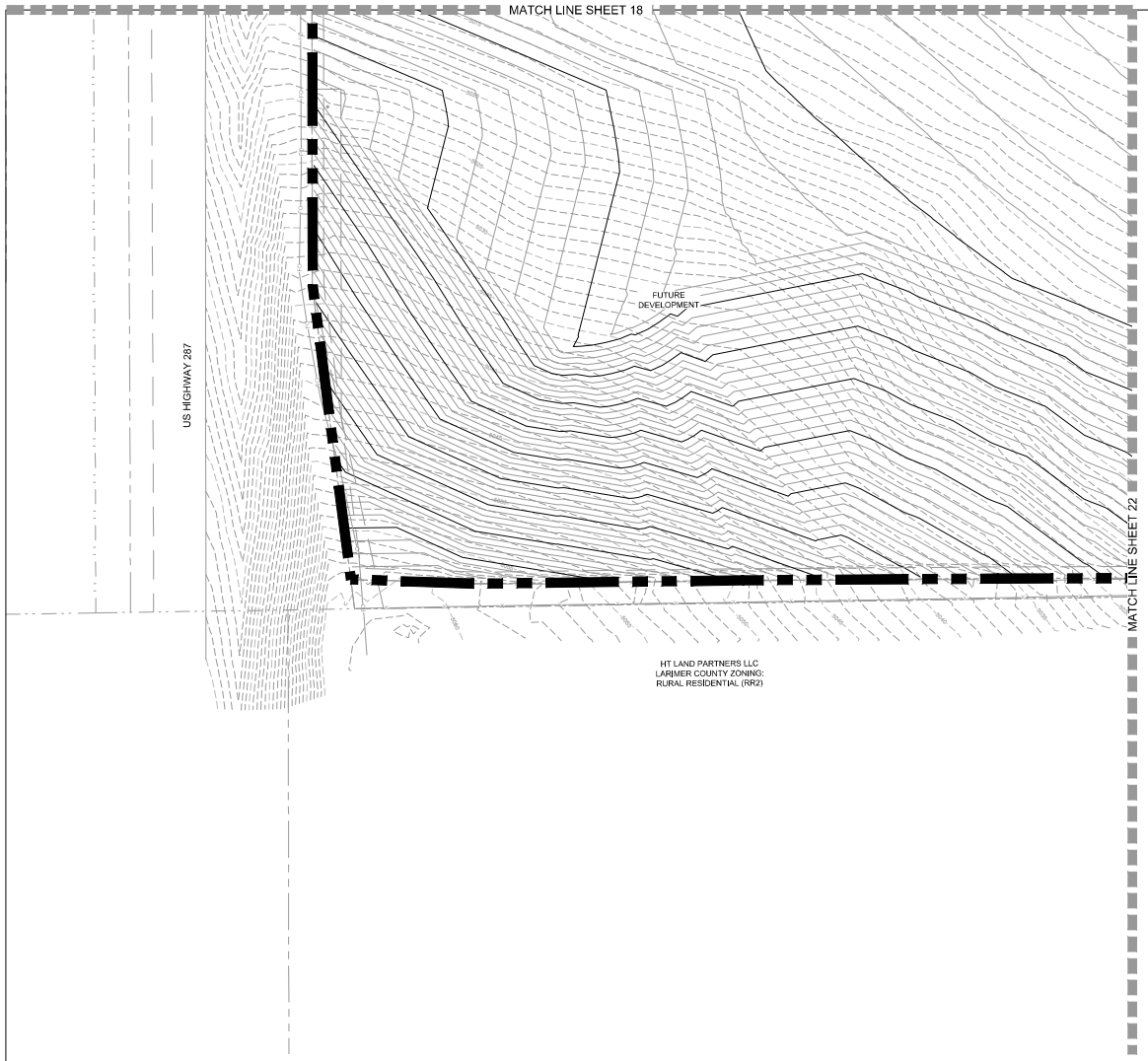
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 20

Of: 37



Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
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	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
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	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
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ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
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SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
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	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
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	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
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	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
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	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Materials Legend

	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

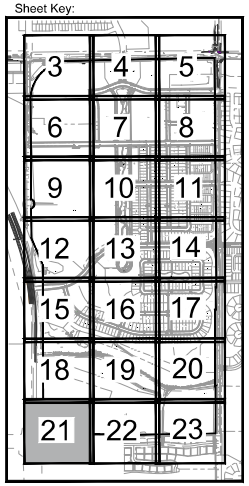
BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

SCALE 1" = 50'-0"

Sheet Key:



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landscape architecture | planning | urban design
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SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

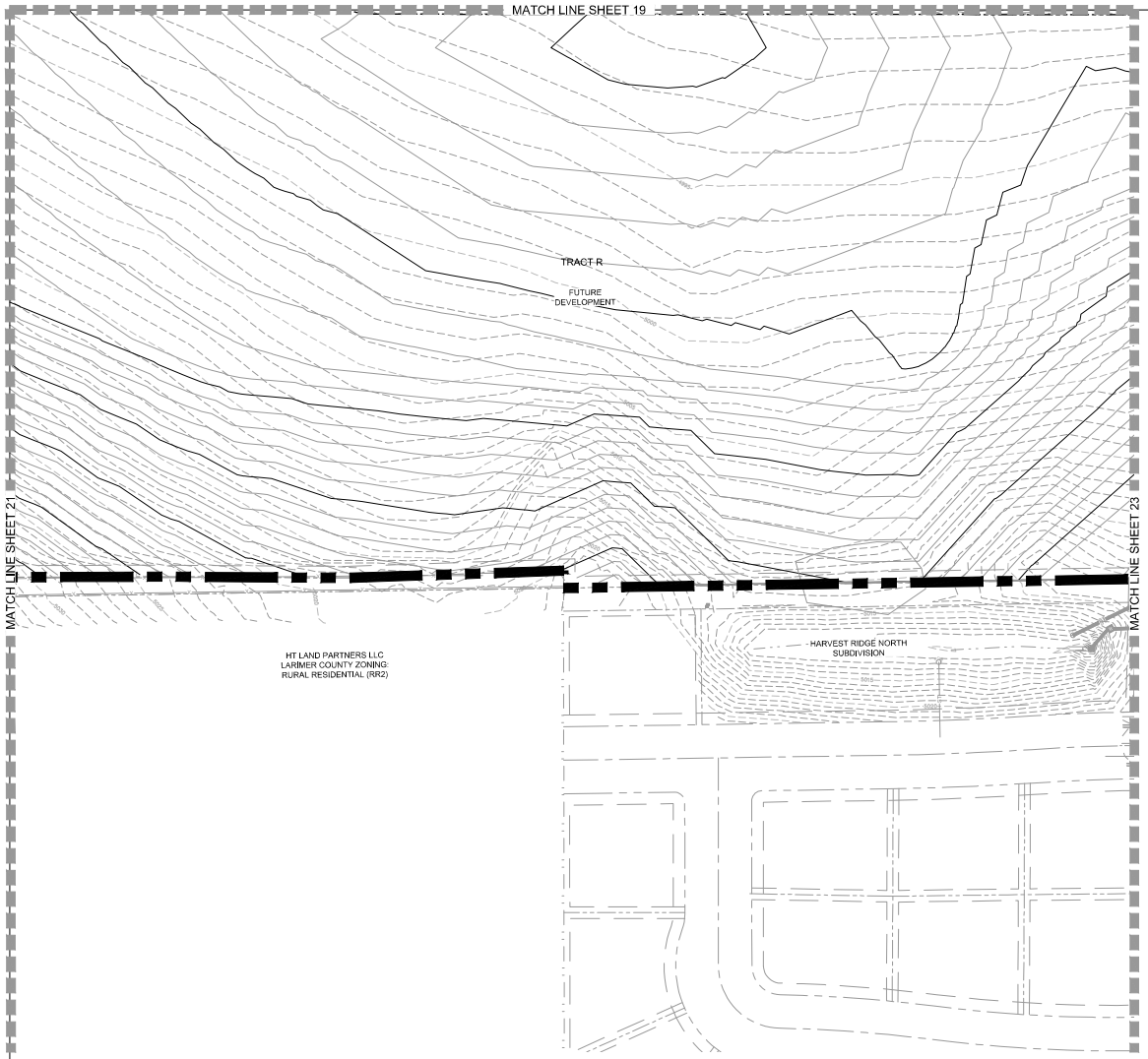
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 21

Of: 37



Materials Legend

SYMBOL	01 GENERAL DESCRIPTION	QTY
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	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL "BY HOMEOWNER"	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

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Landscape Legend

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	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
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	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
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	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
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	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
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	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

	QTY		
GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
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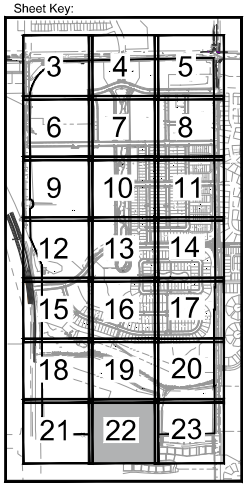

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SEAL

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STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 22

Of: 37

Materials Legend

SYMBOL	01 GENERAL DESCRIPTION	QTY
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	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
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PROPERTY BOUNDARY

EASEMENTS

LANDSCAPE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

0 50' 75' 100' NORTH

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Landscape Legend

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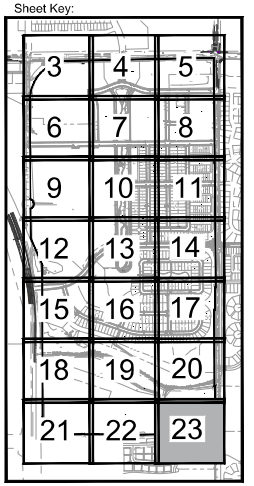
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

	QTY		
GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Sheet Key:



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

SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

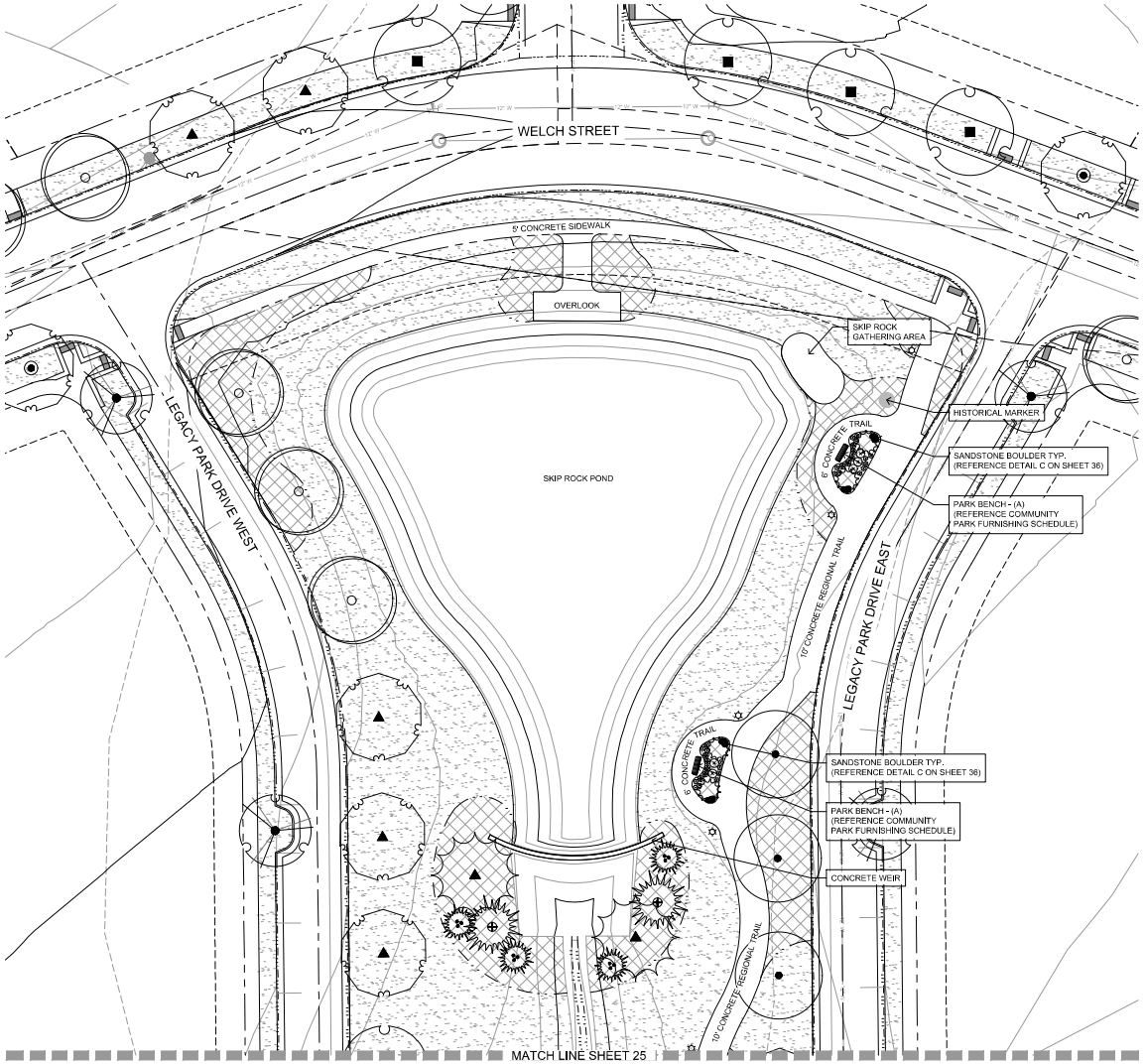
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 23

Of: 37



Community Park Furnishing Schedule

DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	MATERIAL / COLOR	MOUNT TYPE
CLIMBING STRUCTURE	KOMPAN PLAYGROUNDS	JUNGLE DOME NR0836	1	STANDARD	IN-GROUND
AMPHITHEATER	POLIGON STRUCTURES	HOUSTON AMPHITHEATER	1	TUBE STEEL - BUMPER BLACK (POWDER COAT) METAL MULTI-RIB ROOF (24 ga.) - EVERGREEN	IN-GROUND
PARK SHELTER	RCP SHELTERS INC.	TS-H20360-04	1	TUBE STEEL - BLACK SATIN (POWDER COAT) METAL ROOF (24 ga.) - EVERGREEN	IN-GROUND
6' PARK BENCH - (A)	SUPERIOR AMENITIES	B6WBHORIZCASINO	3	POWDER COAT - MATTE BLACK	SURFACE
6' PARK BENCH - (B)	SUPERIOR AMENITIES	B6WBIZLASSOWINGLINE	3	POWDER COAT - MATTE BLACK	IN-GROUND
TRASH RECEPTACLE	SUPERIOR AMENITIES	TR32SLAT	9	POWDER COAT - GLOSSY BLACK	SURFACE
ADA PARK TABLE	SUPERIOR AMENITIES	T46WEB-3SMADA	1	POWDER COAT - MATTE BLACK	SURFACE
PARK TABLE	SUPERIOR AMENITIES	T46WEB-4SM	2	POWDER COAT - MATTE BLACK	SURFACE
BIKE RACK	SUPERIOR AMENITIES	BIKE POST	12	POWDER COAT - GLOSSY BLACK	SURFACE
PET WASTE STATION	SUPERIOR AMENITIES	BSO-0003XX	7	STANDARD	IN-GROUND
WATER FOUNTAIN	MURDOCK MANUFACTURING	GRN4S-PF	3	ALL STAINLESS STEEL	SURFACE
CHARCOAL GRILL	SUPERIOR AMENITIES	CPS20	2	STANDARD	IN-GROUND

NOTE:
ALL PARK FURNISHINGS, PLAY EQUIPMENT, AND SPECIFIC STRUCTURES AS SPECIFIED OR APPROVED EQUAL.
ALL PARK FURNISHINGS, PLAY EQUIPMENT, AND SPECIFIC STRUCTURES ARE CONCEPTUAL AND WILL BE FINALIZED AT FINAL PLAT.

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB
	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Materials Legend

SYMBOL	01 GENERAL DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL "BY HOMEOWNER"	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

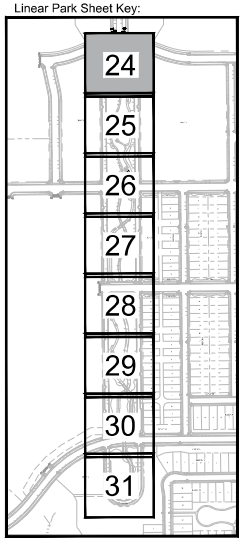
LANDSCPAE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

Linear Park Sheet Key:



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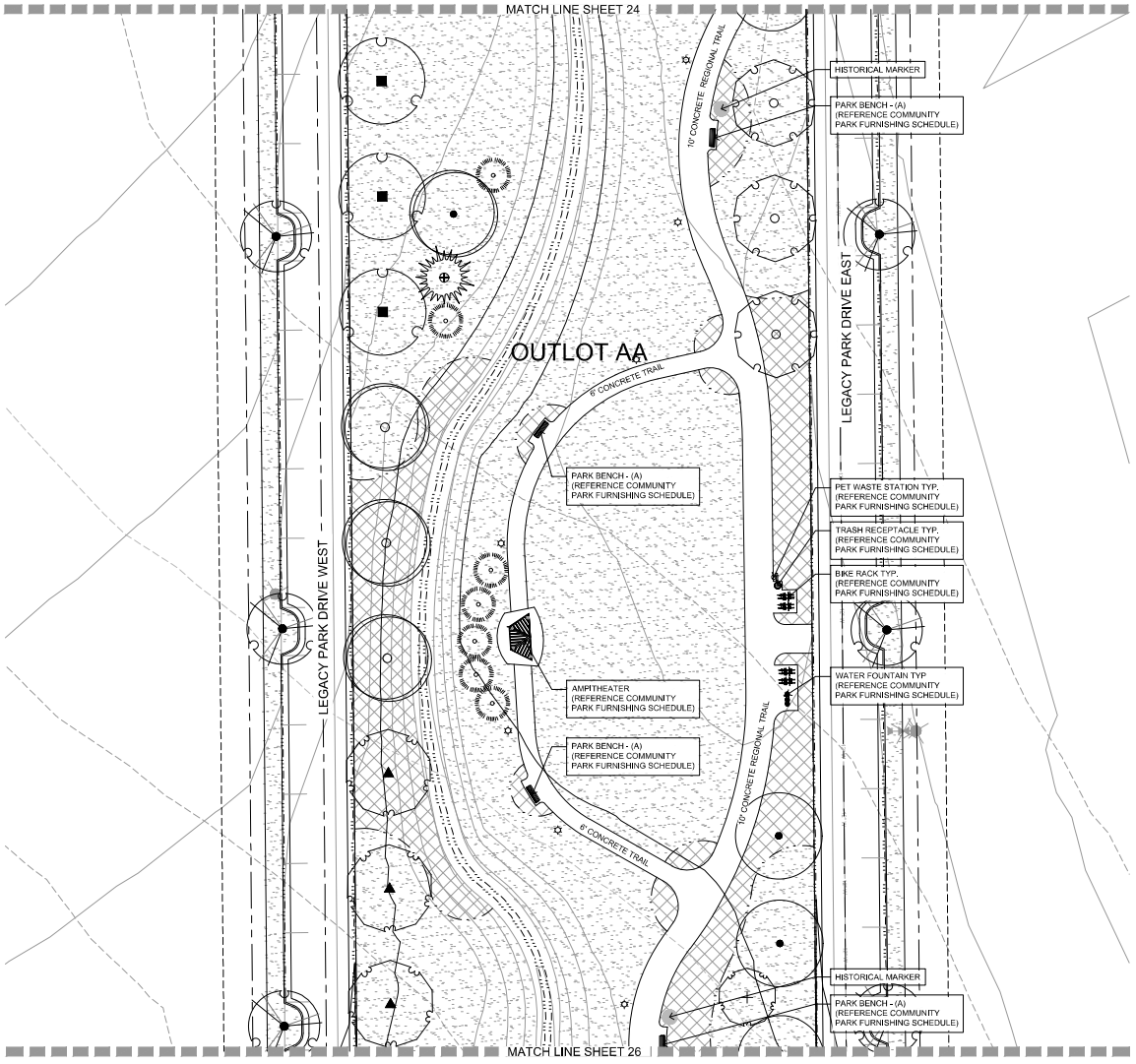
SHEET TITLE

COMMUNITY PARK ENLARGEMENT

SHEET INFORMATION

Sheet Number: 24

Of: 37



Landscape Legend

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	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
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	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Lindon	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
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	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
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	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
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	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
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PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Materials Legend

	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCPAE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

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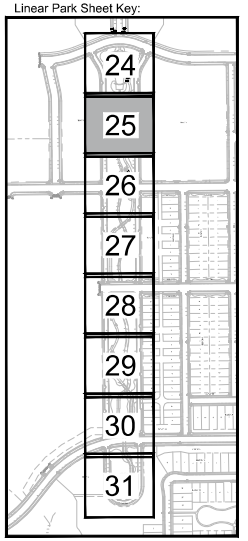
Linear Park Sheet Key:



Community Park Furnishing Schedule

DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	MATERIAL / COLOR	MOUNT TYPE
CLIMBING STRUCTURE	KOMPAN PLAYGROUNDS	JUNGLE DOME NR5836	1	STANDARD	IN-GROUND
AMPHITHEATER	POLIGON STRUCTURES	HOUSTON AMPHITHEATER	1	TUBE STEEL - BUMPER BLACK (POWDER COAT) METAL MUTLI-RIB ROOF (24 ga.) - EVERGREEN	IN-GROUND
PARK SHELTER	RCP SHELTERS INC.	TS-H2036-04	1	TURF STEEL - BLACK SATIN (POWDER COAT) METAL ROOF (24 ga.) - EVERGREEN	IN-GROUND
8' PARK BENCH - (A)	SUPERIOR AMENITIES	BW8HORIZCASINO	3	POWDER COAT - MATTE BLACK	SURFACE
6' PARK BENCH - (B)	SUPERIOR AMENITIES	BW6BCLASSICWIGLINE	3	POWDER COAT - MATTE BLACK	IN-GROUND
TRASH RECEPTACLE	SUPERIOR AMENITIES	TR32SLAT	9	POWDER COAT - GLOSSY BLACK	SURFACE
ADA PARK TABLE	SUPERIOR AMENITIES	T46WEB-3SMADA	1	POWDER COAT - MATTE BLACK	SURFACE
PARK TABLE	SUPERIOR AMENITIES	T46WEB-4SM	2	POWDER COAT - MATTE BLACK	SURFACE
BIKE RACK	SUPERIOR AMENITIES	BIKE POST	12	POWDER COAT - GLOSSY BLACK	SURFACE
PET WASTE STATION	SUPERIOR AMENITIES	BS0-2003XX	7	STANDARD	IN-GROUND
WATER FOUNTAIN	MURDOCK MANUFACTURING	GRM45-PF	3	ALL-STAINLESS STEEL	SURFACE
CHARCOAL GRILL	SUPERIOR AMENITIES	GPS20	2	STANDARD	IN-GROUND

NOTE:
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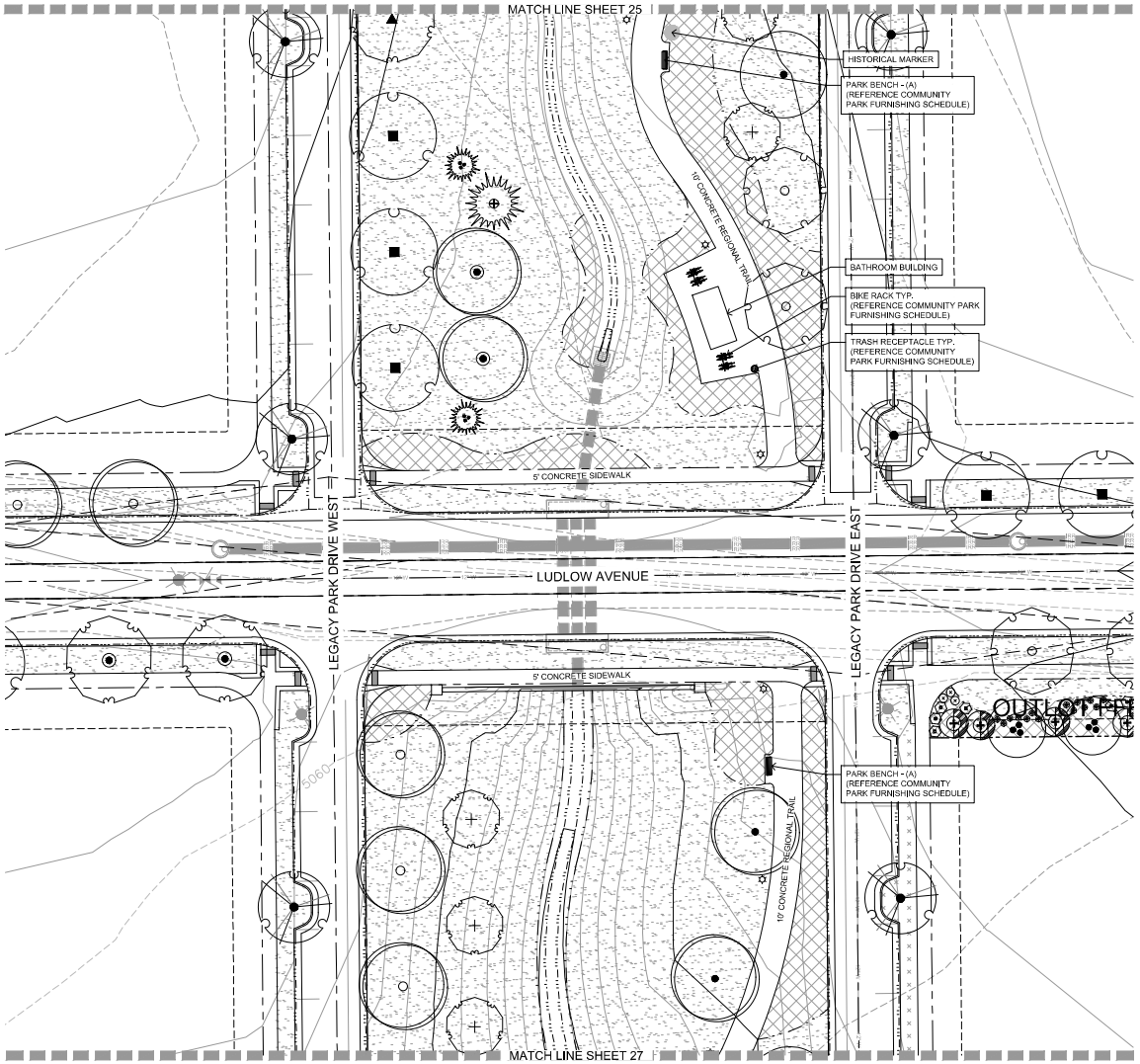
SHEET TITLE

COMMUNITY PARK ENLARGEMENT

SHEET INFORMATION

Sheet Number: 25

Of: 37



Community Park Furnishing Schedule

DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	MATERIAL / COLOR	MOUNT TYPE
CLIMBING STRUCTURE	KOMPAN PLAYGROUNDS	JUNGLE DOME NR5836	1	STANDARD	IN-GROUND
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BIKE RACK	SUPERIOR AMENITIES	BIKE POST	12	POWDER COAT - GLOSSY BLACK	SURFACE
PET WASTE STATION	SUPERIOR AMENITIES	BS0-2003XX	7	STANDARD	IN-GROUND
WATER FOUNTAIN	MURDOCK MANUFACTURING	GRM45-PF	3	ALL-STAINLESS STEEL	SURFACE
CHARCOAL GRILL	SUPERIOR AMENITIES	GPS20	2	STANDARD	IN-GROUND

NOTE:
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0 20' 30' 40' NORTH
SCALE 1" = 20'-0"

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
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EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
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	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
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EVERGREEN SHRUBS			
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Landscape Legend Conti.

GRASSES			
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	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
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	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Materials Legend

SYMBOL	01 GENERAL DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL "BY HOMEOWNER"	110,838 sf

PROPERTY BOUNDARY
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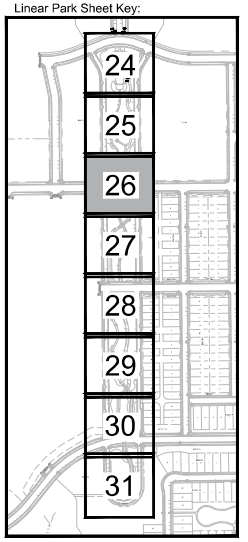
LANDSCPAE EDGING
SIGHT DISTANCE TRIANGLE
BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

Linear Park Sheet Key:



TB GROUP
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SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:
LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

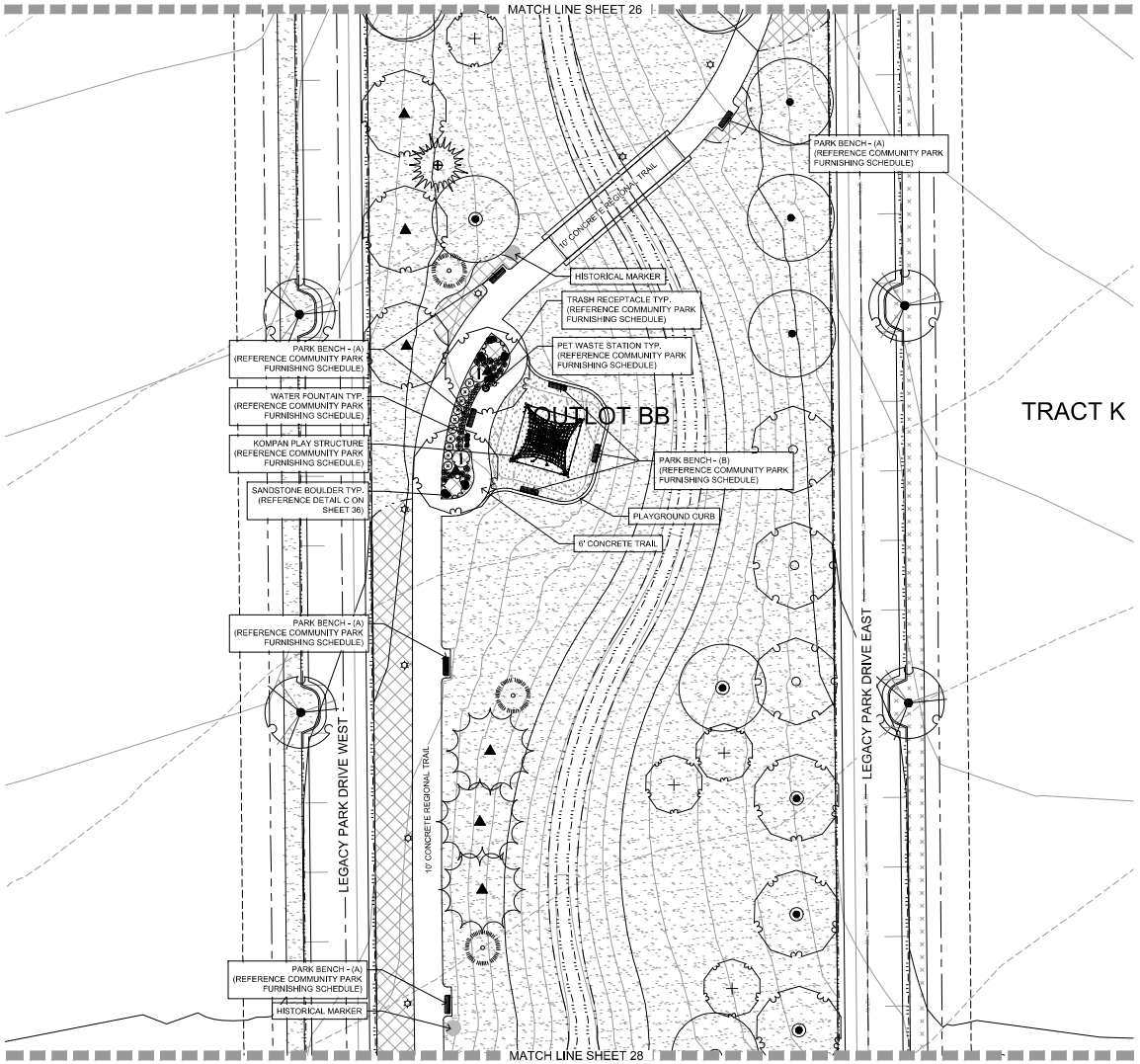
SHEET TITLE

COMMUNITY PARK ENLARGEMENT

SHEET INFORMATION

Sheet Number: 26

Of: 37



Community Park Furnishing Schedule

DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	MATERIAL / COLOR	MOUNT TYPE
CLIMBING STRUCTURE	KOMPAN PLAYGROUNDS	JUNGLE DOME NR0836	1	STANDARD	IN-GROUND
AMPHITHEATER	POLIGON STRUCTURES	HOUSTON AMPHITHEATER	1	TUBE STEEL - BUMPER BLACK (POWDER COAT) METAL MUTLARIB ROOF (24 ga.) - EVERGREEN	IN-GROUND
PARK SHELTER	RCP SHELTERS INC.	TS-H2036-04	1	TUBE STEEL - BLACK SATIN (POWDER COAT) METAL ROOF (24 ga.) - EVERGREEN	IN-GROUND
6' PARK BENCH - (A)	SUPERIOR AMENITIES	B6WBHORIZCASINO	3	POWDER COAT - MATTE BLACK	SURFACE
6' PARK BENCH - (B)	SUPERIOR AMENITIES	B6WBCLASSICWINGLINE	3	POWDER COAT - MATTE BLACK	IN-GROUND
TRASH RECEPTACLE	SUPERIOR AMENITIES	TR32SLAT	9	POWDER COAT - GLOSSY BLACK	SURFACE
ADA PARK TABLE	SUPERIOR AMENITIES	T46WEB-3SMADA	1	POWDER COAT - MATTE BLACK	SURFACE
PARK TABLE	SUPERIOR AMENITIES	T46WEB-4SM	2	POWDER COAT - MATTE BLACK	SURFACE
BIKE RACK	SUPERIOR AMENITIES	BIKE POST	12	POWDER COAT - GLOSSY BLACK	SURFACE
PET WASTE STATION	SUPERIOR AMENITIES	BSO-0003XX	7	STANDARD	IN-GROUND
WATER FOUNTAIN	MURDOCK MANUFACTURING	GRN4S-PF	3	ALL STAINLESS STEEL	SURFACE
CHARCOAL GRILL	SUPERIOR AMENITIES	CPG20	2	STANDARD	IN-GROUND

NOTE:
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SCALE 1" = 20'-0"

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB
	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
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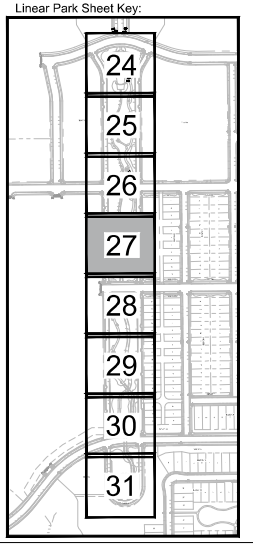

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SHEET TITLE

COMMUNITY PARK ENLARGEMENT

SHEET INFORMATION

Sheet Number: 27

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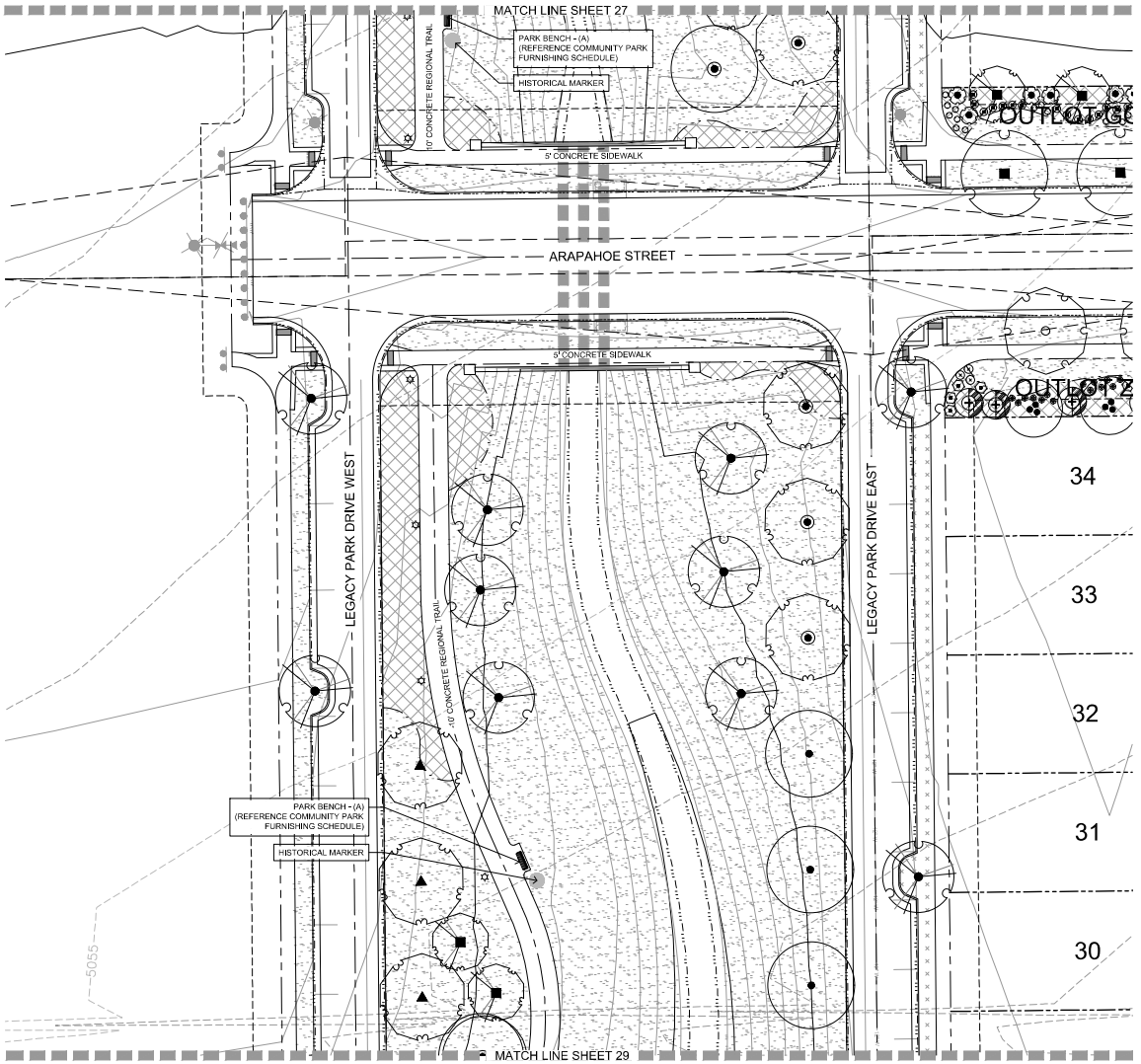

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NORTH

Landscape Legend

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Landscape Legend Conti.

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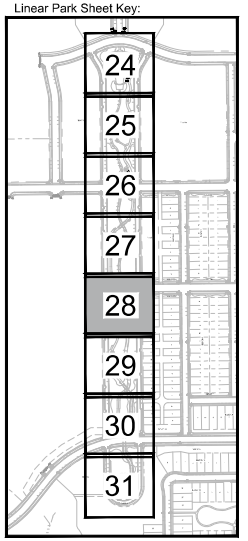

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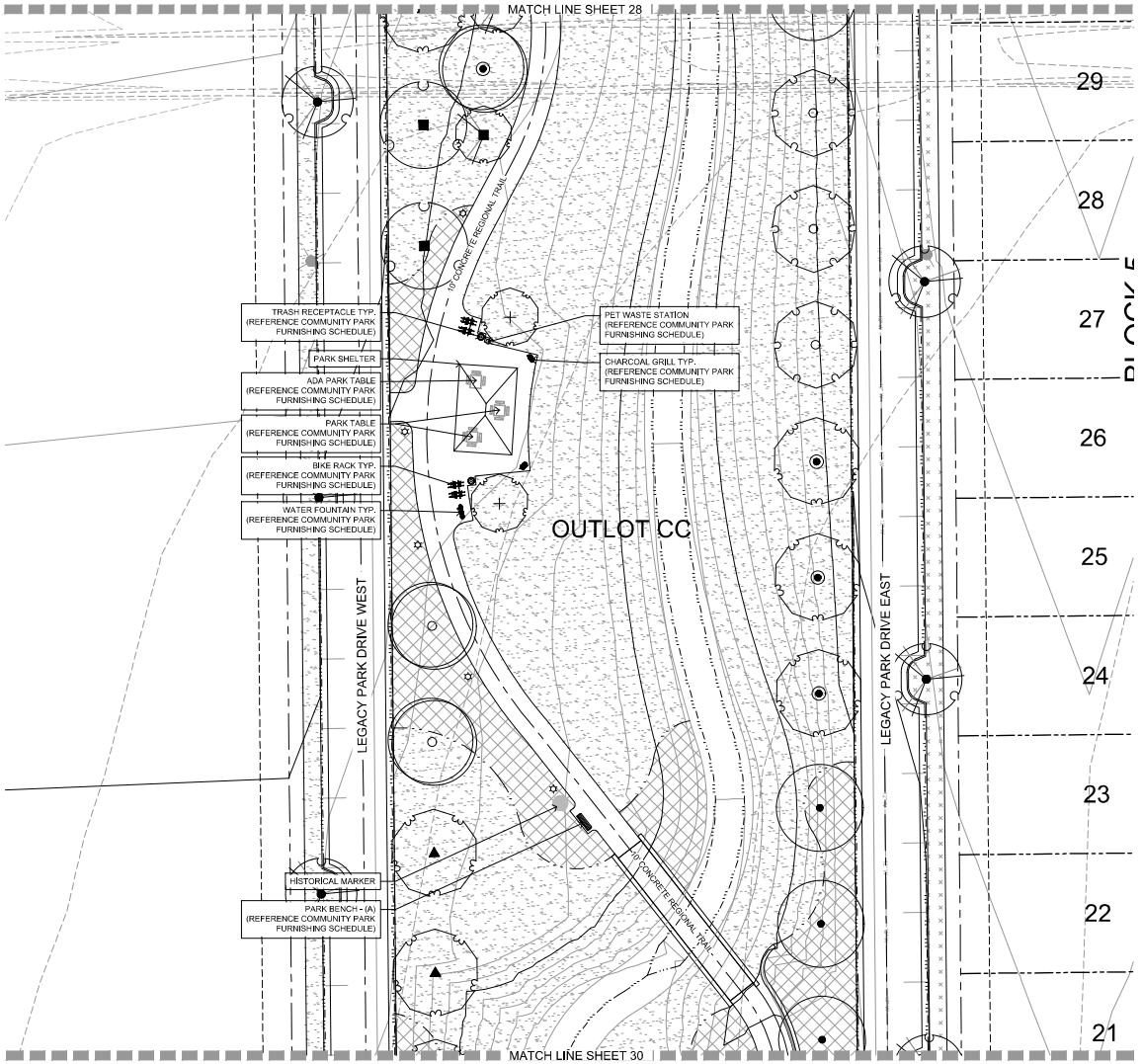

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	104	Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum `Heavy Metal` Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides `Little Bunny` Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale `Karley Rose` Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans `Indian Steel` Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea `Bright Star` Bright Star Purple Coneflower	1 gal.

Materials Legend

SYMBOL	01 GENERAL DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL "BY HOMEOWNER"	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

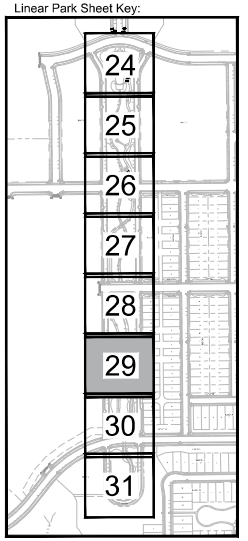
LANDSCPAE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

Linear Park Sheet Key:



TB GROUP
landscape architecture | planning | urbanism
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SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:
LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

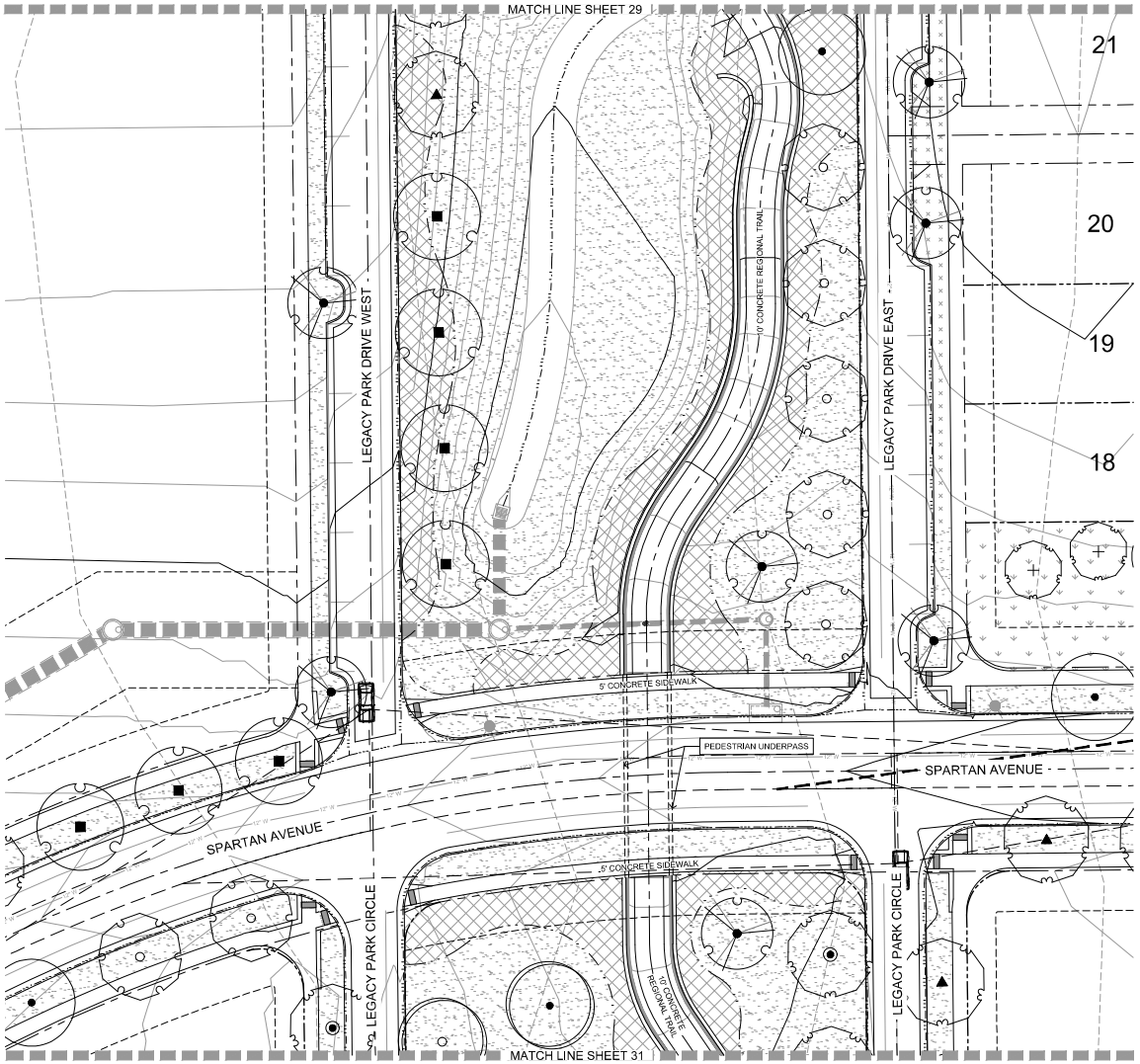
SHEET TITLE

COMMUNITY PARK ENLARGEMENT

SHEET INFORMATION

Sheet Number: 29

Of: 37



Community Park Furnishing Schedule

DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	MATERIAL / COLOR	MOUNT TYPE
CLIMBING STRUCTURE	KOMPAN PLAYGROUNDS	JUNGLE DOME NR0836	1	STANDARD	IN-GROUND
AMPHITHEATER	POLIGON STRUCTURES	HOUSTON AMPHITHEATER	1	TUBE STEEL - BUMPER BLACK (POWDER COAT) METAL MUTLARIB ROOF (24 ga.) - EVERGREEN	IN-GROUND
PARK SHELTER	RCP SHELTERS INC.	TS-H2036-04	1	TUBE STEEL - BLACK SATIN (POWDER COAT) METAL ROOF (24 ga.) - EVERGREEN	IN-GROUND
6' PARK BENCH - (A)	SUPERIOR AMENITIES	B6WBHORIZCASINO	3	POWDER COAT - MATTE BLACK	SURFACE
6' PARK BENCH - (B)	SUPERIOR AMENITIES	B6WBCLASSICWINGLINE	3	POWDER COAT - MATTE BLACK	IN-GROUND
TRASH RECEPTACLE	SUPERIOR AMENITIES	TR32SLAT	9	POWDER COAT - GLOSSY BLACK	SURFACE
ADA PARK TABLE	SUPERIOR AMENITIES	T46WEB-3SMADA	1	POWDER COAT - MATTE BLACK	SURFACE
PARK TABLE	SUPERIOR AMENITIES	T46WEB-4SM	2	POWDER COAT - MATTE BLACK	SURFACE
BIKE RACK	SUPERIOR AMENITIES	BIKE POST	12	POWDER COAT - GLOSSY BLACK	SURFACE
PET WASTE STATION	SUPERIOR AMENITIES	BSO-0003XX	7	STANDARD	IN-GROUND
WATER FOUNTAIN	MURDOCK MANUFACTURING	GRN4S-PF	3	ALL STAINLESS STEEL	SURFACE
CHARCOAL GRILL	SUPERIOR AMENITIES	CPS20	2	STANDARD	IN-GROUND

NOTE:
ALL PARK FURNISHINGS, PLAY EQUIPMENT, AND SPECIFIC STRUCTURES AS SPECIFIED OR APPROVED EQUAL.
ALL PARK FURNISHINGS, PLAY EQUIPMENT, AND SPECIFIC STRUCTURES ARE CONCEPTUAL AND WILL BE FINALIZED AT FINAL PLAT.

0 20' 30' 40'
SCALE 1" = 20'-0"
NORTH

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	18	Acer saccharum 'Caddo' Caddo Sugar Maple	2.0" cal. BB
	171	Catalpa speciosa Western Catalpa	2.0" cal. BB
	172	Celtis occidentalis Western Hackberry	2.0" cal. BB
	178	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
	161	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB
	178	Platanus x acerifolia 'Exclamation' Exclamation Planetree	2.0" cal. BB
	158	Quercus shumardii Shummard Red Oak	2.0" cal. BB
	9	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB
	3	Tilia americana 'Sentry' American Linden	2.0" cal. BB
EVERGREEN TREES			
	14	Picea pungens 'Bakeri' Bakeri Spruce	6' B&B
	33	Picea pungens 'Hoopsii' Hoopsi Spruce	10'-12' B&B
	32	Pinus heldreichii leucodermis Bosnian Pine	6' B&B
	2	Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine	6' B&B
	4	Pinus nigra Austrian Pine	6' B&B
ORNAMENTAL TREES			
	19	Acer ginnala 'Flame' Amur Maple	1.5" cal. BB
	36	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
	10	Prunus virginiana 'P002' Sucker Punch Chokecherry	1.5" cal. BB
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.

Landscape Legend Conti.

GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
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Materials Legend

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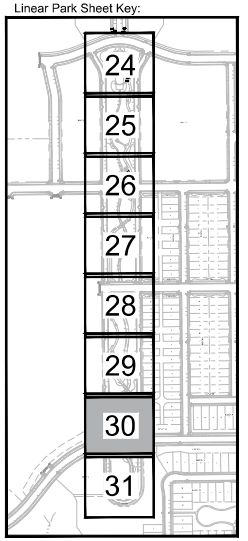
Linear Park Sheet Key:



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SHEET TITLE

COMMUNITY PARK ENLARGEMENT

SHEET INFORMATION

Sheet Number: 30

Of: 37

Community Park Furnishing Schedule

DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	MATERIAL / COLOR	MOUNT TYPE
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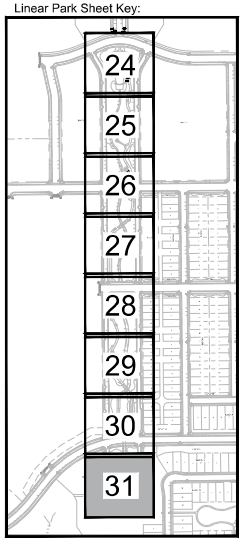
Linear Park Sheet Key:



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SEAL

PROJECT TITLE
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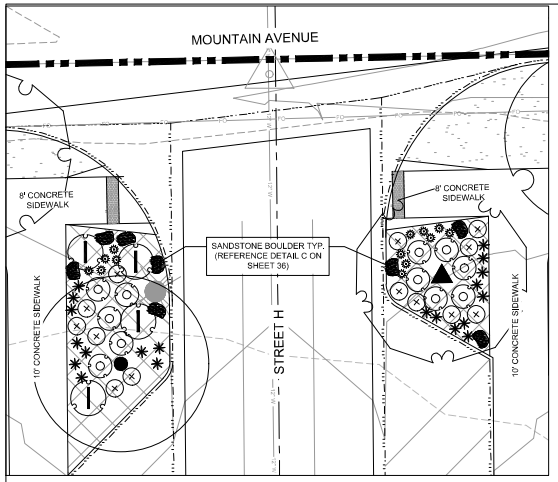
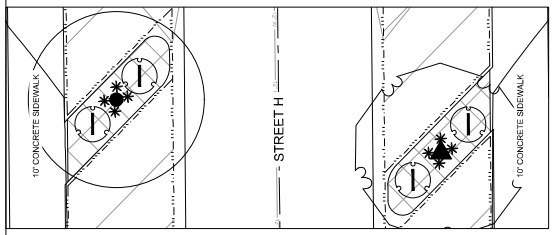
SHEET TITLE
COMMUNITY PARK ENLARGEMENT

SHEET INFORMATION
Sheet Number: 31
Of: 37



PLANTING ENLARGEMENT - A

NORTH
SCALE 1" = 10'-0"



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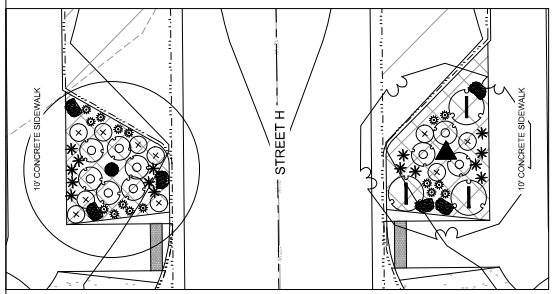

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NORTH
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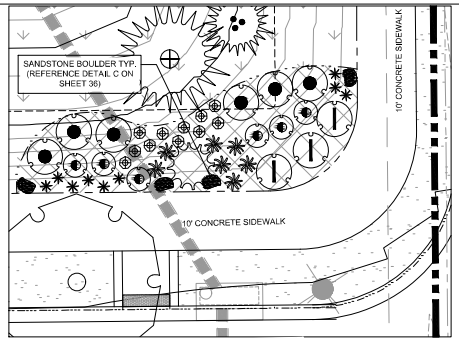
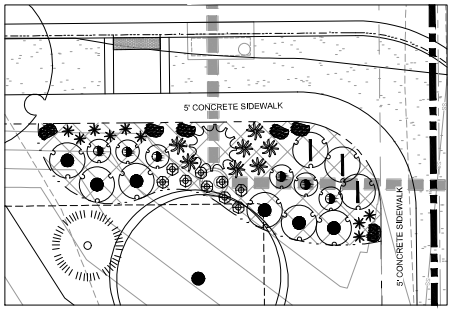
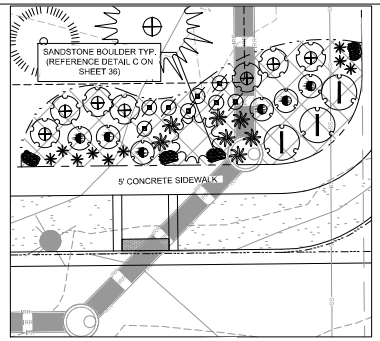
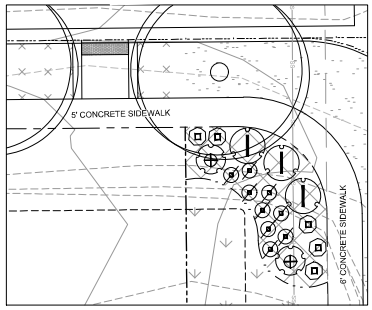




PLANTING ENLARGEMENT - D

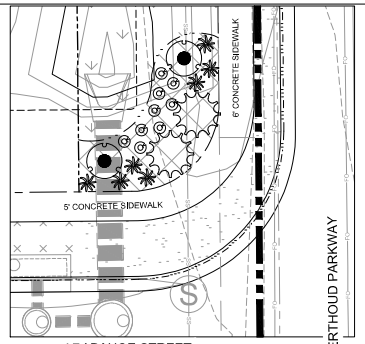
NORTH
SCALE 1" = 10'-0"

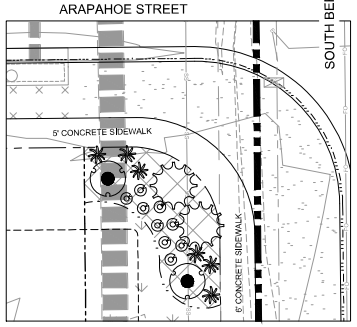




PLANTING ENLARGEMENT - E

NORTH
SCALE 1" = 10'-0"





PLANTING ENLARGEMENT - F

NORTH
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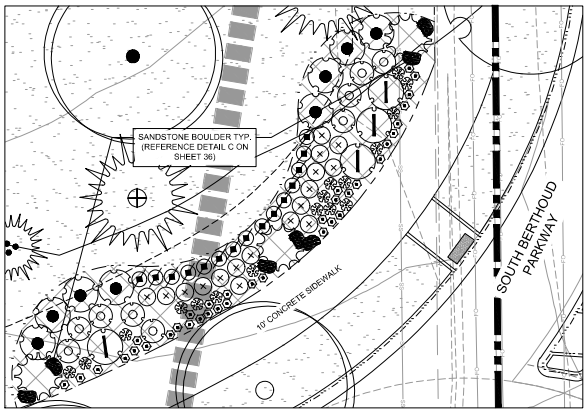

PLANTING ENLARGEMENT - G

NORTH
SCALE 1" = 10'-0"

Landscape Legend

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	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
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	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.
GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	104	Miscanthus sinensis 'Purpurascens' Flame (Purple Maiden) Grass	1 gal.
	18	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.

Landscape Legend Conti.

	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Materials Legend

	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL "BY HOMEOWNER"	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCPAE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

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

SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

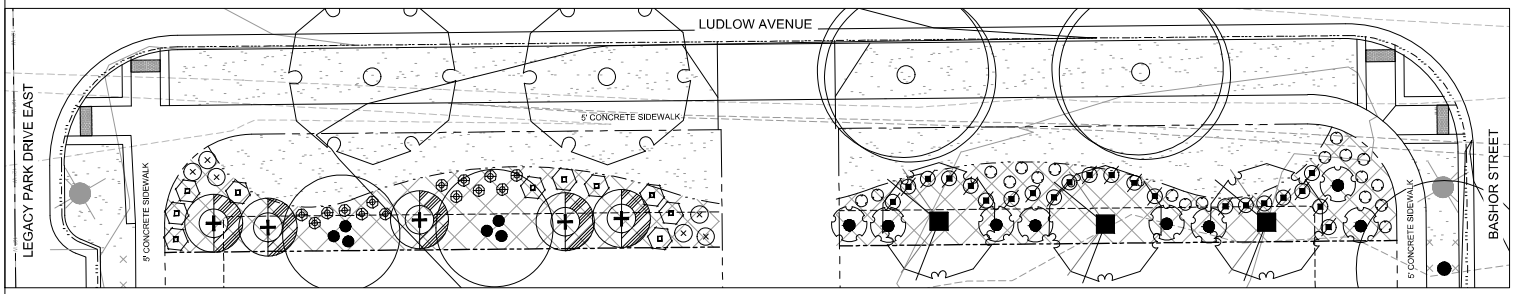
SHEET TITLE

PLANTING ENLARGEMENTS

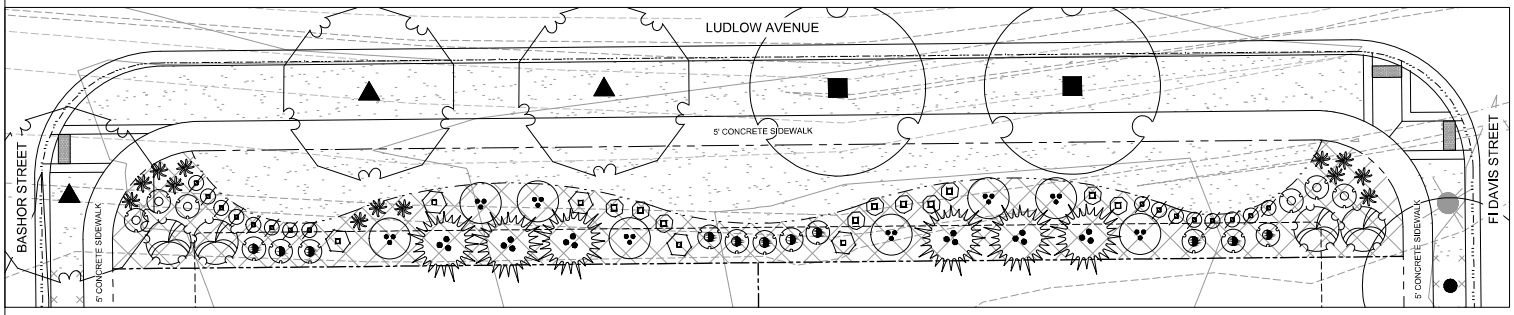
SHEET INFORMATION

Sheet Number: 32

Of: 37



PLANTING ENLARGEMENT - H



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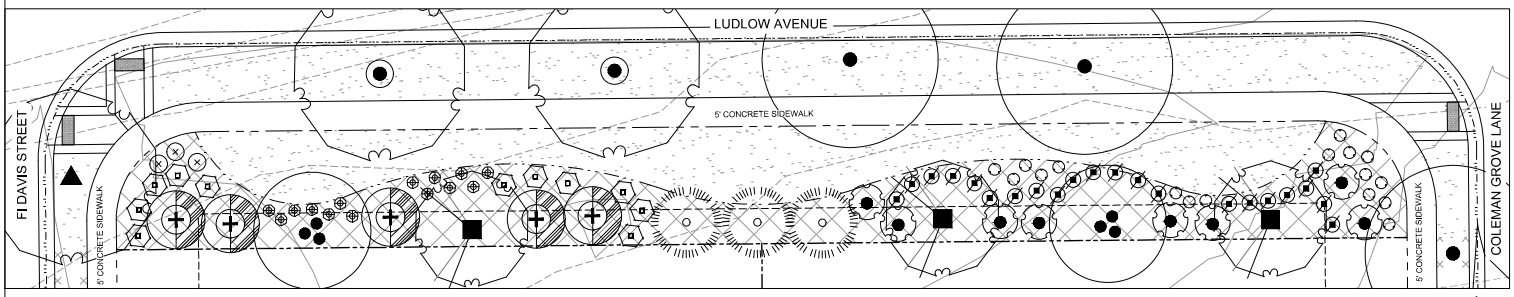

PLANTING ENLARGEMENT - J

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia `Regent` Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
	51	Cornus sericea `Arctic Fire` Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia `Little Spire` TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius `Coppertina` Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius `Little Devil` TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius `Summer Wine` Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa `Fargo` Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula `Miss Kim` Miss Kim Lilac	5 gal.
	35	Syringa x `Bailbelle` Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris `Hillside Creeper` Hillside Creeper Pine	5 gal.
GRASSES			
	52	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora `Karl Forester` Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa `Northern Lights` Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis `Gracillimus` Maiden Grass	1 gal.
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	18	Panicum virgatum `Heavy Metal` Heavy Metal Switch Grass	1 gal.
	27	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal.
	73	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.
	70	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 gal.
	35	Pennisetum orientale `Karley Rose` Pink Oriental Fountain Grass	1 gal.
	154	Sorghastrum nutans 'Indian Steel' Indian Steel Indian Grass	1 gal.
PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Materials Legend

	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

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SIGHT DISTANCE TRIANGLE

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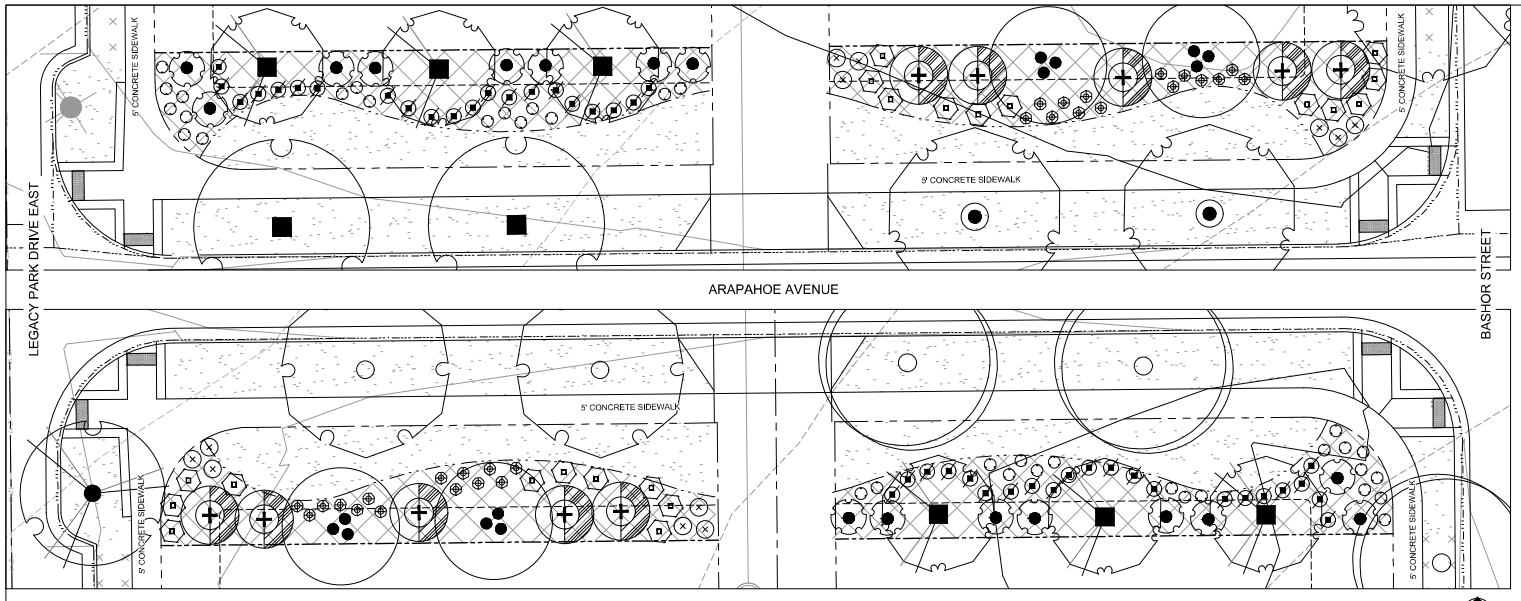
SHEET TITLE

PLANTING ENLARGEMENTS

SHEET INFORMATION

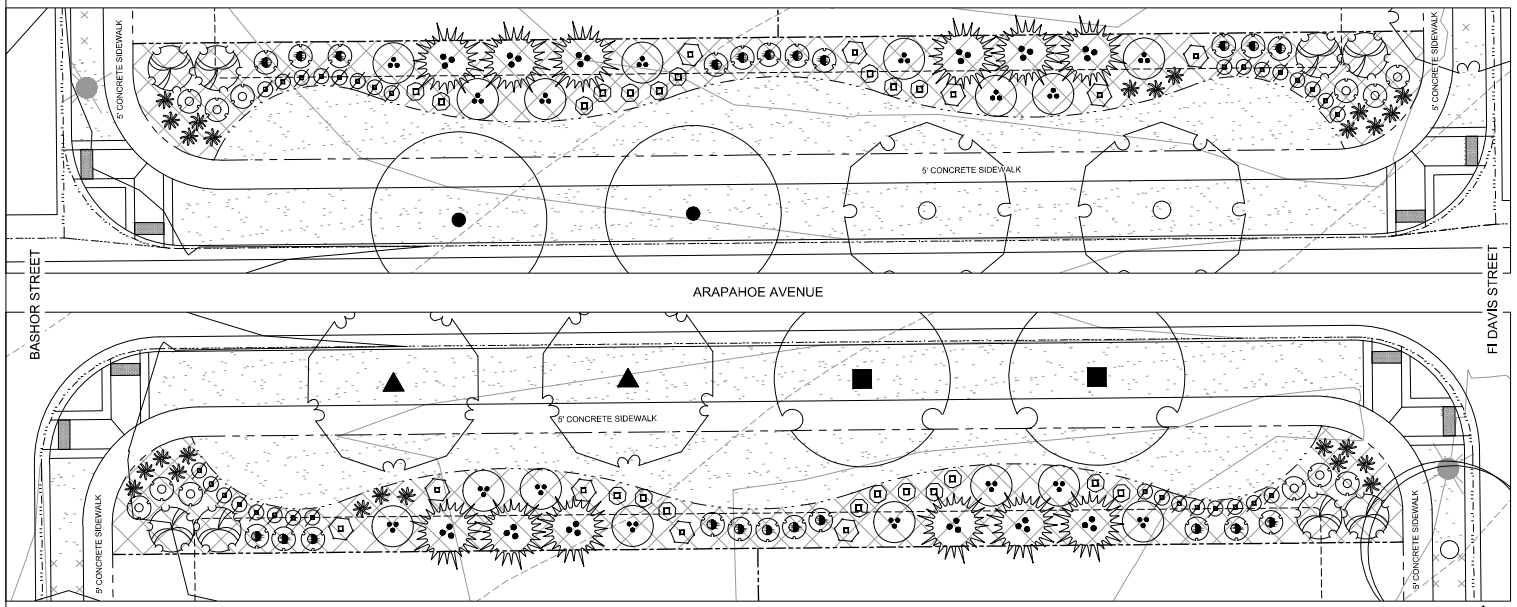
Sheet Number: 33

Of: 37



PLANTING ENLARGEMENT - K

NORTH
SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - L

NORTH
SCALE 1" = 10'-0"

Landscape Legend

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
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	62	Aronia arbutifolia Red Chokeberry	5 gal.
	7	Chrysothamnus viscidiflorus Yellow Rabbitbrush	5 gal.
	51	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	96	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.
	30	Physocarpus opulifolius 'Coppertina' Coppertina Ninebark	5 gal.
	57	Physocarpus opulifolius 'Little Devil' TM Little Devil Ninebark	5 gal.
	16	Physocarpus opulifolius 'Summer Wine Summer Wine Ninebark	5 gal.
	106	Potentilla fruticosa 'Fargo' Dakota Sunspot® Bush Cinquefoil	5 gal.
	27	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.
	9	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	35	Syringa x 'Bailbelle' Tinkerbelle® Lilac	5 gal.
	12	Viburnum lentago Nannyberry Viburnum	5 gal.
EVERGREEN SHRUBS			
	12	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.
GRASSES			
	52	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.
	65	Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass	1 gal.
	46	Deschampsia cespitosa 'Northern Lights' Northern Lights Tufted Hair Grass	1 gal.
	27	Helictotrichon sempervirens Blue Avena Grass	1 gal.
	79	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	104	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.
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	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
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	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL *BY HOMEOWNER*	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCPAE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

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landscape architecture | planning | illustration
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STAFF COMMENTS	07.19.24

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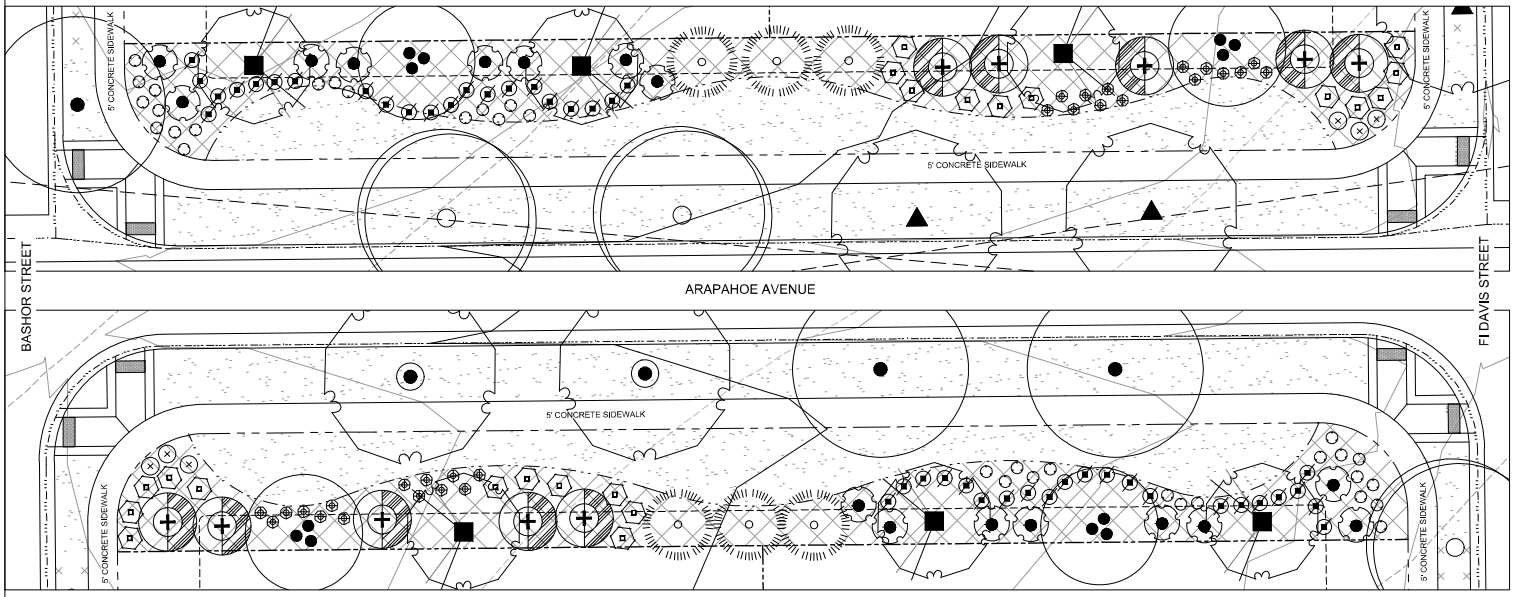
SHEET TITLE

PLANTING ENLARGEMENTS

SHEET INFORMATION

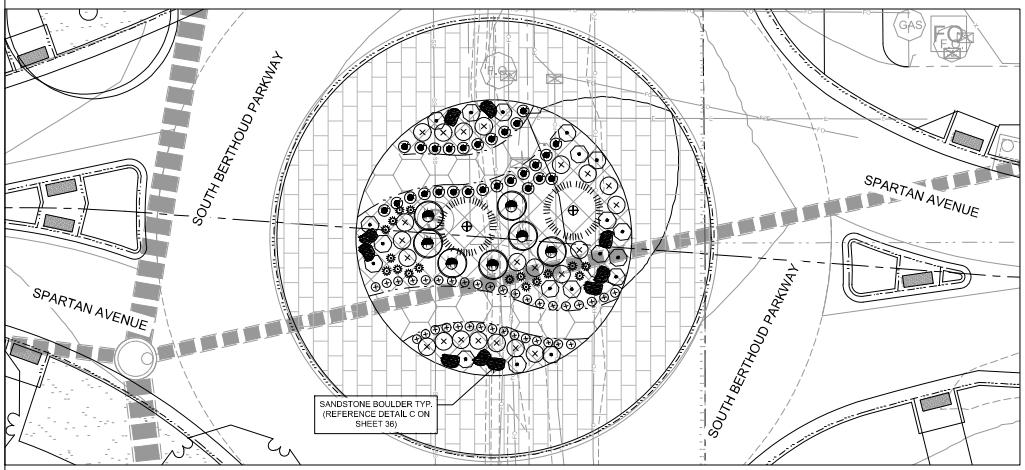
Sheet Number: 34

Of: 37



PLANTING ENLARGEMENT - M

NORTH
SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - N

NORTH
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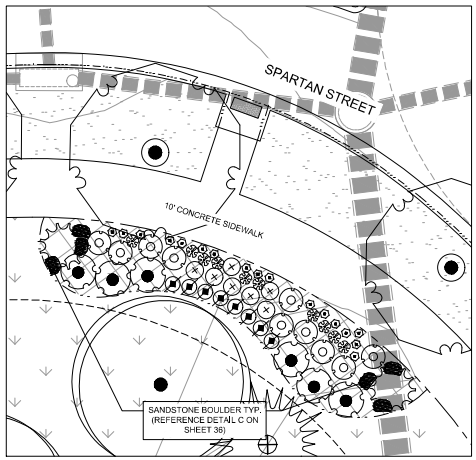

PLANTING ENLARGEMENT - O

NORTH
SCALE 1" = 10'-0"

Landscape Legend

DECIDUOUS SHRUBS			
	24	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	62	Aronia arbutifolia Red Chokeberry	5 gal.
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PERENNIALS			
	19	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.

Materials Legend

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SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	650,096 sf
	IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	1,972,277 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	84,079 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	424 sf
	FIBAR MULCH OR APPROVED EQUAL	1,379 sf
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL "BY HOMEOWNER"	110,838 sf

PROPERTY BOUNDARY

EASEMENTS

LANDSCPAE EDGING

SIGHT DISTANCE TRIANGLE

BOLLARD LIGHT *

* ALL LIGHTING WILL MEET THE DEVELOPMENT CODE DARK SKY STANDARDS

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BERTHOUD, CO

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700 KEN PRATT BLD.
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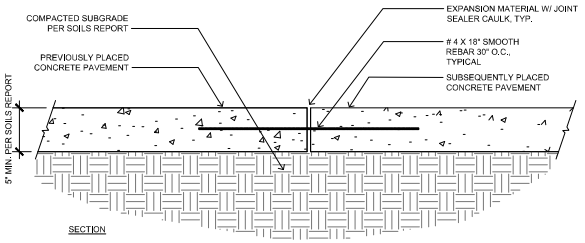
SHEET TITLE

PLANTING ENLARGEMENTS

SHEET INFORMATION

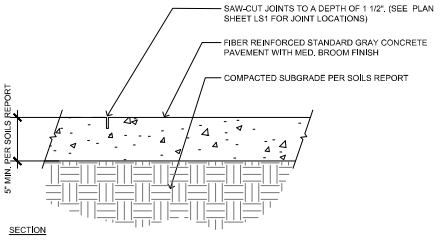
Sheet Number: 35

Of: 37



A
33

TYPICAL CONCRETE COLD JOINT



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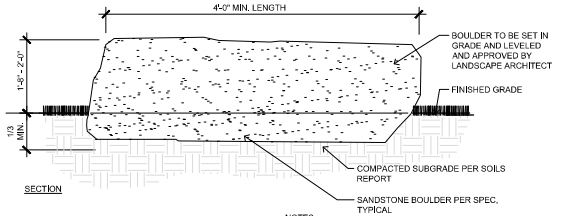
33

TYPICAL CONCRETE SAW CUT

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.

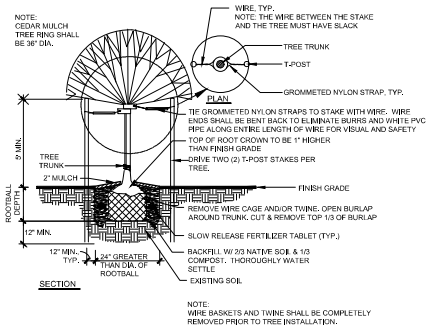


NOTES:

1. STONES SHALL BE PLACED AND BACKFILLED SO THERE IS NO TIPPING / SHIFTING, TYPICAL
2. STONES TO BE ANGULAR, BUFF COLORED, MASONVILLE SANDSTONE FROM CARTER LAKE INDUSTRIES, SIZE AND LOCATION PER PLAN AND DETAILS

C
33

SANDSTONE BOULDER



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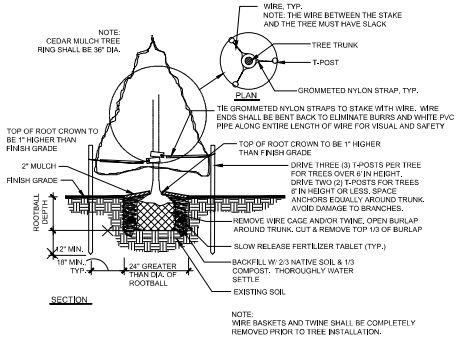
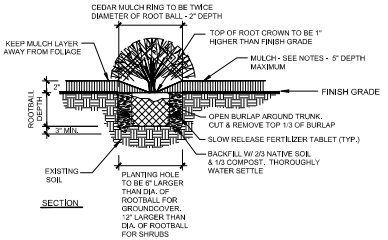
33

DECIDUOUS TREE PLANTING DETAIL



E
33

CONIFER TREE PLANTING DETAIL



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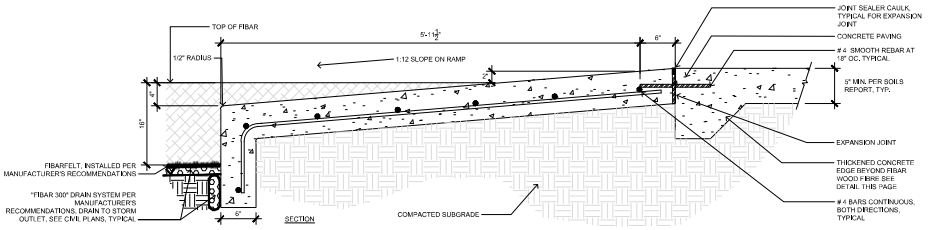
33

GROUND COVER & SHRUB PLANTING DETAIL



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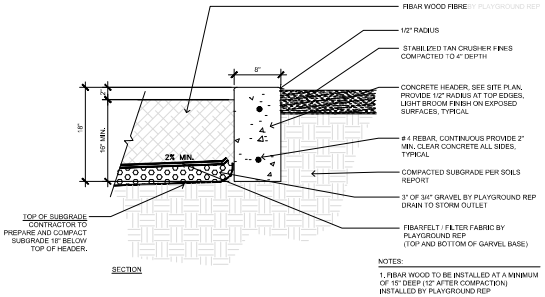
TYPICAL CONCRETE PLAYGROUND RAMP



NOTES:

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

H
33

TYPICAL CONCRETE PLAYGROUND CURB

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SHEET TITLE

DETAILS

SHEET INFORMATION

Sheet Number: 36

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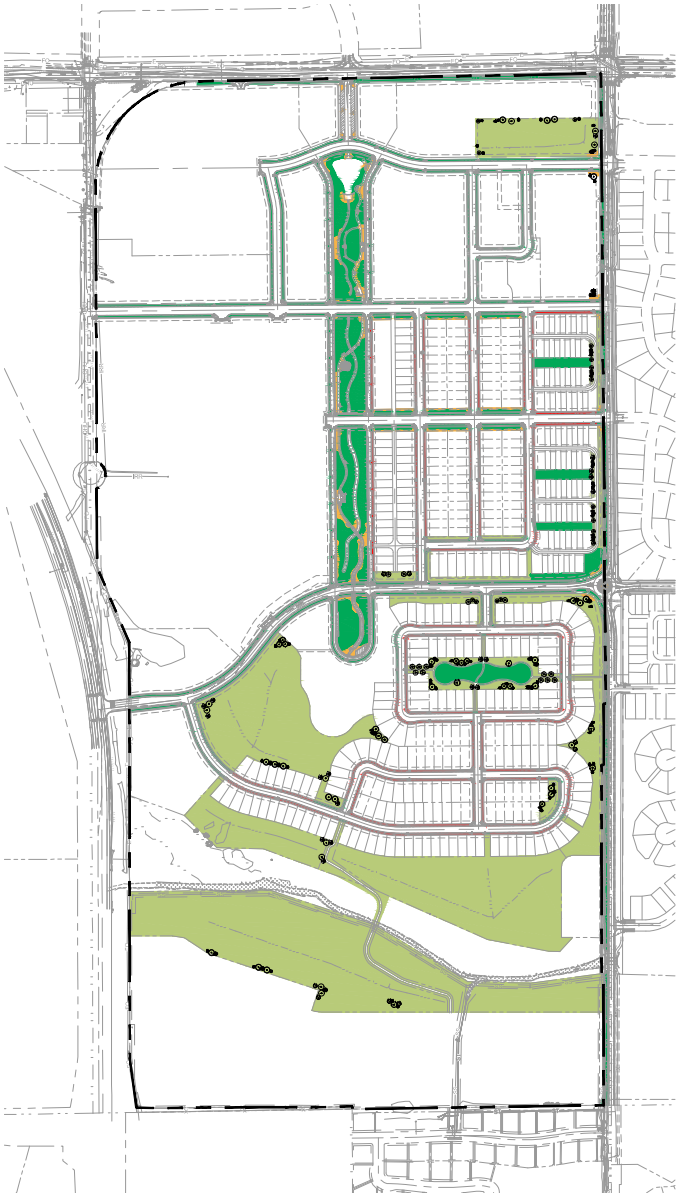


Overall Hydrozone Plan:

0 300' 450' 600'

SCALE 1" = 300'-0"

NORTH

Overall Hydrozone Legend

REFERENCE NOTES SCHEDULE LUDLOW		
	05 HYDROZONE	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF	650,096 sf
	SHRUB BEDS	84,079 sf
	IRRIGATED NATIVE SEED MIX	1,972,277 sf
	IRRIGATED TREES IN NATIVE SEED	14,400 sf
	IRRIGATED TURF "BY HOMEOWNER"	110,838 sf

Annual Hydrozone Budget

SF	Acre (AC)	Landscape Type	Water Requirement ft/acre	(AF x AC)
650,096	14.92	Irrigated Turf	3	44.77
84,079	1.93	Shredded cedar wood mulch	1.33	2.57
1,972,277	45.28	Irrigated Native Foothills Grass Mix	0.8	36.22
14,400	0.33	Irrigaed Trees in Native Turf Areas	1.33	0.44
110,838	2.54	Irrigated Turf "By Homeowner"		
TOTAL WATER CONSUMPTION				84.00

Hydrozone Notes:

1. IRRIGATION WATER IS ANTICIPATED TO BE PROVIDED VIA A NON-POTABLE SYSTEM. THE VIABILITY OF THIS SYSTEM IS CURRENTLY BEING EVALUATED WITH THE INTENTION OF A NON-POT SYSTEM BEING DESIGNED FOR ALL COMMON AREA SPACES. THE FEASIBILITY AND DESIGN OF THIS SYSTEM WILL BE FINALIZED AND DETAILED AS PART OF THE FINAL PLAT/FINAL LANDSCAPE APPLICATION.

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

SEAL

PROJECT TITLE

LEGACY PARK

PRELIMINARY PLAT

BERTHOUD, CO

PREPARED FOR

OWNER:

LP COMMUNITIES, LLC

700 KEN PRATT BLD.
STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
STAFF COMMENTS	04.12.24
STAFF COMMENTS	07.19.24

DATE

November 03, 2023

SHEET TITLE

OVERALL HYDROZONE PLAN

SHEET INFORMATION

Sheet Number: 37

Of: 37

Approved Neighborhood Master Plan

LEGAL DESCRIPTION

PROPERTY 1:
TRACT A AND LOTS 1 THROUGH 9, INCLUSIVE, LUDLOW FARMS ACCORDING TO THE RECORDED CONVEYANCE PLAT, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY 2:
A TRACT OF LAND SITUATED IN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH OF RANGE 69 WEST OF THE 6TH PM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT FROM WHENCE THE NORTH QUARTER OF SAID SECTION 22 BEARS NORTH 46° 17' WEST 42.4 FEET DISTANT; THENCE SOUTH 0° 20' EAST ALONG A LINE WHICH IS 30 FEET EAST OF AND PARALLEL TO QUARTER SECTION LINE A DISTANCE OF 486.4 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 43° 54' EAST 718.4 FEET TO A POINT 30 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 22; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 87° 12' 34", A RADIUS OF 543.00 FEET, AN ARC LENGTH OF 826.50 FEET, A CHORD BEARING SOUTH 44° 04' 22" WEST, A DISTANCE OF 748.99 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO

TRAFFIC INFORMATION

1. REFER TO PLAN FOR PROPOSED STREET NETWORK AND EXISTING ROAD NETWORK INCLUDING ALL ACCESS POINTS.

2. UNLESS OTHERWISE NOTED ON THE PLAN, ALL STREETS ARE LOCAL STREETS AND/OR ALLEYS.

SHEET INDEX

SHEET 1 - OVERALL NEIGHBORHOOD MASTER PLAN
SHEET 2 - OPEN SPACE, CIRCULATION, & PARKS
SHEET 3 - OPEN SPACE, CIRCULATION, & PARKS
SHEET 4 - PARKS ENLARGEMENT

SUBDIVISION IDENTITY & RESIDENTIAL STANDARDS

UNITS PROVIDED: APPROX. 1500-1800

SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED: 8

THE SUBDIVISION IDENTITY ELEMENTS TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF PLAT. A MINIMUM OF 8 ELEMENT POINTS WILL BE PROVIDED. THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:

1. POCKET PARK	1
2. TRAILS	1
3. PLAYGROUND	1
4. POOL	2
5. POLLINATOR PLANT PALETTE	1
6. COMMUNITY BUILDING	2
7. ALLEY LOADED STREETS	2
TOTAL :	10

NOTES:

1. PROPOSED LOT COUNT AND LOT SIZES ARE CONCEPTUAL AND MAY CHANGE AT TIME OF PLAT, DEPENDING ON MARKET CONDITIONS.

2. COMMERCIAL AREAS ALONG HIGHWAY 287 ARE CONCEPTUAL IN SIZE AND MAY ADJUST, DEPENDING ON MARKET CONDITIONS.

3. RESIDENTIAL PRODUCT TYPES DEPICTED ARE CONCEPTUAL AND MAY BE ADJUSTED AT PLATTING. PER THE MUNICIPAL CODE, A MINIMUM OF FOUR (4) PRODUCT TYPES WILL BE INCLUDED IN THE SUBDIVISION. RESIDENTIAL PRODUCT TYPES COULD INCLUDE, BUT ARE NOT LIMITED TO: SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, CONDOMINIUMS, APARTMENTS AND/OR OTHER RESIDENTIAL PRODUCT TYPES AS SPECIFIED IN THE MUNICIPAL CODE, PER ZONE DISTRICT.

4. THE RESIDENTIAL STRUCTURES ADJACENT TO SOUTH BERTHOUD PARKWAY AND SOUTH OF WELCH AVENUE SHALL BE SINGLE FAMILY DETACHED UNITS AND NOT EXCEED TWO STORIES IN HEIGHT.

VICINITY MAP

LAND USE SUMMARY

SINGLE FAMILY DETACHED (40' X 110')*	
SINGLE FAMILY DETACHED (50' X 110')*	
SINGLE FAMILY DETACHED (60' X 110')*	
TOWNHOMES OR SFD	
CONDOS	
MIXED USE	
COMMERCIAL	
ESTIMATED PROJECT TOTAL	**1500-1800 UNITS**

***NOTE:** LOT SIZES ARE CONCEPTUAL AND SUBJECT TO CHANGE AT PLAT.

LAND USE STATISTICS

TOTAL ACREAGE	~306.4 ACRES
ROW/PRIVATE DRIVE/PARKING	~ 54.0 ACRES
% OF SITE AS ROW/DRIVE/PARKING	17.6%
OPEN SPACE ACREAGE	~76.7 ACRES
% OF SITE AS OPEN SPACE	25.0%

APPROVAL CERTIFICATES

Approved by the Town of Berthoud, Colorado this _____day of _____ , 2022.

_____
Mayor

The foregoing map is approved for filing and accepted by the Town of Berthoud, Colorado this _____day of____ , 2022.

ATTEST: _____
Town Clerk

APPROVAL CERTIFICATES

Approved by the Planning Commission of the Town of Berthoud, Colorado this _____day of _____ , 2022.

_____
Chairman

0 300' 450' 600' NORTH
SCALE 1" = 300'-0"

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

SEAL

PROJECT TITLE

LUDLOW FARMS

NEIGHBORHOOD MASTER PLAN

BERTHOUD, CO

PREPARED FOR

OWNER:
LUDLOW FARMS, LLC

700 KEN PRATT BLVD, STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
REVISIONS	1.20.23
REVISIONS	4.26.23

DATE

SEPTEMBER 15, 2022

SHEET TITLE

OVERALL NEIGHBORHOOD MASTER PLAN

SHEET INFORMATION

Sheet Number: 1

Of: 4

PARK STATISTICS:

ESTIMATED PARK SPACE REQUIRED (APPROX. 1500-1800 UNITS)	15-18 ACRES	
PARK SPACE PROVIDED	13.54 ACRES 4.4% OF SITE	

NOTE: FINAL PARK SPACE REQUIREMENT WILL BE BASED ON ACTUAL UNIT COUNT. TO BE DETERMINED WITH FINAL PLATS.

OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIRED=	30.6 AC	10.0%
TOTAL OPEN SPACE PROVIDED=	76.7 AC	25.0%
TOTAL SITE ACREAGE =	~306.4 AC	

COMMUNITY PARK ELEMENTS:

LIST B: 3 ELEMENTS REQUIRED
- GROUP PICNIC SHELTER (500 S.F. MIN. & 3 TABLES)
- MIN. 15,000 S.F. TURF PLAY AREA (COUNTED AS 1 PER 15,000 S.F.)
- LOOP WALK (MIN. 2,000 L.F.)

LIST D: 2 ELEMENTS REQUIRED
- AMPHITHEATER
- PLAYGROUND
- SPLASH PARK
- COMMUNITY BUILDING
- POOL

LIST E: 4 ELEMENTS, + 1 RESTROOM BUILDING REQUIRED
- BBQ GRILLS (MIN. 1 PER EVERY 2 TABLES)
- BENCHES (MIN. ONE PER HALF ACRE)
- DRINKING FOUNTAINS (MIN. 1 PER EVERY 4 ACRES)
- SHADE STRUCTURES FOR COMPONENTS FROM LIST C (AT SPLASH PARK)

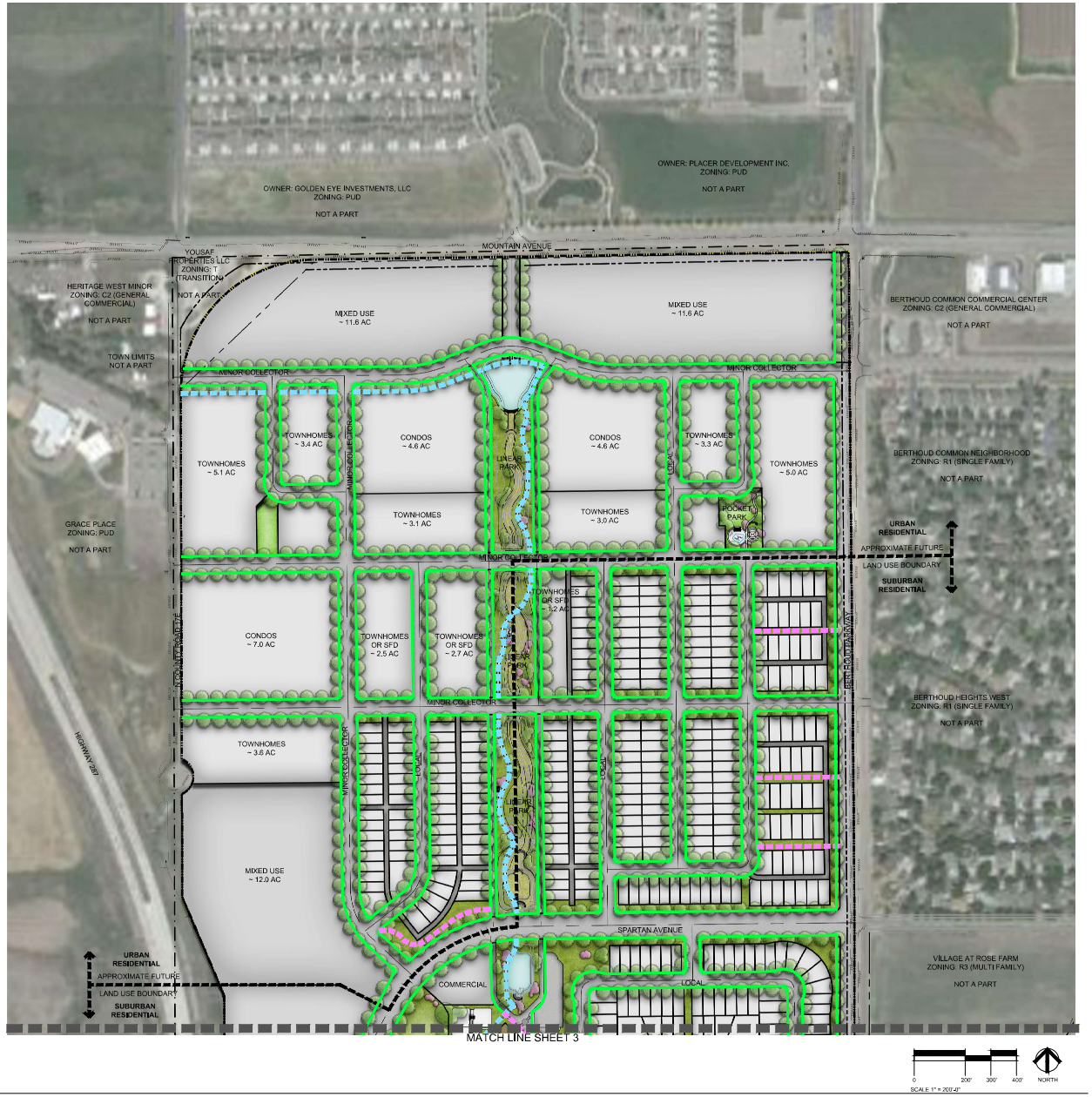
POCKET PARK ELEMENTS:

LIST A: ALL ELEMENTS REQUIRED
- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (MIN. 2 PER AC)
- WATER SERVICE
- BIKE RACKS
- LANDSCAPING

LIST B: 3 ELEMENTS REQUIRED
- GROUP PICNIC SHELTER (500 S.F. MIN. & 3 TABLES)
- MIN. 15,000 S.F. TURF PLAY AREA (COUNTED AS 1 PER 15,000 S.F.)
- LOOP WALK (MIN. 2,000 L.F.)

LIST D: 2 ELEMENTS REQUIRED
- COMMERCIAL-GRADE PLAYGROUND
- AMPHITHEATER

LIST E: RESTROOMS + 3 ELEMENTS REQUIRED
- PORTABLE RESTROOMS
- SHADE STRUCTURE FOR PLAYGROUND
- BENCHES (1 PER ½ ACRE)
- BBQS (1 PER 2 TABLES)



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

SEAL

PROJECT TITLE

LUDLOW FARMS

NEIGHBORHOOD MASTER PLAN

BERTHOUD, CO

PREPARED FOR

OWNER:

LUDLOW FARMS, LLC

700 KEN PRATT BLVD, STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
REVISIONS	1.20.23
REVISIONS	4.26.23

DATE

SEPTEMBER 15, 2022

SHEET TITLE

OPEN SPACE, CIRCULATION AND PARKS

SHEET INFORMATION

Sheet Number: 2

Of: 4

OPEN SPACE ELEMENTS

OPEN SPACE ELEMENTS	4 ELEMENTS REQUIRED
OPEN SPACE ELEMENTS	4 ELEMENTS PROVIDED
HABITAT AREA	1 ELEMENT
GREEN AREA	2 ELEMENTS
TRAILHEAD	1 ELEMENT

OPEN SPACE SUMMARY

PARK SPACE	13.5 ACRES
OPEN SPACE	67.4 ACRES
TOTAL	80.9 ACRES

WALKS/TRAILS SUMMARY*

- DETACHED CONCRETE SIDEWALK - 74,976 feet
- PROPOSED TRAIL/TRAIL CONNECTION PER TOWN PORT PLAN, MATERIAL TBD - 5,383 feet
- TRAIL CONNECTION PER TOWN PLAN - 9,415 feet

*NOTE: TRAIL LOCATIONS ARE CONCEPTUAL. FINAL LOCATION TO BE DETERMINED AT PLAT.

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SEAL

PROJECT TITLE

LUDLOW FARMS

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700 KEN PRATT BLVD, STE. 113
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REVISIONS	DATE
REVISIONS	1.20.23
REVISIONS	4.26.23

DATE

SEPTEMBER 15, 2022

SHEET TITLE

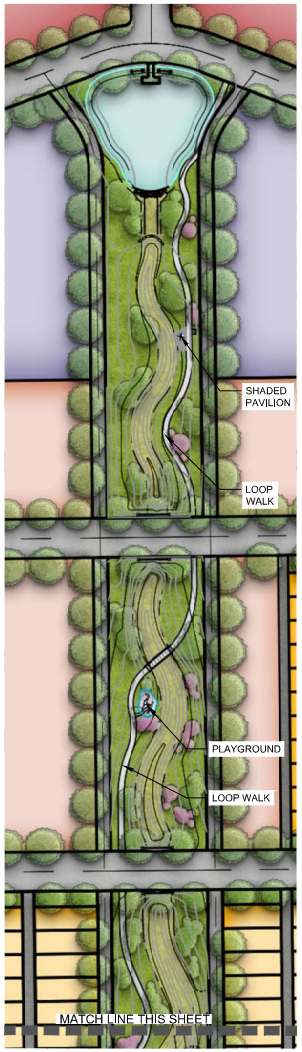
OPEN SPACE, CIRCULATION AND PARKS

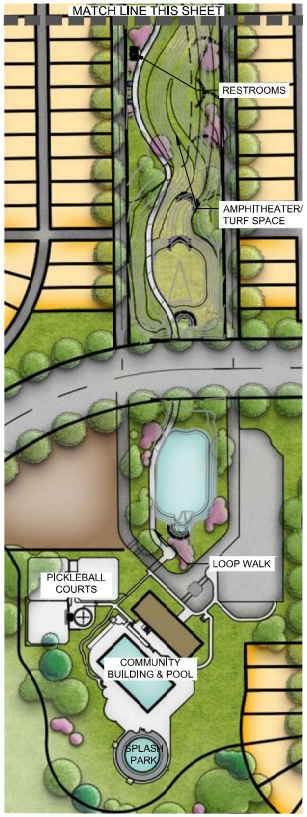
SHEET INFORMATION

Sheet Number: 3

Of: 4

COMMUNITY PARK - A





COMMUNITY PARK ELEMENTS:

LIST A: ALL ELEMENTS REQUIRED
- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (MIN. 2 PER AC)
- WATER SERVICE
- BIKE RACKS

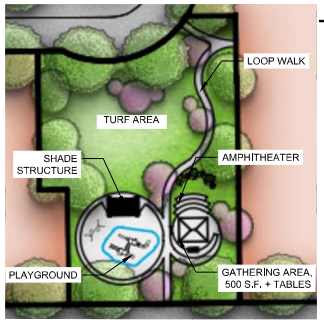
LANDSCAPING

LIST B: 3 ELEMENTS REQUIRED
- GROUP PICNIC SHELTER (500 S.F. MIN. & 3 TABLES)
- MIN. 15,000 S.F. TURF PLAY AREA (COUNTED AS 1 PER 15,000 S.F.)
- LOOP WALK (MIN. 2,000 L.F.)

LIST D: 2 ELEMENTS REQUIRED
- AMPHITHEATER
- PLAYGROUND
- SPLASH PARK
- COMMUNITY BUILDING
- POOL

LIST E: 4 ELEMENTS, + 1 RESTROOM BUILDING REQUIRED
- BBQ GRILLS (MIN. 1 PER EVERY 2 TABLES)
- BENCHES (MIN. ONE PER HALF ACRE)
- DRINKING FOUNTAINS (MIN. 1 PER EVERY 4 ACRES)
- SHADE STRUCTURES FOR COMPONENTS FROM LIST C (AT SPLASH PARK)

POCKET PARK - B



POCKET PARK ELEMENTS:

LIST A: ALL ELEMENTS REQUIRED
- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (MIN. 2 PER AC)
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- BIKE RACKS
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LIST D: 2 ELEMENTS REQUIRED
- COMMERCIAL-GRADE PLAYGROUND
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LIST E: RESTROOMS + 3 ELEMENTS REQUIRED
- PORTABLE RESTROOMS
- SHADE STRUCTURE FOR PLAYGROUND
- BENCHES (1 PER ¾ ACRE)
- BBQS (1 PER 2 TABLES)

TB GROUP
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444 Mountain Ave. | Berthoud,CO 80513 | tel. 970.532.5891 | web TBGroup.us

SEAL

PROJECT TITLE

LUDLOW FARMS

NEIGHBORHOOD MASTER PLAN

BERTHOUD, CO

PREPARED FOR

OWNER:

LUDLOW FARMS, LLC

700 KEN PRATT BLVD, STE. 113
LONGMONT, CO 80501

REVISIONS	DATE
REVISIONS	1.20.23
REVISIONS	4.26.23

DATE

SEPTEMBER 15, 2022

SHEET TITLE

PARKS ENLARGEMENT

SHEET INFORMATION

Sheet Number: 4

Of: 4

RECEPTION #20230021485, 5/26/2023 11:24:57 AM, 1 of 4, $43.00
Angela Myers, Clerk & Recorder, Larimer County, CO

LEGAL DESCRIPTION

PROPERTY 1:
TRACT A AND LOTS 1 THROUGH 9, INCLUSIVE, LUDLOW FARMS ACCORDING TO THE RECORDED CONVEYANCE PLAT, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY 2:
A TRACT OF LAND SITUATED IN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH OF RANGE 69 WEST OF THE 6TH PM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT FROM WHENCE THE NORTH QUARTER OF SAID SECTION 22 BEARS NORTH 46° 17' WEST 42.4 FEET DISTANT; THENCE SOUTH 0° 20' EAST ALONG A LINE WHICH IS 30 FEET EAST OF AND PARALLEL TO QUARTER SECTION LINE A DISTANCE OF 436.4 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 43° 54' EAST 718.4 FEET TO A POINT 30 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 22; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 87° 12' 34", A RADIUS OF 543.00 FEET, AN ARC LENGTH OF 826.50 FEET. A CHORD BEARING SOUTH 44° 04' 22" WEST, A DISTANCE OF 748.99 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO

TRAFFIC INFORMATION

1. REFER TO PLAN FOR PROPOSED STREET NETWORK AND EXISTING ROAD NETWORK INCLUDING ALL ACCESS POINTS.

2. UNLESS OTHERWISE NOTED ON THE PLAN, ALL STREETS ARE LOCAL STREETS AND/OR ALLEYS.

SHEET INDEX

SHEET 1 - OVERALL NEIGHBORHOOD MASTER PLAN
SHEET 2 - OPEN SPACE, CIRCULATION, & PARKS
SHEET 3 - OPEN SPACE, CIRCULATION, & PARKS
SHEET 4 - PARKS ENLARGEMENT

SUBDIVISION IDENTITY & RESIDENTIAL STANDARDS

UNITS PROVIDED: APPROX. 1500-1800

SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED: 8

THE SUBDIVISION IDENTITY ELEMENTS TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF PLAT. A MINIMUM OF 8 ELEMENT POINTS WILL BE PROVIDED. THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:

1. POCKET PARK	1
2. TRAILS	1
3. PLAYGROUND	1
4. POOL	2
5. POLLINATOR PLANT PALETTE	1
6. COMMUNITY BUILDING	2
7. ALLEY LOADED STREETS	2
TOTAL :	10

NOTES:

1. PROPOSED LOT COUNT AND LOT SIZES ARE CONCEPTUAL AND MAY CHANGE AT TIME OF PLAT, DEPENDING ON MARKET CONDITIONS.

2. COMMERCIAL AREAS ALONG HIGHWAY 287 ARE CONCEPTUAL IN SIZE AND MAY ADJUST, DEPENDING ON MARKET CONDITIONS.

3. RESIDENTIAL PRODUCT TYPES DEPICTED ARE CONCEPTUAL AND MAY BE ADJUSTED AT PLATTING. PER THE MUNICIPAL CODE, A MINIMUM OF FOUR (4) PRODUCT TYPES WILL BE INCLUDED IN THE SUBDIVISION. RESIDENTIAL PRODUCT TYPES COULD INCLUDE, BUT ARE NOT LIMITED TO: SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, CONDOMINIUMS, APARTMENTS AND/OR OTHER RESIDENTIAL PRODUCT TYPES AS SPECIFIED IN THE MUNICIPAL CODE, PER ZONE DISTRICT.

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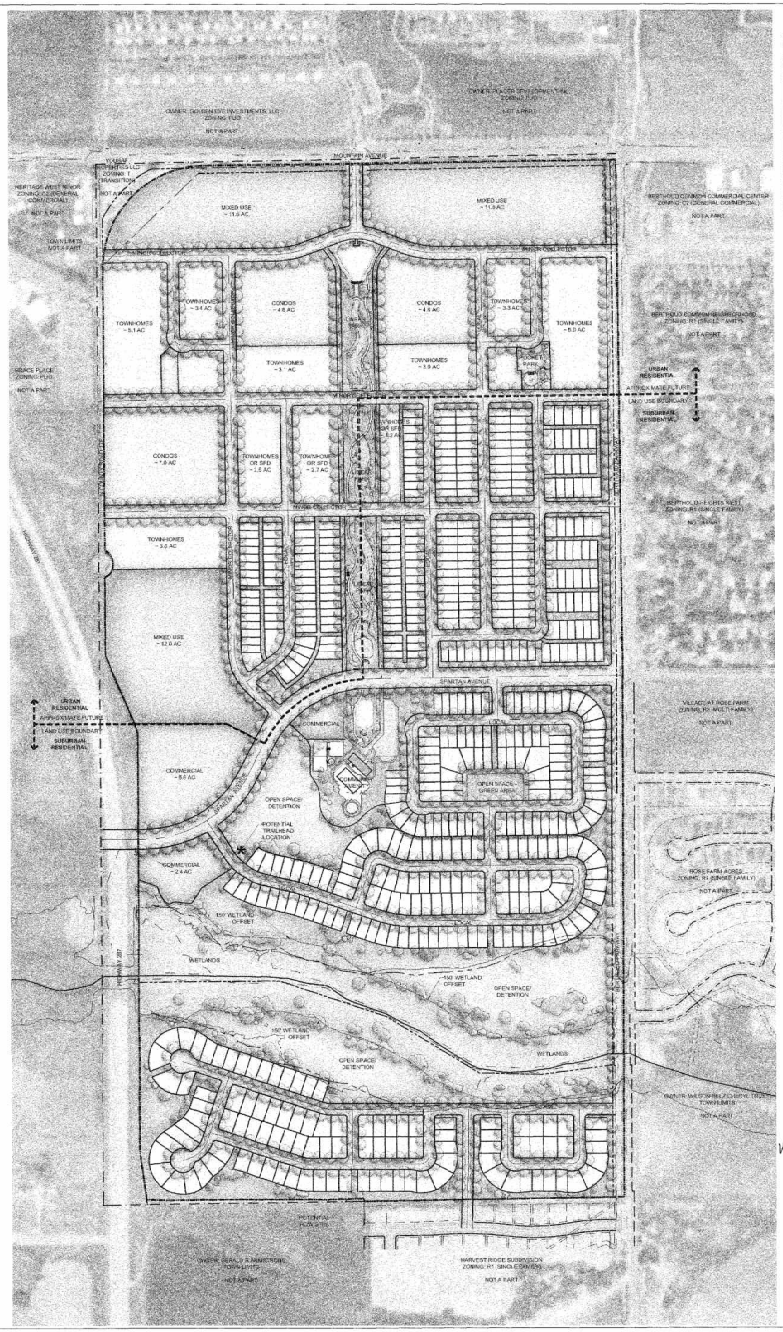
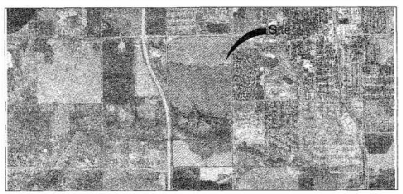


VICINITY MAP



LAND USE SUMMARY

SINGLE FAMILY DETACHED (40' X 110')*	
SINGLE FAMILY DETACHED (50' X 110')*	
SINGLE FAMILY DETACHED (60' X 110')*	
TOWNHOMES OR SFD	
CONDOS	
MIXED USE	
COMMERCIAL	
ESTIMATED PROJECT TOTAL	**1500-1800 UNITS**

*NOTE: LOT SIZES ARE CONCEPTUAL AND SUBJECT TO CHANGE AT PLAT.

LAND USE STATISTICS

TOTAL ACREAGE	~306.4 ACRES
ROW/PRIVATE DRIVE/PARKING	~ 54.0 ACRES
% OF SITE AS ROW/DRIVE/PARKING	17.6%
OPEN SPACE ACREAGE	~76.7 ACRES
% OF SITE AS OPEN SPACE	25.0%

APPROVAL CERTIFICATES

Approved by the Town of Berthoud, Colorado this 9th day of May ~~2022~~ 2023

Mayor

The foregoing map is approved for filing and accepted by the Town of Berthoud, Colorado this 9th day of May ~~2022~~ 2023

ATTEST: Town Clerk

APPROVAL CERTIFICATES

Approved by the Planning Commission of the Town of Berthoud, Colorado this 23 day of May, ~~2022~~ 2023

Vice Chairman

0 300' 452' 603' NORTH
SCALE 1" = 300'-0"

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave. | TEL 970.532.2891
Berthoud CO 80513 | WEB TBGroup.us

LUDLOW FARMS

NEIGHBORHOOD MASTER PLAN

BERTHOUD, CO

OWNER:
LUDLOW FARMS, LLC

700 KEN PRATT BLVD,
STE. 113
LONGMONT, CO 80501

REVISIONS	1.20.23
REVISIONS	4.28.23

SEPTEMBER 15, 2022

OVERALL NEIGHBORHOOD MASTER PLAN

Sheet Number: 1
Of: 4

RECEPTION #20230021485, 5/26/2023 11:24:57 AM, 2 of 4, $43.00
Angela Myers, Clerk & Recorder, Larimer County, CO

PARK STATISTICS:

ESTIMATED PARK SPACE REQUIRED (APPROX. 1500-1800 UNITS)	15-18 ACRES
PARK SPACE PROVIDED	13.54 ACRES 4.4% OF SITE

NOTE: FINAL PARK SPACE REQUIREMENT WILL BE BASED ON ACTUAL UNIT COUNT. TO BE DETERMINED WITH FINAL PLATS.

OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIRED=	30.6 AC	10.0%
TOTAL OPEN SPACE PROVIDED=	76.7 AC	25.0%
TOTAL SITE ACREAGE =	~306.4 AC	

COMMUNITY PARK ELEMENTS:

LIST B: 3 ELEMENTS REQUIRED
- GROUP PICNIC SHELTER (500 S.F. MIN. & 3 TABLES)
- MIN. 15,000 S.F. TURF PLAY AREA (COUNTED AS 1 PER 15,000 S.F.)
- LOOP WALK (MIN. 2,000 L.F.)

LIST D: 2 ELEMENTS REQUIRED
- AMPHITHEATER
- PLAYGROUND
- SPLASH PARK
- COMMUNITY BUILDING
- POOL

LIST E: 4 ELEMENTS, + 1 RESTROOM BUILDING REQUIRED
- BBQ GRILLS (MIN. 1 PER EVERY 2 TABLES)
- BENCHES (MIN. ONE PER HALF ACRE)
- DRINKING FOUNTAINS (MIN. 1 PER EVERY 4 ACRES)
- SHADE STRUCTURES FOR COMPONENTS FROM LIST C (AT SPLASH PARK)

POCKET PARK ELEMENTS:

LIST A: ALL ELEMENTS REQUIRED
- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (MIN. 2 PER AC)
- WATER SERVICE
- BIKE RACKS
- LANDSCAPING

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LIST D: 2 ELEMENTS REQUIRED
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LIST E: RESTROOMS + 3 ELEMENTS REQUIRED
- PORTABLE RESTROOMS
- SHADE STRUCTURE FOR PLAYGROUND
- BENCHES (1 PER ¼ ACRE)
- BBQS (1 PER 2 TABLES)

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LUDLOW FARMS

NEIGHBORHOOD MASTER PLAN

BERTHOUD, CO

OWNER:
LUDLOW FARMS, LLC

700 KEN PRATT BLVD, STE. 113
LONGMONT, CO 80501

REVISIONS	1.20.23
REVISIONS	1.40.23

SEPTEMBER 15, 2022

OPEN SPACE, CIRCULATION AND PARKS

Sheet Number: 2
Of: 4

RECEPTION #20230021485, 5/26/2023 11:24:57 AM, 3 of 4, $13.00
Angela Myers, Clerk & Recorder, Larimer County, CO

OPEN SPACE ELEMENTS

OPEN SPACE ELEMENTS	4 ELEMENTS REQUIRED
OPEN SPACE ELEMENTS	4 ELEMENTS PROVIDED
HABITAT AREA	1 ELEMENT
GREEN AREA	2 ELEMENTS
TRAILHEAD	1 ELEMENT

OPEN SPACE SUMMARY

PARK SPACE	13.5 ACRES
OPEN SPACE	67.4 ACRES
TOTAL	80.9 ACRES

WALKS/TRAILS SUMMARY*

- DETACHED CONCRETE SIDEWALK - 74,576 feet
- PROPOSED TRAIL/TRAIL CONNECTION PER TOWN PORT PLAN, MATERIAL TBD - 5,383 feet
- TRAIL CONNECTION PER TOWN PLAN - 9,415 feet

*NOTE: TRAIL LOCATIONS ARE CONCEPTUAL. FINAL LOCATION TO BE DETERMINED AT PLAT.

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LUDLOW FARMS

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BERTHOUD, CO

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REVISIONS	1.20.23
REVISIONS	4.26.23

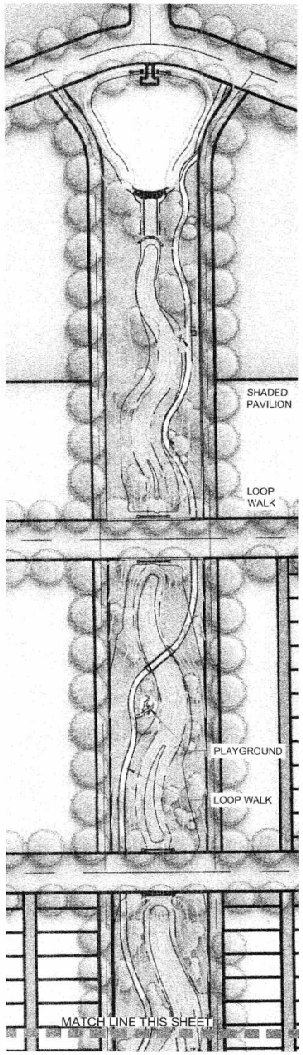
SEPTEMBER 15, 2022

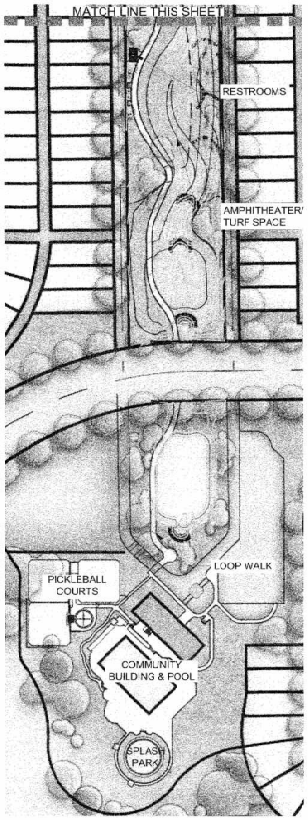
OPEN SPACE, CIRCULATION AND PARKS

Sheet Number: 3
of: 4

RECEPTION #20230021485, 5/26/2023 11:24:57 AM, 4 of 4, $43.00
Angela Myers, Clerk & Recorder, Larimer County, CO

COMMUNITY PARK - A





COMMUNITY PARK ELEMENTS:

LIST A: ALL ELEMENTS REQUIRED
- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (MIN. 2 PER AC)
- WATER SERVICE
- BIKE RACKS

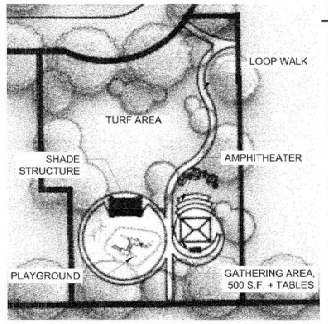
LANDSCAPING

LIST B: 3 ELEMENTS REQUIRED
- GROUP PICNIC SHELTER (500 S.F. MIN. & 3 TABLES)
- MIN. 15,000 S.F. TURF PLAY AREA (COUNTED AS 1 PER 15,000 S.F.)
- LOOP WALK (MIN. 2,000 L.F.)

LIST D: 2 ELEMENTS REQUIRED
- AMPHITHEATER
- PLAYGROUND
- SPLASH PARK
- COMMUNITY BUILDING
- POOL

LIST E: 4 ELEMENTS, + 1 RESTROOM BUILDING REQUIRED
- BBQ GRILLS (MIN. 1 PER EVERY 2 TABLES)
- BENCHES (MIN. ONE PER HALF ACRE)
- DRINKING FOUNTAINS (MIN. 1 PER EVERY 4 ACRES)
- SHADE STRUCTURES FOR COMPONENTS FROM LIST C (AT SPLASH PARK)

POCKET PARK - B



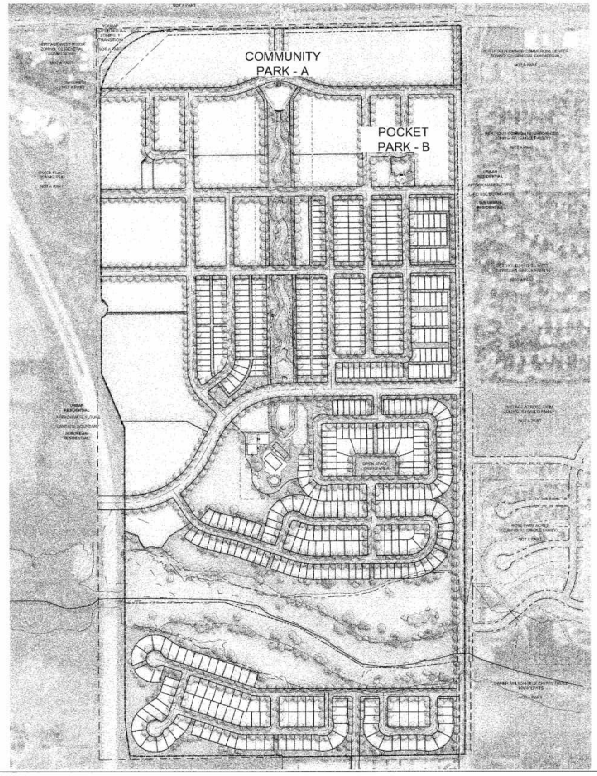
POCKET PARK ELEMENTS:

LIST A: ALL ELEMENTS REQUIRED
- ELECTRICITY
- IRRIGATION
- SECURITY LIGHTING
- TRASH RECEPTACLES (MIN. 2 PER AC)
- WATER SERVICE
- BIKE RACKS
- LANDSCAPING

LIST B: 3 ELEMENTS REQUIRED
- GROUP PICNIC SHELTER (500 S.F. MIN. & 3 TABLES)
- MIN. 15,000 S.F. TURF PLAY AREA (COUNTED AS 1 PER 15,000 S.F.)
- LOOP WALK (MIN. 2,000 L.F.)

LIST D: 2 ELEMENTS REQUIRED
- COMMERCIAL-GRADE PLAYGROUND
- AMPHITHEATER

LIST E: RESTROOMS + 3 ELEMENTS REQUIRED
- PORTABLE RESTROOMS
- SHADE STRUCTURE FOR PLAYGROUND
- BENCHES (1 PER $\frac{1}{2}$ ACRE)
- BBQS (1 PER 2 TABLES)



TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave | Berthoud, CO 80513 | ph. 970.532.5891 | web: TBGroup.us

LUDLOW FARMS

NEIGHBORHOOD MASTER PLAN

BERTHOUD, CO

OWNER:
LUDLOW FARMS, LLC

700 KEN PRATT BLVD,
STE. 113
LONGMONT, CO 80501

REVISIONS	1.20.23
REVISIONS	4.26.23

SEPTEMBER 15, 2022

PARKS ENLARGEMENT

Shee: Number: 4
Of: 4

Rollins Consult LLC

MEMORANDUM

To: Tawn Hillenbrand, Town of Berthoud
Don Hinson, Legacy Park
Kristin Turner, TB Group

From: Ruth Rollins, Rollins Consult LLC

Date: September 18, 2024

Subject: Legacy Park Initial Phase – Analysis Without Connection of Legacy Park Drive to Mountain Avenue

---

A transportation study was performed for Legacy Park Phase 1 and documented in *Legacy Park Phase 1, Transportation Impact Study,* April 29th, 2024. After the study was completed, two elements of the project were revised:

- What was referred to as Phase 1 represented the Preliminary Plat. This was subdivided into construction phases.
- Access to Mountain Avenue at the future Legacy Park Drive is not proposed with the Initial Phase of Legacy Park.

The purpose of this analysis is to determine how many single family and multi-family dwelling units can be constructed without the Legacy Park Drive connection to Mountain Avenue. The analysis will focus on the intersection of Berthoud Parkway at Mountain Avenue. The other access points along Berthoud Parkway are being designed for full build out of Legacy Park and therefore were not included.

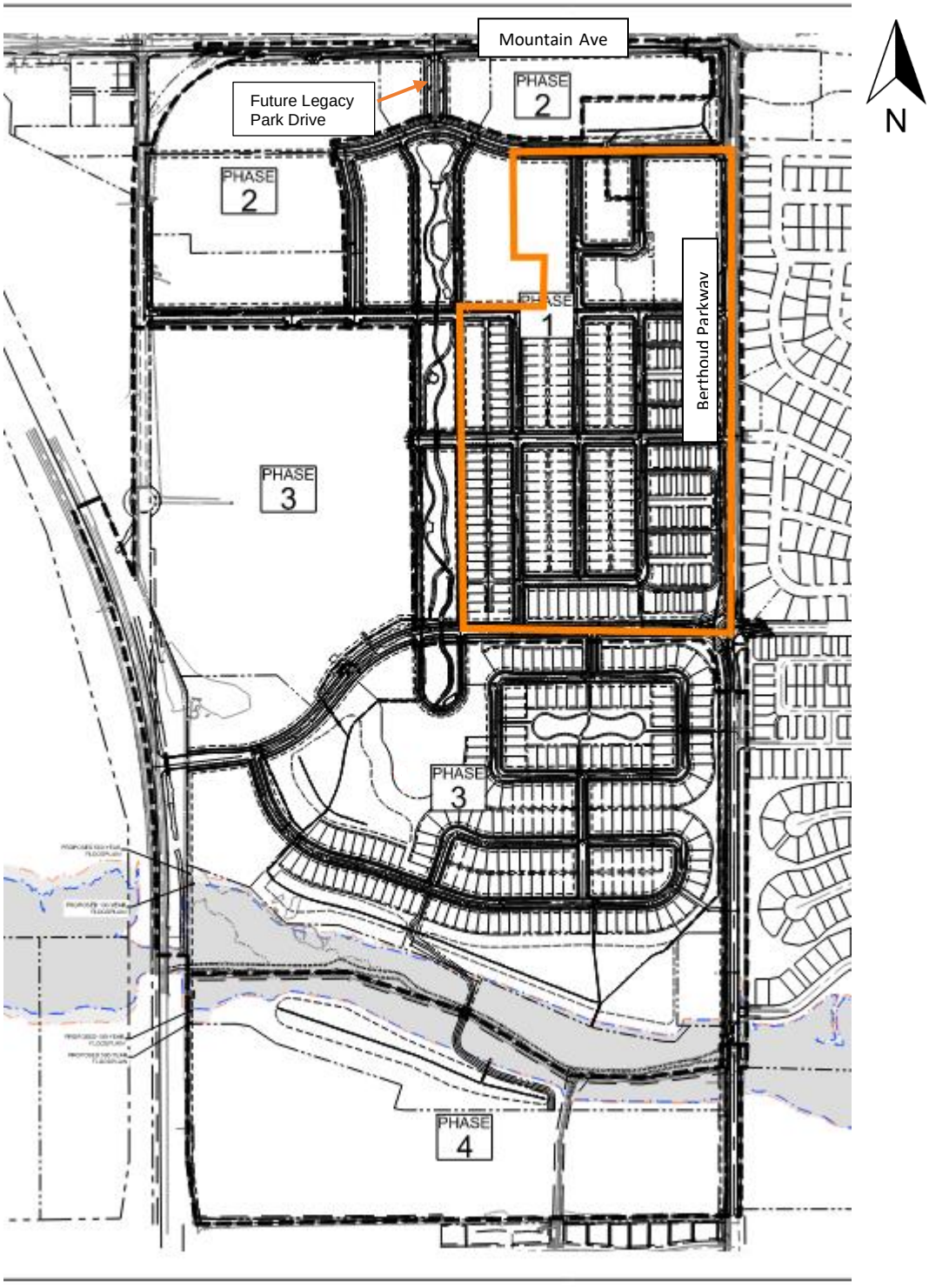
Initial Phase Land Use

The April 29th study looked at the Preliminary Plat with 489 single family and 145 multi-family dwelling units. An iterative analysis was performed to determine the amount of development that could be built and supported by the adjacent roadway system without the Legacy Park Drive connection to Mountain Avenue. The analysis resulted in 344 single family and 38 multi-family dwelling units. The trip generation associated with the recommended Initial Phase is provided below in Table 1. The approximate location of the initial phase is shown on Figure 1.

Table 1 – Trip Generation – Initial Phase

ITE Land Use Code & Rates		Project	Project Trip Generation						
				AM			PM		
Land Use	Land Use Code	Dwelling Units	Daily	IN	Out	Total	IN	Out	Total
Single-Family Detached	210	344	3144	60	170	229	200	117	317
Multi-Family Low Rise	220	38	319	8	26	35	23	14	37
PHASE 1 TOTAL			3463	68	196	264	223	131	354

Figure 1 – Initial Phase



Traffic Projections – Berthoud Parkway at Mountain Avenue

The Initial Phase project traffic was assigned to the street system using the overall distribution patterns from the April 2024 study. These project trips were distributed onto the roadway system. The resulting peak hour traffic projections at Berthoud Parkway and Mountain Avenue are shown on Figure 2. The 2028 background traffic from the April 2024 study is provided on Figure 3. The 2028 total future traffic was determined by adding the project traffic to the background traffic. The 2028 total future traffic is provided on Figure 4.

Figure 2 – Project Traffic

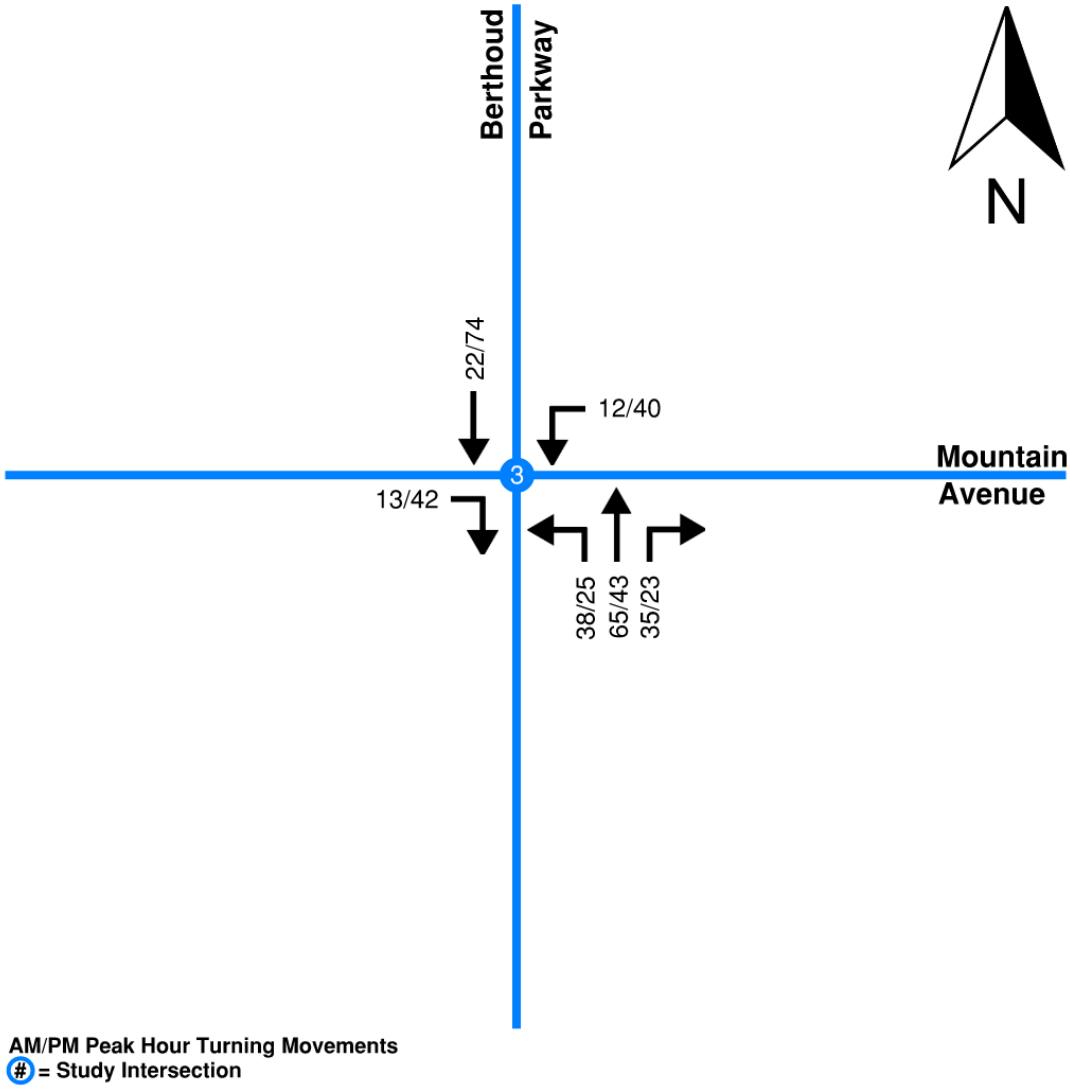
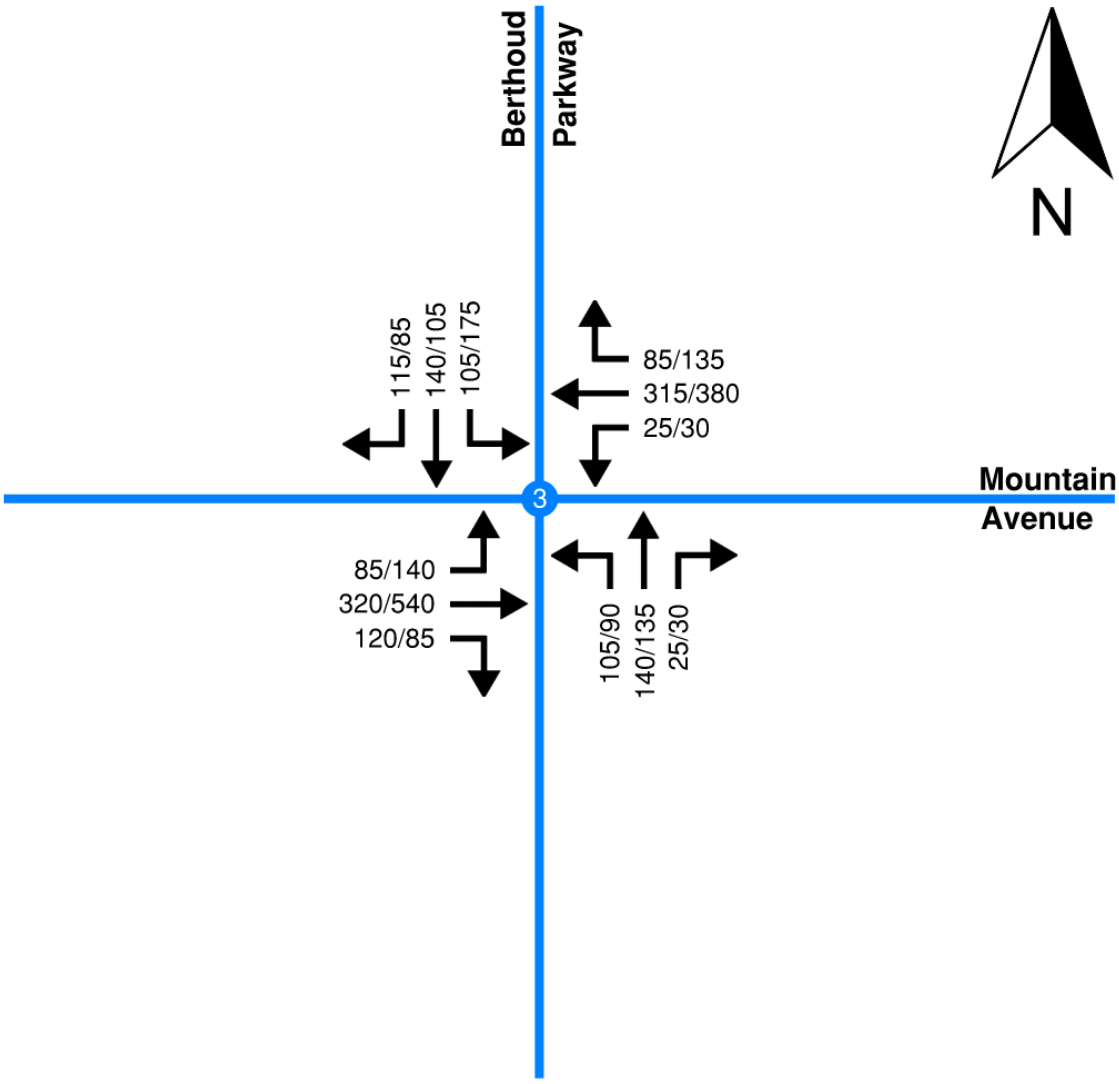
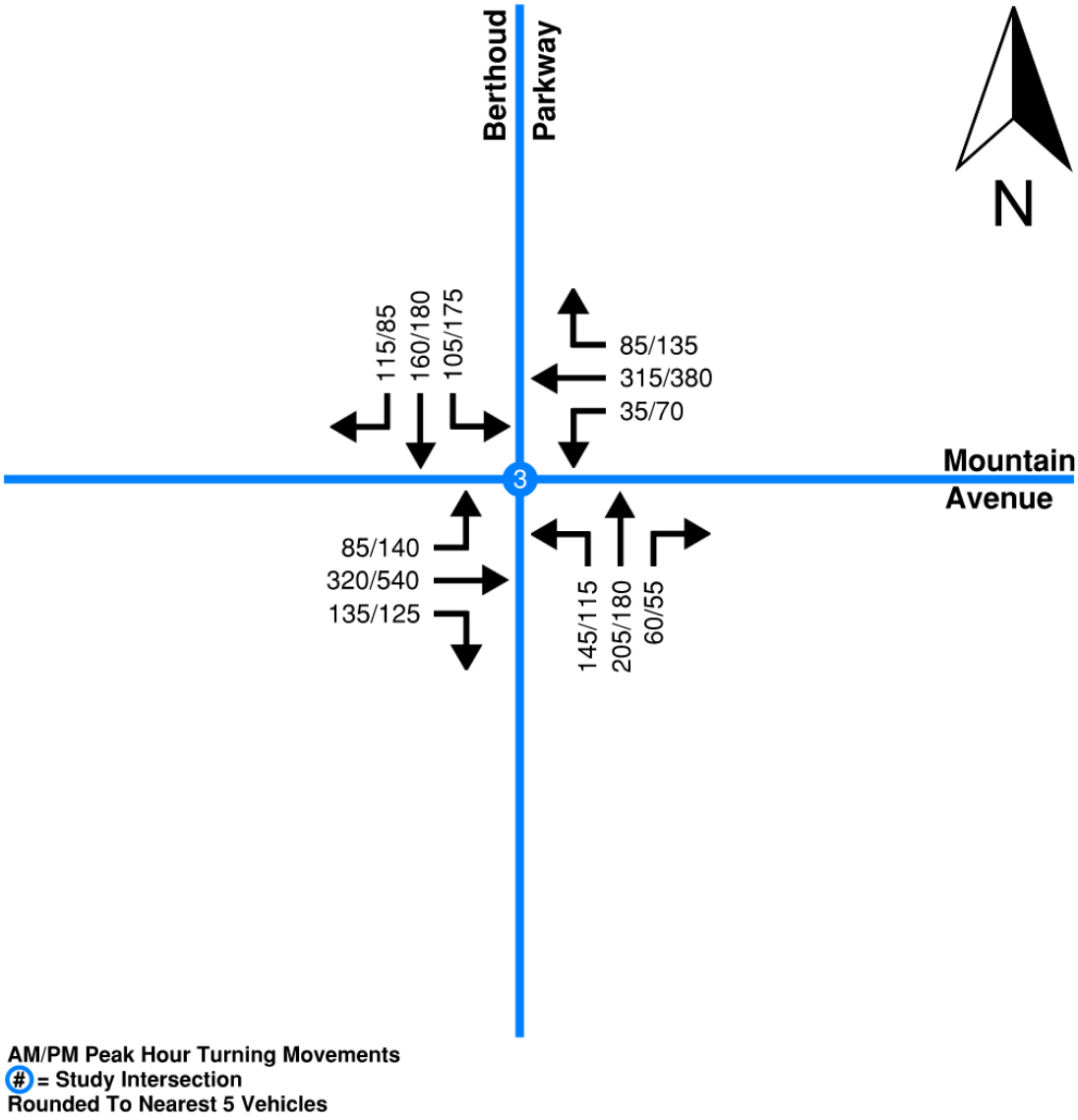


Figure 3 –2028 Background Traffic



AM/PM Peak Hour Turning Movements
(#) = Study Intersection
Rounded To Nearest 5 Vehicles

Figure 4 – 2028 Total Traffic



Analysis Results for Initial Phase

The intersection of Berthoud Parkway and Mountain Avenue was analyzed during each peak hour under 2028 background and total traffic conditions. The results of this analysis are provided in Table 2. As indicated in the table, the intersection is projected to operate at acceptable levels with the development of the 344 single family homes and 38 multi-family dwelling units. This analysis includes the addition of an eastbound right-turn lane from Mountain Avenue onto Berthoud Parkway. The analysis worksheets are included in Attachment A.

Table 2
2028 Peak Hour Intersection Level of Service

#	Intersection	Overall Movement	Background		Total	
			AM	PM	AM	PM
3	Berthoud Pkwy & Mountain Ave Signal	Overall	D	D	D	D
		EB LT	C	C	C	D
		EB T/RT	D	D	D	D
		EB RT	NA	NA	C	B
		WB LT	C	C	C	C
		WB T	C	C	D	D
		WB RT	C	C	C	C
		NB LT/T	D	D	D	D
		NB RT	C	C	C	C
		SB LT/T	D	D	D	D
		SB RT	C	C	C	C

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

Conclusions

The Initial Phase of the Legacy Park development can be accommodated by the adjacent roadway system without an additional connection to Mountain Avenue at Legacy Park Drive. This phase can include up to 344 single family and 38 multi-family dwelling units, or the equivalent units that would generate the peak hour trips shown in Table 1. The construction of an eastbound right-turn lane from Mountain Avenue to Berthoud Parkway will be necessary.

Attachment A
LOS Worksheets

HCM 6th Signalized Intersection Summary
3: Berthoud Pkwy & Mountain 09/18/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	85	320	135	35	315	85	145	205	60	105	160	115
Future Volume (veh/h)	85	320	135	35	315	85	145	205	60	105	160	115
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	94	356	150	39	350	94	161	228	67	117	178	128
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	206	441	374	185	398	338	229	324	478	170	259	371
Arrive On Green	0.06	0.24	0.24	0.03	0.21	0.21	0.30	0.30	0.30	0.24	0.24	0.24
Sat Flow, veh/h	1767	1856	1572	1767	1856	1572	752	1066	1572	722	1098	1572
Grp Volume(v), veh/h	94	356	150	39	350	94	389	0	67	295	0	128
Grp Sat Flow(s),veh/h/ln	1767	1856	1572	1767	1856	1572	1818	0	1572	1819	0	1572
Q Serve(g_s), s	3.9	17.3	7.7	1.6	17.4	4.8	18.1	0.0	3.0	14.1	0.0	6.5
Cycle Q Clear(g_c), s	3.9	17.3	7.7	1.6	17.4	4.8	18.1	0.0	3.0	14.1	0.0	6.5
Prop In Lane	1.00		1.00	1.00		1.00	0.41		1.00	0.40		1.00
Lane Grp Cap(c), veh/h	206	441	374	185	398	338	553	0	478	429	0	371
V/C Ratio(X)	0.46	0.81	0.40	0.21	0.88	0.28	0.70	0.00	0.14	0.69	0.00	0.35
Avail Cap(c_a), veh/h	208	496	420	218	486	412	553	0	478	429	0	371
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	28.5	34.3	30.6	28.8	36.3	31.3	29.4	0.0	24.1	33.2	0.0	30.3
Incr Delay (d2), s/veh	1.6	8.7	0.7	0.6	14.5	0.4	7.3	0.0	0.6	8.7	0.0	2.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	8.4	2.8	0.7	9.0	1.8	8.7	0.0	1.1	7.1	0.0	2.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	30.1	42.9	31.3	29.3	50.7	31.7	36.7	0.0	24.7	41.9	0.0	32.9
LnGrp LOS	C	D	C	C	D	C	D	A	C	D	A	C
Approach Vol, veh/h		600			483			456			423	
Approach Delay, s/veh		38.0			45.3			35.0			39.2	
Approach LOS		D			D			C			D	

Timer - Assigned Phs	2	3	4	6	7	8
Phs Duration (G+Y+Rc), s	33.5	7.7	27.2	27.0	9.9	25.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	29.0	5.0	25.5	22.5	5.5	25.0
Max Q Clear Time (g_c+I1), s	20.1	3.6	19.3	16.1	5.9	19.4
Green Ext Time (p_c), s	1.7	0.0	1.3	1.1	0.0	1.1

Intersection Summary	
HCM 6th Ctrl Delay	39.4
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

Total 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022
RR

Synchro 11 Light Report
Page 1

HCM 6th Signalized Intersection Summary
3: Berthoud Pkwy & Mountain 09/18/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	140	540	125	70	380	135	115	180	55	175	180	85
Future Volume (veh/h)	140	540	125	70	380	135	115	180	55	175	180	85
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	144	557	129	72	392	139	119	186	57	180	186	88
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	310	596	834	155	452	760	149	232	401	214	221	572
Arrive On Green	0.12	0.32	0.32	0.05	0.24	0.24	0.21	0.21	0.21	0.24	0.24	0.24
Sat Flow, veh/h	1767	1856	1572	1767	1856	1572	710	1110	1572	891	920	1572
Grp Volume(v), veh/h	144	557	129	72	392	139	305	0	57	366	0	88
Grp Sat Flow(s),veh/h/ln	1767	1856	1572	1767	1856	1572	1820	0	1572	1811	0	1572
Q Serve(g_s), s	2.1	28.5	4.1	3.3	19.9	4.9	15.6	0.0	2.7	18.9	0.0	0.0
Cycle Q Clear(g_c), s	2.1	28.5	4.1	3.3	19.9	4.9	15.6	0.0	2.7	18.9	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.39		1.00	0.49		1.00
Lane Grp Cap(c), veh/h	310	596	834	155	452	760	381	0	401	434	0	572
V/C Ratio(X)	0.46	0.93	0.15	0.46	0.87	0.18	0.80	0.00	0.14	0.84	0.00	0.15
Avail Cap(c_a), veh/h	310	625	859	164	625	907	381	0	401	434	0	572
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	37.7	32.3	11.8	32.7	35.6	14.4	36.8	0.0	28.2	35.5	0.0	21.0
Incr Delay (d2), s/veh	1.1	20.9	0.1	2.2	9.4	0.1	16.1	0.0	0.7	17.7	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.1	15.3	2.1	1.4	9.6	2.6	8.4	0.0	1.1	10.2	0.0	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.8	53.2	11.9	34.8	45.0	14.5	52.9	0.0	28.9	53.2	0.0	21.6
LnGrp LOS	D	D	B	C	D	B	D	A	C	D	A	C
Approach Vol, veh/h		830			603			362			454	
Approach Delay, s/veh		44.3			36.7			49.1			47.1	
Approach LOS		D			D			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		25.0	9.0	36.0		28.0	16.6	28.3				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		20.5	5.0	33.0		23.5	5.0	33.0				
Max Q Clear Time (g_c+I1), s		17.6	5.3	30.5		20.9	4.1	21.9				
Green Ext Time (p_c), s		0.5	0.0	0.9		0.7	0.0	2.0				

Intersection Summary	
HCM 6th Ctrl Delay	43.6
HCM 6th LOS	D

Notes
User approved pedestrian interval to be less than phase max green.

Transportation Impact Study
Town of Berthoud

April 29, 2024

Prepared for:
Legacy Park LLC

Rollins Consult LLC

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3 Project Travel Demand……..18
4 Future Traffic Projections……...21
5 Auxiliary Lane Analysis ……..24
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7 Conclusions……..30
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Appendix A: Intersection Turning Movement Count Data
Appendix B: Level of Service Worksheets

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1 INTRODUCTION

This report documents the results of a study to evaluate the potential traffic impacts of the first Phase of the Legacy Park project in the Town of Berthoud. The overall long range transportation study for the project was performed and documented in the *Legacy Park Transportation Impact Study*, November 2, 2023 (Legacy Park is now called Legacy Park). Rollins Consult LLC conducted this study as required for the project's development application. The study will focus on the short range transportation conditions with completion of Phase 1. As additional phases are submitted, a transportation study will be performed.

PROJECT DESCRIPTION

The proposed Legacy Park project is located to the west of downtown Berthoud. The project site is located to the south of Mountain Avenue and east of the intersection of US 287. Figure 1 illustrates the location of Legacy Park and the study area. The site is currently undeveloped.

Phase 1 is depicted on Figure 2. This initial phase will include 489 single family homes and 145 multi-family dwelling units. Gateway Park will be built with a connection to Mountain Avenue. The residential areas are located on the eastern side of the site. Spartan Avenue will be constructed within the site and connect with a roundabout at Berthoud Parkway. At this time Spartan Avenue would not connect to US 287 on the west side of the site.

Figure 1 – Project Location

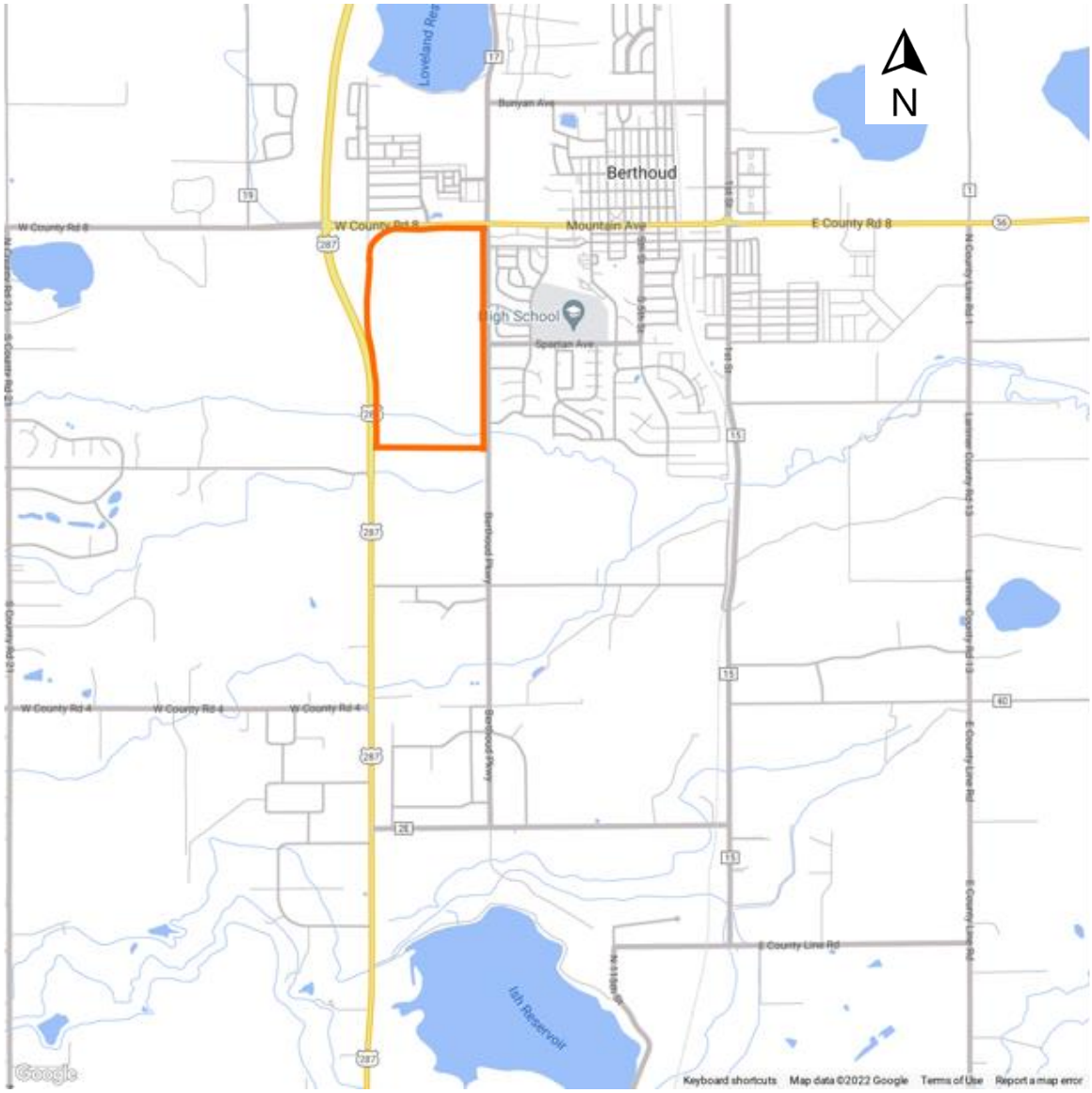
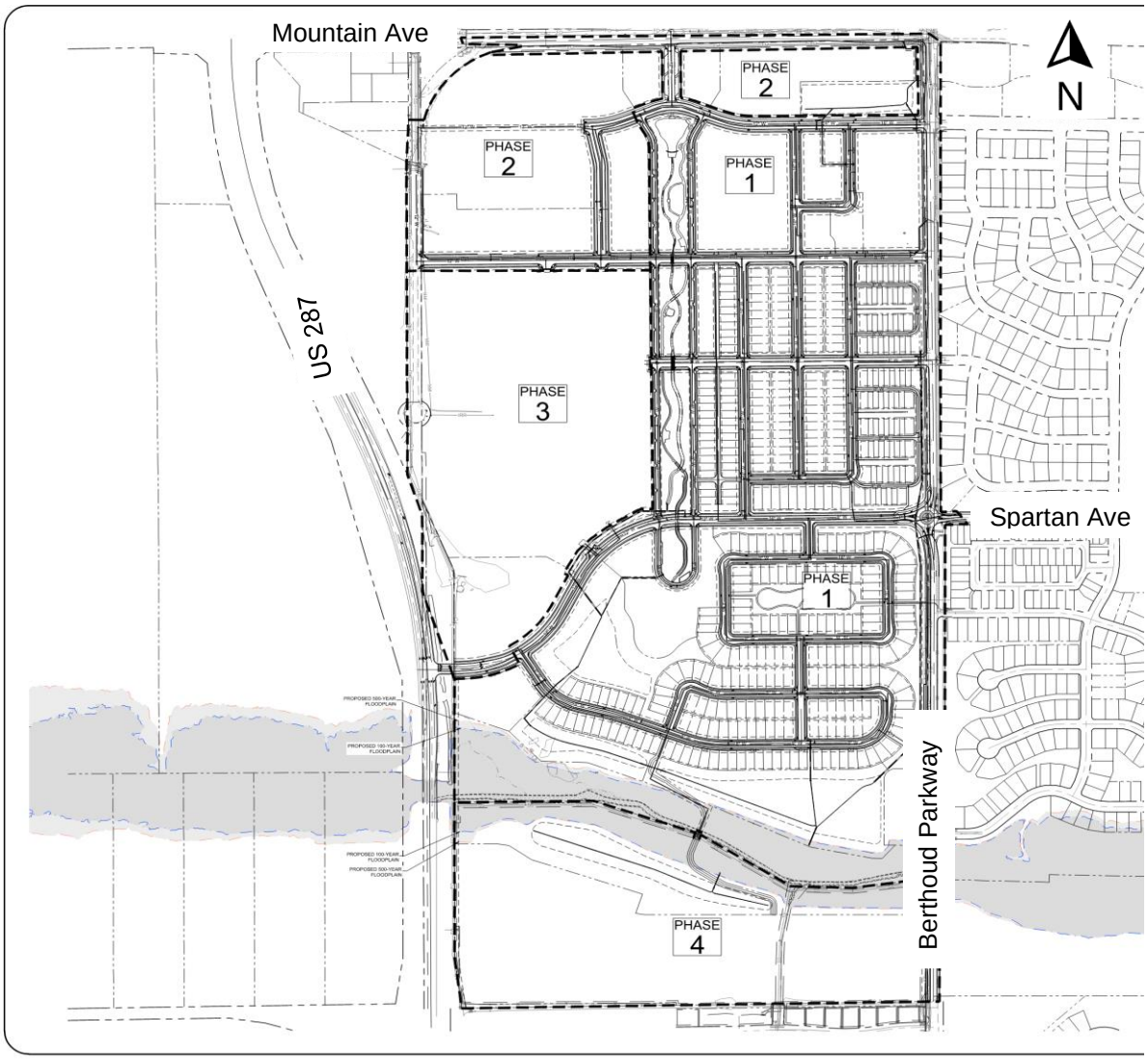


Figure 2 – Site Plan



STUDY SCOPE

The scope of work for this study was developed in conjunction with the Town of Berthoud's traffic engineering consultant. The base assumptions, technical methodologies, and geographic coverage of the study were all identified as part of the study approach. The study analyzes the potential project-generated traffic impacts on the adjacent street system.

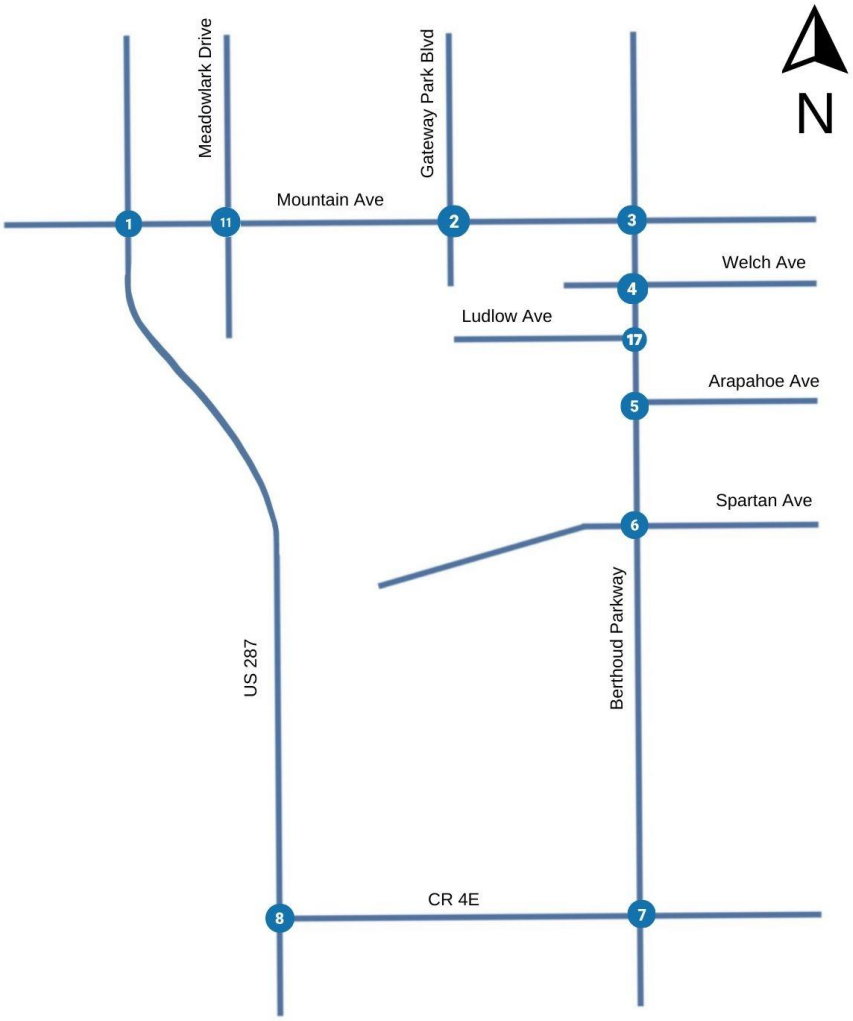
The study evaluates the transportation system after the completion of Phase 1 of the proposed Legacy Park development for the year 2028. The following transportation scenarios were analyzed for the AM and PM peak hours:

- **Existing Conditions** – The analysis of existing traffic conditions provides a basis for the remainder of the study. The existing transportation system is described. Peak hour intersection operations are evaluated.
- **Project Travel Demand** – The traffic generated by Phase 1 will be estimated, distributed, and assigned to the transportation network.
- **2028 Background Conditions** – Future traffic conditions are projected without the proposed Project for the buildout year 2028. The background traffic will include overall growth in traffic within the area and traffic from proposed development projects near the site.
- **Total Future Conditions** – The traffic associated with the Project will be added to the Background traffic. The intersection operations will be determined.
- **Auxiliary Lanes** – The need for left-turn and right-turn lanes at the project access point will be evaluated.

The study examined nine existing intersections, one planned project access streets. The study intersections are depicted on Figure 3. These were identified by the Town for inclusion in the study. The study intersections are listed below.

1. US 287 at Mountain Avenue
2. Gateway Park Boulevard at Mountain Avenue
3. Berthoud Parkway at Mountain Avenue
4. Berthoud Parkway at Welch Avenue
5. Berthoud Parkway at Arapahoe Avenue
6. Berthoud Parkway at Spartan Avenue
7. Berthoud Parkway at CR 4E
8. US 287 at CR 4E
11. Meadowlark Drive at Mountain Avenue
17. Berthoud Parkway at Ludlow Avenue (future)

Figure 3 – Study Intersections



2 EXISTING CONDITIONS

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

ADJACENT LANDUSE

The Project site is located east of US 287 and south of Mountain Avenue. East of the project site is commercial use and residential. To the west is rural undeveloped land. South of the future Legacy Park is residential uses. North of the site is residential and proposed commercial.

TRANSPORTATION NETWORK

The primary roadways that serve the Project site are described below. Roadway designations were provided in the Town of Berthoud *Transportation Plan Map,* 2021.

Roadway Network

US 287 is a north-south state highway that connects cities within northern Colorado from Fort Collins south to Longmont. US 287 is a four-lane highway with paved shoulders and room for a center left-turn lane. The speed limit in the study area is 65 mph. This state highway is classified as an NR-A, Non-Rural Regional Highway.

Meadowlark Drive is a north-south two-lane local street. There is a striped shoulder and no sidewalks. North of Mountain Avenue, where development has occurred, there are sidewalks.

Gateway Park Boulevard is a two-lane north-south local street. There are bike lanes and sidewalks on both sides of Gateway Park Boulevard north of Tundra Avenue. Near Mountain Avenue, there are sidewalks on the east side of the street.

Berthoud Parkway is a north-south two-lane roadway. This major collector is currently posted with a 35 to 40 mph speed limit. There are no auxiliary lanes on the road currently. Berthoud Parkway is classified as a two-lane Arterial north of Mountain Avenue and a Major Collector south of Mountain Avenue. There is a pedestrian/bike trail north of Mountain Avenue on the east side of Berthoud Parkway. To the south of Mountain Avenue, there is a paved shoulder. There are sidewalks adjacent to developed sections.

Mountain Avenue is a two-lane east-west roadway that runs through downtown Berthoud. This road is also SH 56. It is classified as a two-lane Arterial. There are paved shoulders and a sidewalk on the north side adjacent to existing residential areas. The speed limit is posted at 45 mph adjacent to the project site and 50 mph west of US 287.

Welch Avenue is a two-lane east-west road that provides access to commercial areas along Mountain Avenue and adjacent residential areas. The speed limit is posted at 25

mph. There are sidewalks on both sides of the street. Welch Avenue is classified as a local street.

Arapahoe Avenue is a two-lane east-west local street. It has sidewalks on both sides of the street. The speed limit is 25 mph.

Spartan Avenue is a two-lane east-west roadway. It provides access to adjacent residential uses and Berthoud High School. Spartan is classified as a major collector east of Berthoud Parkway. The Town has identified Spartan to extend to the west and connect to US 287. The speed limit is 30 mph.

CR 4E is a two-lane east-west road located south of the Project site. It is identified as a major collector. The speed limit is posted at 45 mph.

Pedestrian, Bicycle, and Transit Network

The location of pedestrian and bicycle lanes adjacent to the roads is described above. As areas develop they will include bike lanes and sidewalks within their public rights-of-way. Berthoud has identified two pedestrian/bike trails within the Ludlow project. These are identified in the Town's *Berthoud Unified Trail Master Plan,* June 2018. One is an east/west trail to be located in the southern area of the site and the other is a north/south trail on the western edge of the site.

Berthoud is served by Transfort's Flex service. This is a regional bus that serves the communities of Fort Collins, Loveland, Berthoud, Longmont, and Boulder. There are stops on Mountain Avenue at 2nd and 3rd Streets. Berthoud also operates the Berthoud Area Transportation Service (BATS). It offers door-to-door service within Berthoud and offers service to Loveland and Longmont.

EXISTING TRAFFIC CONDITIONS

Existing intersection operations were evaluated for both the morning and evening peak hours. Intersection count data was collected in June of 2022. These counts were performed at eight of the existing study intersections. Peak hour traffic data on Meadowlark Avenue at Mountain Avenue was obtained from the Traffic Impact Study for Gateway (northeast corner of us 287 and mountain avenue), Aldridge Transportation Consultants, LLC, October 24, 2019.

Appendix A includes the intersection turning movement count data. The counts were compared to peak hour counts conducted when school was in session and the volumes were modified upward to reflect school time conditions. The resulting peak hour turning movements are provided on Figure 4. The current lane configurations of the study intersections are shown on Figure 5.

Figure 4 – Existing Peak Hour Traffic Volumes

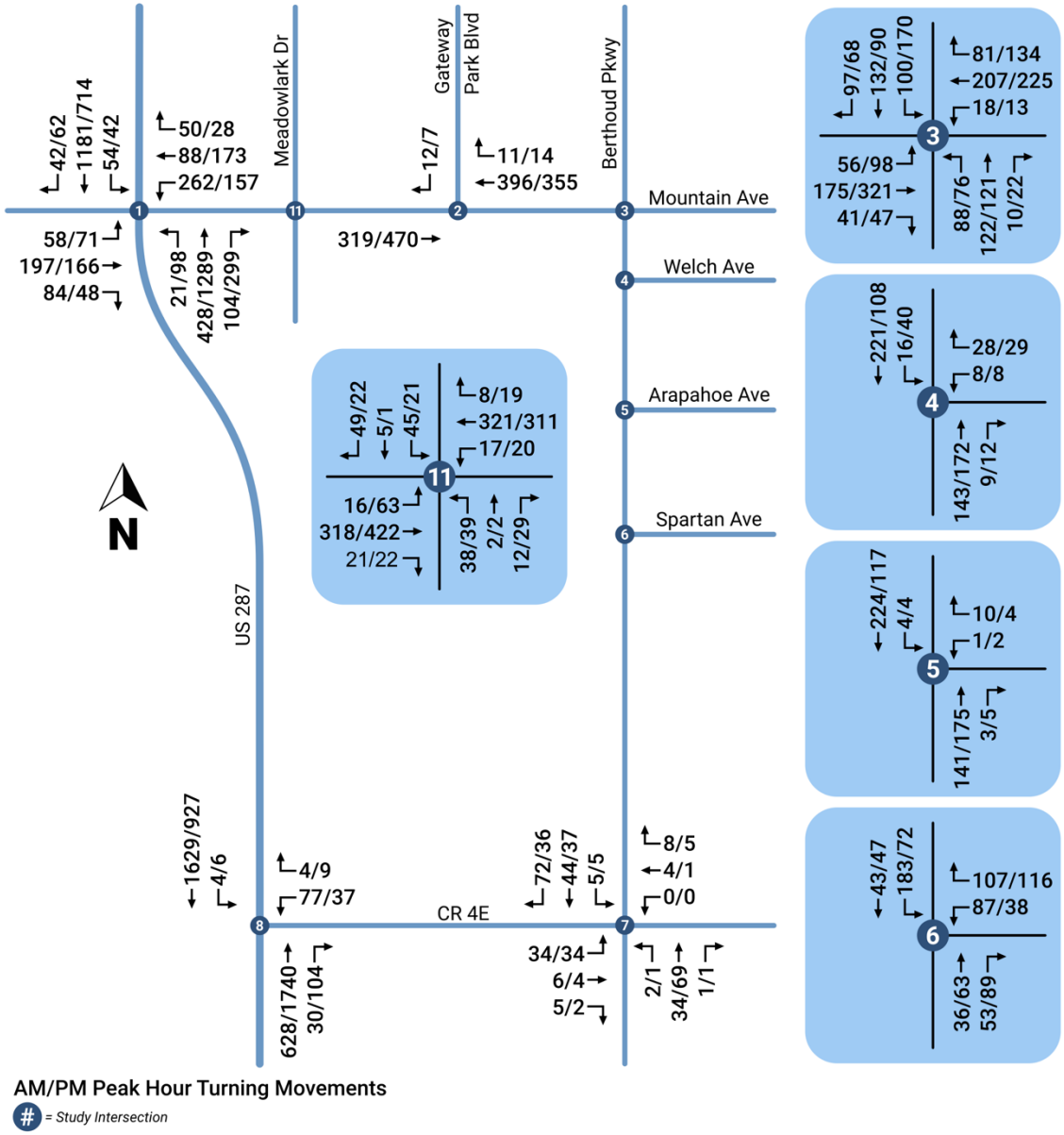
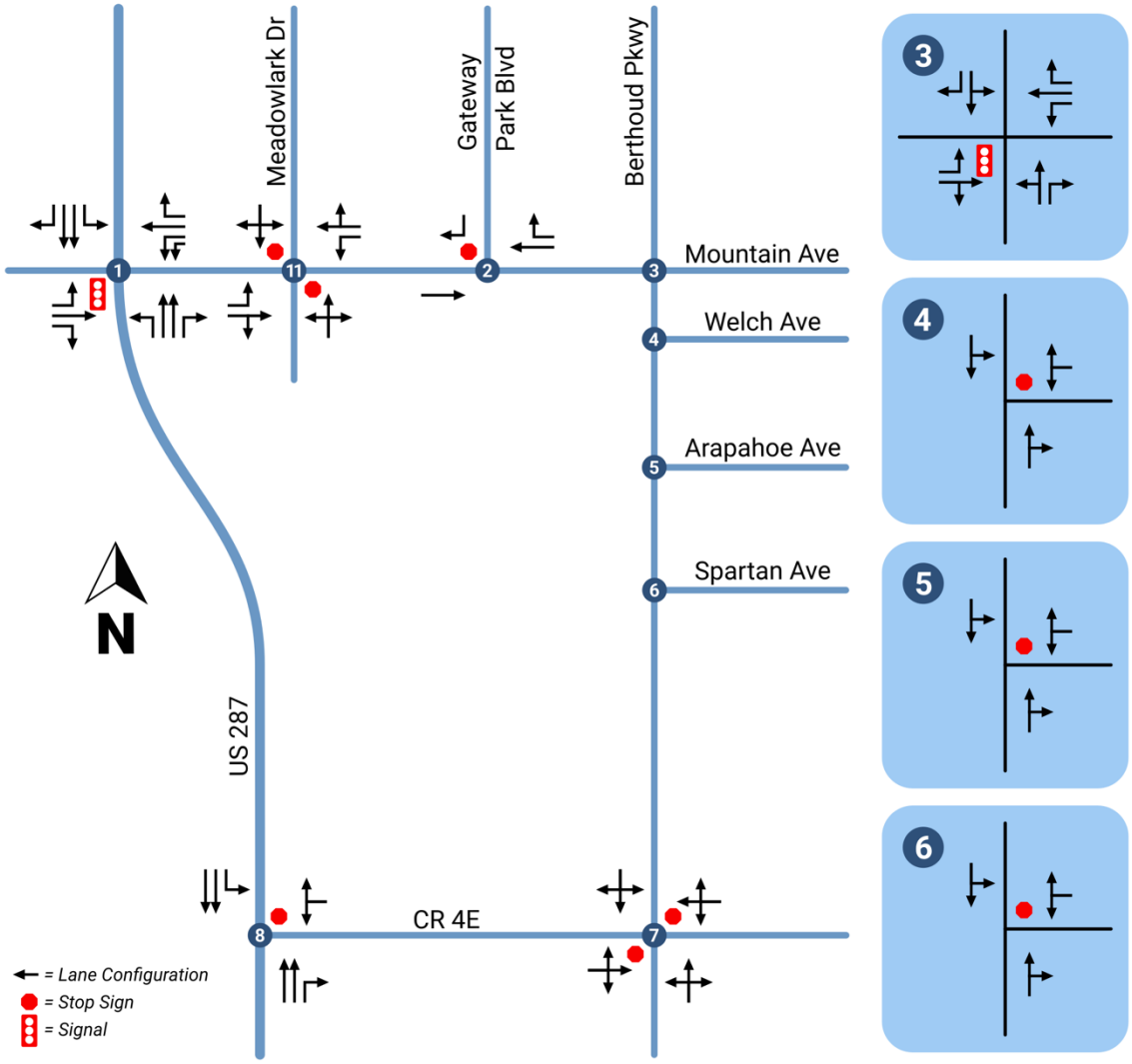


Figure 5 – Existing Lane Configurations



Intersection Level of Service Analysis Methodologies

Transportation professionals evaluate intersections to determine how they are currently operating and will operate in the future. The methods employed can be found in the Transportation Research Board's, 6th Edition, 2016 *Highway Capacity Manual* (HCM). Level of service (LOS) is based on a "graded" system from LOS A, with very little to no delays to LOS F which represents excessive delays and congestion. Table 1 provides the thresholds for acceptable levels of service. The table is from the *Larimer County Urban Area Street Standards* (LCUASS), August 1, 2021.

Table 1
Intersection Level of Service Thresholds

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

[1] Includes all signalized and unsignalized arterial/arterial and arterial/ major collector intersections.
[2] Includes all unsignalized intersections (except major intersections) and high volume driveways
[3] There are no LOS standards for I-25 Interchanges.
[4] On State Highways, overall LOS D is acceptable.

Signalized Intersection

Peak hour levels of motor vehicle delay at signalized intersections were estimated using methods provided in the HCM. This operations analysis method uses various intersection characteristics (such as traffic volumes, lane geometry, and signal phasing) to estimate the average control delay experienced by motorists traveling through an intersection. Table 2 summarizes the relationship between the average control delay per vehicle and LOS for signalized intersections.

Table 2
Signalized Intersection Level of Service Definitions

Level of Service	Average Control Delay Per Vehicle (Seconds)	Description
A	≤10.0	Free Flow or Insignificant Delays: Operations with very low delay, when signal progression is extremely favorable and most vehicles arrive during the green light phase. Most vehicles do not stop at all.
B	>10.0 and ≤20.0	Stable Operation or Minimal Delays: Generally, occurs with good signal progression and/or short cycle lengths. More vehicles stop than with LOS A, causing higher levels of average delay. An occasional approach phase is fully utilized.
C	>20.0 and ≤35.0	Stable Operation or Acceptable Delays: Higher delays resulting from fair signal progression and/or longer cycle lengths. Drivers begin having to wait through more than one red light. Most drivers feel somewhat restricted.
D	>35.0 and ≤55.0	Approaching Unstable or Tolerable Delays: Influence of congestion becomes more noticeable. Longer delays result from unfavorable signal progression, long cycle lengths, or high volume to capacity ratios. Many vehicles stop. Drivers may have to wait through more than one red light. Queues may develop, but dissipate rapidly, without excessive delays.
E	>55.0 and ≤80.0	Unstable Operation or Significant Delays: Considered to be the limit of acceptable delay. High delays indicate poor signal progression, long cycle lengths, and high volume to capacity ratios. Individual cycle failures are frequent occurrences. Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
F	>80.0	Forced Flow or Excessive Delays: Occurs with oversaturation when flows exceed the intersection capacity. Represents jammed conditions. Many cycle failures. Queues may block upstream intersections.

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

Unsignalized Intersection

Peak hour levels of motor vehicle delay at unsignalized intersections were estimated using the method from Chapter 17 of the 2016 *Highway Capacity Manual*. The delays for the entire intersection and the movement and/or approach are determined. Table 3 summarizes the relationship between the average control delay per vehicle and LOS for unsignalized intersections.

Table 3
Unsignalized Intersection Level of Service Definitions

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

Source: Transportation Research Board, Highway Capacity Manual, 2016

Existing Intersection Conditions

Using the HCM methodology, the weekday AM, and PM peak hour intersection operations were determined. The results are provided in Table 4. The Town's LOS thresholds, provided in Table 1, were utilized to evaluate existing operations. As indicated in Table 4, the study intersections are currently operating at acceptable levels of service. The detailed analysis worksheets are provided in Appendix B. It should be noted that at US 287/CR 4E the westbound direction operates at LOS F, this is a minor intersection, and a LOS F is considered acceptable.

Table 4
Existing Weekday Peak-Hour Intersection Level of Service

#	Intersection	Overall Movement	Level of Service	
			AM Peak Hr	PM Peak Hr
1	US 287 & Berthoud Parkway Signal	Overall	C	C
		EB LT	D	E
		EB T	E	E
		EB RT	A	A
		WB LT	E	E
		WB T	C	D
		WB RT	A	A
		NB LT	B	B
		NB T	B	C
		NB RT	A	A
		SB LT	B	B
		SB T	C	B
		SB RT	A	A
2	Gateway PK Blvd & Mountain Ave Right-In-Right-Out	Overall	A	A
		SB RT	B	B
3	Berthoud Pkwy & Mountain Ave Signal	Overall	B	B
		EB LT	A	B
		EB T/RT	B	B
		WB LT	A	A
		WB T	B	C
		WB RT	A	A
		NB LT/T	B	B
		NB RT	A	A
		SB LT/T	B	B
		SB RT	A	A

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

Table 4 (continued)
Existing Weekday Peak-Hour Intersection Level of Service

#	Intersection	Overall Movement	Level of Service	
			AM Peak Hr	PM Peak Hr
4	Berthoud Pkwy & Welch Ave T-Stop	Overall	A	A
		WB LT/RT	B	B
		SB LT	A	A
5	Berthoud Pkwy & Arapahoe Ave T-Stop	Overall	A	A
		WB LT/RT	A	A
		SB LT	A	A
6	Berthoud Pkwy & Spartan Ave T-Stop	Overall	A	A
		WB LT/RT	C	B
		SB LT	A	A
7	Berthoud Pkwy & CR 4E Two-Way Stop	Overall	A	A
		NB LT	A	A
		EB Approach	A	A
		WB Approach	A	A
		SB LT	A	A
8	US 287 & CR 4E T-Stop	Overall	A	A
		WB Approach	F	F
		SB LT	A	C
11	Meadowlark Dr & Mountain Ave Two-Way Stop	Overall	A	A
		NB Approach	C	C
		EB LT	A	A
		WB LT	A	A
		SB Approach	C	C

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

3 PROJECT TRAVEL DEMAND

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

PROJECT CHARACTERISTICS

The proposed Phase 1 of the Legacy Park project will include residential uses. The project site plan is depicted on Figure 2. As shown on the figure, vehicular access to the project will be from locations along Mountain Avenue and Berthoud Parkway

PROJECT TRIP GENERATION

The trip generation characteristics of the project were estimated using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual,* 11^{1h} Edition. Table 5 provides the trip generation estimated for Phase 1. As indicated in the table, Phase 1 of the project will result in an estimated 5,350 daily, 385 morning, and 525 evening peak hour trips.

Table 5
Estimated Trip Generation

ITE Land Use Code & Rates		Project	Project Trip Generation						
				AM			PM		
Land Use	Land Use Code	Dwelling Units	Daily	IN	Out	Total	IN	Out	Total
Single-Family Detached	210	489	4,346	82	234	316	278	163	442
Multi-Family Low Rise	220	145	1,005	16	52	68	52	31	83
PHASE 1 TOTAL			5,351	98	285	384	331	194	525

Based on ITE Trip Generation 11th Edition

PROJECT TRIP DISTRIBUTION | ASSIGNMENT

The distribution of the project traffic onto the roadway system was based on the location of the project within Berthoud and northern Colorado, the roadway system, and existing traffic data. The project trip distribution is depicted on Figure 6 and indicates the distribution for residential and commercial/office uses. The resulting peak hour traffic associated with the buildout of Legacy Park is shown on Figure 7.

Figure 6 – Trip Distribution

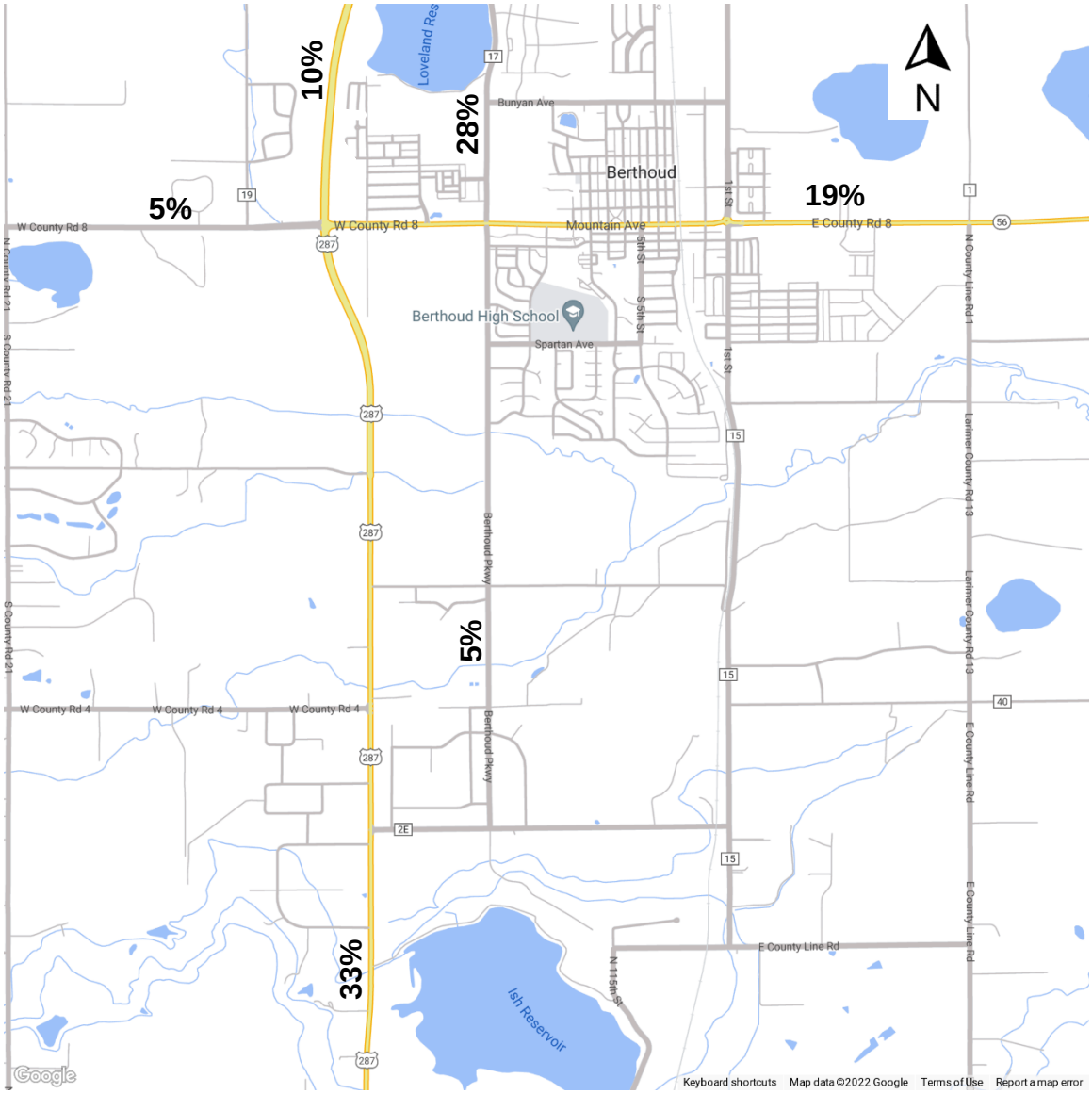
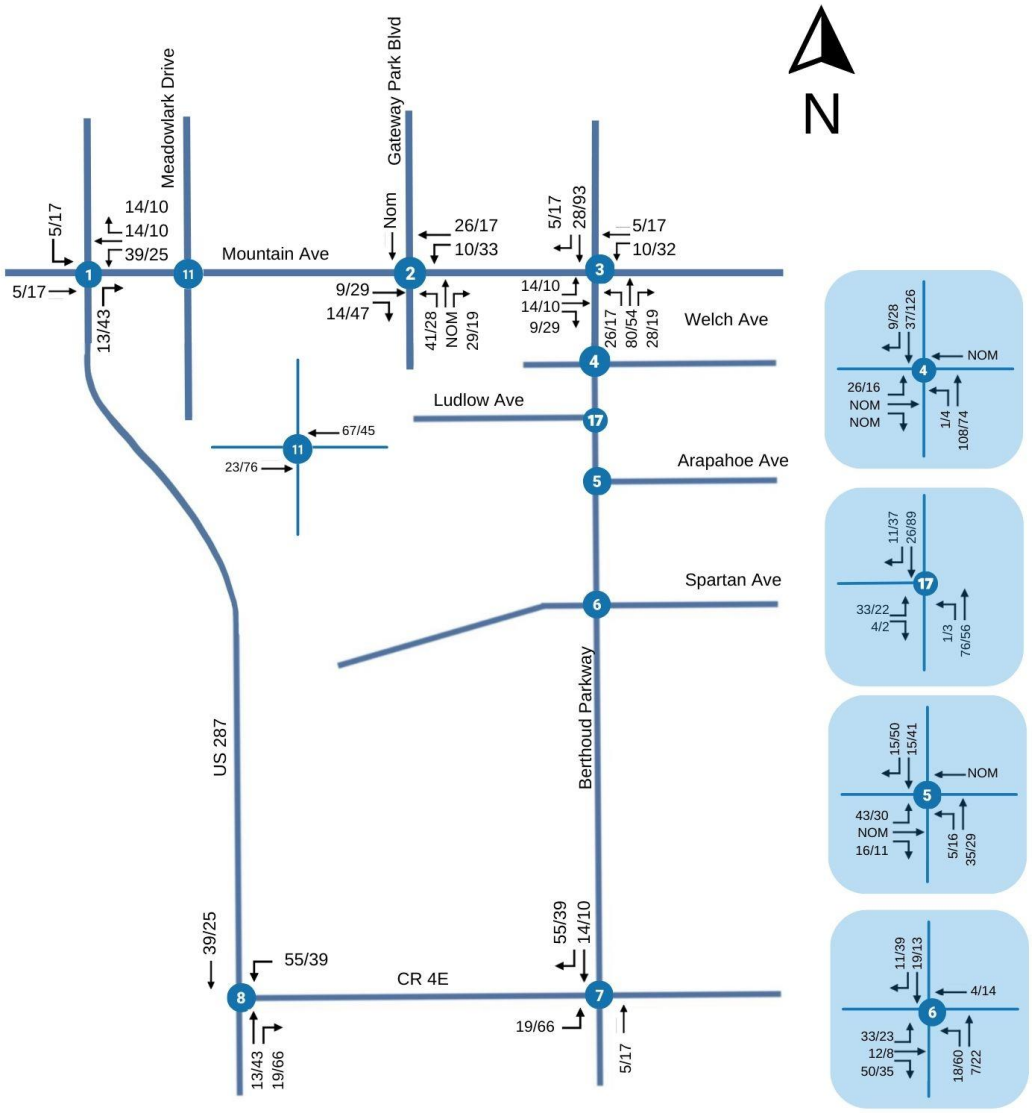


Figure 7 – Project Traffic



4 FUTURE TRAFFIC PROJECTIONS

Estimates of future traffic conditions both with and without the proposed Phase 1 were necessary to evaluate the potential impact of the project on the local street system. The background base traffic scenario represents future traffic conditions without the addition of Phase 1, while the total scenario represents future traffic conditions with the completion of Phase1. These projections were developed for Year 2028. The development of these future traffic scenarios is described in this chapter.

BACKGROUND 2028 TRAFFIC PROJECTIONS

The background traffic projections reflect growth in traffic from two primary sources: ambient growth in the existing traffic volumes due to regional growth both in and outside of the study area, and consideration of traffic generated by nearby planned projects. Each of these elements is described below.

- The **areawide/ambient growth** in traffic was determined based on the direction from the Colorado Department of Transportation (CDOT). The 20 year growth factors were from 1.18 to 1.39. Because numerous other projects' traffic will also be included, growth factor of 1.03 was applied.
- The future traffic related to the **other proposed projects** was added to the background traffic. Three proposed projects were included as follows.
    - Traffic Impact Study for Gateway (northeast corner of US 287 and Mountain Avenue), Aldridge Transportation Consultants, LLC, October 24, 2019
    - Trails at Creekview (northeast corner Berthoud Parkway and CR 4E) Rollins Consult LLC, January 27, 2022.
    - The upcoming Revere project (northwest corner of US 287 and Mountain Avenue) is being prepared by Rollins Consult LLC
    - Gateway at Berthoud Transportation Impact Study, Delich Associates, January 2024.

The resulting Background 2028 traffic projections for the study intersections are provided on Figure 8.

TOTAL TRAFFIC PROJECTIONS

The total traffic projections include both the background plus project traffic. The project-generated traffic volumes from Figure 7 were added to the Year 2028 background traffic volumes illustrated on Figure 8 to develop background plus project peak hour traffic volumes. The resulting Year 2028 total traffic is depicted on Figure 9.

Figure 8 – Background Traffic 2028

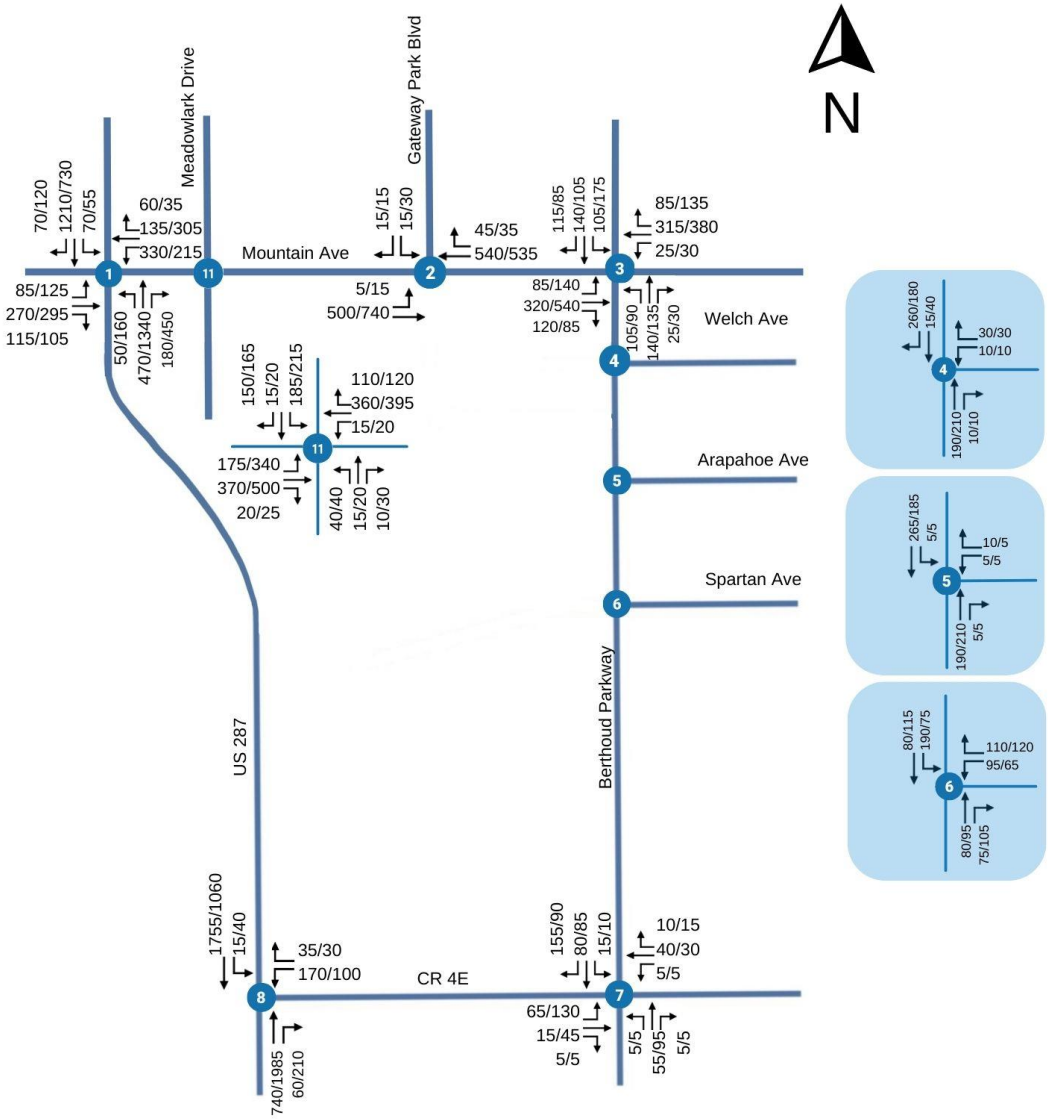
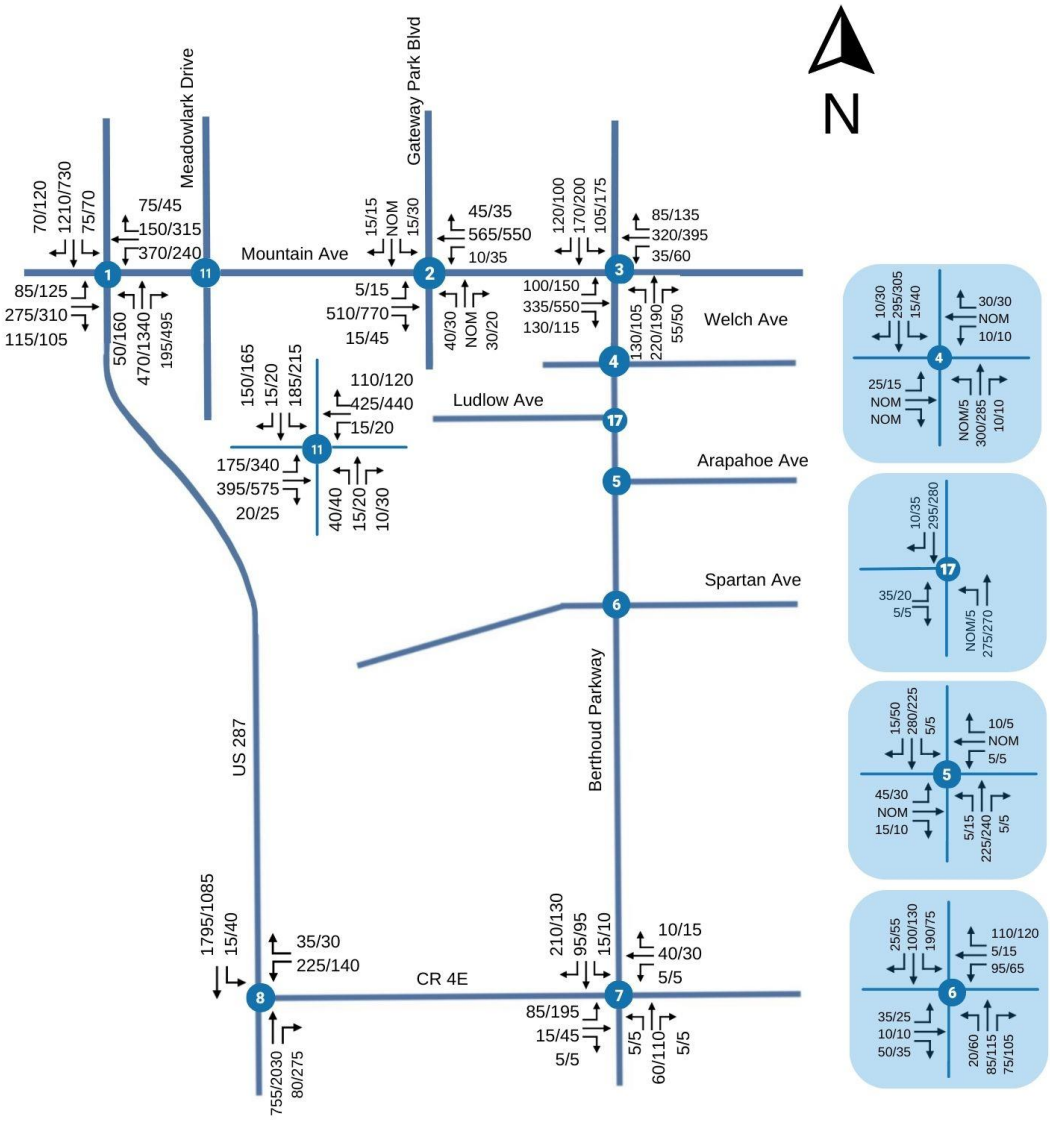


Figure 9 – Total Traffic 2028



5 AUXILIARY LANE ANALYSIS

An analysis was conducted to determine the need for auxiliary turn lanes to the project site from US 287, Mountain Avenue, and Berthoud Parkway.

The guidelines from Figure 8-4 in LCUASS (provided in Appendix D) were applied to the total future projected volumes depicted on Figure 9 for 2028 total traffic conditions. Using the LCUASS criteria, it was determined that several auxiliary lanes satisfy the turn lane criteria. The following lanes are required under 2028 Total conditions.

Mountain Avenue

- An eastbound right-turn lane at Gateway Park Boulevard

Berthoud Parkway

- A southbound right-turn lane at Welch, Ludlow, and Arapahoe Avenues

These lanes will be assumed for the analysis of the study intersection operations for 2028 conditions. For the future roundabout at Berthoud Parkway and Spartan Avenue, it will be assumed that each leg is a single lane.

6 TRAFFIC IMPACT ANALYSIS

This chapter presents an analysis of the potential impacts of the traffic generated by the proposed Legacy Park project on the local street system. The analysis compares the projected levels of service at each study intersection under future background and total conditions to estimate the incremental increase in the level of service caused by the proposed Project. This provides the information needed to assess the potential impact of the Project using the acceptable operations criteria.

The analysis includes signalization of US 287 at CR 4E. This is required with the final phases of the Trails at Creekview project, whose total future traffic is included in this study The analysis also includes the future roundabout at Berthoud Parkway and Spartan Avenue.

FUTURE INTERSECTION TRAFFIC CONDITIONS

The future traffic projections at the nine study intersections were analyzed to determine their operating conditions. The analysis results are provided in Table 6 for both background and total conditions. As indicated in Table 6, the intersections are projected to operate within the acceptable limits established by the Town of Berthoud with the following exceptions:

- At Gateway Park Boulevard at Mountain Avenue, both the north and southbound left-turns will operate with long delays. This is typical where lower volume streets intersect arterial streets and are within acceptable levels of service The anticipated 95th percentile queue lengths are 2 vehicles or lower.

- The intersection of Berthoud Parkway and Mountain Avenue is projected to have long delays in excess of acceptable levels in the eastbound direction

INTERSECTION IMPROVEMENTS

An eastbound right-turn lane is proposed on Mountain Avenue at Berthoud Parkway. The intersection operations with this improvement are provided in Table 7. This improvement will result in acceptable operations. The resulting 2028 intersection configurations at the study intersections are provided on Figure 10.

Table 6
2028 Peak Hour Intersection Level of Service

#	Intersection	Overall Movement	Background		Total	
			AM	PM	AM	PM
1	US 287 & Berthoud Parkway Signal	Overall	D	D	D	D
		EB LT	D	E	D	E
		EB T	E	E	E	E
		EB RT	A	A	A	A
		WB LT	E	E	E	E
		WB T	D	E	D	D
		WB RT	A	A	A	A
		NB LT	B	B	B	B
		NB T	C	D	C	E
		NB RT	A	A	A	A
		SB LT	B	B	B	B
		SB T	D	C	D	C
		SB RT	A	A	A	A
2	Gateway PK Blvd & Mountain Ave Two-Way Stop Control	Overall	A	A	A	A
		EB LT	A	A	A	A
		WB LT	-	-	A	A
		NB LT	-	-	E	F
		NB T/RT	-	-	B	C
		SB LT	C	E	D	F
		SB T/RT	B	B	B	B
3	Berthoud Pkwy & Mountain Ave Signal	Overall	D	D	E	E
		EB LT	C	C	C	C
		EB T/RT	D	D	F	F
		WB LT	C	C	C	C
		WB T	C	C	D	C
		WB RT	C	C	C	C
		NB LT/T	D	D	D	E
		NB RT	C	C	C	C
		SB LT/T	D	D	D	E
		SB RT	C	C	C	C

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

Table 6 (continued)
2028 Peak Hour Intersection Level of Service

#	Intersection	Overall Movement	Background		Total	
			AM	PM	AM	PM
4	Berthoud Pkwy & Welch Ave T-Stop	Overall	A	A	A	A
		NB LT	-	-	A	A
		EB LT/T/RT	-	-	C	C
		WB LT/T/RT	B	B	B	B
		SB LT	A	A	A	A
5	Berthoud Pkwy & Arapahoe Ave T-Stop	Overall	A	A	A	A
		NB LT	-	-	A	A
		EB LT/T/RT	-	-	C	B
		WB LT/RT	B	B	B	B
		SB LT	A	A	A	A
6	Berthoud Pkwy & Spartan Ave All-Way Stop (Background) Roundabout (Total)	Overall	A	A	A	A
		EB LT/T/RT	-	-	A	A
		WB LT/T/RT	C	B	A	A
		NB LT/T/RT	-	-	A	A
		SB LT/ T/RT	A	A	A	A
7	Berthoud Pkwy & CR 4E Two-Way Stop	Overall	A	A	A	A
		NB Approach	A	A	A	A
		EB Approach	B	C	B	C
		WB Approach	B	B	B	B
		SB Approach	A	A	A	A
8	US 287 & CR 4E Signal	Overall	A	A	B	A
		WB LT	D	D	D	D
		WB RT	D	D	D	D
		NB T	A	A	A	A
		NB RT	A	A	A	A
		SB T	A	B	A	C
		SB LT	A	A	A	A

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

Table 6 (continued)
2028 Peak Hour Intersection Level of Service

#	Intersection	Overall Movement	Background		Total	
			AM	PM	AM	PM
11	Meadowlark Dr & Mountain Ave Signal	Overall	C	C	C	C
		EB LT	C	C	C	C
		EB T/RT	A	A	A	A
		WB LT	C	C	C	C
		WB T	D	D	D	D
		WB RT	C	C	C	C
		NB L/T/RT	B	B	C	B
		SB LT	B	C	B	C
		SB T	B	B	B	B
		SB RT	B	B	B	C

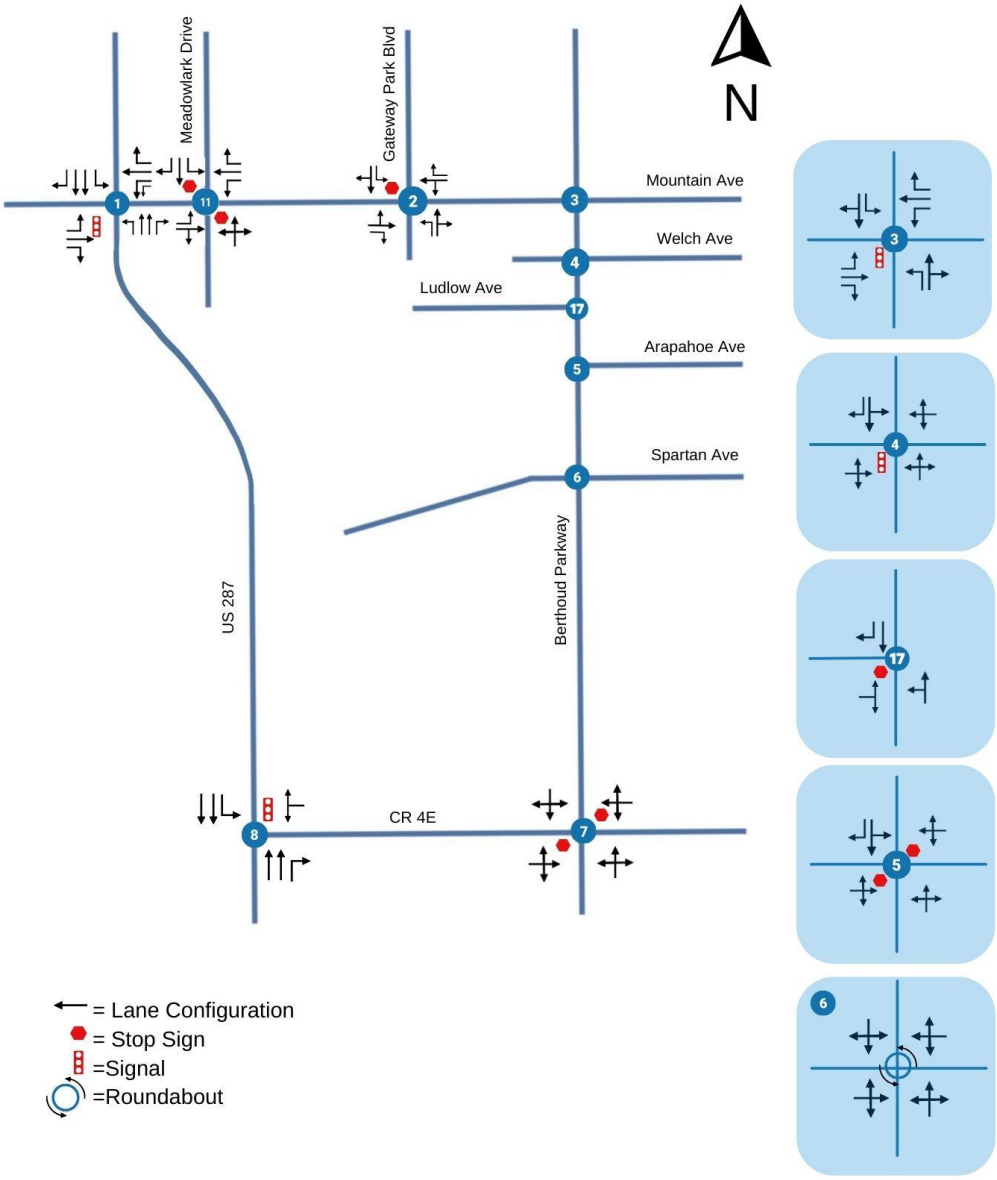
1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement

Table 7
2028 Peak Hour Intersection Level of Service With Improvements

#	Intersection	Overall Movement	Total	
			AM	PM
3	Berthoud Pkwy & Mountain Ave Signal	Overall	D	D
		EB LT	C	C
		EB T	D	D
		EB RT	C	C
		WB LT	C	C
		WB T	D	C
		WB RT	C	C
		NB LT/T	D	E
		NB RT	C	C
		SB LT/T	D	E
		SB RT	C	C

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

Figure 10
2028 Intersection Configurations



7 CONCLUSIONS

This study was undertaken to analyze the potential short range traffic impacts of the proposed Phase 1 of the Legacy Park property in the Town of Berthoud. The following summarizes the results of this analysis:

- The proposed Legacy Park project is located south of Mountain Avenue and east of US 287. The site is currently undeveloped.
- The traffic study analyzed the short range 2028 traffic conditions with the first phase of the project.
- The proposed project includes a connection to Mountain Avenue at Gateway Park Boulevard, and several connections along Berthoud Parkway. A roundabout is proposed at Berthoud Parkway and Spartan Avenue. This initial phase of the Legacy Park project will not connect Spartan Avenue with US 287.
- The project was modeled with 489 single family homes and 145 multi-family dwellings that are in the eastern side of the site
- The full buildout of the project is anticipated to result in an estimated 5,350 daily, 385 morning, and 525 evening peak hour trips.
- Currently, the study intersections are at acceptable levels.
- Several right-turn lanes are required to access the project site. These are in the eastbound direction at Gateway Park/Mountain, and at Berthoud Parkway/Mountain. Each of the access streets along Berthoud Parkway will need southbound right-turn lanes. The roundabout at Berthoud Parkway and Spartan Avenue will be a single lane roundabout.
- The study intersections are projected to operate acceptably under the 2028 background and total traffic conditions with the noted exceptions listed below.
- At the intersection of Gateway Park Boulevard and Mountain Avenue there will be delays for the north and southbound left-turns. The level of service falls within the Town's acceptable levels.
- The signalized intersection of Berthoud Parkway and Mountain Avenue will require the eastbound right-turn lane to operate acceptably

APPENDICIES

- Appendix A: Intersection Turning Movement Count Data
- Appendix B: Level of Service Worksheets

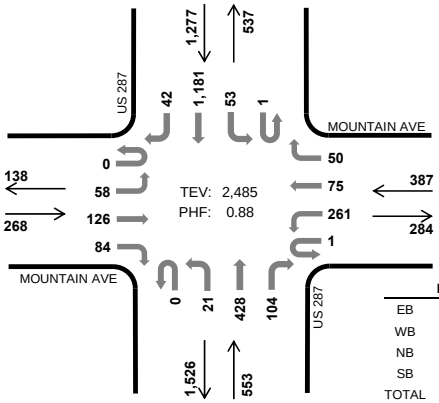
Appendix A Intersection Turning Movement Count Data

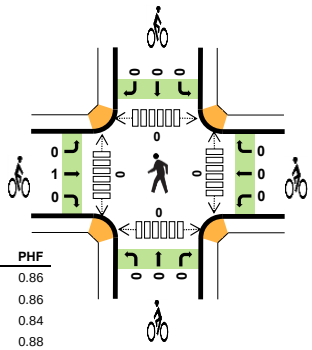
www.idaxdata.com

US 287
MOUNTAIN AVE

Peak Hour

Date: 6/22/2022
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:00 AM to 8:00 AM





	HV %:	PHF
EB	3.7%	0.86
WB	3.4%	0.86
NB	3.8%	0.84
SB	2.2%	0.88
TOTAL	2.9%	0.88

Two-Hour Count Summaries

Interval Start	MOUNTAIN AVE Eastbound				MOUNTAIN AVE Westbound				US 287 Northbound				US 287 Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	**0**	**13**	**21**	**18**	**0**	**61**	**13**	**8**	**0**	**4**	**91**	**15**	**0**	**6**	**262**	**12**	**524**	0
7:15 AM	**0**	**21**	**33**	**24**	**1**	**66**	**17**	**7**	**0**	**2**	**88**	**32**	**0**	**10**	**312**	**8**	**621**	0
7:30 AM	**0**	**15**	**36**	**16**	**0**	**67**	**24**	**22**	**0**	**5**	**124**	**35**	**1**	**30**	**321**	**9**	**705**	0
7:45 AM	**0**	**9**	**36**	**26**	**0**	**67**	**21**	**13**	**0**	**10**	**125**	**22**	**0**	**7**	**286**	**13**	**635**	**2,485**
8:00 AM	0	11	30	14	0	66	28	7	0	14	103	16	0	3	219	10	521	2,482
8:15 AM	0	15	26	13	0	70	17	5	0	10	136	28	0	9	230	17	576	2,437
8:30 AM	0	19	37	15	1	50	17	3	0	10	97	37	0	22	210	10	528	2,260
8:45 AM	0	14	47	15	0	46	32	13	0	6	97	33	0	20	189	13	525	2,150
Count Total	0	117	266	141	2	493	169	78	0	61	861	218	1	107	2,029	92	4,635	0
Peak Hour All	**0**	**58**	**126**	**84**	**1**	**261**	**75**	**50**	**0**	**21**	**428**	**104**	**1**	**53**	**1,181**	**42**	**2,485**	**0**
Peak Hour HV	**0**	**1**	**6**	**3**	**0**	**8**	**5**	**0**	**0**	**1**	**15**	**5**	**0**	**1**	**26**	**1**	**72**	**0**
Peak Hour HV%	**-**	**2%**	**5%**	**4%**	**0%**	**3%**	**7%**	**0%**	**-**	**5%**	**4%**	**5%**	**0%**	**2%**	**2%**	**2%**	**3%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	**2**	**2**	**3**	**7**	***14***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
7:15 AM	**3**	**5**	**4**	**9**	***21***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
7:30 AM	**1**	**4**	**7**	**6**	***18***	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	*0*
7:45 AM	**4**	**2**	**7**	**6**	***19***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:00 AM	1	3	11	8	*23*	0	0	0	0	*0*	0	0	0	0	*0*
8:15 AM	2	2	3	10	*17*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	0	4	7	12	*23*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	2	2	13	7	*24*	0	1	0	0	*1*	0	0	0	0	*0*
Count Total	15	24	55	65	*159*	1	1	0	0	*2*	0	0	0	0	*0*
Peak Hour	**10**	**13**	**21**	**28**	***72***	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***

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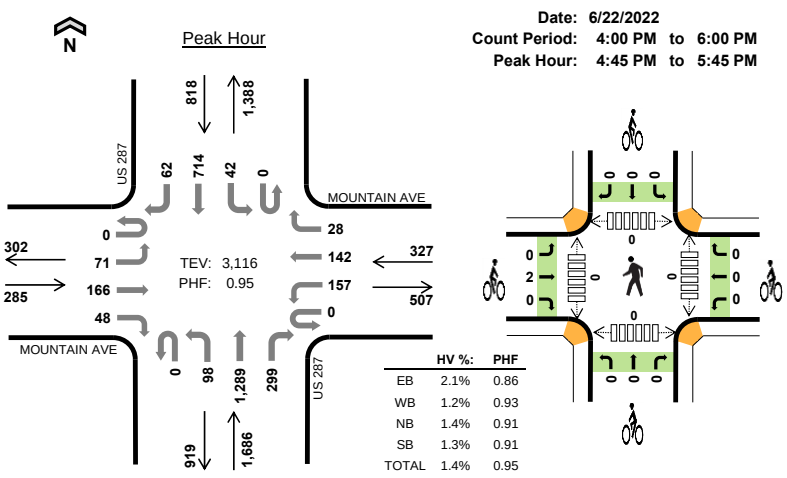

Two-Hour Count Summaries

Interval Start		MOUNTAIN AVE Eastbound				MOUNTAIN AVE Westbound				US 287 Northbound				US 287 Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		0	19	34	14	0	29	36	4	0	22	287	54	0	9	161	13	682	0
4:15 PM		0	27	31	16	0	42	34	7	0	15	295	50	0	5	200	16	738	0
4:30 PM		0	20	43	16	0	53	37	9	0	24	259	78	0	15	140	18	712	0
4:45 PM		**0**	**11**	**42**	**8**	**0**	**39**	**36**	**13**	**0**	**30**	**314**	**72**	**0**	**17**	**177**	**16**	**775**	2,907
5:00 PM		**0**	**20**	**49**	**14**	**0**	**39**	**34**	**3**	**0**	**13**	**316**	**71**	**0**	**5**	**199**	**20**	**783**	3,008
5:15 PM		**0**	**21**	**36**	**13**	**0**	**37**	**39**	**8**	**0**	**28**	**359**	**78**	**0**	**11**	**174**	**12**	**816**	3,086
5:30 PM		**0**	**19**	**39**	**13**	**0**	**42**	**33**	**4**	**0**	**27**	**300**	**78**	**0**	**9**	**164**	**14**	**742**	**3,116**
5:45 PM		0	23	42	16	1	42	35	6	0	20	286	57	0	4	154	13	699	3,040
Count Total		0	160	316	110	1	323	284	54	0	179	2,416	538	0	75	1,369	122	5,947	0
Peak Hour	**All**	**0**	**71**	**166**	**48**	**0**	**157**	**142**	**28**	**0**	**98**	**1,289**	**299**	**0**	**42**	**714**	**62**	**3,116**	**0**
	HV	**0**	**2**	**1**	**3**	**0**	**3**	**1**	**0**	**0**	**1**	**17**	**5**	**0**	**2**	**8**	**1**	**44**	**0**
	HV%	**-**	**3%**	**1%**	**6%**	**-**	**2%**	**1%**	**0%**	**-**	**1%**	**1%**	**2%**	**-**	**5%**	**1%**	**2%**	**1%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	1	0	10	5	*16*	0	0	0	1	*1*	0	0	0	0	*0*
4:15 PM	1	1	7	3	*12*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	1	1	7	2	*11*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	**0**	**0**	**6**	**3**	***9***	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**3**	**3**	**5**	**2**	***13***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**2**	**0**	**6**	**4**	***12***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:30 PM	**1**	**1**	**6**	**2**	***10***	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***
5:45 PM	1	1	3	2	*7*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	10	7	50	23	*90*	2	0	0	1	*3*	0	0	0	0	*0*
Peak Hour	**6**	**4**	**23**	**11**	***44***	**2**	**0**	**0**	**0**	***2***	**0**	**0**	**0**	**0**	***0***

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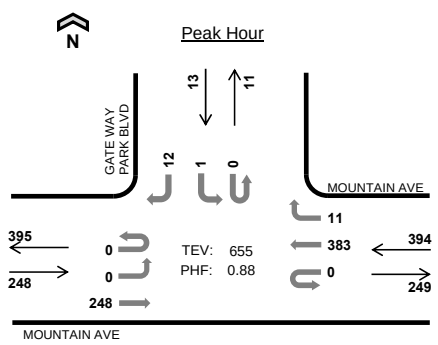
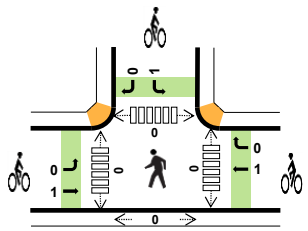
GATE WAY PARK BLVD
MOUNTAIN AVE





Date: 06/22/2022
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:15 AM to 8:15 AM

	HV %:	PHF
EB	4.0%	0.85
WB	3.0%	0.90
NB	-	-
SB	0.0%	0.81
TOTAL	3.4%	0.88

Two-Hour Count Summaries

Interval Start		MOUNTAIN AVE Eastbound				MOUNTAIN AVE Westbound				n/a Northbound				GATE WAY PARK BLVD Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM		0	0	34	0	0	0	73	1	0	0	0	0	0	0	0	2	110	0
7:15 AM		**0**	**0**	**53**	**0**	**0**	**0**	**96**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**153**	0
7:30 AM		**0**	**0**	**73**	**0**	**0**	**0**	**105**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**186**	0
7:45 AM		**0**	**0**	**73**	**0**	**0**	**0**	**97**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**176**	625
8:00 AM		**0**	**0**	**49**	**0**	**0**	**0**	**85**	**4**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**140**	**655**
8:15 AM		0	0	48	0	0	0	80	2	0	0	0	0	0	0	0	7	137	639
8:30 AM		0	0	58	0	0	0	98	1	0	0	0	0	0	0	0	4	161	614
8:45 AM		0	0	100	0	0	0	101	3	0	0	0	0	0	1	0	4	209	647
Count Total		0	0	488	0	0	0	735	18	0	0	0	0	0	2	0	29	1,272	0
Peak Hour	**All**	**0**	**0**	**248**	**0**	**0**	**0**	**383**	**11**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**12**	**655**	**0**
	HV	**0**	**0**	**10**	**0**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**	**0**
	HV%	-	-	**4%**	-	-	-	**3%**	**0%**	-	-	-	-	-	**0%**	-	**0%**	**3%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	1	2	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	**3**	**7**	**0**	**0**	***10***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	*0*
7:30 AM	**1**	**1**	**0**	**0**	***2***	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	*0*
7:45 AM	**5**	**2**	**0**	**0**	***7***	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**0**	*0*
8:00 AM	**1**	**2**	**0**	**0**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:15 AM	0	1	0	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	3	3	0	0	*6*	0	2	0	0	*2*	0	0	1	0	*1*
8:45 AM	3	2	0	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	17	20	0	1	*38*	1	3	0	1	*5*	0	0	1	0	*1*
Peak Hr	**10**	**12**	**0**	**0**	***22***	**1**	**1**	**0**	**1**	***3***	**0**	**0**	**0**	**0**	***0***

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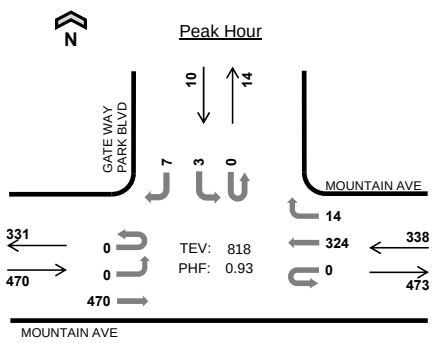
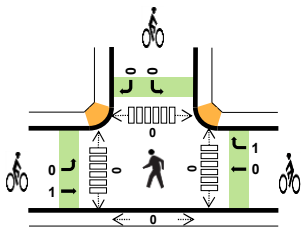
GATE WAY PARK BLVD
MOUNTAIN AVE

Peak Hour

Date: 06/22/2022
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:45 PM to 5:45 PM





	HV %:	PHF
EB	1.1%	0.95
WB	1.2%	0.89
NB	-	-
SB	0.0%	0.63
TOTAL	1.1%	0.93

Two-Hour Count Summaries

Interval Start	MOUNTAIN AVE Eastbound				MOUNTAIN AVE Westbound				n/a Northbound				GATE WAY PARK BLVD Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	93	0	0	0	67	2	0	0	0	0	0	1	0	1	164	0
4:15 PM	0	0	84	0	0	0	83	2	0	0	0	0	0	0	0	3	172	0
4:30 PM	0	0	114	0	0	0	90	4	0	0	0	0	0	1	0	1	210	0
4:45 PM	**0**	**0**	**114**	**0**	**0**	**0**	**75**	**4**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**2**	**197**	743
5:00 PM	**0**	**0**	**123**	**0**	**0**	**0**	**71**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**199**	778
5:15 PM	**0**	**0**	**109**	**0**	**0**	**0**	**86**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**201**	807
5:30 PM	**0**	**0**	**124**	**0**	**0**	**0**	**92**	**3**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**221**	**818**
5:45 PM	0	0	101	0	0	0	73	6	0	0	0	0	0	0	0	3	183	804
Count Total	0	0	862	0	0	0	637	28	0	0	0	0	0	5	0	15	1,547	0
Peak Hour All	**0**	**0**	**470**	**0**	**0**	**0**	**324**	**14**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**7**	**818**	**0**
Peak Hour HV	**0**	**0**	**5**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**0**
Peak Hour HV%	-	-	**1%**	-	-	-	**1%**	**0%**	-	-	-	-	-	**0%**	-	**0%**	**1%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	4	0	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	6	3	0	0	*9*	0	0	0	0	*0*	0	0	2	0	*2*
4:30 PM	2	1	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**1**	**2**	**0**	**0**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**1**	**2**	**0**	**0**	***3***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	*0*
5:30 PM	**2**	**0**	**0**	**0**	***2***	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***
5:45 PM	3	3	0	0	*6*	0	1	0	0	*1*	0	0	0	0	*0*
Count Total	20	11	0	0	*31*	1	2	0	0	*3*	0	0	2	0	*2*
Peak Hr	**5**	**4**	**0**	**0**	***9***	**1**	**1**	**0**	**0**	***2***	**0**	**0**	**0**	**0**	***0***

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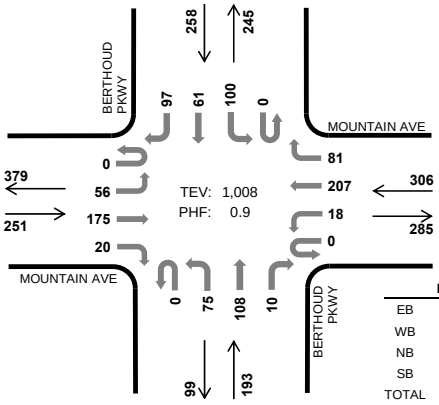
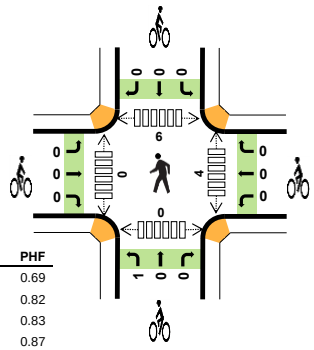
BERTHOUD PKWY
MOUNTAIN AVE

Peak Hour

Date: 06/22/2022
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 8:00 AM to 9:00 AM





	HV %:	PHF
EB	3.6%	0.69
WB	3.6%	0.82
NB	3.6%	0.83
SB	1.2%	0.87
TOTAL	3.0%	0.90

Two-Hour Count Summaries

Interval Start	MOUNTAIN AVE Eastbound				MOUNTAIN AVE Westbound				BERTHOUD PKWY Northbound				BERTHOUD PKWY Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	10	23	1	0	2	39	18	0	16	27	4	0	30	12	17	199	0
7:15 AM	0	15	35	5	0	1	60	7	0	15	15	3	0	30	7	23	216	0
7:30 AM	0	19	46	9	0	3	67	19	0	18	23	1	0	28	8	32	273	0
7:45 AM	0	17	52	5	0	1	56	11	0	18	19	2	0	34	16	12	243	931
8:00 AM	**0**	**6**	**39**	**5**	**0**	**3**	**54**	**21**	**0**	**14**	**27**	**3**	**0**	**18**	**18**	**22**	**230**	962
8:15 AM	**0**	**10**	**36**	**5**	**0**	**0**	**48**	**15**	**0**	**15**	**18**	**3**	**0**	**33**	**17**	**24**	**224**	970
8:30 AM	**0**	**14**	**43**	**2**	**0**	**8**	**58**	**27**	**0**	**22**	**34**	**2**	**0**	**23**	**15**	**26**	**274**	971
8:45 AM	**0**	**26**	**57**	**8**	**0**	**7**	**47**	**18**	**0**	**24**	**29**	**2**	**0**	**26**	**11**	**25**	**280**	**1,008**
Count Total	0	117	331	40	0	25	429	136	0	142	192	20	0	222	104	181	1,939	0
Peak Hour All	**0**	**56**	**175**	**20**	**0**	**18**	**207**	**81**	**0**	**75**	**108**	**10**	**0**	**100**	**61**	**97**	**1,008**	**0**
Peak Hour HV	**0**	**3**	**6**	**0**	**0**	**3**	**5**	**3**	**0**	**2**	**4**	**1**	**0**	**1**	**2**	**0**	**30**	**0**
Peak Hour HV%	**-**	**5%**	**3%**	**0%**	**-**	**17%**	**2%**	**4%**	**-**	**3%**	**4%**	**10%**	**-**	**1%**	**3%**	**0%**	**3%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	1	2	2	2	*7*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	3	6	1	1	*11*	0	0	0	2	*2*	1	0	1	0	*2*
7:30 AM	2	3	0	1	*6*	1	0	0	0	*1*	3	0	0	0	*3*
7:45 AM	5	2	0	1	*8*	1	0	0	0	*1*	2	0	2	0	*4*
8:00 AM	**1**	**3**	**2**	**0**	*6*	**0**	**0**	**0**	**0**	*0*	**0**	**0**	**3**	**0**	*3*
8:15 AM	**2**	**2**	**2**	**0**	*6*	**0**	**0**	**0**	**0**	*0*	**2**	**0**	**1**	**0**	*3*
8:30 AM	**3**	**4**	**3**	**1**	*11*	**0**	**0**	**1**	**0**	*1*	**0**	**0**	**1**	**0**	*1*
8:45 AM	**3**	**2**	**0**	**2**	*7*	**0**	**0**	**0**	**0**	*0*	**2**	**0**	**1**	**0**	*3*
Count Total	20	24	10	8	*62*	2	0	1	2	*5*	10	0	9	0	*19*
Peak Hour	**9**	**11**	**7**	**3**	*30*	**0**	**0**	**1**	**0**	*1*	**4**	**0**	**6**	**0**	*10*

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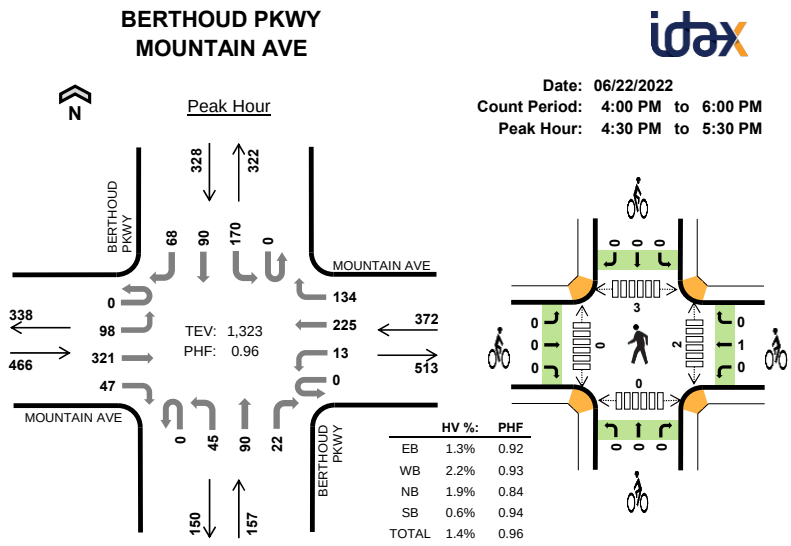

Two-Hour Count Summaries

Interval Start	MOUNTAIN AVE Eastbound				MOUNTAIN AVE Westbound				BERTHOUD PKWY Northbound				BERTHOUD PKWY Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	30	68	4	0	1	50	35	0	10	21	0	0	37	22	10	288	0
4:15 PM	0	19	55	5	0	1	57	39	0	15	24	5	0	42	22	13	297	0
4:30 PM	**0**	**26**	**80**	**13**	**0**	**3**	**64**	**33**	**0**	**14**	**21**	**5**	**0**	**50**	**18**	**17**	**344**	0
4:45 PM	**0**	**17**	**86**	**10**	**0**	**7**	**51**	**35**	**0**	**8**	**20**	**6**	**0**	**42**	**21**	**18**	**321**	1,250
5:00 PM	**0**	**24**	**88**	**14**	**0**	**0**	**56**	**29**	**0**	**8**	**23**	**5**	**0**	**36**	**23**	**16**	**322**	1,284
5:15 PM	**0**	**31**	**67**	**10**	**0**	**3**	**54**	**37**	**0**	**15**	**26**	**6**	**0**	**42**	**28**	**17**	**336**	**1,323**
5:30 PM	0	32	76	11	0	1	50	33	0	18	30	2	0	43	21	20	337	1,316
5:45 PM	0	32	61	11	0	2	62	36	0	12	22	6	0	48	16	10	318	1,313
Count Total	0	211	581	78	0	18	444	277	0	100	187	35	0	340	171	121	2,563	0
Peak Hour All	**0**	**98**	**321**	**47**	**0**	**13**	**225**	**134**	**0**	**45**	**90**	**22**	**0**	**170**	**90**	**68**	**1,323**	**0**
Peak Hour HV	**0**	**1**	**5**	**0**	**0**	**1**	**6**	**1**	**0**	**1**	**2**	**0**	**0**	**1**	**0**	**1**	**19**	**0**
Peak Hour HV%	**-**	**1%**	**2%**	**0%**	**-**	**8%**	**3%**	**1%**	**-**	**2%**	**2%**	**0%**	**-**	**1%**	**0%**	**1%**	**1%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	4	0	0	2	*6*	0	0	0	0	*0*	2	0	3	0	*5*
4:15 PM	4	3	0	0	*7*	0	0	0	1	*1*	0	0	3	0	*3*
4:30 PM	**4**	**1**	**0**	**0**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:45 PM	**0**	**2**	**1**	**1**	***4***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**3**	**0**	*4*
5:00 PM	**2**	**2**	**2**	**1**	***7***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**0**	**3**	**0**	**0**	***3***	**0**	**1**	**0**	**0**	***1***	**1**	**0**	**0**	**0**	***1***
5:30 PM	4	1	0	1	*6*	0	0	0	0	*0*	0	0	1	0	*1*
5:45 PM	2	2	0	1	*5*	0	1	0	0	*1*	2	0	0	0	*2*
Count Total	20	14	3	6	*43*	0	2	0	1	*3*	6	0	10	0	*16*
Peak Hour	**6**	**8**	**3**	**2**	***19***	**0**	**1**	**0**	**0**	***1***	**2**	**0**	**3**	**0**	***5***

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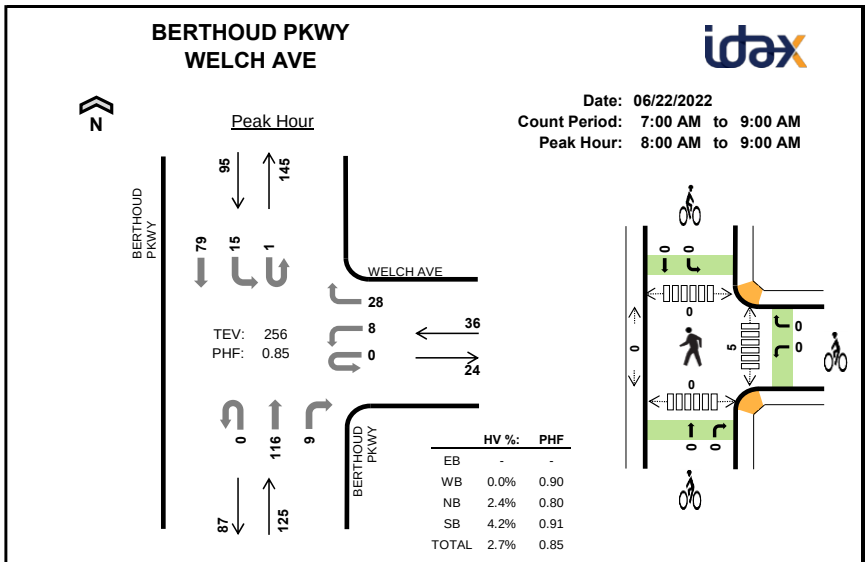

Two-Hour Count Summaries

Interval Start		n/a Eastbound				WELCH AVE Westbound				BERTHOUD PKWY Northbound				BERTHOUD PKWY Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM		0	0	0	0	0	1	0	9	0	0	25	0	0	1	14	0	50	0
7:15 AM		0	0	0	0	0	5	0	5	0	0	27	1	0	3	10	0	51	0
7:30 AM		0	0	0	0	0	1	0	6	0	0	39	1	0	3	16	0	66	0
7:45 AM		0	0	0	0	0	3	0	10	0	0	17	1	0	1	22	0	54	221
8:00 AM		**0**	**0**	**0**	**0**	**0**	**4**	**0**	**6**	**0**	**0**	**22**	**2**	**0**	**4**	**22**	**0**	**60**	231
8:15 AM		**0**	**0**	**0**	**0**	**0**	**1**	**0**	**7**	**0**	**0**	**27**	**2**	**1**	**4**	**14**	**0**	**56**	236
8:30 AM		**0**	**0**	**0**	**0**	**0**	**3**	**0**	**7**	**0**	**0**	**37**	**2**	**0**	**3**	**23**	**0**	**75**	245
8:45 AM		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**0**	**30**	**3**	**0**	**4**	**20**	**0**	**65**	**256**
Count Total		0	0	0	0	0	18	0	58	0	0	224	12	1	23	141	0	477	0
Peak Hour	**All**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**28**	**0**	**0**	**116**	**9**	**1**	**15**	**79**	**0**	**256**	**0**
	HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**1**	**3**	**0**	**7**	**0**
	HV%	-	-	-	-	-	**0%**	-	**0%**	-	-	**3%**	**0%**	**0%**	**7%**	**4%**	-	**3%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	0	1	2	*3*	0	0	0	0	*0*	1	0	0	0	*1*
7:15 AM	0	0	1	1	*2*	0	1	1	1	*3*	1	0	0	0	*1*
7:30 AM	0	0	0	1	*1*	0	1	0	0	*1*	3	0	0	0	*3*
7:45 AM	0	0	1	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:15 AM	**0**	**0**	**2**	**0**	***2***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**0**	**0**	*1*
8:30 AM	**0**	**0**	**1**	**2**	***3***	**0**	**0**	**0**	**0**	***0***	**3**	**0**	**0**	**0**	*3*
8:45 AM	**0**	**0**	**0**	**2**	***2***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**0**	**0**	***1***
Count Total	0	0	6	8	*14*	0	2	1	1	*4*	10	0	0	0	*10*
Peak Hr	**0**	**0**	**3**	**4**	***7***	**0**	**0**	**0**	**0**	***0***	**5**	**0**	**0**	**0**	***5***

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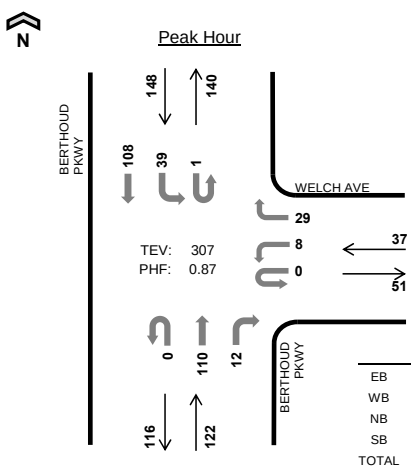
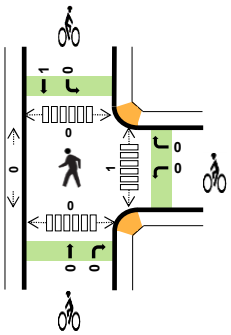
BERTHOUD PKWY
WELCH AVE



Date: 06/22/2022
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:45 PM to 5:45 PM



	HV %:	PHF
EB	-	-
WB	0.0%	0.71
NB	3.3%	0.92
SB	0.7%	0.88
TOTAL	1.6%	0.87

Two-Hour Count Summaries

Interval Start		n/a Eastbound				WELCH AVE Westbound				BERTHOUD PKWY Northbound				BERTHOUD PKWY Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		0	0	0	0	0	5	0	6	0	0	18	2	0	12	16	0	59	0
4:15 PM		0	0	0	0	0	1	0	4	0	0	26	1	0	9	19	0	60	0
4:30 PM		0	0	0	0	0	3	0	5	0	0	24	2	0	10	24	0	68	0
4:45 PM		**0**	**0**	**0**	**0**	**0**	**1**	**0**	**4**	**0**	**0**	**30**	**2**	**0**	**11**	**27**	**0**	**75**	262
5:00 PM		**0**	**0**	**0**	**0**	**0**	**3**	**0**	**7**	**0**	**0**	**24**	**1**	**1**	**8**	**27**	**0**	**71**	274
5:15 PM		**0**	**0**	**0**	**0**	**0**	**3**	**0**	**10**	**0**	**0**	**29**	**4**	**0**	**9**	**33**	**0**	**88**	302
5:30 PM		**0**	**0**	**0**	**0**	**0**	**1**	**0**	**8**	**0**	**0**	**27**	**5**	**0**	**11**	**21**	**0**	**73**	**307**
5:45 PM		0	0	0	0	0	2	0	6	0	0	21	3	2	7	21	0	62	294
Count Total		0	0	0	0	0	19	0	50	0	0	199	20	3	77	188	0	556	0
Peak Hour	**All**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**29**	**0**	**0**	**110**	**12**	**1**	**39**	**108**	**0**	**307**	**0**
	HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**1**	**0**	**5**	**0**
	HV%	-	-	-	-	-	**0%**	-	**0%**	-	-	**4%**	**0%**	**0%**	**0%**	**1%**	-	**2%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	2	0	0	0	*2*
4:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	**0**	**0**	**2**	**1**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**0**	**0**	**1**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**0**	**0**	**1**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**0**	**0**	*1*
5:30 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**0**	***0***
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	2	0	0	0	*2*
Count Total	0	1	4	1	*6*	0	0	0	1	*1*	5	0	0	0	*5*
Peak Hr	**0**	**0**	**4**	**1**	***5***	**0**	**0**	**0**	**1**	***1***	**1**	**0**	**0**	**0**	***1***

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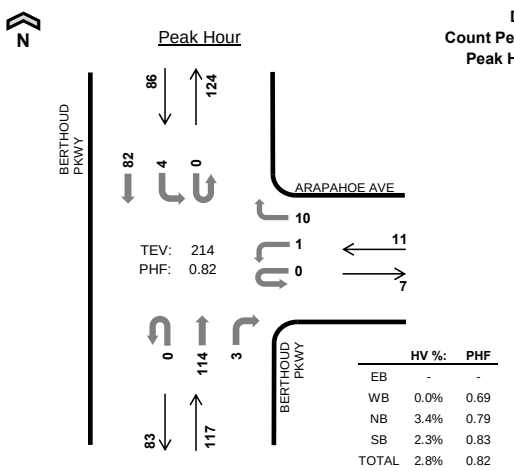
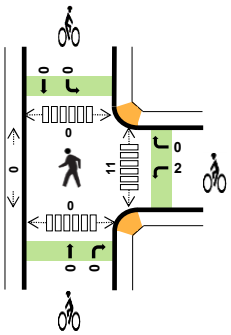
BERTHOUD PKWY
ARAPAHOE AVE



Date: 06/22/2022
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 8:00 AM to 9:00 AM



	HV %:	PHF
EB	-	-
WB	0.0%	0.69
NB	3.4%	0.79
SB	2.3%	0.83
TOTAL	2.8%	0.82

Two-Hour Count Summaries

Interval Start		n/a Eastbound				ARAPAHOE AVE Westbound				BERTHOUD PKWY Northbound				BERTHOUD PKWY Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM		0	0	0	0	0	0	0	2	0	0	23	0	0	0	15	0	40	0
7:15 AM		0	0	0	0	0	1	0	0	0	0	31	0	0	1	14	0	47	0
7:30 AM		0	0	0	0	0	4	0	5	0	0	33	0	0	0	17	0	59	0
7:45 AM		0	0	0	0	0	0	0	2	0	0	16	0	0	0	25	0	43	189
8:00 AM		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**23**	**0**	**0**	**3**	**23**	**0**	**51**	200
8:15 AM		**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	**0**	**0**	**26**	**2**	**0**	**1**	**13**	**0**	**45**	198
8:30 AM		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**37**	**0**	**0**	**0**	**26**	**0**	**65**	204
8:45 AM		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**28**	**1**	**0**	**0**	**20**	**0**	**53**	**214**
Count Total		0	0	0	0	0	6	0	19	0	0	217	3	0	5	153	0	403	0
Peak Hour	**All**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**10**	**0**	**0**	**114**	**3**	**0**	**4**	**82**	**0**	**214**	**0**
	HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**2**	**0**	**6**	**0**
	HV%	-	-	-	-	-	**0%**	-	**0%**	-	-	**4%**	**0%**	-	**0%**	**2%**	-	**3%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	0	1	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	1	0	*1*	0	0	0	2	*2*	2	0	0	0	*2*
7:30 AM	0	0	0	2	*2*	0	0	0	0	*0*	1	0	0	0	*1*
7:45 AM	0	0	1	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**4**	**0**	**0**	**0**	*4*
8:15 AM	**0**	**0**	**2**	**0**	***2***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**0**	**0**	*1*
8:30 AM	**0**	**0**	**2**	**1**	***3***	**0**	**2**	**0**	**0**	***2***	**5**	**0**	**0**	**0**	*5*
8:45 AM	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**0**	**0**	***1***
Count Total	0	0	7	6	*13*	0	2	0	2	*4*	14	0	0	0	*14*
Peak Hr	**0**	**0**	**4**	**2**	***6***	**0**	**2**	**0**	**0**	***2***	**11**	**0**	**0**	**0**	***11***

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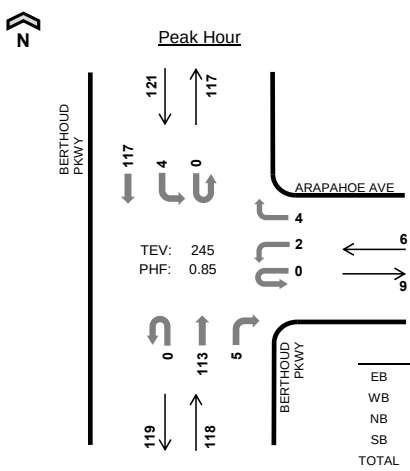
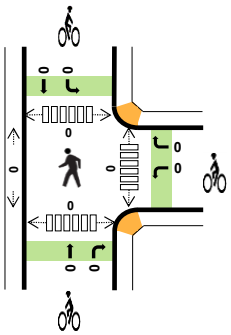
BERTHOUD PKWY
ARAPAHOE AVE



Date: 06/22/2022
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM



	HV %:	PHF
EB	-	-
WB	0.0%	0.50
NB	3.4%	0.87
SB	0.8%	0.80
TOTAL	2.0%	0.85

Two-Hour Count Summaries

Interval Start		n/a				ARAPAHOE AVE				BERTHOUD PKWY				BERTHOUD PKWY				15-min Total	Rolling One Hour
		Eastbound				Westbound				Northbound				Southbound					
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		0	0	0	0	0	0	0	1	0	0	20	0	0	0	21	0	42	0
4:15 PM		0	0	0	0	0	0	0	2	0	0	24	0	0	2	18	0	46	0
4:30 PM		**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**27**	**2**	**0**	**0**	**27**	**0**	**58**	0
4:45 PM		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**31**	**1**	**0**	**0**	**27**	**0**	**60**	206
5:00 PM		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**22**	**1**	**0**	**2**	**27**	**0**	**55**	219
5:15 PM		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**33**	**1**	**0**	**2**	**36**	**0**	**72**	**245**
5:30 PM		0	0	0	0	0	1	0	3	0	0	29	0	0	5	16	0	54	241
5:45 PM		0	0	0	0	0	1	0	2	0	0	22	1	0	0	24	0	50	231
Count Total		0	0	0	0	0	4	0	12	0	0	208	6	0	11	196	0	437	0
Peak Hour	**All**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**4**	**0**	**0**	**113**	**5**	**0**	**4**	**117**	**0**	**245**	**0**
	HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**1**	**0**	**5**	**0**
	HV%	-	-	-	-	-	**0%**	-	**0%**	-	-	**4%**	**0%**	-	**0%**	**1%**	-	**2%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	1	0	0	0	*1*
4:30 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:45 PM	**0**	**0**	**2**	**1**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**0**	**0**	**1**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**0**	**0**	**1**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:30 PM	0	0	0	0	*0*	0	0	0	1	*1*	2	0	0	0	*2*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	2	0	0	0	*2*
Count Total	0	0	4	2	*6*	0	0	0	1	*1*	5	0	0	0	*5*
Peak Hr	**0**	**0**	**4**	**1**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

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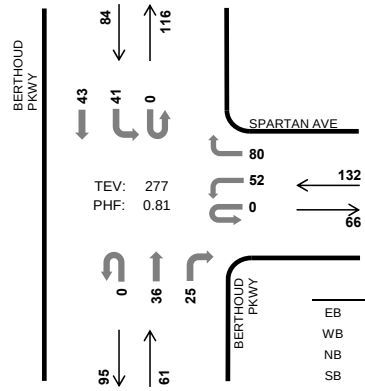
BERTHOUD PKWY
SPARTAN AVE

idax

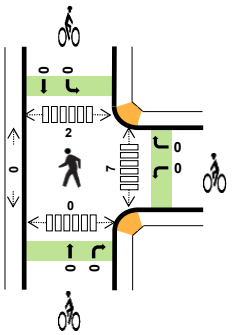
N

Peak Hour

Date: 06/22/2022
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 8:00 AM to 9:00 AM



	HV %:	PHF
EB	-	-
WB	0.0%	0.87
NB	8.2%	0.76
SB	2.4%	0.78
TOTAL	2.5%	0.81



Two-Hour Count Summaries

Interval Start		n/a				SPARTAN AVE				BERTHOUD PKWY				BERTHOUD PKWY				15-min Total	Rolling One Hour
		Eastbound				Westbound				Northbound				Southbound					
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM		0	0	0	0	0	16	0	11	0	0	11	3	0	7	8	0	56	0
7:15 AM		0	0	0	0	0	12	0	20	0	0	11	1	0	10	5	0	59	0
7:30 AM		0	0	0	0	0	20	0	25	0	0	8	2	0	10	10	0	75	0
7:45 AM		0	0	0	0	0	16	0	12	0	0	5	3	0	16	12	0	64	254
8:00 AM		**0**	**0**	**0**	**0**	**0**	**17**	**0**	**16**	**0**	**0**	**6**	**2**	**0**	**12**	**10**	**0**	**63**	261
8:15 AM		**0**	**0**	**0**	**0**	**0**	**11**	**0**	**20**	**0**	**0**	**9**	**9**	**0**	**6**	**8**	**0**	**63**	265
8:30 AM		**0**	**0**	**0**	**0**	**0**	**13**	**0**	**25**	**0**	**0**	**11**	**9**	**0**	**9**	**18**	**0**	**85**	275
8:45 AM		**0**	**0**	**0**	**0**	**0**	**11**	**0**	**19**	**0**	**0**	**10**	**5**	**0**	**14**	**7**	**0**	**66**	**277**
Count Total		0	0	0	0	0	116	0	148	0	0	71	34	0	84	78	0	531	0
Peak Hour	**All**	**0**	**0**	**0**	**0**	**0**	**52**	**0**	**80**	**0**	**0**	**36**	**25**	**0**	**41**	**43**	**0**	**277**	**0**
	HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**2**	**0**	**0**	**2**	**0**	**7**	**0**
	HV%	-	-	-	-	-	**0%**	-	**0%**	-	-	**8%**	**8%**	-	**0%**	**5%**	-	**3%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	0	1	1	2	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	1	0	0	*1*	0	0	0	1	*1*	2	0	0	0	*2*
7:30 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	0	1	0	3	*4*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**2**	**0**	**2**	**0**	*4*
8:15 AM	**0**	**0**	**2**	**0**	***2***	**0**	**0**	**0**	**0**	***0***	**3**	**0**	**0**	**0**	*3*
8:30 AM	**0**	**0**	**3**	**1**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:45 AM	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**0**	***0***	**2**	**0**	**0**	**0**	***2***
Count Total	0	2	6	6	*14*	0	0	0	1	*1*	9	0	2	0	*11*
Peak Hr	**0**	**0**	**5**	**2**	***7***	**0**	**0**	**0**	**0**	***0***	**7**	**0**	**2**	**0**	***9***

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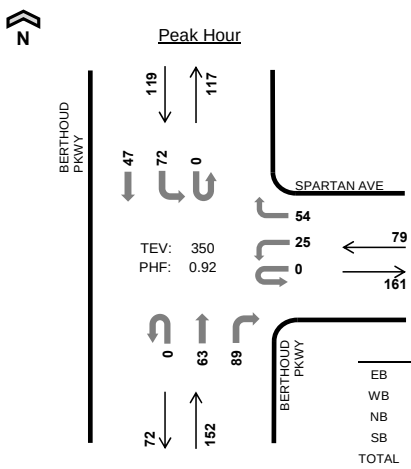
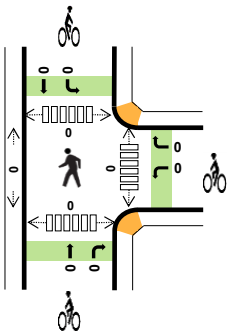
BERTHOUD PKWY
SPARTAN AVE



Date: 06/22/2022
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM



	HV %:	PHF
EB	-	-
WB	1.3%	0.66
NB	1.3%	0.79
SB	0.8%	0.80
TOTAL	1.1%	0.92

Two-Hour Count Summaries

Interval Start	n/a				SPARTAN AVE				BERTHOUD PKWY				BERTHOUD PKWY				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	3	0	12	0	0	8	17	0	6	13	0	59	0
4:15 PM	0	0	0	0	0	4	0	10	0	0	14	13	0	13	7	0	61	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**13**	**0**	**0**	**16**	**24**	**0**	**16**	**13**	**0**	**88**	0
4:45 PM	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**11**	**0**	**0**	**20**	**16**	**0**	**14**	**10**	**0**	**76**	284
5:00 PM	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**11**	**0**	**0**	**14**	**34**	**0**	**22**	**7**	**0**	**91**	316
5:15 PM	**0**	**0**	**0**	**0**	**0**	**11**	**0**	**19**	**0**	**0**	**13**	**15**	**0**	**20**	**17**	**0**	**95**	**350**
5:30 PM	0	0	0	0	0	6	0	10	0	0	19	28	0	12	5	0	80	342
5:45 PM	0	0	0	0	0	9	0	13	0	0	10	20	0	18	7	0	77	343
Count Total	0	0	0	0	0	47	0	99	0	0	114	167	0	121	79	0	627	0
Peak Hour All	**0**	**0**	**0**	**0**	**0**	**25**	**0**	**54**	**0**	**0**	**63**	**89**	**0**	**72**	**47**	**0**	**350**	**0**
Peak Hour HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**1**	**0**	**4**	**0**
Peak Hour HV%	-	-	-	-	-	**0%**	-	**2%**	-	-	**3%**	**0%**	-	**0%**	**2%**	-	**1%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	0	0	1	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:45 PM	**0**	**0**	**2**	**1**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:30 PM	0	0	1	0	*1*	0	0	0	1	*1*	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	1	4	2	*7*	0	0	0	1	*1*	0	0	0	0	*0*
Peak Hr	**0**	**1**	**2**	**1**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

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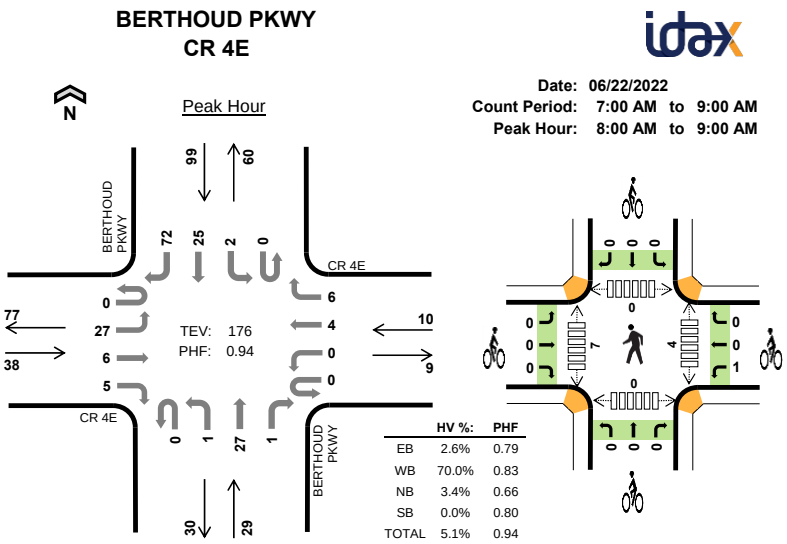

Two-Hour Count Summaries

Interval Start	CR 4E Eastbound				CR 4E Westbound				BERTHOUD PKWY Northbound				BERTHOUD PKWY Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	5	1	0	0	0	1	0	0	0	1	0	0	0	9	17	34	0
7:15 AM	0	4	1	0	0	0	0	0	0	1	6	0	0	0	7	20	39	0
7:30 AM	0	5	0	1	0	0	0	0	0	2	5	0	0	2	8	22	45	0
7:45 AM	0	4	1	0	0	0	1	0	0	1	4	0	0	1	8	16	36	154
8:00 AM	**0**	**5**	**1**	**1**	**0**	**0**	**2**	**1**	**0**	**1**	**5**	**0**	**0**	**0**	**8**	**23**	**47**	167
8:15 AM	**0**	**9**	**0**	**1**	**0**	**0**	**0**	**3**	**0**	**0**	**7**	**0**	**0**	**0**	**5**	**17**	**42**	170
8:30 AM	**0**	**6**	**2**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**5**	**0**	**0**	**2**	**10**	**17**	**44**	169
8:45 AM	**0**	**7**	**3**	**2**	**0**	**0**	**2**	**1**	**0**	**0**	**10**	**1**	**0**	**0**	**2**	**15**	**43**	**176**
Count Total	0	45	9	6	0	0	6	6	0	5	43	1	0	5	57	147	330	0
Peak Hour All	**0**	**27**	**6**	**5**	**0**	**0**	**4**	**6**	**0**	**1**	**27**	**1**	**0**	**2**	**25**	**72**	**176**	**0**
Peak Hour HV	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**6**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**9**	**0**
Peak Hour HV%	**-**	**0%**	**0%**	**20%**	**-**	**-**	**25%**	**100%**	**-**	**0%**	**4%**	**0%**	**-**	**0%**	**0%**	**0%**	**5%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	0	0	*0*	0	0	0	2	*2*	0	0	0	0	*0*
7:30 AM	1	0	0	0	*1*	0	0	0	0	*0*	2	0	0	0	*2*
7:45 AM	0	1	0	0	*1*	0	0	0	0	*0*	9	0	0	0	*9*
8:00 AM	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**4**	**4**	**0**	**0**	*8*
8:15 AM	**0**	**3**	**0**	**0**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**3**	**0**	**0**	*3*
8:30 AM	**0**	**1**	**0**	**0**	***1***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	*0*
8:45 AM	**1**	**2**	**1**	**0**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Count Total	2	8	1	0	*11*	0	1	0	2	*3*	15	7	0	0	*22*
Peak Hour	**1**	**7**	**1**	**0**	***9***	**0**	**1**	**0**	**0**	***1***	**4**	**7**	**0**	**0**	***11***

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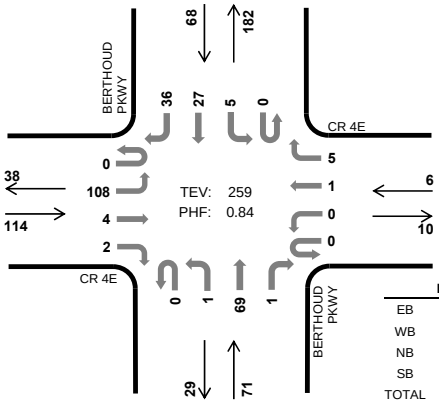
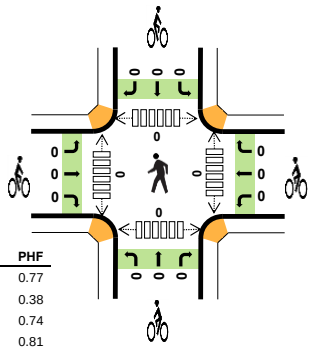
BERTHOUD PKWY
CR 4E

Peak Hour

Date: 06/22/2022
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 5:00 PM to 6:00 PM





	HV %:	PHF
EB	0.9%	0.77
WB	0.0%	0.38
NB	0.0%	0.74
SB	1.5%	0.81
TOTAL	0.8%	0.84

Two-Hour Count Summaries

Interval Start		CR 4E Eastbound				CR 4E Westbound				BERTHOUD PKWY Northbound				BERTHOUD PKWY Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		0	24	1	1	0	0	0	0	0	0	10	0	0	2	10	7	55	0
4:15 PM		0	19	0	0	0	0	0	2	0	1	9	0	0	1	9	6	47	0
4:30 PM		0	27	1	1	0	0	2	1	0	0	18	0	0	0	4	10	64	0
4:45 PM		0	23	0	0	0	0	0	1	0	0	8	0	0	0	5	14	51	217
5:00 PM		**0**	**26**	**2**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**24**	**0**	**0**	**2**	**6**	**4**	**66**	228
5:15 PM		**0**	**17**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**1**	**0**	**2**	**9**	**10**	**55**	236
5:30 PM		**0**	**37**	**0**	**0**	**0**	**0**	**1**	**3**	**0**	**0**	**19**	**0**	**0**	**0**	**4**	**13**	**77**	249
5:45 PM		**0**	**28**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**11**	**0**	**0**	**1**	**8**	**9**	**61**	**259**
Count Total		0	201	6	4	0	0	3	9	0	2	114	1	0	8	55	73	476	0
Peak Hour	**All**	**0**	**108**	**4**	**2**	**0**	**0**	**1**	**5**	**0**	**1**	**69**	**1**	**0**	**5**	**27**	**36**	**259**	**0**
	HV	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	**0**
	HV%	**-**	**1%**	**0%**	**0%**	**-**	**-**	**0%**	**0%**	**-**	**0%**	**0%**	**0%**	**-**	**0%**	**4%**	**0%**	**1%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	0	0	2	2	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	1	0	0	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:30 PM	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:45 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Count Total	2	0	0	4	*6*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	**1**	**0**	**0**	**1**	***2***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

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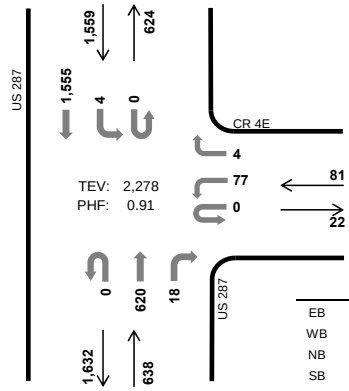
US 287
CR 4E

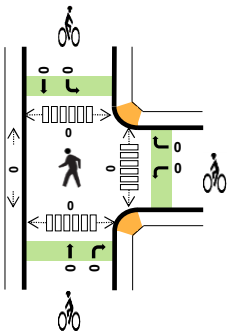
N

Peak Hour

Date: 06/22/2022
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:00 AM to 8:00 AM



	HV %:	PHF
EB	-	-
WB	1.2%	0.92
NB	3.3%	0.85
SB	2.6%	0.93
TOTAL	2.8%	0.91



Two-Hour Count Summaries

Interval Start		n/a Eastbound				CR 4E Westbound				US 287 Northbound				US 287 Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM		**0**	**0**	**0**	**0**	**0**	**18**	**0**	**0**	**0**	**0**	**123**	**8**	**0**	**3**	**350**	**0**	**502**	0
7:15 AM		**0**	**0**	**0**	**0**	**0**	**21**	**0**	**1**	**0**	**0**	**144**	**2**	**0**	**0**	**394**	**0**	**562**	0
7:30 AM		**0**	**0**	**0**	**0**	**0**	**20**	**0**	**2**	**0**	**0**	**186**	**2**	**0**	**1**	**416**	**0**	**627**	0
7:45 AM		**0**	**0**	**0**	**0**	**0**	**18**	**0**	**1**	**0**	**0**	**167**	**6**	**0**	**0**	**395**	**0**	**587**	**2,278**
8:00 AM		0	0	0	0	0	27	0	2	0	0	136	4	0	1	291	0	461	2,237
8:15 AM		0	0	0	0	0	15	0	1	0	0	183	12	0	1	317	0	529	2,204
8:30 AM		0	0	0	0	0	18	0	0	0	0	150	6	0	1	263	0	438	2,015
8:45 AM		0	0	0	0	0	12	0	2	0	0	139	7	0	3	250	0	413	1,841
Count Total		0	0	0	0	0	149	0	9	0	0	1,228	47	0	10	2,676	0	4,119	0
Peak Hour	**All**	**0**	**0**	**0**	**0**	**0**	**77**	**0**	**4**	**0**	**0**	**620**	**18**	**0**	**4**	**1,555**	**0**	**2,278**	**0**
	HV	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**21**	**0**	**0**	**0**	**41**	**0**	**63**	**0**
	HV%	-	-	-	-	-	**1%**	-	**0%**	-	-	**3%**	**0%**	-	**0%**	**3%**	-	**3%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	**0**	**0**	**4**	**10**	***14***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
7:15 AM	**0**	**0**	**4**	**11**	***15***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
7:30 AM	**0**	**0**	**5**	**13**	***18***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
7:45 AM	**0**	**1**	**8**	**7**	***16***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:00 AM	0	0	9	12	*21*	0	0	0	1	*1*	0	0	0	0	*0*
8:15 AM	0	0	4	8	*12*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	0	0	3	8	*11*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	0	0	13	11	*24*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	1	50	80	*131*	0	0	0	1	*1*	0	0	0	0	*0*
Peak Hr	**0**	**1**	**21**	**41**	***63***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

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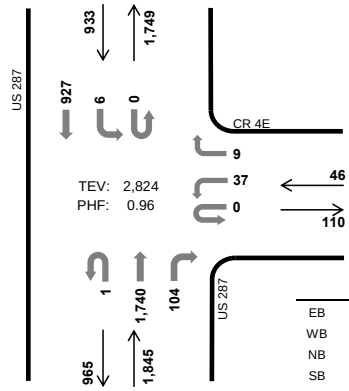
US 287
CR 4E

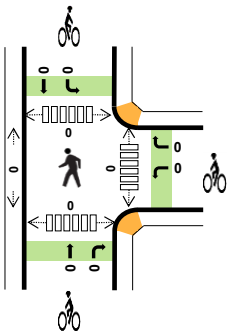
N

Peak Hour

Date: 06/22/2022
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:45 PM to 5:45 PM



	HV %:	PHF
EB	-	-
WB	0.0%	0.82
NB	1.3%	0.95
SB	1.5%	0.96
TOTAL	1.3%	0.96



Two-Hour Count Summaries

Interval Start		n/a Eastbound				CR 4E Westbound				US 287 Northbound				US 287 Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		0	0	0	0	0	5	0	3	0	0	371	24	0	2	206	0	611	0
4:15 PM		0	0	0	0	0	6	0	3	0	0	397	19	0	2	237	0	664	0
4:30 PM		0	0	0	0	0	8	0	1	0	0	393	24	0	1	226	0	653	0
4:45 PM		**0**	**0**	**0**	**0**	**0**	**13**	**0**	**1**	**0**	**0**	**429**	**26**	**0**	**0**	**230**	**0**	**699**	2,627
5:00 PM		**0**	**0**	**0**	**0**	**0**	**4**	**0**	**2**	**0**	**0**	**440**	**26**	**0**	**3**	**239**	**0**	**714**	2,730
5:15 PM		**0**	**0**	**0**	**0**	**0**	**7**	**0**	**5**	**1**	**0**	**462**	**21**	**0**	**2**	**234**	**0**	**732**	2,798
5:30 PM		**0**	**0**	**0**	**0**	**0**	**13**	**0**	**1**	**0**	**0**	**409**	**31**	**0**	**1**	**224**	**0**	**679**	**2,824**
5:45 PM		0	0	0	0	0	9	0	6	0	0	363	34	0	1	195	0	608	2,733
Count Total		0	0	0	0	0	65	0	22	1	0	3,264	205	0	12	1,791	0	5,360	0
Peak Hour	**All**	**0**	**0**	**0**	**0**	**0**	**37**	**0**	**9**	**1**	**0**	**1,740**	**104**	**0**	**6**	**927**	**0**	**2,824**	**0**
	HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**0**	**0**	**0**	**14**	**0**	**38**	**0**
	HV%	-	-	-	-	-	**0%**	-	**0%**	**0%**	-	**1%**	**0%**	-	**0%**	**2%**	-	**1%**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	0	7	5	*12*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	0	1	7	3	*11*	0	0	0	1	*1*	0	0	0	0	*0*
4:30 PM	0	0	4	4	*8*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	**0**	**0**	**5**	**3**	***8***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**0**	**0**	**6**	**4**	***10***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**0**	**0**	**5**	**2**	***7***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:30 PM	**0**	**0**	**8**	**5**	***13***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:45 PM	0	0	2	2	*4*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	1	44	28	*73*	0	0	0	1	*1*	0	0	0	0	*0*
Peak Hr	**0**	**0**	**24**	**14**	***38***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

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Appendix B Level of Service Worksheets

EXISTING

Lanes, Volumes, Timings
1: US 287 & Mountain 09/12/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	58	197	84	262	88	50	21	428	104	54	1181	42
Future Volume (vph)	58	197	84	262	88	50	21	428	104	54	1181	42
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1660	1568	3400	1845	1568	1752	3505	1568	1752	3505	1568
Flt Permitted	0.950			0.950			0.099			0.416		
Satd. Flow (perm)	1752	1660	1568	3400	1845	1568	183	3505	1568	767	3505	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			213			213			213			164
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		3408			2270			654			2586	
Travel Time (s)		51.6			34.4			8.1			32.1	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)		0										
Adj. Flow (vph)	66	224	95	298	100	57	24	486	118	61	1342	48
Shared Lane Traffic (%)												
Lane Group Flow (vph)	66	224	95	298	100	57	24	486	118	61	1342	48
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.14	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Prot	NA	Free	Prot	NA	Free	pm+pt	NA	Free	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			Free			Free	2		Free	6		6
Detector Phase	7	4		3	8		5	2		1	6	6
Switch Phase												

Existing AM 7:00 am 06/22/2022 Existing AM
RR

Synchro 11 Light Report
Page 1

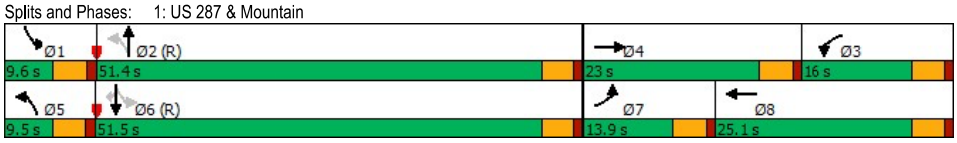
Lanes, Volumes, Timings
1: US 287 & Mountain

09/12/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	22.5
Total Split (s)	13.9	23.0		16.0	25.1		9.5	51.4		9.6	51.5	51.5
Total Split (%)	13.9%	23.0%		16.0%	25.1%		9.5%	51.4%		9.6%	51.5%	51.5%
Maximum Green (s)	9.4	18.5		11.5	20.6		5.0	46.9		5.1	47.0	47.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	4.5
Lead/Lag	Lead	Lead		Lag	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	C-Max
Walk Time (s)		7.0			7.0			7.0			7.0	7.0
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	8.3	16.8	100.0	11.5	22.1	100.0	54.4	50.3	100.0	56.4	54.3	54.3
Actuated g/C Ratio	0.08	0.17	1.00	0.12	0.22	1.00	0.54	0.50	1.00	0.56	0.54	0.54
v/c Ratio	0.46	0.80	0.06	0.76	0.25	0.04	0.13	0.28	0.08	0.13	0.70	0.05
Control Delay	53.8	61.6	0.1	56.5	34.9	0.0	11.3	15.8	0.1	10.5	20.9	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	53.8	61.6	0.1	56.5	34.9	0.0	11.3	15.8	0.1	10.5	20.9	0.1
LOS	D	E	A	E	C	A	B	B	A	B	C	A
Approach Delay		45.1			44.7			12.7			19.7	
Approach LOS		D			D			B			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.80			
Intersection Signal Delay: 25.5		Intersection LOS: C	
Intersection Capacity Utilization 69.7%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: US 287 & Mountain



Lanes, Volumes, Timings
1: US 287 & Mountain 09/12/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	71	166	48	157	173	28	98	1289	299	42	714	62
Future Volume (vph)	71	166	48	157	173	28	98	1289	299	42	714	62
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1660	1568	3400	1845	1568	1752	3505	1568	1752	3505	1568
Flt Permitted	0.950			0.950			0.297			0.116		
Satd. Flow (perm)	1752	1660	1568	3400	1845	1568	548	3505	1568	214	3505	1568
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			177			177			177			136
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		3408			2270			654			2586	
Travel Time (s)		51.6			34.4			8.1			32.1	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Parking (#/hr)		0										
Adj. Flow (vph)	75	175	51	165	182	29	103	1357	315	44	752	65
Shared Lane Traffic (%)												
Lane Group Flow (vph)	75	175	51	165	182	29	103	1357	315	44	752	65
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.14	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Prot	NA	Free	Prot	NA	Free	pm+pt	NA	Free	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			Free			Free	2		Free	6		6
Detector Phase	7	4		3	8		5	2		1	6	6
Switch Phase												

Existing PM 5:00 pm 06/22/2022 Synchro 11 Light Report
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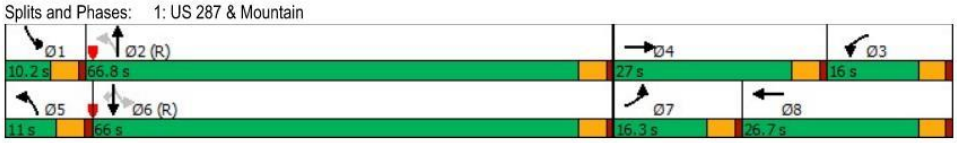
Lanes, Volumes, Timings
1: US 287 & Mountain 09/12/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	22.5
Total Split (s)	16.3	27.0		16.0	26.7		11.0	66.8		10.2	66.0	66.0
Total Split (%)	13.6%	22.5%		13.3%	22.3%		9.2%	55.7%		8.5%	55.0%	55.0%
Maximum Green (s)	11.8	22.5		11.5	22.2		6.5	62.3		5.7	61.5	61.5
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	4.5
Lead/Lag	Lead	Lead		Lag	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	C-Max
Walk Time (s)		7.0			7.0			7.0			7.0	7.0
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	9.9	17.5	120.0	10.6	20.4	120.0	75.7	69.8	120.0	72.9	66.8	66.8
Actuated g/C Ratio	0.08	0.15	1.00	0.09	0.17	1.00	0.63	0.58	1.00	0.61	0.56	0.56
v/c Ratio	0.52	0.73	0.03	0.55	0.58	0.02	0.25	0.67	0.20	0.21	0.39	0.07
Control Delay	65.4	65.6	0.0	59.5	54.2	0.0	10.3	20.8	0.3	11.4	16.5	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	65.4	65.6	0.0	59.5	54.2	0.0	10.3	20.8	0.3	11.4	16.5	0.1
LOS	E	E	A	E	D	A	B	C	A	B	B	A
Approach Delay		54.4			52.3			16.6			15.0	
Approach LOS		D			D			B			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 23.7		Intersection LOS: C	
Intersection Capacity Utilization 68.1%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: US 287 & Mountain



HCM 6th TWSC
2: Mountain & Gate Way 08/24/2022

Intersection						
Int Delay, s/veh	0.2					

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↱		↱
Traffic Vol, veh/h	0	319	396	11	0	12
Future Vol, veh/h	0	319	396	11	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	0	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	363	450	13	0	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	450
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.327
Pot Cap-1 Maneuver	0	-	-	-	0	607
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	607
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	11.1
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	607
HCM Lane V/C Ratio	-	-	-	0.022
HCM Control Delay (s)	-	-	-	11.1
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0.1

HCM 6th TWSC
2: Mountain & Gate Way 08/24/2022

Intersection						
Int Delay, s/veh	0.1					

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↱		↱
Traffic Vol, veh/h	0	470	355	14	0	7
Future Vol, veh/h	0	470	355	14	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	0	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	505	382	15	0	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	382
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.327
Pot Cap-1 Maneuver	0	-	-	-	0	663
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	663
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.5
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	663
HCM Lane V/C Ratio	-	-	-	0.011
HCM Control Delay (s)	-	-	-	10.5
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0

HCM 6th Signalized Intersection Summary
3: Berthoud Pkwy & Mountain 04/27/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	335	130	35	320	85	130	220	55	105	170	120
Future Volume (veh/h)	100	335	130	35	320	85	130	220	55	105	170	120
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	111	372	144	39	356	94	144	244	61	117	189	133
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	233	453	384	204	403	341	176	299	410	160	258	360
Arrive On Green	0.06	0.24	0.24	0.04	0.22	0.22	0.26	0.26	0.26	0.23	0.23	0.23
Sat Flow, veh/h	1767	1856	1572	1767	1856	1572	676	1146	1572	696	1125	1572
Grp Volume(v), veh/h	111	372	144	39	356	94	388	0	61	306	0	133
Grp Sat Flow(s),veh/h/ln	1767	1856	1572	1767	1856	1572	1822	0	1572	1821	0	1572
Q Serve(g_s), s	3.8	14.9	6.0	1.3	14.6	3.9	15.7	0.0	2.3	12.2	0.0	5.6
Cycle Q Clear(g_c), s	3.8	14.9	6.0	1.3	14.6	3.9	15.7	0.0	2.3	12.2	0.0	5.6
Prop In Lane	1.00		1.00	1.00		1.00	0.37		1.00	0.38		1.00
Lane Grp Cap(c), veh/h	233	453	384	204	403	341	475	0	410	417	0	360
V/C Ratio(X)	0.48	0.82	0.37	0.19	0.88	0.28	0.82	0.00	0.15	0.73	0.00	0.37
Avail Cap(c_a), veh/h	233	453	384	252	437	370	475	0	410	417	0	360
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.2	28.1	24.7	23.5	29.8	25.6	27.3	0.0	22.3	28.1	0.0	25.5
Incr Delay (d2), s/veh	1.5	11.5	0.6	0.4	18.0	0.4	14.3	0.0	0.8	10.9	0.0	2.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	7.4	2.1	0.5	8.0	1.4	8.3	0.0	0.9	6.3	0.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.7	39.5	25.3	23.9	47.8	26.0	41.6	0.0	23.1	38.9	0.0	28.4
LnGrp LOS	C	D	C	C	D	C	D	A	C	D	A	C
Approach Vol, veh/h		627			489			449			439	
Approach Delay, s/veh		33.6			41.7			39.1			35.7	
Approach LOS		C			D			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		25.0	7.4	23.7		22.5	9.5	21.5				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		20.5	5.0	18.5		18.0	5.0	18.5				
Max Q Clear Time (g_c+I1), s		17.7	3.3	16.9		14.2	5.8	16.6				
Green Ext Time (p_c), s		0.7	0.0	0.4		0.8	0.0	0.4				

Intersection Summary	
HCM 6th Ctrl Delay	37.3
HCM 6th LOS	D

Notes
User approved pedestrian interval to be less than phase max green.

Total 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022
RR
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HCM 6th Signalized Intersection Summary
3: Berthoud Pkwy & Mountain 04/27/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	321	47	13	225	134	76	121	22	170	90	68
Future Volume (veh/h)	98	321	47	13	225	134	76	121	22	170	90	68
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	102	334	49	14	234	140	79	126	23	177	94	71
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	287	380	56	165	360	305	176	281	394	290	154	388
Arrive On Green	0.06	0.24	0.24	0.02	0.19	0.19	0.25	0.25	0.25	0.25	0.25	0.25
Sat Flow, veh/h	1767	1582	232	1767	1856	1572	702	1119	1572	1174	623	1572
Grp Volume(v), veh/h	102	0	383	14	234	140	205	0	23	271	0	71
Grp Sat Flow(s),veh/h/ln	1767	0	1814	1767	1856	1572	1820	0	1572	1797	0	1572
Q Serve(g_s), s	3.3	0.0	14.9	0.5	8.5	5.8	7.0	0.0	0.8	9.8	0.0	2.6
Cycle Q Clear(g_c), s	3.3	0.0	14.9	0.5	8.5	5.8	7.0	0.0	0.8	9.8	0.0	2.6
Prop In Lane	1.00		0.13	1.00		1.00	0.39		1.00	0.65		1.00
Lane Grp Cap(c), veh/h	287	0	436	165	360	305	457	0	394	443	0	388
V/C Ratio(X)	0.35	0.00	0.88	0.09	0.65	0.46	0.45	0.00	0.06	0.61	0.00	0.18
Avail Cap(c_a), veh/h	318	0	507	255	496	420	457	0	394	443	0	388
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.5	0.0	26.8	23.9	27.3	26.2	23.2	0.0	20.9	24.5	0.0	21.8
Incr Delay (d2), s/veh	0.7	0.0	14.6	0.2	2.0	1.1	3.2	0.0	0.3	6.2	0.0	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	0.0	7.6	0.2	3.6	2.1	3.2	0.0	0.3	4.7	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.2	0.0	41.4	24.2	29.3	27.2	26.4	0.0	21.2	30.7	0.0	22.8
LnGrp LOS	C	A	D	C	C	C	C	A	C	C	A	C
Approach Vol, veh/h		485			388			228			342	
Approach Delay, s/veh		37.4			28.3			25.9			29.1	
Approach LOS		D			C			C			C	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		22.9	5.7	22.1		22.6	9.1	18.7				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.4	5.0	20.5		18.1	5.9	19.6				
Max Q Clear Time (g_c+I1), s		9.0	2.5	16.9		11.8	5.3	10.5				
Green Ext Time (p_c), s		0.7	0.0	0.7		0.9	0.0	1.1				

Intersection Summary	
HCM 6th Ctrl Delay	31.2
HCM 6th LOS	C

Notes
User approved pedestrian interval to be less than phase max green.

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HCM 6th TWSC
4: Welch & Berthoud Pkwy 08/24/2022

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	28	143	9	16	221
Future Vol, veh/h	8	28	143	9	16	221
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	9	33	168	11	19	260

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	472	174	0	0	179	0
Stage 1	174	-	-	-	-	-
Stage 2	298	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	549	867	-	-	1391	-
Stage 1	854	-	-	-	-	-
Stage 2	751	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	540	867	-	-	1391	-
Mov Cap-2 Maneuver	540	-	-	-	-	-
Stage 1	854	-	-	-	-	-
Stage 2	739	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	764	1391	-
HCM Lane V/C Ratio	-	-	0.055	0.014	-
HCM Control Delay (s)	-	-	10	7.6	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

HCM 6th TWSC
4: Welch & Berthoud Pkwy 08/24/2022

Intersection	
Int Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	29	172	12	40	108
Future Vol, veh/h	8	29	172	12	40	108
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	9	33	198	14	46	124

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	421	205	0	0	212	0
Stage 1	205	-	-	-	-	-
Stage 2	216	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	587	833	-	-	1352	-
Stage 1	827	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	565	833	-	-	1352	-
Mov Cap-2 Maneuver	565	-	-	-	-	-
Stage 1	827	-	-	-	-	-
Stage 2	788	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10	0	2.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	756	1352	-
HCM Lane V/C Ratio	-	-	0.056	0.034	-
HCM Control Delay (s)	-	-	10	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

HCM 6th TWSC
5: Berthoud Pkwy & Arapahoe 08/24/2022

Intersection						
Int Delay, s/veh	0.3					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	10	141	3	4	224
Future Vol, veh/h	1	10	141	3	4	224
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1	12	172	4	5	273

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	457	174	0	0	176	0
Stage 1	174	-	-	-	-	-
Stage 2	283	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	560	867	-	-	1394	-
Stage 1	854	-	-	-	-	-
Stage 2	763	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	558	867	-	-	1394	-
Mov Cap-2 Maneuver	558	-	-	-	-	-
Stage 1	854	-	-	-	-	-
Stage 2	760	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.4	0	0.1
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	825	1394	-
HCM Lane V/C Ratio	-	-	0.016	0.003	-
HCM Control Delay (s)	-	-	9.4	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

HCM 6th TWSC
5: Berthoud Pkwy & Arapahoe 08/24/2022

Intersection						
Int Delay, s/veh	0.3					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	4	175	5	4	117
Future Vol, veh/h	2	4	175	5	4	117
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	2	5	206	6	5	138

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	357	209	0	0	212	0
Stage 1	209	-	-	-	-	-
Stage 2	148	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	639	829	-	-	1352	-
Stage 1	824	-	-	-	-	-
Stage 2	877	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	636	829	-	-	1352	-
Mov Cap-2 Maneuver	636	-	-	-	-	-
Stage 1	824	-	-	-	-	-
Stage 2	873	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.8	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	753	1352	-
HCM Lane V/C Ratio	-	-	0.009	0.003	-
HCM Control Delay (s)	-	-	9.8	7.7	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

HCM 6th TWSC
6: Spartan & Berthoud Pkwy 08/24/2022

Intersection						
Int Delay, s/veh	8.6					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	87	107	36	53	183	43
Future Vol, veh/h	87	107	36	53	183	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	107	132	44	65	226	53

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	582	77	0	0	109	0
Stage 1	77	-	-	-	-	-
Stage 2	505	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	474	981	-	-	1475	-
Stage 1	943	-	-	-	-	-
Stage 2	604	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	399	981	-	-	1475	-
Mov Cap-2 Maneuver	399	-	-	-	-	-
Stage 1	943	-	-	-	-	-
Stage 2	509	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.1	0	6.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	593	1475	-
HCM Lane V/C Ratio	-	-	0.404	0.153	-
HCM Control Delay (s)	-	-	15.1	7.9	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.9	0.5	-

HCM 6th TWSC
6: Spartan & Berthoud Pkwy 08/24/2022

Intersection						
Int Delay, s/veh	5.3					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	38	116	63	89	72	47
Future Vol, veh/h	38	116	63	89	72	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	47	143	78	110	89	58

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	369	133	0	0	188	0
Stage 1	133	-	-	-	-	-
Stage 2	236	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	629	913	-	-	1380	-
Stage 1	891	-	-	-	-	-
Stage 2	801	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	587	913	-	-	1380	-
Mov Cap-2 Maneuver	587	-	-	-	-	-
Stage 1	891	-	-	-	-	-
Stage 2	747	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.9	0	4.7
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	803	1380	-
HCM Lane V/C Ratio	-	-	0.237	0.064	-
HCM Control Delay (s)	-	-	10.9	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.9	0.2	-

HCM 6th TWSC
7: Berthoud Pkwy & CR 4E 08/24/2022

Intersection												
Int Delay, s/veh	2.8											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	34	6	5	0	4	8	2	34	1	5	44	72
Future Vol, veh/h	34	6	5	0	4	8	2	34	1	5	44	72
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	36	6	5	0	4	9	2	36	1	5	47	77

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	143	137	86	142	175	37	124	0	0	37	0	0
Stage 1	96	96	-	41	41	-	-	-	-	-	-	-
Stage 2	47	41	-	101	134	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	824	752	970	825	717	1032	1457	-	-	1567	-	-
Stage 1	908	814	-	971	859	-	-	-	-	-	-	-
Stage 2	964	859	-	903	784	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	811	749	970	813	714	1032	1457	-	-	1567	-	-
Mov Cap-2 Maneuver	811	749	-	813	714	-	-	-	-	-	-	-
Stage 1	907	812	-	970	858	-	-	-	-	-	-	-
Stage 2	950	858	-	888	782	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.7	9.1	0.4	0.3
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1457	-	-	817	899	1567	-	-
HCM Lane V/C Ratio	0.001	-	-	0.059	0.014	0.003	-	-
HCM Control Delay (s)	7.5	0	-	9.7	9.1	7.3	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-	-

HCM 6th TWSC
7: Berthoud Pkwy & CR 4E 08/24/2022

Intersection												
Int Delay, s/veh	2.5											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	34	4	2	0	1	5	1	69	1	5	37	36
Future Vol, veh/h	34	4	2	0	1	5	1	69	1	5	37	36
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	40	5	2	0	1	6	1	82	1	6	44	43

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	166	163	66	166	184	83	87	0	0	83	0	0
Stage 1	78	78	-	85	85	-	-	-	-	-	-	-
Stage 2	88	85	-	81	99	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	796	728	995	796	708	974	1503	-	-	1508	-	-
Stage 1	928	828	-	920	822	-	-	-	-	-	-	-
Stage 2	917	822	-	925	811	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	787	724	995	787	704	974	1503	-	-	1508	-	-
Mov Cap-2 Maneuver	787	724	-	787	704	-	-	-	-	-	-	-
Stage 1	927	825	-	919	821	-	-	-	-	-	-	-
Stage 2	909	821	-	914	808	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.9	9	0.1	0.5
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1503	-	-	788	915	1508	-	-
HCM Lane V/C Ratio	0.001	-	-	0.06	0.008	0.004	-	-
HCM Control Delay (s)	7.4	0	-	9.9	9	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-	-

HCM 6th TWSC
8: US 287 & CR 4E 08/24/2022

Intersection						
Int Delay, s/veh	4.6					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	77	4	628	30	4	1629
Future Vol, veh/h	77	4	628	30	4	1629
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	85	4	690	33	4	1790

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1593	345	0	0	723	0
Stage 1	690	-	-	-	-	-
Stage 2	903	-	-	-	-	-
Critical Hdwy	6.86	6.96	-	-	4.16	-
Critical Hdwy Stg 1	5.86	-	-	-	-	-
Critical Hdwy Stg 2	5.86	-	-	-	-	-
Follow-up Hdwy	3.53	3.33	-	-	2.23	-
Pot Cap-1 Maneuver	97	648	-	-	869	-
Stage 1	456	-	-	-	-	-
Stage 2	353	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	97	648	-	-	869	-
Mov Cap-2 Maneuver	97	-	-	-	-	-
Stage 1	456	-	-	-	-	-
Stage 2	351	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	135.8	0	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	101	869	-
HCM Lane V/C Ratio	-	-	0.881	0.005	-
HCM Control Delay (s)	-	-	135.8	9.2	-
HCM Lane LOS	-	-	F	A	-
HCM 95th %tile Q(veh)	-	-	5.1	0	-

HCM 6th TWSC
8: US 287 & CR 4E 08/24/2022

Intersection	
Int Delay, s/veh	6.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	37	9	1740	104	6	927
Future Vol, veh/h	37	9	1740	104	6	927
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	39	9	1813	108	6	966

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2308	907	0	0	1921	0
Stage 1	1813	-	-	-	-	-
Stage 2	495	-	-	-	-	-
Critical Hdwy	6.86	6.96	-	-	4.16	-
Critical Hdwy Stg 1	5.86	-	-	-	-	-
Critical Hdwy Stg 2	5.86	-	-	-	-	-
Follow-up Hdwy	3.53	3.33	-	-	2.23	-
Pot Cap-1 Maneuver	~ 32	277	-	-	300	-
Stage 1	114	-	-	-	-	-
Stage 2	575	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 31	277	-	-	300	-
Mov Cap-2 Maneuver	~ 31	-	-	-	-	-
Stage 1	114	-	-	-	-	-
Stage 2	564	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 397.6	0	0.1
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	38	300	-
HCM Lane V/C Ratio	-	-	1.261	0.021	-
HCM Control Delay (s)	-	-	$ 397.6	17.3	-
HCM Lane LOS	-	-	F	C	-
HCM 95th %tile Q(veh)	-	-	4.9	0.1	-

Notes
~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th TWSC
11: Meadowlark & Mountain 12/28/2022

Intersection												
Int Delay, s/veh	3.6											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	318	21	17	321	8	38	2	12	45	5	49
Future Vol, veh/h	16	318	21	17	321	8	38	2	12	45	5	49
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	18	361	24	19	365	9	43	2	14	51	6	56

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	374	0	0	385	0	0	848	821	373	825	829	370
Stage 1	-	-	-	-	-	-	409	409	-	408	408	-
Stage 2	-	-	-	-	-	-	439	412	-	417	421	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.13	6.53	6.23	7.13	6.53	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.13	5.53	-	6.13	5.53	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.13	5.53	-	6.13	5.53	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.527	4.027	3.327	3.527	4.027	3.327
Pot Cap-1 Maneuver	1179	-	-	1168	-	-	280	308	671	290	305	673
Stage 1	-	-	-	-	-	-	617	594	-	618	595	-
Stage 2	-	-	-	-	-	-	595	593	-	611	587	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1179	-	-	1168	-	-	247	298	671	276	296	673
Mov Cap-2 Maneuver	-	-	-	-	-	-	247	298	-	276	296	-
Stage 1	-	-	-	-	-	-	608	585	-	609	585	-
Stage 2	-	-	-	-	-	-	532	584	-	587	578	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.4	20.5	17.8
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	291	1179	-	-	1168	-	-	392
HCM Lane V/C Ratio	0.203	0.015	-	-	0.017	-	-	0.287
HCM Control Delay (s)	20.5	8.1	-	-	8.1	-	-	17.8
HCM Lane LOS	C	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.7	0	-	-	0.1	-	-	1.2

BACKGROUND 2028

Lanes, Volumes, Timings
1: US 287 & Mountain 04/27/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	270	115	330	135	60	50	470	180	70	1210	70
Future Volume (vph)	85	270	115	330	135	60	50	470	180	70	1210	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	525		265	285		270	1000		715	1000		785
Storage Lanes	1		1	2		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850			0.850
Flt Protected												
Satd. Flow (prot)	1660	1494	1411	3221	1660	1411	1660	3154	1411	1660	3154	1411
Flt Permitted												
Satd. Flow (perm)	1660	1494	1411	3221	1660	1411	1660	3154	1411	1660	3154	1411
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			262			262			262			164
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		3408			850			2500			2586	
Travel Time (s)		51.6			12.9			31.0			32.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)		0										
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	92	293	125	359	147	65	54	511	196	76	1315	76
Shared Lane Traffic (%)												
Lane Group Flow (vph)	92	293	125	359	147	65	54	511	196	76	1315	76
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.14	1.30	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Turn Type	Prot	NA	Free	Prot	NA	Free	pm+pt	NA	Free	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			Free			Free	2		Free	6		6
Detector Phase	7	4		3	8		5	2		1	6	6
Switch Phase												

BAckground 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022 Synchro 11 Light Report
RR Page 1

Lanes, Volumes, Timings
1: US 287 & Mountain 04/27/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	22.5
Total Split (s)	16.9	26.0		18.4	27.5		9.6	46.0		9.6	46.0	46.0
Total Split (%)	16.9%	26.0%		18.4%	27.5%		9.6%	46.0%		9.6%	46.0%	46.0%
Maximum Green (s)	12.4	21.5		13.9	23.0		5.1	41.5		5.1	41.5	41.5
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	4.5
Lead/Lag	Lag	Lag		Lead	Lead		Lag	Lag		Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	C-Max
Walk Time (s)		7.0			7.0			7.0			7.0	7.0
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	17.2	21.1	100.0	13.6	19.6	100.0	44.2	44.2	100.0	44.2	44.2	44.2
Actuated g/C Ratio	0.17	0.21	1.00	0.14	0.20	1.00	0.44	0.44	1.00	0.44	0.44	0.44
v/c Ratio	0.32	0.93	0.09	0.82	0.45	0.05	0.07	0.37	0.14	0.10	0.94	0.11
Control Delay	38.9	76.2	0.1	58.5	42.5	0.1	18.2	20.4	0.2	18.4	42.7	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.9	76.2	0.1	58.5	42.5	0.1	18.2	20.4	0.2	18.4	42.7	0.3
LOS	D	E	A	E	D	A	B	C	A	B	D	A
Approach Delay		50.8			47.7			15.0			39.2	
Approach LOS		D			D			B			D	
Queue Length 50th (ft)	49	184	0	115	89	0	20	116	0	29	~436	0
Queue Length 95th (ft)	101	#341	0	#183	145	0	45	160	0	58	#597	0
Internal Link Dist (ft)		3328			770			2420			2506	
Turn Bay Length (ft)	525		265	285		270	1000		715	1000		785
Base Capacity (vph)	305	321	1411	447	425	1411	733	1393	1411	733	1393	714
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.30	0.91	0.09	0.80	0.35	0.05	0.07	0.37	0.14	0.10	0.94	0.11

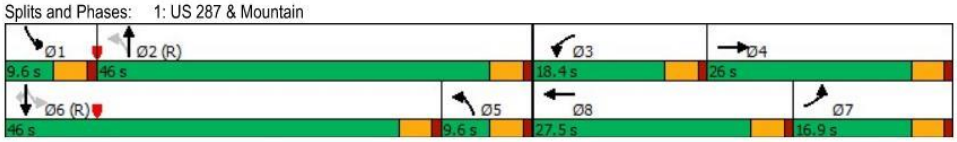
Intersection Summary	
Area Type:	CBD
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 36.9	Intersection LOS: D
Intersection Capacity Utilization 82.6%	ICU Level of Service E
Analysis Period (min) 15	

BAckground 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022 Synchro 11 Light Report
RR Page 2

Lanes, Volumes, Timings
1: US 287 & Mountain 04/27/2024

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: US 287 & Mountain



Lanes, Volumes, Timings
1: US 287 & Mountain 04/27/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	125	295	105	215	305	35	160	1340	450	55	730	120
Future Volume (vph)	125	295	105	215	305	35	160	1340	450	55	730	120
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	525		265	285		270	1000		715	1000		785
Storage Lanes	1		1	2		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850			0.850
Flt Protected												
Satd. Flow (prot)	1660	1494	1411	3221	1660	1411	1660	3154	1411	1660	3154	1411
Flt Permitted												
Satd. Flow (perm)	1660	1494	1411	3221	1660	1411	1660	3154	1411	1660	3154	1411
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			164			164			474			126
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		3408			850			2500			2586	
Travel Time (s)		51.6			12.9			31.0			32.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)		0										
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	132	311	111	226	321	37	168	1411	474	58	768	126
Shared Lane Traffic (%)												
Lane Group Flow (vph)	132	311	111	226	321	37	168	1411	474	58	768	126
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.14	1.30	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Turn Type	Prot	NA	Free	Prot	NA	Free	pm+pt	NA	Free	pm+pt	NA	pm+ov
Protected Phases	7	4		3	8		5	2		1	6	7
Permitted Phases			Free			Free	2		Free	6		6
Detector Phase	7	4		3	8		5	2		1	6	7
Switch Phase												

Background 2028 PM Legacy Park Phase 1 5:00 pm 06/22/2022 Synchro 11 Light Report
RR Page 1

Lanes, Volumes, Timings
1: US 287 & Mountain 04/27/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	9.5
Total Split (s)	14.5	32.5		13.0	31.0		10.8	45.0		9.5	43.7	14.5
Total Split (%)	14.5%	32.5%		13.0%	31.0%		10.8%	45.0%		9.5%	43.7%	14.5%
Maximum Green (s)	10.0	28.0		8.5	26.5		6.3	40.5		5.0	39.2	10.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	4.5
Lead/Lag	Lag	Lead		Lag	Lead		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	None
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	11.0	24.5	100.0	9.6	23.1	100.0	50.0	44.5	100.0	46.3	40.9	51.9
Actuated g/C Ratio	0.11	0.24	1.00	0.10	0.23	1.00	0.50	0.44	1.00	0.46	0.41	0.52
v/c Ratio	0.72	0.85	0.08	0.73	0.84	0.03	0.20	1.01	0.34	0.08	0.60	0.16
Control Delay	66.6	57.3	0.1	61.2	71.0	0.0	13.4	46.5	0.4	13.4	26.0	1.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	66.6	57.3	0.1	61.2	71.0	0.0	13.4	46.5	0.4	13.4	26.0	1.9
LOS	E	E	A	E	E	A	B	D	A	B	C	A
Approach Delay		48.1			62.7			33.2			22.0	
Approach LOS		D			E			C			C	
Queue Length 50th (ft)	82	185	0	61	215	0	39	~544	0	18	203	0
Queue Length 95th (ft)	#184	#304	0	m#89	m265	m0	m66	#673	m0	39	267	19
Internal Link Dist (ft)		3328			770			2420			2506	
Turn Bay Length (ft)	525		265	285		270	1000		715	1000		785
Base Capacity (vph)	183	418	1411	310	439	1411	829	1402	1411	768	1290	793
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.72	0.74	0.08	0.73	0.73	0.03	0.20	1.01	0.34	0.08	0.60	0.16

Intersection Summary	
Area Type:	CBD
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.01	
Intersection Signal Delay: 36.8	Intersection LOS: D
Intersection Capacity Utilization 85.9%	ICU Level of Service E
Analysis Period (min) 15	

Background 2028 PM Legacy Park Phase 1 5:00 pm 06/22/2022 Synchro 11 Light Report
RR Page 2

Lanes, Volumes, Timings
1: US 287 & Mountain 04/27/2024

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: US 287 & Mountain

HCM 6th TWSC
2: Mountain & Gate Way 04/28/2024

Intersection						
Int Delay, s/veh	0.5					

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	500	540	45	15	15
Future Vol, veh/h	5	500	540	45	15	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	0	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	5	543	587	49	16	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	636	0	-	0	1140	587
Stage 1	-	-	-	-	587	-
Stage 2	-	-	-	-	553	-
Critical Hdwy	4.13	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.227	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	943	-	-	-	221	508
Stage 1	-	-	-	-	554	-
Stage 2	-	-	-	-	574	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	943	-	-	-	219	508
Mov Cap-2 Maneuver	-	-	-	-	219	-
Stage 1	-	-	-	-	550	-
Stage 2	-	-	-	-	574	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	17.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	943	-	-	-	219	508
HCM Lane V/C Ratio	0.006	-	-	-	0.074	0.032
HCM Control Delay (s)	8.8	0	-	-	22.8	12.3
HCM Lane LOS	A	A	-	-	C	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2	0.1

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HCM 6th TWSC
2: Mountain & Gate Way 04/28/2024

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	740	535	35	30	15
Future Vol, veh/h	15	740	535	35	30	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	0	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	16	796	575	38	32	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	613	0	-	0	1403	575
Stage 1	-	-	-	-	575	-
Stage 2	-	-	-	-	828	-
Critical Hdwy	4.13	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.227	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	961	-	-	-	153	516
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	427	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	961	-	-	-	148	516
Mov Cap-2 Maneuver	-	-	-	-	148	-
Stage 1	-	-	-	-	544	-
Stage 2	-	-	-	-	427	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	28.1
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	961	-	-	-	148	516
HCM Lane V/C Ratio	0.017	-	-	-	0.218	0.031
HCM Control Delay (s)	8.8	0	-	-	36	12.2
HCM Lane LOS	A	A	-	-	E	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.8	0.1

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HCM 6th Signalized Intersection Summary
3: Berthoud Pkwy & Mountain 04/28/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	85	320	120	35	315	85	105	140	25	105	140	115
Future Volume (veh/h)	85	320	120	35	315	85	105	140	25	105	140	115
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	94	356	133	39	350	94	117	156	28	117	156	128
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	284	392	146	173	529	448	192	256	388	172	229	347
Arrive On Green	0.05	0.30	0.30	0.03	0.28	0.28	0.25	0.25	0.25	0.22	0.22	0.22
Sat Flow, veh/h	1767	1288	481	1767	1856	1572	779	1038	1572	779	1038	1572
Grp Volume(v), veh/h	94	0	489	39	350	94	273	0	28	273	0	128
Grp Sat Flow(s),veh/h/ln	1767	0	1769	1767	1856	1572	1817	0	1572	1817	0	1572
Q Serve(g_s), s	3.4	0.0	24.7	1.4	15.4	4.2	12.4	0.0	1.3	12.8	0.0	6.4
Cycle Q Clear(g_c), s	3.4	0.0	24.7	1.4	15.4	4.2	12.4	0.0	1.3	12.8	0.0	6.4
Prop In Lane	1.00		0.27	1.00		1.00	0.43		1.00	0.43		1.00
Lane Grp Cap(c), veh/h	284	0	539	173	529	448	448	0	388	401	0	347
V/C Ratio(X)	0.33	0.00	0.91	0.23	0.66	0.21	0.61	0.00	0.07	0.68	0.00	0.37
Avail Cap(c_a), veh/h	313	0	638	210	642	544	448	0	388	401	0	347
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.9	0.0	31.0	24.9	29.3	25.2	31.0	0.0	26.8	33.2	0.0	30.7
Incr Delay (d2), s/veh	0.7	0.0	15.2	0.7	1.9	0.2	6.1	0.0	0.4	9.0	0.0	3.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.4	0.0	12.0	0.6	6.7	1.5	6.0	0.0	0.5	6.5	0.0	2.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.5	0.0	46.3	25.6	31.1	25.5	37.1	0.0	27.2	42.2	0.0	33.7
LnGrp LOS	C	A	D	C	C	C	D	A	C	D	A	C
Approach Vol, veh/h		583			483			301			401	
Approach Delay, s/veh		42.6			29.6			36.1			39.5	
Approach LOS		D			C			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		27.4	7.7	32.8		25.0	9.5	31.0				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		22.9	5.1	33.5		20.5	6.5	32.1				
Max Q Clear Time (g_c+I1), s		14.4	3.4	26.7		14.8	5.4	17.4				
Green Ext Time (p_c), s		1.0	0.0	1.6		1.0	0.0	1.9				

Intersection Summary	
HCM 6th Ctrl Delay	37.2
HCM 6th LOS	D

Notes
User approved pedestrian interval to be less than phase max green.

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HCM 6th Signalized Intersection Summary
3: Berthoud Pkwy & Mountain 04/28/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	140	540	85	30	380	135	90	135	30	175	105	85
Future Volume (veh/h)	140	540	85	30	380	135	90	135	30	175	105	85
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	146	562	89	31	396	141	94	141	31	182	109	89
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	339	596	94	153	628	532	140	211	304	235	141	328
Arrive On Green	0.07	0.38	0.38	0.03	0.34	0.34	0.19	0.19	0.19	0.21	0.21	0.21
Sat Flow, veh/h	1767	1563	248	1767	1856	1572	728	1091	1572	1125	674	1572
Grp Volume(v), veh/h	146	0	651	31	396	141	235	0	31	291	0	89
Grp Sat Flow(s),veh/h/ln	1767	0	1811	1767	1856	1572	1819	0	1572	1799	0	1572
Q Serve(g_s), s	4.9	0.0	33.3	1.1	17.2	6.2	11.5	0.0	1.6	14.6	0.0	4.5
Cycle Q Clear(g_c), s	4.9	0.0	33.3	1.1	17.2	6.2	11.5	0.0	1.6	14.6	0.0	4.5
Prop In Lane	1.00		0.14	1.00		1.00	0.40		1.00	0.63		1.00
Lane Grp Cap(c), veh/h	339	0	690	153	628	532	351	0	304	375	0	328
V/C Ratio(X)	0.43	0.00	0.94	0.20	0.63	0.26	0.67	0.00	0.10	0.77	0.00	0.27
Avail Cap(c_a), veh/h	387	0	728	194	658	558	351	0	304	375	0	328
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.4	0.0	28.7	24.1	26.6	23.0	35.8	0.0	31.8	35.8	0.0	31.8
Incr Delay (d2), s/veh	0.9	0.0	20.2	0.6	1.8	0.3	9.7	0.0	0.7	14.4	0.0	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	0.0	17.0	0.4	7.4	2.2	5.9	0.0	0.6	7.7	0.0	1.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.2	0.0	48.9	24.8	28.5	23.3	45.6	0.0	32.5	50.2	0.0	33.8
LnGrp LOS	C	A	D	C	C	C	D	A	C	D	A	C
Approach Vol, veh/h		797			568			266			380	
Approach Delay, s/veh		43.6			27.0			44.0			46.4	
Approach LOS		D			C			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.0	7.3	41.0		24.5	11.4	37.0				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.5	5.0	38.5		20.0	9.5	34.0				
Max Q Clear Time (g_c+I1), s		13.5	3.1	35.3		16.6	6.9	19.2				
Green Ext Time (p_c), s		0.6	0.0	1.2		0.6	0.1	2.3				

Intersection Summary	
HCM 6th Ctrl Delay	39.5
HCM 6th LOS	D

Notes
User approved pedestrian interval to be less than phase max green.

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HCM 6th TWSC
4: Welch & Berthoud Pkwy 04/27/2024

Intersection						
Int Delay, s/veh	1					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	30	190	10	15	260
Future Vol, veh/h	10	30	190	10	15	260
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	12	35	224	12	18	306

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	572	230	0	0	236	0
Stage 1	230	-	-	-	-	-
Stage 2	342	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	480	807	-	-	1325	-
Stage 1	806	-	-	-	-	-
Stage 2	717	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	472	807	-	-	1325	-
Mov Cap-2 Maneuver	472	-	-	-	-	-
Stage 1	806	-	-	-	-	-
Stage 2	706	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.6	0	0.4
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	685	1325	-
HCM Lane V/C Ratio	-	-	0.069	0.013	-
HCM Control Delay (s)	-	-	10.6	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

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HCM 6th TWSC
4: Welch & Berthoud Pkwy 04/27/2024

Intersection						
Int Delay, s/veh	1.5					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	30	210	10	40	180
Future Vol, veh/h	10	30	210	10	40	180
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	11	34	241	11	46	207

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	546	247	0	0	252	0
Stage 1	247	-	-	-	-	-
Stage 2	299	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	497	789	-	-	1307	-
Stage 1	792	-	-	-	-	-
Stage 2	750	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	477	789	-	-	1307	-
Mov Cap-2 Maneuver	477	-	-	-	-	-
Stage 1	792	-	-	-	-	-
Stage 2	720	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.7	0	1.4
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	678	1307	-
HCM Lane V/C Ratio	-	-	0.068	0.035	-
HCM Control Delay (s)	-	-	10.7	7.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

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HCM 6th TWSC
5: Berthoud Pkwy & Arapahoe 04/27/2024

Intersection						
Int Delay, s/veh	0.4					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	10	190	5	5	265
Future Vol, veh/h	5	10	190	5	5	265
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	6	12	232	6	6	323

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	570	235	0	0	238	0
Stage 1	235	-	-	-	-	-
Stage 2	335	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	481	802	-	-	1323	-
Stage 1	802	-	-	-	-	-
Stage 2	722	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	478	802	-	-	1323	-
Mov Cap-2 Maneuver	478	-	-	-	-	-
Stage 1	802	-	-	-	-	-
Stage 2	718	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.7	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	654	1323	-
HCM Lane V/C Ratio	-	-	0.028	0.005	-
HCM Control Delay (s)	-	-	10.7	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

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HCM 6th TWSC
5: Berthoud Pkwy & Arapahoe 04/27/2024

Intersection						
Int Delay, s/veh	0.3					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	5	210	5	5	185
Future Vol, veh/h	5	5	210	5	5	185
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	6	6	247	6	6	218

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	480	250	0	0	253	0
Stage 1	250	-	-	-	-	-
Stage 2	230	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	543	786	-	-	1306	-
Stage 1	789	-	-	-	-	-
Stage 2	806	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	540	786	-	-	1306	-
Mov Cap-2 Maneuver	540	-	-	-	-	-
Stage 1	789	-	-	-	-	-
Stage 2	802	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.7	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	640	1306	-
HCM Lane V/C Ratio	-	-	0.018	0.005	-
HCM Control Delay (s)	-	-	10.7	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

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HCM 6th TWSC
6: Spartan & Berthoud Pkwy 04/27/2024

Intersection	
Int Delay, s/veh	8.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	95	110	85	75	190	100
Future Vol, veh/h	95	110	85	75	190	100
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	117	136	105	93	235	123

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	745	152	0	0	198	0
Stage 1	152	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	380	892	-	-	1369	-
Stage 1	874	-	-	-	-	-
Stage 2	550	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	310	892	-	-	1369	-
Mov Cap-2 Maneuver	310	-	-	-	-	-
Stage 1	874	-	-	-	-	-
Stage 2	449	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.8	0	5.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	477	1369	-
HCM Lane V/C Ratio	-	-	0.531	0.171	-
HCM Control Delay (s)	-	-	20.8	8.2	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	3.1	0.6	-

BAckground 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022 Synchro 11 Light Report
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HCM 6th TWSC
6: Spartan & Berthoud Pkwy 04/28/2024

Intersection						
Int Delay, s/veh	5.2					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	65	120	95	105	75	115
Future Vol, veh/h	65	120	95	105	75	115
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	80	148	117	130	93	142

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	510	182	0	0	247	0
Stage 1	182	-	-	-	-	-
Stage 2	328	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	522	858	-	-	1313	-
Stage 1	847	-	-	-	-	-
Stage 2	728	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	482	858	-	-	1313	-
Mov Cap-2 Maneuver	482	-	-	-	-	-
Stage 1	847	-	-	-	-	-
Stage 2	672	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.1	0	3.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	673	1313	-
HCM Lane V/C Ratio	-	-	0.339	0.071	-
HCM Control Delay (s)	-	-	13.1	8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	1.5	0.2	-

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HCM 6th TWSC
7: Berthoud Pkwy & CR 4E 04/27/2024

Intersection												
Int Delay, s/veh	3.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	65	15	5	5	40	10	5	55	5	15	80	155
Future Vol, veh/h	65	15	5	5	40	10	5	55	5	15	80	155
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	69	16	5	5	43	11	5	59	5	16	85	165

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	299	274	168	282	354	62	250	0	0	64	0	0
Stage 1	200	200	-	72	72	-	-	-	-	-	-	-
Stage 2	99	74	-	210	282	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	651	631	874	668	570	1000	1310	-	-	1532	-	-
Stage 1	800	734	-	935	833	-	-	-	-	-	-	-
Stage 2	905	831	-	790	676	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	600	621	874	643	561	1000	1310	-	-	1532	-	-
Mov Cap-2 Maneuver	600	621	-	643	561	-	-	-	-	-	-	-
Stage 1	797	725	-	931	830	-	-	-	-	-	-	-
Stage 2	846	828	-	759	668	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.9	11.4	0.6	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1310	-	-	615	617	1532	-	-
HCM Lane V/C Ratio	0.004	-	-	0.147	0.095	0.01	-	-
HCM Control Delay (s)	7.8	0	-	11.9	11.4	7.4	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0.3	0	-	-

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HCM 6th TWSC
7: Berthoud Pkwy & CR 4E 04/27/2024

Intersection												
Int Delay, s/veh	6.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	130	45	5	5	30	15	5	110	5	10	85	90
Future Vol, veh/h	130	45	5	5	30	15	5	110	5	10	85	90
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	155	54	6	6	36	18	6	131	6	12	101	107

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	352	328	155	355	378	134	208	0	0	137	0	0
Stage 1	179	179	-	146	146	-	-	-	-	-	-	-
Stage 2	173	149	-	209	232	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	601	589	888	598	552	912	1357	-	-	1441	-	-
Stage 1	820	749	-	854	774	-	-	-	-	-	-	-
Stage 2	827	772	-	791	711	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	554	580	888	546	544	912	1357	-	-	1441	-	-
Mov Cap-2 Maneuver	554	580	-	546	544	-	-	-	-	-	-	-
Stage 1	816	742	-	850	770	-	-	-	-	-	-	-
Stage 2	769	768	-	722	704	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.2	11.4	0.3	0.4
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1357	-	-	566	619	1441	-	-
HCM Lane V/C Ratio	0.004	-	-	0.379	0.096	0.008	-	-
HCM Control Delay (s)	7.7	0	-	15.2	11.4	7.5	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.8	0.3	0	-	-

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HCM 6th Signalized Intersection Summary
8: US 287 & CR 4E

04/28/2024

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	170	35	740	60	15	1755
Future Volume (veh/h)	170	35	740	60	15	1755
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	187	38	813	66	16	1929
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	3	3	3	3	3	3
Cap, veh/h	224	199	2761	1232	522	2761
Arrive On Green	0.13	0.13	0.78	0.78	0.78	0.78
Sat Flow, veh/h	1767	1572	3618	1572	626	3618
Grp Volume(v), veh/h	187	38	813	66	16	1929
Grp Sat Flow(s),veh/h/ln	1767	1572	1763	1572	626	1763
Q Serve(g_s), s	10.3	2.2	6.5	0.9	0.7	26.2
Cycle Q Clear(g_c), s	10.3	2.2	6.5	0.9	7.2	26.2
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	224	199	2761	1232	522	2761
V/C Ratio(X)	0.83	0.19	0.29	0.05	0.03	0.70
Avail Cap(c_a), veh/h	345	307	2761	1232	522	2761
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	42.6	39.1	3.1	2.5	4.1	5.2
Incr Delay (d2), s/veh	10.1	0.5	0.3	0.1	0.1	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	0.9	1.2	0.2	0.1	4.9
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	52.8	39.5	3.3	2.5	4.2	6.7
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	225		879			1945
Approach Delay, s/veh	50.5		3.3			6.7
Approach LOS	D		A			A

Timer - Assigned Phs		2				6	8
Phs Duration (G+Y+Rc), s		82.8				82.8	17.2
Change Period (Y+Rc), s		4.5				4.5	4.5
Max Green Setting (Gmax), s		71.5				71.5	19.5
Max Q Clear Time (g_c+I1), s		8.5				28.2	12.3
Green Ext Time (p_c), s		5.9				21.6	0.4

Intersection Summary	
HCM 6th Ctrl Delay	8.9
HCM 6th LOS	A

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HCM 6th Signalized Intersection Summary
8: US 287 & CR 4E 04/27/2024

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	100	30	1985	210	40	1060
Future Volume (veh/h)	100	30	1985	210	40	1060
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	104	31	2068	219	42	1104
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3
Cap, veh/h	138	123	2933	1308	168	2933
Arrive On Green	0.08	0.08	0.83	0.83	0.83	0.83
Sat Flow, veh/h	1767	1572	3618	1572	161	3618
Grp Volume(v), veh/h	104	31	2068	219	42	1104
Grp Sat Flow(s),veh/h/ln	1767	1572	1763	1572	161	1763
Q Serve(g_s), s	5.8	1.9	23.8	2.7	14.4	7.7
Cycle Q Clear(g_c), s	5.8	1.9	23.8	2.7	38.2	7.7
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	138	123	2933	1308	168	2933
V/C Ratio(X)	0.75	0.25	0.71	0.17	0.25	0.38
Avail Cap(c_a), veh/h	318	283	2933	1308	168	2933
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	45.2	43.4	3.4	1.6	11.2	2.1
Incr Delay (d2), s/veh	8.0	1.1	1.5	0.3	3.6	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.8	0.8	5.1	0.6	0.6	1.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	53.2	44.4	4.9	1.9	14.7	2.4
LnGrp LOS	D	D	A	A	B	A
Approach Vol, veh/h	135		2287			1146
Approach Delay, s/veh	51.2		4.6			2.9
Approach LOS	D		A			A

Timer - Assigned Phs		2				6	8
Phs Duration (G+Y+Rc), s		87.7				87.7	12.3
Change Period (Y+Rc), s		4.5				4.5	4.5
Max Green Setting (Gmax), s		73.0				73.0	18.0
Max Q Clear Time (g_c+I1), s		25.8				40.2	7.8
Green Ext Time (p_c), s		31.6				12.8	0.2

Intersection Summary	
HCM 6th Ctrl Delay	5.8
HCM 6th LOS	A

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HCM 6th Signalized Intersection Summary
11: Meadowlark & Mountain 04/28/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	175	370	20	15	360	110	40	15	10	185	15	150
Future Volume (veh/h)	175	370	20	15	360	110	40	15	10	185	15	150
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	199	420	23	17	409	125	45	17	11	210	17	170
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	291	701	38	312	474	402	470	175	104	778	942	798
Arrive On Green	0.20	0.80	0.80	0.26	0.26	0.26	0.51	0.51	0.51	0.51	0.51	0.51
Sat Flow, veh/h	1767	1743	95	939	1856	1572	812	344	205	1371	1856	1572
Grp Volume(v), veh/h	199	0	443	17	409	125	73	0	0	210	17	170
Grp Sat Flow(s),veh/h/ln	1767	0	1838	939	1856	1572	1361	0	0	1371	1856	1572
Q Serve(g_s), s	8.0	0.0	9.1	1.4	21.1	6.4	1.1	0.0	0.0	5.7	0.5	6.0
Cycle Q Clear(g_c), s	8.0	0.0	9.1	1.4	21.1	6.4	2.4	0.0	0.0	8.1	0.5	6.0
Prop In Lane	1.00		0.05	1.00		1.00	0.62		0.15	1.00		1.00
Lane Grp Cap(c), veh/h	291	0	740	312	474	402	749	0	0	778	942	798
V/C Ratio(X)	0.68	0.00	0.60	0.05	0.86	0.31	0.10	0.00	0.00	0.27	0.02	0.21
Avail Cap(c_a), veh/h	367	0	1075	443	733	621	749	0	0	778	942	798
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.82	0.00	0.82	1.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.3	0.0	6.7	28.2	35.6	30.1	12.7	0.0	0.0	14.0	12.2	13.6
Incr Delay (d2), s/veh	3.0	0.0	0.6	0.1	6.6	0.4	0.3	0.0	0.0	0.9	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.9	0.0	2.2	0.3	9.9	2.4	0.9	0.0	0.0	2.8	0.2	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.4	0.0	7.4	28.3	42.2	30.5	12.9	0.0	0.0	14.8	12.3	14.2
LnGrp LOS	C	A	A	C	D	C	B	A	A	B	B	B
Approach Vol, veh/h		642			551			73			397	
Approach Delay, s/veh		12.9			39.1			12.9			14.5	
Approach LOS		B			D			B			B	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		55.3		44.7		55.3	14.7	30.0				
Change Period (Y+Rc), s		4.5		4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		32.5		58.5		32.5	14.5	39.5				
Max Q Clear Time (g_c+I1), s		4.4		11.1		10.1	10.0	23.1				
Green Ext Time (p_c), s		0.4		2.7		1.3	0.2	2.5				

Intersection Summary		
HCM 6th Ctrl Delay		22.0
HCM 6th LOS		C

BAckground 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022 Synchro 11 Light Report
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HCM 6th Signalized Intersection Summary
11: Meadowlark & Mountain 04/28/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	340	500	25	20	395	120	40	20	30	215	20	165
Future Volume (veh/h)	340	500	25	20	395	120	40	20	30	215	20	165
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	370	543	27	22	429	130	43	22	33	234	22	179
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	426	852	42	293	490	415	319	166	220	654	786	666
Arrive On Green	0.35	0.97	0.97	0.26	0.26	0.26	0.42	0.42	0.42	0.42	0.42	0.42
Sat Flow, veh/h	1767	1753	87	835	1856	1572	631	393	520	1338	1856	1572
Grp Volume(v), veh/h	370	0	570	22	429	130	98	0	0	234	22	179
Grp Sat Flow(s),veh/h/ln	1767	0	1840	835	1856	1572	1544	0	0	1338	1856	1572
Q Serve(g_s), s	15.2	0.0	2.2	2.0	22.1	6.6	1.0	0.0	0.0	7.3	0.7	7.4
Cycle Q Clear(g_c), s	15.2	0.0	2.2	2.0	22.1	6.6	3.6	0.0	0.0	10.8	0.7	7.4
Prop In Lane	1.00		0.05	1.00		1.00	0.44		0.34	1.00		1.00
Lane Grp Cap(c), veh/h	426	0	895	293	490	415	706	0	0	654	786	666
V/C Ratio(X)	0.87	0.00	0.64	0.08	0.88	0.31	0.14	0.00	0.00	0.36	0.03	0.27
Avail Cap(c_a), veh/h	493	0	1095	352	622	527	706	0	0	654	786	666
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.85	0.00	0.85	1.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.5	0.0	0.7	27.8	35.2	29.5	17.6	0.0	0.0	19.5	16.8	18.7
Incr Delay (d2), s/veh	12.1	0.0	0.7	0.1	11.1	0.4	0.4	0.0	0.0	1.5	0.1	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.6	0.0	0.5	0.4	11.3	2.5	1.4	0.0	0.0	3.9	0.3	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.6	0.0	1.5	27.9	46.3	29.9	18.0	0.0	0.0	21.0	16.9	19.7
LnGrp LOS	C	A	A	C	D	C	B	A	A	C	B	B
Approach Vol, veh/h		940			581			98			435	
Approach Delay, s/veh		12.5			42.0			18.0			20.3	
Approach LOS		B			D			B			C	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		46.9		53.1		46.9	22.2	30.9				
Change Period (Y+Rc), s		4.5		4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		31.5		59.5		31.5	21.5	33.5				
Max Q Clear Time (g_c+I1), s		5.6		4.2		12.8	17.2	24.1				
Green Ext Time (p_c), s		0.5		4.5		1.4	0.5	2.3				

Intersection Summary	
HCM 6th Ctrl Delay	22.8
HCM 6th LOS	C

Background 2028 PM Legacy Park Phase 1 5:00 pm 06/22/2022 Synchro 11 Light Report
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TOTAL 2028

Lanes, Volumes, Timings
1: US 287 & Mountain 04/27/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	275	115	370	150	75	50	470	195	75	1210	70
Future Volume (vph)	85	275	115	370	150	75	50	470	195	75	1210	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	525		265	285		270	1000		715	1000		785
Storage Lanes	1		1	2		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850			0.850
Flt Protected												
Satd. Flow (prot)	1660	1494	1411	3221	1660	1411	1660	3154	1411	1660	3154	1411
Flt Permitted												
Satd. Flow (perm)	1660	1494	1411	3221	1660	1411	1660	3154	1411	1660	3154	1411
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			262			262			262			164
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		3408			850			2500			2586	
Travel Time (s)		51.6			12.9			31.0			32.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)		0										
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	92	299	125	402	163	82	54	511	212	82	1315	76
Shared Lane Traffic (%)												
Lane Group Flow (vph)	92	299	125	402	163	82	54	511	212	82	1315	76
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.14	1.30	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Turn Type	Prot	NA	Free	Prot	NA	Free	pm+pt	NA	Free	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			Free			Free	2		Free	6		6
Detector Phase	7	4		3	8		5	2		1	6	6
Switch Phase												

Total 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022 Synchro 11 Light Report
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Lanes, Volumes, Timings
1: US 287 & Mountain 04/27/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	22.5
Total Split (s)	16.9	26.0		18.4	27.5		9.6	46.0		9.6	46.0	46.0
Total Split (%)	16.9%	26.0%		18.4%	27.5%		9.6%	46.0%		9.6%	46.0%	46.0%
Maximum Green (s)	12.4	21.5		13.9	23.0		5.1	41.5		5.1	41.5	41.5
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	4.5
Lead/Lag	Lag	Lag		Lead	Lead		Lag	Lag		Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	C-Max
Walk Time (s)		7.0			7.0			7.0			7.0	7.0
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	16.4	21.3	100.0	13.9	20.9	100.0	43.7	43.7	100.0	43.7	43.7	43.7
Actuated g/C Ratio	0.16	0.21	1.00	0.14	0.21	1.00	0.44	0.44	1.00	0.44	0.44	0.44
v/c Ratio	0.34	0.94	0.09	0.90	0.47	0.06	0.07	0.37	0.15	0.11	0.96	0.11
Control Delay	40.2	78.0	0.1	67.0	41.8	0.1	18.2	20.6	0.2	18.5	44.7	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	40.2	78.0	0.1	67.0	41.8	0.1	18.2	20.6	0.2	18.5	44.7	0.3
LOS	D	E	A	E	D	A	B	C	A	B	D	A
Approach Delay		52.4			52.2			14.9			40.9	
Approach LOS		D			D			B			D	
Queue Length 50th (ft)	50	188	0	131	99	0	20	116	0	31	~436	0
Queue Length 95th (ft)	103	#350	0	#217	157	0	45	160	0	62	#597	0
Internal Link Dist (ft)		3328			770			2420			2506	
Turn Bay Length (ft)	525		265	285		270	1000		715	1000		785
Base Capacity (vph)	291	321	1411	447	433	1411	724	1376	1411	724	1376	708
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.32	0.93	0.09	0.90	0.38	0.06	0.07	0.37	0.15	0.11	0.96	0.11

Intersection Summary	
Area Type:	CBD
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.96	
Intersection Signal Delay: 38.8	Intersection LOS: D
Intersection Capacity Utilization 84.1%	ICU Level of Service E
Analysis Period (min) 15	

Total 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022 Synchro 11 Light Report
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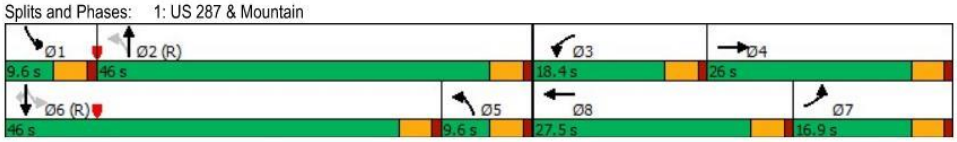
Lanes, Volumes, Timings
1: US 287 & Mountain 04/27/2024

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: US 287 & Mountain



Lanes, Volumes, Timings
1: US 287 & Mountain 04/24/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	125	310	105	240	315	45	160	1340	495	70	800	120
Future Volume (vph)	125	310	105	240	315	45	160	1340	495	70	800	120
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	525		265	285		270	1000		715	1000		785
Storage Lanes	1		1	2		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850			0.850
Flt Protected												
Satd. Flow (prot)	1660	1494	1411	3221	1660	1411	1660	3154	1411	1660	3154	1411
Flt Permitted												
Satd. Flow (perm)	1660	1494	1411	3221	1660	1411	1660	3154	1411	1660	3154	1411
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			164			164			521			126
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		3408			850			2500			2586	
Travel Time (s)		51.6			12.9			31.0			32.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)		0										
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	132	326	111	253	332	47	168	1411	521	74	842	126
Shared Lane Traffic (%)												
Lane Group Flow (vph)	132	326	111	253	332	47	168	1411	521	74	842	126
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.14	1.30	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Turn Type	Prot	NA	Free	Prot	NA	Free	pm+pt	NA	Free	pm+pt	NA	pm+ov
Protected Phases	7	4		3	8		5	2		1	6	7
Permitted Phases			Free			Free	2		Free	6		6
Detector Phase	7	4		3	8		5	2		1	6	7
Switch Phase												

Total 2028 PM Legacy Park Phase 1 5:00 pm 06/22/2022 Synchro 11 Light Report
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Lanes, Volumes, Timings
1: US 287 & Mountain 04/24/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5		9.5	22.5	9.5
Total Split (s)	13.5	32.5		13.0	32.0		10.8	45.0		9.5	43.7	13.5
Total Split (%)	13.5%	32.5%		13.0%	32.0%		10.8%	45.0%		9.5%	43.7%	13.5%
Maximum Green (s)	9.0	28.0		8.5	27.5		6.3	40.5		5.0	39.2	9.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	4.5
Lead/Lag	Lag	Lead		Lag	Lead		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	None
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	11.3	25.2	100.0	9.9	23.9	100.0	48.8	43.8	100.0	45.5	40.4	51.6
Actuated g/C Ratio	0.11	0.25	1.00	0.10	0.24	1.00	0.49	0.44	1.00	0.46	0.40	0.52
v/c Ratio	0.71	0.87	0.08	0.79	0.84	0.03	0.21	1.02	0.37	0.10	0.66	0.16
Control Delay	65.8	58.7	0.1	63.8	54.9	0.0	14.8	60.3	0.7	13.7	27.7	2.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	65.8	58.7	0.1	63.8	54.9	0.0	14.8	60.3	0.7	13.7	27.7	2.0
LOS	E	E	A	E	D	A	B	E	A	B	C	A
Approach Delay		48.9			54.3			41.9			23.6	
Approach LOS		D			D			D			C	
Queue Length 50th (ft)	82	193	0	83	198	0	57	~542	0	24	230	0
Queue Length 95th (ft)	#195	#327	0	#159	#299	0	97	#677	0	48	300	20
Internal Link Dist (ft)		3328			770			2420			2506	
Turn Bay Length (ft)	525		265	285		270	1000		715	1000		785
Base Capacity (vph)	186	418	1411	319	456	1411	809	1380	1411	755	1273	789
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.71	0.78	0.08	0.79	0.73	0.03	0.21	1.02	0.37	0.10	0.66	0.16

Intersection Summary			
Area Type:	CBD		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.02			
Intersection Signal Delay: 40.2		Intersection LOS: D	
Intersection Capacity Utilization 86.6%		ICU Level of Service E	
Analysis Period (min) 15			

Total 2028 PM Legacy Park Phase 1 5:00 pm 06/22/2022
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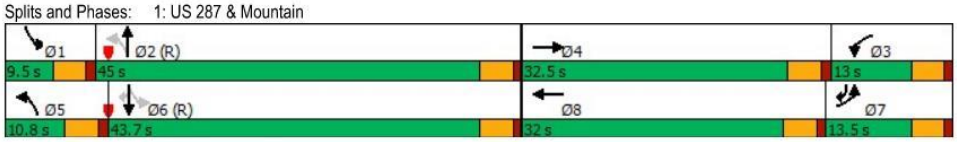
Lanes, Volumes, Timings
1: US 287 & Mountain 04/24/2024

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: US 287 & Mountain



HCM 6th TWSC
2: Mountain & Gate Way 04/28/2024

Intersection												
Int Delay, s/veh	2.3											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	510	15	10	565	45	40	1	30	15	1	15
Future Vol, veh/h	5	510	15	10	565	45	40	1	30	15	1	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	0	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	5	554	16	11	614	49	43	1	33	16	1	16

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	663	0	0	570	0	0	1233	1249	554	1225	1216	614
Stage 1	-	-	-	-	-	-	564	564	-	636	636	-
Stage 2	-	-	-	-	-	-	669	685	-	589	580	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.13	6.53	6.23	7.13	6.53	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.13	5.53	-	6.13	5.53	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.13	5.53	-	6.13	5.53	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.527	4.027	3.327	3.527	4.027	3.327
Pot Cap-1 Maneuver	921	-	-	997	-	-	153	172	530	155	180	490
Stage 1	-	-	-	-	-	-	509	507	-	464	470	-
Stage 2	-	-	-	-	-	-	445	447	-	493	499	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	921	-	-	997	-	-	144	168	530	142	175	490
Mov Cap-2 Maneuver	-	-	-	-	-	-	144	168	-	142	175	-
Stage 1	-	-	-	-	-	-	505	503	-	460	462	-
Stage 2	-	-	-	-	-	-	421	439	-	458	495	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	28.4	23.2
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	144	496	921	-	-	997	-	-	142	440
HCM Lane V/C Ratio	0.302	0.068	0.006	-	-	0.011	-	-	0.115	0.04
HCM Control Delay (s)	40.5	12.8	8.9	0	-	8.7	0	-	33.6	13.5
HCM Lane LOS	E	B	A	A	-	A	A	-	D	B
HCM 95th %tile Q(veh)	1.2	0.2	0	-	-	0	-	-	0.4	0.1

HCM 6th TWSC
2: Mountain & Gate Way 04/24/2024

Intersection												
Int Delay, s/veh	3.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	770	45	35	550	35	20	1	20	30	1	15
Future Vol, veh/h	15	770	45	35	550	35	20	1	20	30	1	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	0	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	92	92	93	93	92	92	92	93	92	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	16	828	49	38	591	38	22	1	22	32	1	16

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	629	0	0	877	0	0	1555	1565	828	1563	1576	591
Stage 1	-	-	-	-	-	-	860	860	-	667	667	-
Stage 2	-	-	-	-	-	-	695	705	-	896	909	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.13	6.53	6.23	7.13	6.53	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.13	5.53	-	6.13	5.53	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.13	5.53	-	6.13	5.53	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.527	4.027	3.327	3.527	4.027	3.327
Pot Cap-1 Maneuver	948	-	-	766	-	-	91	111	369	90	109	505
Stage 1	-	-	-	-	-	-	349	371	-	447	455	-
Stage 2	-	-	-	-	-	-	431	438	-	333	352	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	948	-	-	766	-	-	80	99	369	77	97	505
Mov Cap-2 Maneuver	-	-	-	-	-	-	80	99	-	77	97	-
Stage 1	-	-	-	-	-	-	337	359	-	432	420	-
Stage 2	-	-	-	-	-	-	384	404	-	302	340	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.6	40.8	58.5
HCM LOS			E	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	80	327	948	-	-	766	-	-	77	399
HCM Lane V/C Ratio	0.272	0.07	0.017	-	-	0.05	-	-	0.419	0.043
HCM Control Delay (s)	66	16.8	8.9	0	-	9.9	0	-	82	14.4
HCM Lane LOS	F	C	A	A	-	A	A	-	F	B
HCM 95th %tile Q(veh)	1	0.2	0.1	-	-	0.2	-	-	1.7	0.1

Total 2028 PM Legacy Park Phase 1 5:00 pm 06/22/2022
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HCM 6th Signalized Intersection Summary
3: Berthoud Pkwy & Mountain 04/28/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	335	130	35	320	85	130	220	55	105	170	120
Future Volume (veh/h)	100	335	130	35	320	85	130	220	55	105	170	120
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	111	372	144	39	356	94	144	244	61	117	189	133
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	224	331	128	132	439	372	200	338	464	159	257	360
Arrive On Green	0.06	0.26	0.26	0.03	0.24	0.24	0.30	0.30	0.30	0.23	0.23	0.23
Sat Flow, veh/h	1767	1274	493	1767	1856	1572	676	1146	1572	696	1125	1572
Grp Volume(v), veh/h	111	0	516	39	356	94	388	0	61	306	0	133
Grp Sat Flow(s),veh/h/ln	1767	0	1767	1767	1856	1572	1822	0	1572	1821	0	1572
Q Serve(g_s), s	4.7	0.0	25.5	1.6	17.8	4.8	18.7	0.0	2.8	15.3	0.0	7.0
Cycle Q Clear(g_c), s	4.7	0.0	25.5	1.6	17.8	4.8	18.7	0.0	2.8	15.3	0.0	7.0
Prop In Lane	1.00		0.28	1.00		1.00	0.37		1.00	0.38		1.00
Lane Grp Cap(c), veh/h	224	0	458	132	439	372	538	0	464	417	0	360
V/C Ratio(X)	0.50	0.00	1.13	0.30	0.81	0.25	0.72	0.00	0.13	0.73	0.00	0.37
Avail Cap(c_a), veh/h	224	0	458	163	472	400	538	0	464	417	0	360
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	28.1	0.0	36.4	29.5	35.4	30.4	31.0	0.0	25.4	35.1	0.0	31.9
Incr Delay (d2), s/veh	1.7	0.0	81.0	1.2	9.6	0.4	8.2	0.0	0.6	10.9	0.0	2.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	20.6	0.7	8.8	1.8	9.2	0.0	1.1	7.9	0.0	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.7	0.0	117.4	30.7	45.1	30.8	39.2	0.0	26.0	46.0	0.0	34.8
LnGrp LOS	C	A	F	C	D	C	D	A	C	D	A	C
Approach Vol, veh/h		627			489			449			439	
Approach Delay, s/veh		101.9			41.2			37.4			42.6	
Approach LOS		F			D			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		33.5	7.8	30.0		27.0	10.0	27.8				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		29.0	5.0	25.5		22.5	5.5	25.0				
Max Q Clear Time (g_c+I1), s		20.7	3.6	27.5		17.3	6.7	19.8				
Green Ext Time (p_c), s		1.6	0.0	0.0		1.0	0.0	1.0				

Intersection Summary	
HCM 6th Ctrl Delay	59.6
HCM 6th LOS	E

Notes
User approved pedestrian interval to be less than phase max green.

Total 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022
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HCM 6th Signalized Intersection Summary
3: Berthoud Pkwy & Mountain 04/28/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	150	550	115	60	395	135	105	190	50	175	200	100
Future Volume (veh/h)	150	550	115	60	395	135	105	190	50	175	200	100
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	156	573	120	62	411	141	109	198	52	182	208	104
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	291	503	105	146	578	490	131	237	317	201	229	373
Arrive On Green	0.07	0.34	0.34	0.04	0.31	0.31	0.20	0.20	0.20	0.24	0.24	0.24
Sat Flow, veh/h	1767	1488	312	1767	1856	1572	647	1176	1572	846	967	1572
Grp Volume(v), veh/h	156	0	693	62	411	141	307	0	52	390	0	104
Grp Sat Flow(s),veh/h/ln	1767	0	1799	1767	1856	1572	1823	0	1572	1813	0	1572
Q Serve(g_s), s	5.9	0.0	33.5	2.3	19.4	6.7	16.0	0.0	2.7	20.7	0.0	5.4
Cycle Q Clear(g_c), s	5.9	0.0	33.5	2.3	19.4	6.7	16.0	0.0	2.7	20.7	0.0	5.4
Prop In Lane	1.00		0.17	1.00		1.00	0.36		1.00	0.47		1.00
Lane Grp Cap(c), veh/h	291	0	608	146	578	490	368	0	317	430	0	373
V/C Ratio(X)	0.54	0.00	1.14	0.43	0.71	0.29	0.83	0.00	0.16	0.91	0.00	0.28
Avail Cap(c_a), veh/h	291	0	608	162	595	505	368	0	317	430	0	373
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.2	0.0	32.8	26.3	30.1	25.8	38.0	0.0	32.6	36.7	0.0	30.9
Incr Delay (d2), s/veh	1.9	0.0	81.3	2.0	3.8	0.3	19.5	0.0	1.1	25.4	0.0	1.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	0.0	27.2	1.0	8.7	2.4	9.0	0.0	1.1	11.9	0.0	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.2	0.0	114.1	28.3	34.0	26.1	57.5	0.0	33.8	62.1	0.0	32.7
LnGrp LOS	C	A	F	C	C	C	E	A	C	E	A	C
Approach Vol, veh/h		849			614			359			494	
Approach Delay, s/veh		97.7			31.6			54.0			55.9	
Approach LOS		F			C			D			E	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		24.5	8.6	38.0		28.0	11.2	35.4				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		20.0	5.0	33.5		23.5	6.7	31.8				
Max Q Clear Time (g_c+I1), s		18.0	4.3	35.5		22.7	7.9	21.4				
Green Ext Time (p_c), s		0.4	0.0	0.0		0.2	0.0	2.0				

Intersection Summary	
HCM 6th Ctrl Delay	64.5
HCM 6th LOS	E

Notes
User approved pedestrian interval to be less than phase max green.

Total 2028 PM Legacy Park Phase 1 5:00 pm 06/22/2022
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HCM 6th TWSC
4: Welch & Berthoud Pkwy 04/24/2024

Intersection												
Int Delay, s/veh	1.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↰	↱
Traffic Vol, veh/h	25	0	1	10	0	30	1	300	10	15	295	10
Future Vol, veh/h	25	0	1	10	0	30	1	300	10	15	295	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	85	92	85	92	85	85	85	85	92
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	27	0	1	12	0	35	1	353	12	18	347	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	762	750	347	750	755	359	358	0	0	365	0	0
Stage 1	383	383	-	361	361	-	-	-	-	-	-	-
Stage 2	379	367	-	389	394	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	320	339	694	326	337	683	1195	-	-	1188	-	-
Stage 1	638	610	-	655	624	-	-	-	-	-	-	-
Stage 2	641	620	-	633	603	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	299	332	694	320	330	683	1195	-	-	1188	-	-
Mov Cap-2 Maneuver	299	332	-	320	330	-	-	-	-	-	-	-
Stage 1	637	598	-	654	623	-	-	-	-	-	-	-
Stage 2	607	619	-	620	592	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18	12.4	0	0.4
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1195	-	-	306	532	1188	-	-
HCM Lane V/C Ratio	0.001	-	-	0.092	0.088	0.015	-	-
HCM Control Delay (s)	8	0	-	18	12.4	8.1	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.3	0	-	-

HCM 6th TWSC
4: Welch & Berthoud Pkwy 04/24/2024

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↰	↱
Traffic Vol, veh/h	15	1	5	10	1	30	5	285	10	40	305	30
Future Vol, veh/h	15	1	5	10	1	30	5	285	10	40	305	30
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	87	92	87	92	87	87	87	87	92
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	16	1	5	11	1	34	5	328	11	46	351	33

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	804	792	351	807	820	334	384	0	0	339	0	0
Stage 1	443	443	-	344	344	-	-	-	-	-	-	-
Stage 2	361	349	-	463	476	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	300	320	690	299	309	706	1169	-	-	1215	-	-
Stage 1	592	574	-	669	635	-	-	-	-	-	-	-
Stage 2	655	632	-	577	555	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	273	303	690	284	293	706	1169	-	-	1215	-	-
Mov Cap-2 Maneuver	273	303	-	284	293	-	-	-	-	-	-	-
Stage 1	589	546	-	666	632	-	-	-	-	-	-	-
Stage 2	619	629	-	544	528	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.1	12.8	0.1	0.9
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1169	-	-	321	506	1215	-	-
HCM Lane V/C Ratio	0.005	-	-	0.071	0.093	0.038	-	-
HCM Control Delay (s)	8.1	0	-	17.1	12.8	8.1	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.3	0.1	-	-

HCM 6th TWSC
5: Berthoud Pkwy & Arapahoe 04/24/2024

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↰	↱
Traffic Vol, veh/h	45	0	15	5	0	10	5	225	5	5	280	15
Future Vol, veh/h	45	0	15	5	0	10	5	225	5	5	280	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	82	92	82	92	82	82	82	82	92
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	49	0	16	6	0	12	5	274	6	6	341	16

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	646	643	341	656	656	277	357	0	0	280	0	0
Stage 1	353	353	-	287	287	-	-	-	-	-	-	-
Stage 2	293	290	-	369	369	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	383	391	699	377	384	759	1196	-	-	1277	-	-
Stage 1	662	629	-	718	673	-	-	-	-	-	-	-
Stage 2	713	670	-	649	619	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	374	387	699	365	380	759	1196	-	-	1277	-	-
Mov Cap-2 Maneuver	374	387	-	365	380	-	-	-	-	-	-	-
Stage 1	659	625	-	714	670	-	-	-	-	-	-	-
Stage 2	698	667	-	630	615	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.1	11.7	0.2	0.1
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1196	-	-	423	558	1277	-	-
HCM Lane V/C Ratio	0.005	-	-	0.154	0.033	0.005	-	-
HCM Control Delay (s)	8	0	-	15.1	11.7	7.8	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0.1	0	-	-

HCM 6th TWSC
5: Berthoud Pkwy & Arapahoe 04/24/2024

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↰	↱
Traffic Vol, veh/h	30	1	10	5	1	5	15	240	5	5	225	50
Future Vol, veh/h	30	1	10	5	1	5	15	240	5	5	225	50
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	85	92	85	92	85	85	85	85	92
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	33	1	11	6	1	6	16	282	6	6	265	54

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	598	597	265	627	648	285	319	0	0	288	0	0
Stage 1	277	277	-	317	317	-	-	-	-	-	-	-
Stage 2	321	320	-	310	331	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	413	415	771	395	388	752	1235	-	-	1268	-	-
Stage 1	727	679	-	692	652	-	-	-	-	-	-	-
Stage 2	689	651	-	698	643	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	402	406	771	382	380	752	1235	-	-	1268	-	-
Mov Cap-2 Maneuver	402	406	-	382	380	-	-	-	-	-	-	-
Stage 1	716	675	-	682	642	-	-	-	-	-	-	-
Stage 2	672	641	-	683	639	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.8	12.5	0.4	0.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1235	-	-	455	493	1268	-	-
HCM Lane V/C Ratio	0.013	-	-	0.098	0.026	0.005	-	-
HCM Control Delay (s)	8	0	-	13.8	12.5	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0	-	-

HCM 6th Roundabout
6: Spartan & Berthoud Pkwy 04/27/2024

Intersection	
Intersection Delay, s/veh	5.9
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	103	258	220	385
Demand Flow Rate, veh/h	106	266	227	397
Vehicles Circulating, veh/h	490	170	292	149
Vehicles Exiting, veh/h	56	349	304	287
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.7	5.3	5.8	6.4
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	106	266	227	397
Cap Entry Lane, veh/h	837	1160	1024	1185
Entry HV Adj Factor	0.969	0.969	0.969	0.971
Flow Entry, veh/h	103	258	220	385
Cap Entry, veh/h	811	1125	992	1150
V/C Ratio	0.127	0.229	0.222	0.335
Control Delay, s/veh	5.7	5.3	5.8	6.4
LOS	A	A	A	A
95th %tile Queue, veh	0	1	1	1

Total 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022
RR

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HCM 6th Roundabout
6: Spartan & Berthoud Pkwy 04/27/2024

Intersection	
Intersection Delay, s/veh	5.6
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	76	244	337	313
Demand Flow Rate, veh/h	78	250	347	323
Vehicles Circulating, veh/h	343	241	135	165
Vehicles Exiting, veh/h	145	241	286	326
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.5	5.6	5.8	5.8
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	78	250	347	323
Cap Entry Lane, veh/h	973	1079	1202	1166
Entry HV Adj Factor	0.970	0.974	0.970	0.970
Flow Entry, veh/h	76	244	337	313
Cap Entry, veh/h	944	1051	1167	1131
V/C Ratio	0.080	0.232	0.289	0.277
Control Delay, s/veh	4.5	5.6	5.8	5.8
LOS	A	A	A	A
95th %tile Queue, veh	0	1	1	1

Total 2028 PM Legacy Park Phase 1 5:00 pm 06/22/2022
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HCM 6th TWSC
7: Berthoud Pkwy & CR 4E 04/24/2024

Intersection												
Int Delay, s/veh	3.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	85	15	5	5	40	10	5	60	15	15	95	210
Future Vol, veh/h	85	15	5	5	40	10	5	60	15	15	95	210
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	90	16	5	5	43	11	5	64	16	16	101	223

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	354	335	213	337	438	72	324	0	0	80	0	0
Stage 1	245	245	-	82	82	-	-	-	-	-	-	-
Stage 2	109	90	-	255	356	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	599	584	825	615	511	987	1230	-	-	1512	-	-
Stage 1	756	702	-	924	825	-	-	-	-	-	-	-
Stage 2	894	818	-	747	627	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	547	574	825	590	502	987	1230	-	-	1512	-	-
Mov Cap-2 Maneuver	547	574	-	590	502	-	-	-	-	-	-	-
Stage 1	753	693	-	920	822	-	-	-	-	-	-	-
Stage 2	835	815	-	716	619	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13	12.2	0.5	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1230	-	-	560	560	1512	-	-
HCM Lane V/C Ratio	0.004	-	-	0.199	0.104	0.011	-	-
HCM Control Delay (s)	7.9	0	-	13	12.2	7.4	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.7	0.3	0	-	-

Total 2028 AM Legacy Park Phase 1 7:00 am 06/22/2022
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HCM 6th TWSC
7: Berthoud Pkwy & CR 4E 04/24/2024

Intersection												
Int Delay, s/veh	8.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	195	45	5	5	30	15	5	110	5	10	95	130
Future Vol, veh/h	195	45	5	5	30	15	5	110	5	10	95	130
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	232	54	6	6	36	18	6	131	6	12	113	155

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	388	364	191	391	438	134	268	0	0	137	0	0
Stage 1	215	215	-	146	146	-	-	-	-	-	-	-
Stage 2	173	149	-	245	292	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	569	562	848	566	511	912	1290	-	-	1441	-	-
Stage 1	785	723	-	854	774	-	-	-	-	-	-	-
Stage 2	827	772	-	756	669	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	522	554	848	514	503	912	1290	-	-	1441	-	-
Mov Cap-2 Maneuver	522	554	-	514	503	-	-	-	-	-	-	-
Stage 1	781	716	-	850	770	-	-	-	-	-	-	-
Stage 2	769	768	-	688	662	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.7	11.9	0.3	0.3
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1290	-	-	532	583	1441	-	-
HCM Lane V/C Ratio	0.005	-	-	0.548	0.102	0.008	-	-
HCM Control Delay (s)	7.8	0	-	19.7	11.9	7.5	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	3.3	0.3	0	-	-

HCM 6th Signalized Intersection Summary
8: US 287 & CR 4E 04/28/2024

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	225	35	755	80	15	1795
Future Volume (veh/h)	225	35	755	80	15	1795
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	247	38	830	88	16	1973
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	3	3	3	3	3	3
Cap, veh/h	285	253	2640	1178	477	2640
Arrive On Green	0.16	0.16	0.75	0.75	0.75	0.75
Sat Flow, veh/h	1767	1572	3618	1572	604	3618
Grp Volume(v), veh/h	247	38	830	88	16	1973
Grp Sat Flow(s),veh/h/ln	1767	1572	1763	1572	604	1763
Q Serve(g_s), s	13.6	2.1	7.7	1.5	0.9	31.9
Cycle Q Clear(g_c), s	13.6	2.1	7.7	1.5	8.6	31.9
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	285	253	2640	1178	477	2640
V/C Ratio(X)	0.87	0.15	0.31	0.07	0.03	0.75
Avail Cap(c_a), veh/h	398	354	2640	1178	477	2640
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.9	36.1	4.1	3.3	5.5	7.2
Incr Delay (d2), s/veh	13.7	0.3	0.3	0.1	0.1	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.9	0.8	1.7	0.3	0.1	7.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	54.6	36.3	4.4	3.5	5.7	9.1
LnGrp LOS	D	D	A	A	A	A
Approach Vol, veh/h	285		918			1989
Approach Delay, s/veh	52.1		4.3			9.1
Approach LOS	D		A			A

Timer - Assigned Phs		2				6	8
Phs Duration (G+Y+Rc), s		79.4				79.4	20.6
Change Period (Y+Rc), s		4.5				4.5	4.5
Max Green Setting (Gmax), s		68.5				68.5	22.5
Max Q Clear Time (g_c+I1), s		9.7				33.9	15.6
Green Ext Time (p_c), s		6.1				20.0	0.5

Intersection Summary	
HCM 6th Ctrl Delay	11.6
HCM 6th LOS	B

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HCM 6th Signalized Intersection Summary
8: US 287 & CR 4E 04/27/2024

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	140	30	2030	275	40	1085
Future Volume (veh/h)	140	30	2030	275	40	1085
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	146	31	2115	286	42	1130
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3
Cap, veh/h	182	162	2846	1269	146	2846
Arrive On Green	0.10	0.10	0.81	0.81	0.81	0.81
Sat Flow, veh/h	1767	1572	3618	1572	144	3618
Grp Volume(v), veh/h	146	31	2115	286	42	1130
Grp Sat Flow(s),veh/h/ln	1767	1572	1763	1572	144	1763
Q Serve(g_s), s	8.1	1.8	28.9	4.3	19.9	9.1
Cycle Q Clear(g_c), s	8.1	1.8	28.9	4.3	48.8	9.1
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	182	162	2846	1269	146	2846
V/C Ratio(X)	0.80	0.19	0.74	0.23	0.29	0.40
Avail Cap(c_a), veh/h	318	283	2846	1269	146	2846
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.9	41.1	4.6	2.3	16.4	2.7
Incr Delay (d2), s/veh	8.0	0.6	1.8	0.4	4.9	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.9	0.7	7.2	1.0	0.8	2.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	51.9	41.6	6.5	2.7	21.3	3.2
LnGrp LOS	D	D	A	A	C	A
Approach Vol, veh/h	177		2401			1172
Approach Delay, s/veh	50.1		6.0			3.8
Approach LOS	D		A			A

Timer - Assigned Phs		2				6	8
Phs Duration (G+Y+Rc), s		85.2				85.2	14.8
Change Period (Y+Rc), s		4.5				4.5	4.5
Max Green Setting (Gmax), s		73.0				73.0	18.0
Max Q Clear Time (g_c+I1), s		30.9				50.8	10.1
Green Ext Time (p_c), s		30.5				11.1	0.3

Intersection Summary	
HCM 6th Ctrl Delay	7.4
HCM 6th LOS	A

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HCM 6th Signalized Intersection Summary
11: Meadowlark & Mountain 04/28/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	175	395	20	15	425	110	40	15	10	185	15	150
Future Volume (veh/h)	175	395	20	15	425	110	40	15	10	185	15	150
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	199	449	23	17	483	125	45	17	11	210	17	170
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	284	768	39	343	550	466	440	163	97	728	874	741
Arrive On Green	0.19	0.88	0.88	0.30	0.30	0.30	0.47	0.47	0.47	0.47	0.47	0.47
Sat Flow, veh/h	1767	1750	90	914	1856	1572	810	347	205	1371	1856	1572
Grp Volume(v), veh/h	199	0	472	17	483	125	73	0	0	210	17	170
Grp Sat Flow(s),veh/h/ln	1767	0	1839	914	1856	1572	1362	0	0	1371	1856	1572
Q Serve(g_s), s	7.6	0.0	6.4	1.3	24.8	6.1	1.3	0.0	0.0	6.1	0.5	6.4
Cycle Q Clear(g_c), s	7.6	0.0	6.4	1.3	24.8	6.1	2.6	0.0	0.0	8.7	0.5	6.4
Prop In Lane	1.00		0.05	1.00		1.00	0.62		0.15	1.00		1.00
Lane Grp Cap(c), veh/h	284	0	808	343	550	466	700	0	0	728	874	741
V/C Ratio(X)	0.70	0.00	0.58	0.05	0.88	0.27	0.10	0.00	0.00	0.29	0.02	0.23
Avail Cap(c_a), veh/h	350	0	1113	461	789	668	700	0	0	728	874	741
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.82	0.00	0.82	1.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.3	0.0	3.8	25.2	33.4	26.9	14.6	0.0	0.0	16.1	14.1	15.7
Incr Delay (d2), s/veh	3.8	0.0	0.6	0.1	8.0	0.3	0.3	0.0	0.0	1.0	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.8	0.0	1.4	0.3	11.7	2.2	1.0	0.0	0.0	3.1	0.2	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.1	0.0	4.4	25.3	41.5	27.2	14.9	0.0	0.0	17.1	14.2	16.4
LnGrp LOS	C	A	A	C	D	C	B	A	A	B	B	B
Approach Vol, veh/h		671			625			73			397	
Approach Delay, s/veh		10.5			38.2			14.9			16.7	
Approach LOS		B			D			B			B	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		51.6		48.4		51.6	14.2	34.2				
Change Period (Y+Rc), s		4.5		4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		30.5		60.5		30.5	13.5	42.5				
Max Q Clear Time (g_c+I1), s		4.6		8.4		10.7	9.6	26.8				
Green Ext Time (p_c), s		0.4		3.0		1.2	0.2	2.9				

Intersection Summary		
HCM 6th Ctrl Delay		21.9
HCM 6th LOS		C

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HCM 6th Signalized Intersection Summary
11: Meadowlark & Mountain 04/28/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	340	575	25	20	440	120	40	20	30	215	20	165
Future Volume (veh/h)	340	575	25	20	440	120	40	20	30	215	20	165
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	370	625	27	22	478	130	43	22	33	234	22	179
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	418	898	39	297	539	457	304	159	209	625	745	632
Arrive On Green	0.35	1.00	1.00	0.29	0.29	0.29	0.40	0.40	0.40	0.40	0.40	0.40
Sat Flow, veh/h	1767	1766	76	774	1856	1572	629	396	520	1338	1856	1572
Grp Volume(v), veh/h	370	0	652	22	478	130	98	0	0	234	22	179
Grp Sat Flow(s),veh/h/ln	1767	0	1842	774	1856	1572	1544	0	0	1338	1856	1572
Q Serve(g_s), s	14.7	0.0	0.0	2.1	24.6	6.4	1.1	0.0	0.0	7.5	0.7	7.7
Cycle Q Clear(g_c), s	14.7	0.0	0.0	2.1	24.6	6.4	3.7	0.0	0.0	11.2	0.7	7.7
Prop In Lane	1.00		0.04	1.00		1.00	0.44		0.34	1.00		1.00
Lane Grp Cap(c), veh/h	418	0	936	297	539	457	672	0	0	625	745	632
V/C Ratio(X)	0.89	0.00	0.70	0.07	0.89	0.28	0.15	0.00	0.00	0.37	0.03	0.28
Avail Cap(c_a), veh/h	492	0	1133	347	659	558	672	0	0	625	745	632
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.84	0.00	0.84	1.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.1	0.0	0.0	25.9	33.9	27.4	19.0	0.0	0.0	21.0	18.1	20.2
Incr Delay (d2), s/veh	13.6	0.0	1.2	0.1	12.0	0.3	0.5	0.0	0.0	1.7	0.1	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.6	0.0	0.3	0.4	12.6	2.4	1.5	0.0	0.0	4.1	0.3	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	30.7	0.0	1.2	26.0	45.9	27.8	19.4	0.0	0.0	22.7	18.2	21.3
LnGrp LOS	C	A	A	C	D	C	B	A	A	C	B	C
Approach Vol, veh/h		1022			630			98			435	
Approach Delay, s/veh		11.9			41.4			19.4			21.9	
Approach LOS		B			D			B			C	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		44.7		55.3		44.7	21.8	33.6				
Change Period (Y+Rc), s		4.5		4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		29.5		61.5		29.5	21.5	35.5				
Max Q Clear Time (g_c+I1), s		5.7		2.0		13.2	16.7	26.6				
Green Ext Time (p_c), s		0.5		5.4		1.3	0.5	2.5				

Intersection Summary		
HCM 6th Ctrl Delay		22.8
HCM 6th LOS		C

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Total 2028 With Improvements

HCM 6th Signalized Intersection Summary
3: Berthoud Pkwy & Mountain 04/28/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	335	130	35	320	85	130	220	55	105	170	120
Future Volume (veh/h)	100	335	130	35	320	85	130	220	55	105	170	120
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	111	372	144	39	356	94	144	244	61	117	189	133
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	206	447	379	179	403	342	205	347	476	163	264	369
Arrive On Green	0.06	0.24	0.24	0.03	0.22	0.22	0.30	0.30	0.30	0.23	0.23	0.23
Sat Flow, veh/h	1767	1856	1572	1767	1856	1572	676	1146	1572	696	1125	1572
Grp Volume(v), veh/h	111	372	144	39	356	94	388	0	61	306	0	133
Grp Sat Flow(s),veh/h/ln	1767	1856	1572	1767	1856	1572	1822	0	1572	1821	0	1572
Q Serve(g_s), s	4.7	18.2	7.3	1.6	17.8	4.8	18.1	0.0	2.7	14.8	0.0	6.8
Cycle Q Clear(g_c), s	4.7	18.2	7.3	1.6	17.8	4.8	18.1	0.0	2.7	14.8	0.0	6.8
Prop In Lane	1.00		1.00	1.00		1.00	0.37		1.00	0.38		1.00
Lane Grp Cap(c), veh/h	206	447	379	179	403	342	551	0	476	427	0	369
V/C Ratio(X)	0.54	0.83	0.38	0.22	0.88	0.27	0.70	0.00	0.13	0.72	0.00	0.36
Avail Cap(c_a), veh/h	206	494	418	212	484	410	551	0	476	427	0	369
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	28.8	34.5	30.4	28.9	36.3	31.2	29.6	0.0	24.2	33.7	0.0	30.7
Incr Delay (d2), s/veh	2.8	10.7	0.6	0.6	15.2	0.4	7.4	0.0	0.6	9.9	0.0	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	9.1	2.7	0.7	9.3	1.8	8.7	0.0	1.0	7.5	0.0	2.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	31.6	45.2	31.0	29.5	51.5	31.6	37.0	0.0	24.8	43.6	0.0	33.4
LnGrp LOS	C	D	C	C	D	C	D	A	C	D	A	C
Approach Vol, veh/h		627			489			449			439	
Approach Delay, s/veh		39.5			45.9			35.3			40.5	
Approach LOS		D			D			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		33.5	7.7	27.6		27.0	10.0	25.3				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		29.0	5.0	25.5		22.5	5.5	25.0				
Max Q Clear Time (g_c+I1), s		20.1	3.6	20.2		16.8	6.7	19.8				
Green Ext Time (p_c), s		1.7	0.0	1.2		1.1	0.0	1.0				

Intersection Summary	
HCM 6th Ctrl Delay	40.4
HCM 6th LOS	D

Notes
User approved pedestrian interval to be less than phase max green.

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HCM 6th Signalized Intersection Summary
3: Berthoud Pkwy & Mountain 04/28/2024

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	150	550	115	60	395	135	105	190	50	175	200	100
Future Volume (veh/h)	150	550	115	60	395	135	105	190	50	175	200	100
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	156	573	120	62	411	141	109	198	52	182	208	104
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	283	611	517	169	561	475	132	241	322	203	233	378
Arrive On Green	0.07	0.33	0.33	0.04	0.30	0.30	0.20	0.20	0.20	0.24	0.24	0.24
Sat Flow, veh/h	1767	1856	1572	1767	1856	1572	647	1176	1572	846	967	1572
Grp Volume(v), veh/h	156	573	120	62	411	141	307	0	52	390	0	104
Grp Sat Flow(s),veh/h/ln	1767	1856	1572	1767	1856	1572	1823	0	1572	1813	0	1572
Q Serve(g_s), s	5.9	29.3	5.4	2.3	19.4	6.7	15.7	0.0	2.7	20.3	0.0	5.3
Cycle Q Clear(g_c), s	5.9	29.3	5.4	2.3	19.4	6.7	15.7	0.0	2.7	20.3	0.0	5.3
Prop In Lane	1.00		1.00	1.00		1.00	0.36		1.00	0.47		1.00
Lane Grp Cap(c), veh/h	283	611	517	169	561	475	373	0	322	436	0	378
V/C Ratio(X)	0.55	0.94	0.23	0.37	0.73	0.30	0.82	0.00	0.16	0.89	0.00	0.28
Avail Cap(c_a), veh/h	283	636	539	186	604	512	373	0	322	436	0	378
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.5	31.8	23.8	25.8	30.6	26.1	37.2	0.0	32.0	35.9	0.0	30.2
Incr Delay (d2), s/veh	2.3	21.4	0.2	1.3	4.3	0.3	18.2	0.0	1.1	23.4	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	15.8	1.9	1.0	8.8	2.4	8.7	0.0	1.1	11.5	0.0	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.8	53.2	24.0	27.1	34.8	26.5	55.4	0.0	33.0	59.4	0.0	32.0
LnGrp LOS	C	D	C	C	C	C	E	A	C	E	A	C
Approach Vol, veh/h		849			614			359			494	
Approach Delay, s/veh		44.1			32.1			52.2			53.6	
Approach LOS		D			C			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		24.5	8.6	36.7		28.0	11.2	34.0				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		20.0	5.0	33.5		23.5	6.7	31.8				
Max Q Clear Time (g_c+I1), s		17.7	4.3	31.3		22.3	7.9	21.4				
Green Ext Time (p_c), s		0.4	0.0	0.9		0.3	0.0	2.0				

Intersection Summary	
HCM 6th Ctrl Delay	44.2
HCM 6th LOS	D

Notes
User approved pedestrian interval to be less than phase max green.

Total 2028 PM Legacy Park Phase 1 5:00 pm 06/22/2022
RR
Synchro 11 Light Report
Page 1

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TOTAL 2028

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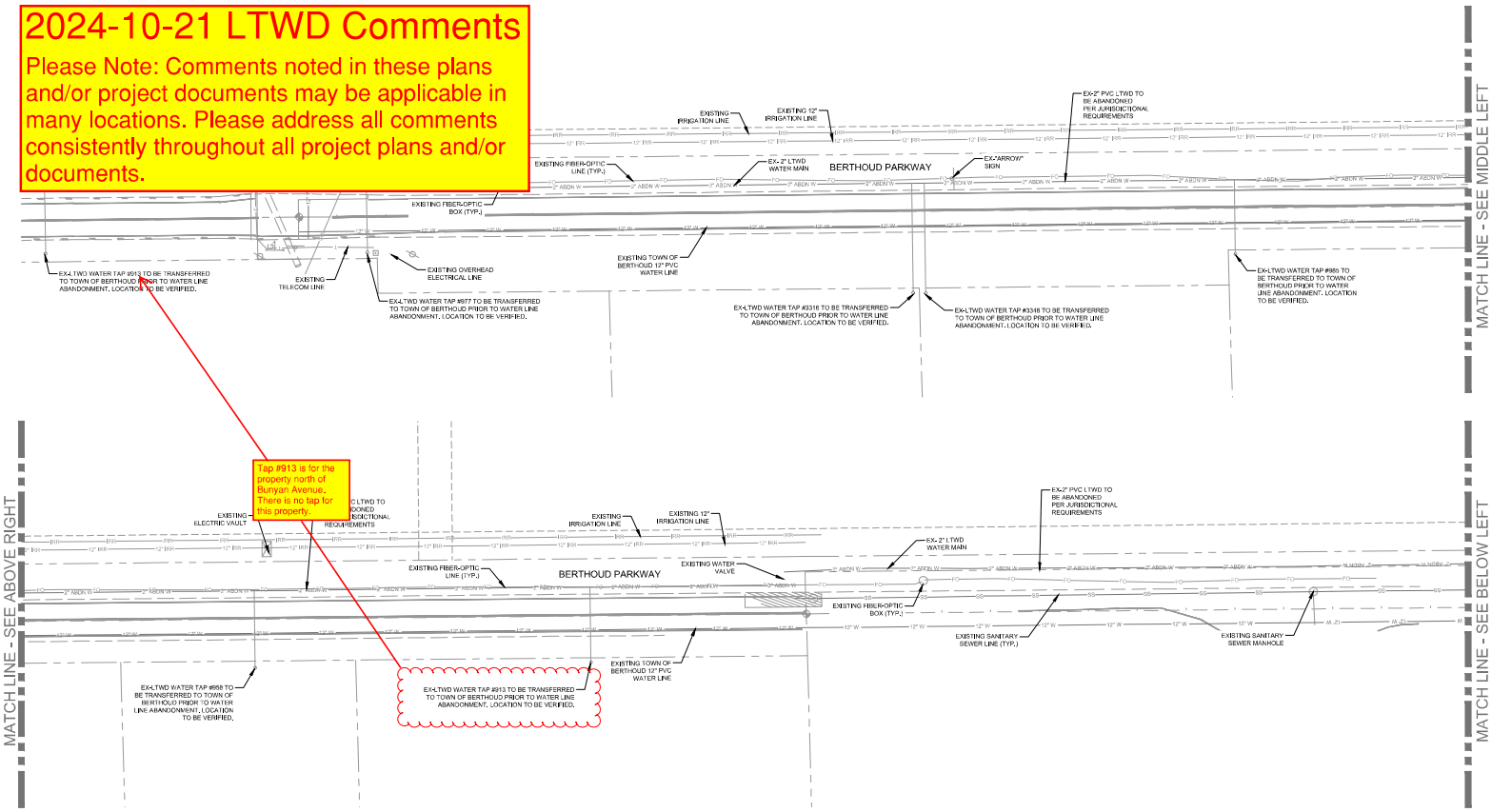
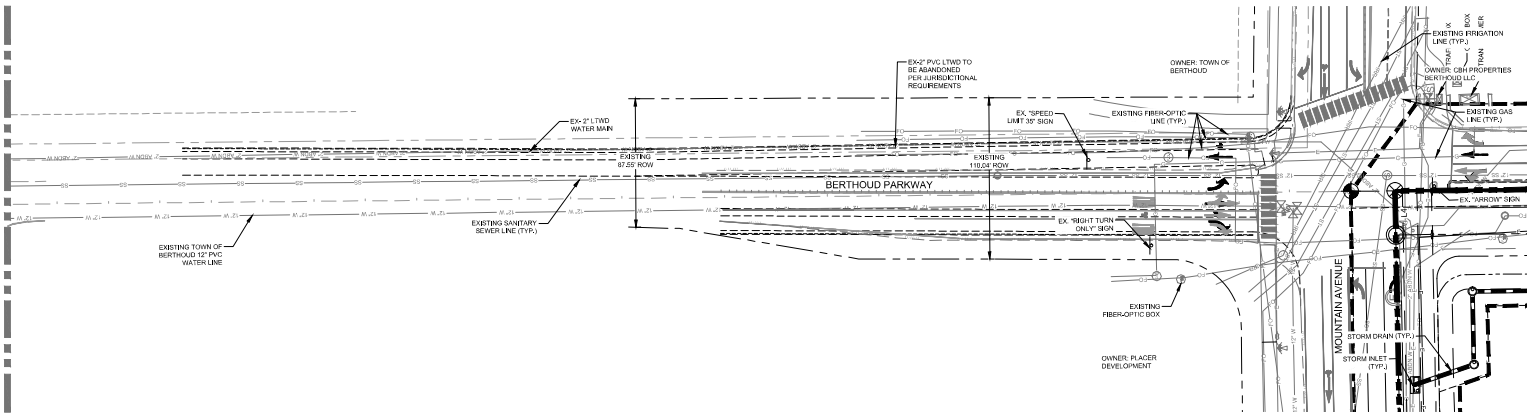
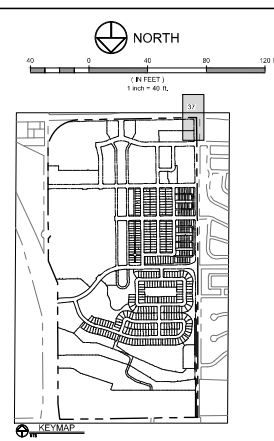
2024-10-21 LTWD Comments

Please Note: Comments noted in these plans and/or project documents may be applicable in many locations. Please address all comments consistently throughout all project plans and/or documents.

Remaining LTWD Comments







LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELEPHONE
- EXISTING CABLE
- EXISTING FIBER OPTIC
- EXISTING IRRIGATION
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- PROPOSED ELECTRICAL LINE

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK, BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL WATER CONSTRUCTION SHALL BE PER BERTHOUD ENGINEERING STANDARDS, LATEST EDITION, EXCEPT FOR THE STANDARDS RELATED TO THE WATER SERVICES, WHICH SHALL BE PER BERTHOUD STANDARDS, EXCEPT THAT NO MECHANICAL JOINT RESTRAINTS ARE REQUIRED BETWEEN FITTINGS UNLESS SPECIFICALLY SHOWN ON THE PLAN OR AS REQUIRED FOR ABNORMAL DEFLECTIONS.
3. ALL SEWER CONSTRUCTION SHALL BE PER BERTHOUD ENGINEERING SANITARY SEWER DESIGN TECHNICAL CRITERIA MANUAL, LATEST EDITION.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE. VALVE LOCATIONS ARE SHOWN IN A SCHEMATIC FASHION ONLY AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.
5. ALL WATERLINES SHALL HAVE A MINIMUM OF 5' FROM FINISHED GRADE TO TOP OF PIPE.
6. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
7. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
8. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE BERTHOUD ENGINEERING INSPECTOR, ALL REPAIRS TO BE IN ACCORDANCE WITH BERTHOUD STREET REPAIR STANDARDS.
10. ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
11. ALL WATER SERVICES SHALL BE ¾" UNLESS OTHERWISE NOTED.

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.

No.	Revisions:	Rev. Initials:
	REVIEW SET NOT FOR CONSTRUCTION 09/18/24	

These drawings are instruments of service provided by EPS Group, Inc. and are not to be used in any type of construction or development activities without the written authorization of EPS Group, Inc.

EPS GROUP
NORTHERN ENTERPRISES
970.221.4158
eps-group.com
FORT COLLINS | GREELEY | LITTLETON | LOVELAND | MONTROSE | STEAMBOAT SPRINGS

DATE: SEPT. 18, 2024
SCALE: 1"=40'
PROJECT: 1859-001
DESIGNED BY: M. Kirkpatrick
DRAWN BY: N. Hoag
K. MANAGER: K. Vonnahme

LEGACY PARK
OFFSITE UTILITY PLAN

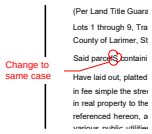
Sheet 37 of 127

DRAWING FILENAME: P:\active Master 859\1859-001 Dwg\Sheet\Util\1859-001_OFFSITE_UTIL.dwg LAYOUT NAME: EPS10 DATE: Sep 18, 2024 - 12:31pm USR OPERATOR: Alexa
LAST XF Works [Wells-xrefs] [1859-01_ANTE] [1859-00_ANTE] [1859-00_Plotted] [1859-00_Survey] [1859-00_OFFSITE_UTIL_Hoag] [1859-00_UTIL_Hoag] [1859-00_plotted] [1859-00_ANTE]

Remaining Baseline Engineering Surveyor Comments

2 - 04 Legacy Park_Preliminary Plat.pdf Markup Summary

[1] 1 PLAT 1 (2)



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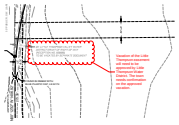
An updated title commitment must be provided once the Administrative Amended Plat has been recorded.

[5] 5 PLAT 5 (3)



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Vacation of the Little Thompson easement will need to be approved by Little Thompson Water District. The town needs confirmation on the approved vacation.

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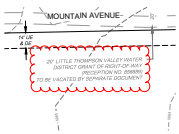

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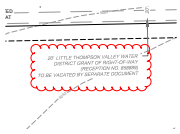

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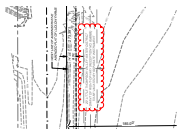

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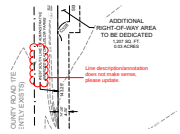

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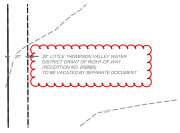

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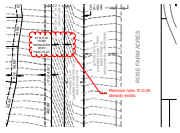

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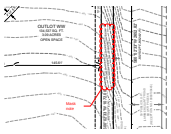

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Mask note

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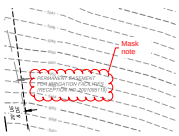
Mask note

[23] 23 PLAT 23 (1)



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Author: Lancaster
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Mask note

Public Comments

From: Mark Bergman <photofly0809@yahoo.com>
Sent: Sunday, November 19, 2023 10:18 AM
To: Tawn Hillenbrand
Subject: Comments on the Legacy Park Preliminary Plat

You don't often get email from photofly0809@yahoo.com. Learn why this is important

Ms. Twan, thank you for sending the neighborhood notice on the Legacy Park development. I have two comments...

First, I would like to see the development not build houses in the flood plain as described by the latest FEMA maps concerning the Dry Creek flow. It seems that there are lots planned in the flood plain along the southern development. We had built a home along Greenwood Drive the Rose Acres Farm development and were unaware that our home bordered the flood plain. We didn't find this out until we went to the closing where we were told that we had to purchase flood insurance (right now, it's running +$2100 a year). With a mortgage, there's no way around it.

Secondly, I would like to see the traffic plan to control traffic in and out of the development on Spartan Avenue/Bertthoud Parkway intersection. Because of School traffic, this is a very busy intersection today and doesn't need to push a significant number of automobiles through it.

Please let me know if you have any questions, I'd be happy to answer them.

Mark Bergman
1150 Greenwood Drive
Berthoud, CO 80513
651-600-0064

Tawn Hillenbrand

From: Todd Duval <broncos1td@yahoo.com>
Sent: Thursday, November 23, 2023 8:51 PM
To: Tawn Hillenbrand
Cc: Todd Duval
Subject: Legacy Park/ Former Ludlow Farms

You don't often get email from broncos1td@yahoo.com. Learn why this is important

Hello Tawn,
I have just reviewed the new application from LP communities.
Ludlow I suppose was sold to a new developer because I now see some extreme differences from the previous developer.
The extensive density is a major concern.
Does not appear to have near the green or park space area.
Much less single family homes.
I never agreed with allowing a height construction of 30 ft. Terrible for a plot of land with amazing views.
The extension of Spartan to 287 was a major concern with the last developer. With the 2 lane , two way roads of Spartan and Berthoud Parkway are definitely going to cause some extensive traffic's issue at the intersection. Even if the 287 at Spartan is right on and right off, the through traffic past Berthoud High and down to 5th ave, now makes that intersection a real issue now and dangerous to all the high pedestrian traffic already on Spartan.
With no schools planned in that area, it will now significantly increase traffic to the other schools in town.
It's disappointing that the city allowed the Urban zoning for this area at all.
What happened to the nice retail on Mountain ave? It had room and space for restaurants and bars with open patio space to the south.
The last plan had a nice preservation in the entire park area focusing on agriculture and the town of Berthoud. Gone?
It's not a concern of growth for me, in fact, I support it in a smart and citizen focused way.
Lastly, I definitely oppose this plan by this developer.
Thank you for taking the time to read my concerns.
Todd Duval
Heritage Ridge resident

Sent from Yahoo Mail for iPhone

Tawn Hillenbrand

From: Joanna Sullivan <josullivan827@gmail.com>
Sent: Thursday, November 23, 2023 10:02 PM
To: Tawn Hillenbrand
Subject: No to expansion

You don't often get email from josullivan827@gmail.com. Learn why this is important

Hello Tawn,
I'd like to voice my objection to the expansion of 1800 homes, extending Spartan Ave to 287.

With gratitude,

Joanna Sullivan

303.834.0018

Tawn Hillenbrand

From: anthony gracia <anthonygracia@yahoo.com>
Sent: Thursday, November 23, 2023 10:06 PM
To: Tawn Hillenbrand
Subject: Opposing new development

[You don't often get email from anthonygracia@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Awful idea for a small town with one grocery store and small high school.

Tawn Hillenbrand

From: Douglas Mason <doug@dougmason.tech>
Sent: Thursday, November 23, 2023 11:13 PM
To: Tawn Hillenbrand
Subject: Opposition to the Legacy Park Preliminary Plat Development

You don't often get email from doug@dougmason.tech. Learn why this is important

Tawn Hillenbrand
Senior Planner
Community Development Dept.
Town of Berthoud
P.O. Box 1229
Berthoud, CO 80513

Subject: Opposition to the Legacy Park Preliminary Plat Development

Dear Ms. Hillenbrand,

I am writing to you in my capacity as a resident of Berthoud with deep concerns regarding the proposed Legacy Park Preliminary Plat development, specifically the plan to construct 1,800 new homes in the vicinity of the intersection of Spartan Avenue and Berthoud Parkway.

While I understand and support the need for growth and progression within our town, I firmly believe that the selected area for this high-density housing project is unsuitable for several reasons. One of my primary concerns is the capacity of our local schools, which are currently not equipped to accommodate the significant increase in population that this development would bring. The influx of new residents would strain our educational resources, potentially lowering the quality of education and overwhelming facilities that are already operating at or near capacity.

Furthermore, the increase in traffic that such a large development would incur could lead to congestion and safety issues on roads that are not designed to handle such high volumes. The strain on local infrastructure, including roads, utilities, and public services, would require substantial investment to meet the demands of the additional households.

I urge the Planning Commission and Town Board to carefully consider the long-term implications of such a development on the Berthoud community. It is crucial that growth is managed in a way that maintains the quality of life for current residents, ensures the sustainability of our town's resources, and preserves the unique character that makes Berthoud a wonderful place to live.

I appreciate your attention to the voices of Berthoud’s citizens in this matter and hope that our input will be a valuable part of the decision-making process.

Thank you for your time and consideration.

Sincerely,

Douglas Mason
1407 Mount Meeker Ave
Berthoud, CO 80513
440-279-3565

Doug Mason | Lead Mobile Automation Architect
Major League Baseball, Advanced Media

Tawn Hillenbrand

From: Seth Chaps <seth.chaps@gmail.com>
Sent: Friday, November 24, 2023 6:16 AM
To: Tawn Hillenbrand
Subject: Opposing the plan for new development

You don't often get email from seth.chaps@gmail.com. Learn why this is important

Greetings,

I've just been made aware of the plans for MORE housing development at Spartan and Berthoud Parkway. I want to make it known our family is completely against more new developments in Berthoud. The feeling of the town and community is being absolutely destroyed. We call on you to halt these plans and stop approving new ones!

Seth Chaps

Tawn Hillenbrand

From: kelly <mustharley@aol.com>
Sent: Friday, November 24, 2023 8:27 AM
To: Tawn Hillenbrand
Subject: Spartan and Berthoud Pkwy.

You don't often get email from mustharley@aol.com. Learn why this is important

Hi, I am writing to you about the upcoming project on Spartan and Berthoud. Please think this through. It is too big. Things to think about

Too dense
WATER WATER WATER (we all ready do not have not enough)
sewer
schools
really look over the fine print of what the developer is saying they want to do and will do.

What about if there is a fire ? They are building the housing too close . At the one meeting I was at the developer proposed a downtown ish area. What about our down town ? This project needs to be down sized.

We need more open space , if this project goes through, Berthoud will look like any of the other urban sprawl up and down the front range.

Please go and talk to the town of Superior and see how they got the wool pulled over their eyes from the developer with their downtown area.

Thank you

Kelly Macaulay
227 North 2nd St Trl 4
Berthoud Co

Tawn Hillenbrand

From: Danielle Dickson <danielledickson668@gmail.com>
Sent: Friday, November 24, 2023 11:40 AM
To: Tawn Hillenbrand
Subject: New development plans

[You don't often get email from danielledickson668@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am emailing to oppose the development plan at spartan and Berthoud pkwy to 287. Please be sure to record my response. This town is not ready for more development and needs to work on infrastructure first with grocery stores, schools and streets. Additionally several new developments have needed months of extra work with the structure of the homes, replacing driveways that cracked, drainage issues and unfinished yards. Also, there are several common areas around Berthoud- particularly spartan and Berthoud pkwy where lights and stop signs are needed and the grassy areas along the sidewalk need to be redone properly .. again for the 2nd or 3rd time because they have been overrun with weeds and not kept up properly in the spring and summer.

Thank You,

Danielle Solano-Dickson MA, LPC, CACI

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Tawn Hillenbrand

From: Diane Guiragossian <deeno4jaay@icloud.com>
Sent: Friday, November 24, 2023 12:35 PM
To: Tawn Hillenbrand
Subject: Oppose Development

[You don't often get email from deeno4jaay@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I oppose the development. It will ruin the integrity of our town. We do not even have a grocery store so adding such a mass amount of people will not be good for us. Keep Berthoud small!

Sent from my iPhone

Tawn Hillenbrand

From: Sarah Jirkovsky <sarah.jirkovsky@gmail.com>
Sent: Saturday, November 25, 2023 4:02 PM
To: Tawn Hillenbrand
Subject: Opposition of legacy park

You don't often get email from sarah.jirkovsky@gmail.com. Learn why this is important

Good afternoon,
I am strongly opposed to the development of 1800 new homes in Legacy Park. Berthoud does not have the resources for this amount of home. Please stop this development and consider a much smaller one. It will ruin our humble town.
Thanks
Sarah, Berthoud home owner and resident since 2014, Colorado front range native

Tawn Hillenbrand

From: Karen Azevedo <summitco2003@gmail.com>
Sent: Sunday, November 26, 2023 5:37 PM
To: Tawn Hillenbrand
Subject: Legacy Park Proposal

You don't often get email from summitco2003@gmail.com. Learn why this is important

I vote no on this. If we can't even get commercial services and such that were promised to the Prairie Star subdivision built .at 287/Berthoud Parkway because of water concerns, why would you propose building 1800 more homes? Where will their water come from?? This is beyond ridiculous. We have lived in the Prairie Star subdivision for almost 8 years. Finish what has been promised before you even think of expanding more.

Karen Azevedo

Tawn Hillenbrand

From: Kathleen Tabor <kathy.tabor@icloud.com>
Sent: Monday, November 27, 2023 5:28 PM
To: Tawn Hillenbrand
Cc: kathleen Tabor
Subject: Ludlow farm /Legacy Park proposal

[You don't often get email from kathy.tabor@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the attention of Community Development Department/Tawn Hillenbrand

I am writing again after receiving the latest notification about the proposed development of Ludlow Farm. Again there is no consideration for the existing neighbors to the east of the Ludlow property who built their homes 30 years ago on county road 17 (now Berthoud Parkway) adjacent to a farm (now a proposed site for 1800 homes and retail properties). Your proposal has us living on a 287 exit next to 1800 homes not built to the same standards as the adjoining neighborhood. Instead of lots of 8-10,000 sq ft you have packed multiple row homes and businesses. There is no set back on your diagrams. These “homes" are built up against the existing neighborhoods with no buffer to allow for the disparity between the types of homes in the existing neighborhood on Berthoud Parkway between Mountain ave and Spartan and the proposed deveopement's packed row homes. I couldn’t even get a definitive answer when it was asked what the setback was at the meetings I attended. No one wants to live next to a two story wall of tightly packed homes that obliterate the reason we built our homes thirty years ago- the view, openness and quiet that a county rd property next to a farm offered in a small farm town.

I have already written the town about the noise and traffic problems since the building of the Rose Farms development went in and as it continues to add more homes.We cannot even hear each other when sitting in our own back yard and now you want to bring in more traffic from 287 and an additional 1800 homes worth of cars onto Spartan Ave and Berthoud Parkway .You say you’ve done studies as to traffic and noise but the present noise level is not acceptable. It is waking us and not allowing us to use our yards. If studies were done they did not include any input from present residents who actually have to put up with the noise. If you think that much traffic noise is ok then funnel it through YOUR new proposed neighborhood not onto Spartan and Berthoud Parkway into our already overused roads .Dont connect the 287 Spartan exit to Berthoud Parkway !

Everything I have seen and heard at the meetings and mailings makes me that much more opposed to the dropping of 1800 of these type of homes behind us. My neighbor never even received ANY notification that the farm behind us was being developed . How any others have not had a chance to attend your meetings and provide any type of input? Even those of us who attended town meetings were not allowed to speak if others had already voiced the same opposition opinions.

The only “legacy” this plan leaves is that exiting residents don’t really matter and neither does the preservation of this once quiet farm town . If you go ahead with this massive build out you devalue (per our appraiser) our properties and make them unlivable. You work for thirty years to pay off a property you value as your home to have someone else devalue it and take away your peace and see if you wouldn’t be of the same opinion as I am.

Kathy Tabor
305 Cheyenne Drive
Berthoud, Co

Tawn Hillenbrand

From: GREG STARKS <dog1cat@comcast.net>
Sent: Tuesday, November 28, 2023 1:38 PM
To: Tawn Hillenbrand
Subject: Urban Sprawl

You don't often get email from dog1cat@comcast.net. Learn why this is important

To the town of Berthoud, or should I say the city of Berthoud, because that is what this proposal will do. We have already grown so much, the small town feel has already gone away. As I said in my email to you many months ago 1800 homes is way too much. That's an average of 7200 people.
Where will the children go to school?
Where is the water coming from?
Will you be adding additional police and fire protection?
Will you be putting in better roads to accommodate all the traffic from the 1800 homes?
We have seen pitiful improvements made by existing developers. There was an article in the paper stating our population growth in Colorado has slowed down quite a bit. Is it a wise move to build so much?
Will this be a metro-tax development? We all know that doesn't work for the people, just the developers.
The preliminary map you sent is very vague and difficult to read.
How tall will the apartments be?
Why are you putting apartments so close to single family homes? This will bring down the property values for the rest of us.
Our growth rate has gone up 132.9 %. This seems out of control.
Please consider the quality of life we all moved here for, instead of greed because that's what this is.
We don't want urban sprawl!
Sincerely,
Greg and Elka Starks

Tawn Hillenbrand, Senior Planner
Town of Berthoud

I wish to comment on the "proposed" development of Ludlow Farm, Legacy Park so called. Proposed in name only, since in attending meetings at Town Hall it seems clear that this project already has the full approval of the town board. The developers are simply complying with the protocol of building codes in each new and updated presentation.

Along with numerous neighbors and townspeople, I have spoken in opposition to the expansive nature of this use of the land at public hearings on this proposal.

I live just across County Road 17(Berthoud Parkway) to the East of the farm property. We most intentionally chose this location and built our home here because of the quiet country road, minimal development, the small town we loved, the farm land to the West and the amazing view of the mountains. The prospect of up to 1800 new homes and 5000 new residents is appalling. Berthoud was no bigger than that when we built almost 30 years ago!

Now our quiet county road is a busy main thoroughfare with traffic that sounds like Nascar qualifying most days. I have listened to the reports on traffic projections with this development and am hesitant to believe these are accurate for a town of this size. With the addition of retail/business traffic and several new residential streets emptying onto the Parkway plus the increase in traffic on Spartan Avenue from Hwy. 287 it will be both louder and more congested.

If the purpose here is to create a city contiguous to both Longmont and Loveland then you are on the right track now, are you not?!

Yours for a safe and sane Berthoud, I am:
Carl Tabor
305 Cheyenne Drive

Tawn Hillenbrand

From: andersonmead <andersonmead@aol.com>
Sent: Sunday, December 3, 2023 8:39 AM
To: Tawn Hillenbrand
Subject: Development proposal

You don't often get email from andersonmead@aol.com. Learn why this is important

Mrs. Hillenbrand,

I am emailing to express my concerns regarding the development proposal on Spartan Ave. I am very much against this! If you look me up, you will see I've lived in Berthoud 3 years, but my family has been here over 40 years. This is my home, my village that helped raise me. We are a small town and we all love that small town feeling. It is already feeling overcrowded compared to how things used to be. We are losing what we are known and cherished for. Not to mention the fact that we don't have the capacity for all these new people. Traffic is terrible, finding a spot to park to shop is impossible and our schools can't handle the extra load. We would be setting ourselves and our children up for failure. We need more important things like a hospital or ER. I would even take a fairground to help with events now that they've become overcrowded. Please really consider what this would mean for Berthoid and think about the repercussions. I appreciate your time.

Thank you,
LeeAnna Smith

Sent from my T-Mobile 5G Device

Tawn Hillenbrand

From: Sandra <nokam06@gmail.com>
Sent: Sunday, December 3, 2023 2:42 PM
To: Tawn Hillenbrand
Subject: Opposed to development of the 1800 units

You don't often get email from nokam06@gmail.com. Learn why this is important

Hi Tawn - I live in Prairie Star - We have had issues since day one in getting approval for our on-site development of shops due to water.

And now Berthoud wants to add more homes to our area?? - this is truly outrageous in planning, preserving water and keeping our little small town feel.

PLEASE - everyone I've talked to is against this project.

Thank you for your time.

Best,
Sandra Waters
748 Country Rd Trail, Berthoud, CO 80513

Tawn Hillenbrand

From: Sandy Lowell <sanlowe25@gmail.com>
Sent: Sunday, December 3, 2023 2:43 PM
To: Tawn Hillenbrand
Subject: Proposed development

[You don't often get email from sanlowe25@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Tawn ,

I strongly object to the development of the land identified for the construction of the 1800 homes. Too much construction in our little Berthoud!!!!

Thanks for your consideration in this matter.

Sandy Lowell
2833 Red Wheat Lane
Berthoud
Sent from my iPhone

Tawn Hillenbrand

From: Wendy Kelson <wlkelson@gmail.com>
Sent: Monday, December 4, 2023 2:33 PM
To: Tawn Hillenbrand
Subject: Opposed Legacy Park Preliminary Plat

You don't often get email from wlkelson@gmail.com. Learn why this is important

Hello Tawn,

Three weeks ago I received a letter with the proposed development plans to convert 306 acres of the Ludlow Farm into a subdivision of 1800 high density home plots located between Berthoud Parkway and Meadowlark Drive.

I would like to formally oppose this development request. There are several reasons for not developing the land into 1800 new homes. The water needed to supplement the new development is concerning. Our current water bills are already very high and if more water is needed for development I for-see the cost increase negatively impacting current and future Berthoud residents.

Along with water concerns there will be increased traffic and noise from future traffic and construction noise. The current construction of the Rose Farm development is impactful enough to disturb my family at our home several blocks away. The current noise level on Berthoud Pkwy between Spartan and Arapahoe is ever increasing. Future construction will only exacerbate the noise level.

Finally, I would ask you, Tawn, the senior planner, and the town board of trustees, to re-examine the use of this land; high density housing does not benefit the long term health and culture of the Berthoud community. 1800 new homes is way too many for this designated location.

Respectfully,

Wendy Kelson
Address:
303 Cheyenne Dr
Berthoud, CO

Tawn Hillenbrand

From: JODY CZILLINGER <jczillinger@comcast.net>
Sent: Tuesday, December 5, 2023 5:04 PM
To: Tawn Hillenbrand
Subject: Development of Spartan & Berthoud Parkway

Importance: High

You don't often get email from jczillinger@comcast.net. Learn why this is important

Hello Tawn-

I'm writing you to voice my extreme opposition to the proposed 1800 home development at the intersection of Spartan and Berthoud Parkway. The rate and aesthetic at which this town is allowing development to absolutely explode is both alarming and irresponsible.

We have been landowners, residents and business owners in Berthoud for 50 years, owning a farm, a former lumber company (Kroonenberg), and being a commercial landlord. When my father set out to own a farm in 1970, he chose Berthoud as the place to do so. It was quiet, beautiful and sprawling. Not anymore, sadly.

By realigning zoning, you've allowed these farmers in the once beautiful "Garden Spot" to be taken utter advantage of by these cheap, fast developers at the expense of our once beautiful landscape in the name of greed. There's been no consideration to make these developments attractive; rather our farmland is now being filled with ugly gray and beige cookie cutter boxes. You're also allowing chain stores and restaurants to take hold here and completely changing the charm of what Berthoud was.

On top of this, as water rights owners, what thought has been given to where all of these homes will get water? Are you planning to at some point strip the water from its rightful owners in order to hydrate these out-of-control exploding communities? Does the farming community mean nothing to this town anymore, or is the quest to fill every last inch of soil with houses more important?

With more housing comes more crime, more degradation of the small town charm that is drawing all of these people to Berthoud, more need for schools, etc...and as all of this is built, our community and way of life is erased.

Driving into Berthoud has become heart-breaking. Another cookie-cutter landscape of tract homes, nothing special, nothing sacred. And then when these new residents move in and start complaining about the smell of a dairy, or dust from a field, the longtime owners are the ones who suffer.

I STRONGLY urge you to oppose this development as well as insisting that far more thought is placed upon allowing further development in our once special town.

Sincerely and thoughtfully,

Jody Kroonenberg Czillinger

Tawn Hillenbrand

From: Megan <mmbocci@gmail.com>
Sent: Thursday, August 15, 2024 11:58 AM
To: Anne Johnson
Cc: Tawn Hillenbrand
Subject: Re: Town Hall meetings

Categories: Neighbor Comment

Thank you for getting back to me. We understand that this development is in phases and that there are a lot of unknowns right now. We just don't want to miss our opportunity to be heard when it will directly affect us and our lives.

We certainly knew about the development plans before purchasing this home. This home hit so many marks on our list that it was worth buying even if we enjoyed it only for a few years. We made sacrifices as a family and spent 2 years for a home in Berthoud because we did not want to buy a new build, we wanted an existing home. Being a native, I am very aware of the fast growing areas in CO. it is extremely sad to me to see true small towns being taken over by large HOA communities, ruin views and wild life. More recently in fact, I witnessed my home town of Louisville go up in flames because of the congested developments that kept being my built closer and closer to the mountains. With these recent fires, I am sure a lot of people feel that concern.
Getting to talk more with long time residents, who purchased theirs home for these views and the small town many years ago, it seems that no one is ok with the large congested development going in behind their homes. Most are comfortable and have accepted the idea of some type of development going in, but multiple have asked why so many, and so close to Berthoud pkwy. At least give us a chance to see the mountains still and reduce noise!
Sadly, money always wins and very rarely is any type of developer actually from the state, let alone the city they are developing in. It is a business and the impact it has on existing homes and people's lives are never taken into consideration.
All we ask is that our lives, homes, and our children's future are taken to heart. We all want to continue to love where we live and enjoy the small town of Berthoud.

These are the true concerns I have gathered from this community:
-Home values(due to not having a view anymore,etc) -traffic volume and noise directly behind our homes, as well as speed limit. Will the limit be lowered being a more residential road.
-Obviously the views. If you would like to come see what we have from our vantage, you would be concerned as well. Could we build further out and put parks and or open space closer to Berthoud pkwy, so we can attempt to keep some of the view we have and reduce noise.
-house congestion closer to mountains raising fire risk. Our climate is changing and we will be seeing more fires. These developments just bring us all and the town closer to the source.

We are planning to continue to follow the details on this development and will attend any meetings that are available to the public. This means a lot to our community.

Thank you for your time,
Megan Gray

Sent from Meg's iPhone

> On Aug 15, 2024, at 10:07 AM, Anne Johnson <AJohnson@berthoud.org> wrote:
>
> Megan,
> Thank you for reaching out to both Tawn and me. See attached email sent from Tawn a while back and our email correspondence trail below.
>
> Tawn's email describes the development review process. If you have any questions regarding the current Legacy project, the current development review phase, the proposed land uses, etc., please coordinate with Tawn. The public hearings for the preliminary plat have not been scheduled as the project is still in development review and there may not

be much more information to share at this time. You are welcome to review the application in review, and past approvals at any time. Continue to coordinate with Tawn.
>
> Many potential residents contact us before purchasing property to better understand the potential land uses in Town. When land is zoned for certain uses, those uses may be allowed through the development review process. Weld and Larimer counties in Colorado are some of the fastest growing counties in the nation and new residents such as yourself will continue to contribute to Berthoud's growth. Berthoud will continue to grow according to the vision and standards established.
>
> If you'd like to discuss overall planning in Berthoud, the original zoning, as well as the 2023 change of zone and neighborhood master plan specific to the Legacy project, I would be happy to have a call with you.
>
> Sincerely,
> Anne
>
> -----Original Message-----
> From: Megan <mmbocci@gmail.com>
> Sent: Thursday, August 15, 2024 9:19 AM
> To: Anne Johnson <AJohnson@berthoud.org>
> Cc: Tawn Hillenbrand <THillenbrand@berthoud.org>
> Subject: Re: Town Hall meetings
>
> Sorry I forgot to reply all….
>
> We have recently moved here after a long search for a forever home for our family and are just looking for answers. All of the neighbors(longtime residents) have voiced concern and are looking for answers. I have already been in touch with Tawn and didn’t get many answers. I don’t mean to be rude, we are just trying to protect small town Berthoud, along with many other long time and new residents. One of many reasons we moved here. Thanks for your time.
>
> Sent from Meg's iPhone
>
>> On Aug 13, 2024, at 9:35 PM, Anne Johnson <AJohnson@berthoud.org> wrote:
>>
>> Megan,
>> Residential and commercial development has been forecasted for the property for years and the zoning approved by the Town supports this use. Please coordinate with the Town's Senior Planner, Tawn Hillenbrand who is copied on this email regarding questions as she is processing the application and will be able to provide more information that I can.
>>
>> Sincerely,
>> Anne
>>
>> -----Original Message-----
>> From: Megan <mmbocci@gmail.com>
>> Sent: Tuesday, August 13, 2024 9:31 PM
>> To: Anne Johnson <AJohnson@berthoud.org>
>> Subject: Re: Town Hall meetings
>>
>> [You don't often get email from mmbocci@gmail.com. Learn why this is
>> important at https://aka.ms/LearnAboutSenderIdentification]
>>
>> Thank you for the prompt response and information.
>>
>> Are the plans for the Legacy Park development final? And a timeline for development?
>> We will be directly impacted by this development, so we are all curious.
>> Thank you
>>
>>
>> Sent from Meg's iPhone
>>
>>>> On Aug 13, 2024, at 9:22 PM, Anne Johnson <AJohnson@berthoud.org> wrote:
>>>

>>> Hello Megan,
>>> There are no land use hearings scheduled at this time. The Planning Commission agendas can be found here: https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.berthoud.org%2F275%2FPlanning-Commissionnd&data=05%7C02%7CTHillenbrand%40berthoud.org%7Cac4c5d7eecfe4641001b08dcbd53d0b2%7C581b05d78b3c4a45885212dfc87bed0a%7C1%7C0%7C638593414920078361%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C%7C&sdata=SWqLc5YzqA4WEYl82QrG7pKzK0FlyUac5j%2FP8TICT%2Bs%3D&reserved=0 and agendas for the Town Board of Trustees hearings can be found here: https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.berthoud.org%2F257%2FBoard-of-Trustees&data=05%7C02%7CTHillenbrand%40berthoud.org%7Cac4c5d7eecfe4641001b08dcbd53d0b2%7C581b05d78b3c4a45885212dfc87bed0a%7C1%7C0%7C638593414920089366%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C%7C&sdata=K6FRoAvaHgHj99PG5KKlH6NuGe7LlegEsbm33prFS48%3D&reserved=0 You may monitor the agendas to determine when the item will be presented.
>>>
>>> Information on the land use applicant can be found here:
>>> https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fww
>>> w.berthoud.org%2F180%2FCurrent-Development-Review-Projects&data=05%7
>>> C02%7CTHillenbrand%40berthoud.org%7Cac4c5d7eecfe4641001b08dcbd53d0b2
>>> %7C581b05d78b3c4a45885212dfc87bed0a%7C1%7C0%7C638593414920276671%7CU
>>> nknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1
>>> haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C%7C&sdata=iGWo1vou%2FvjVK1x2q9Quly7edE1
>>> ubIraeEl3xPitpns%3D&reserved=0
>>>
>>> Sincerely,
>>> Anne
>>>
>>> -----Original Message-----
>>> From: Megan <mmbocci@gmail.com>
>>> Sent: Tuesday, August 13, 2024 9:17 PM
>>> To: Anne Johnson <AJohnson@berthoud.org>
>>> Subject: Town Hall meetings
>>>
>>> [You don't often get email from mmbocci@gmail.com. Learn why this is
>>> important at https://aka.ms/LearnAboutSenderIdentification]
>>>
>>> Hello, I am wondering where to find a schedule for town hall meetings about the Legacy Park (Ludlow) development. If you could provide us with a schedule for Development meetings, that would be great.
>>> Thank you, Megan Gray
>>>
> <mime-attachment>

Town of Berthoud Planning Commission Public Hearing
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
December 12, 2024 at 7:30 p.m.

1. Meeting called to order – Chairperson Anderson at 7:35 p.m.

2. Chairperson Anderson led the Pledge of Allegiance

3. Roll Call

   The following Planning Commission members were present:
   Karen Anderson, Chair
   Abigail Smith, Vice Chair
   Nick Semedalas, Commissioner
   Marc Hofmans, Commissioner
   Mark Brodie, Commissioner
   David Pond, Commissioner
   Stacy Sigman, Commissioner

   The following staff members were present:
   Anne Johnson, Community Development Director
   Tawn Hillenbrand, Senior Planner
   Luke Seeber, Development Review Engineer
   Corporal John Wittemeier, Police Officer
   Alicia Garcia, Town Attorney

4. Approval of Planning Commission Meeting Minutes
   a. October 24, 2024
   MOTION was made by Commissioner Semedalas to APPROVE the Minutes for the October 24, 2024 Planning Commission Meeting. The MOTION was Seconded by Commissioner Hofmans. With all those in favor, the MOTION carried.

5. Public Hearing - Consider a Request for a Preliminary Plat for the Legacy Park subdivision.

Tawn Hillenbrand, Senior Planner, provided a presentation regarding the land use process, an overview of the application, and staff's findings. Ms Hillenbrand provided additional documents received prior to the hearing including a printed copy of the presentation packet, an overview of the applicant's neighborhood meeting notes dated December 12, 2024, the agenda for the hearing and a sample motion sheet. The applicant provided a presentation following staff's presentation. The applicant, Don Hinson and representatives Kristin Turner and Ruth Rawlings provided presentations.

Public Comment opened at 9:01 p.m. and Public Comment was given by the following:

- Ariel Emby-Goodwine
- Jill Wooten
- Kelley Puga
- Tiffany Brodie
- David Gregg
- Tiffany Carpenter
- John Terrel
- Amy Barnard
- Megan Gray

Public Comment closed at 9:25 p.m.

Planning Commissioners asked clarifying questions of staff and the applicant/applicant's representatives. Planning Commissioners then deliberated and discussed the Criteria for Approval as well as Staff's Findings and Recommendations.

MOTION was made by Commissioner Sigman to Recommend Approval to the Town Board of Trustees of the applicant's request of a Preliminary Plat for the Legacy Park Subdivision with the following Conditions of Approval:

1. The applicant shall address the remaining comment received by Little Thompson Water District, regarding a small error that does not impact the scope nor design of the project, at the Final Plat submittal.
2. The applicant shall address the remaining comments received by Baseline Engineering Surveyor, regarding minor technical errors, at the Final Plat submittal.

The MOTION was Seconded by Commissioner Hofmans. A roll call vote was made and the MOTION passed unanimously.

6. Report by Staff
    a. The next meeting will include an update on the Downtown Development Authority by Walt Elish on January 23, 2025 at 6 pm followed by a Board of Adjustment hearing at 7 pm on January 23, 2025
    b. Ayres will be back on February 23, 2025 at 6 p.m. for the Housing Steering Committee
    c. There will be no Planning Commission on January 9, 2025
    d. Staff expansion plans include a Construction Inspector for development projects and a Planner, postings and interviews are underway

7. Adjourn
    The meeting was adjourned by unanimous Motion at 9:56 p.m.

_____ _____

Chairperson Secretary

RESOLUTION NUMBER 02

(SERIES 2025)

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A PRELIMINARY PLAT FOR A DEVELOPMENT KNOWN AS THE "LEGACY PARK DEVELOPMENT" IN THE TOWN OF BERTHOUD.

WHEREAS, the property under consideration is known as the "Legacy Park" development; and more particularly described in Exhibit A attached hereto; and

WHEREAS, the Town of Berthoud ("Town") approved Resolution 8-2023 on April 25, 2023, approving a Neighborhood Master Plan; and,

WHEREAS, the Town approved Ordinance No. 1318 on April 25, 2024 amending the zoning map of the Town of Berthoud to Suburban Residential (SR) and Urban Residential (UR); and

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

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on January 14, 2024; a legal ad was published on November 21, 2024, and affected property owners within 500 feet of the site were notified by first-class mail before the Berthoud Planning Commission hearing on November 25, 2024; and

WHEREAS, after the public hearing on December 12, 2024, the Berthoud Planning Commission made a unanimous recommendation to the Town Board of Trustees to approve the Preliminary Plat with conditions; and

WHEREAS, based on the testimony and evidence presented at the public hearing on January 14, 2024, the Board of Trustees determines and finds that compliance with the Preliminary Plat review criteria as provided in Section 30-6-107(B) of the Berthoud Municipal Code has been demonstrated.

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

Section 1. Preliminary Plat Approval. The Preliminary Plat is hereby approved with the following Conditions of Approval:

1. The applicant shall address the remaining comment received by Little Thompson Water District, regarding a small error that does not impact the scope nor design of the project, at the Final Plat submittal.

2. The applicant shall address the remaining comments received by Baseline Engineering Surveyor, regarding minor technical errors, at the Final Plat submittal.

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

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

APPROVED AND ADOPTED this 14th day of January 2024.

TOWN OF BERTHOUD

By _____

William Karspeck, Mayor

ATTEST:

By: _____

Christian Samora, Town Clerk

Exhibit A: Legal Description

PARCEL 1:

Lots 1 through 9, and Tract A, LUDLOW FARMS, Town of Berthoud, County of Larimer, State of Colorado.

PARCEL 2:

A tract of land situated in the northwest corner of the Northeast Quarter of Section 22, Township 4 North, Range 69 West of the 6th P.M., more particularly described as follows:

BEGINNING at the northwest corner of the tract from whence the North Quarter of said Southeast 22 bears North 46°17' West 42.4 Feet distant, THENCE South 0°20' East along a line which is 30 feet east of and parallel to quarter section line a distance of 486.4 feet;

THENCE North 43°54' East 718.4 feet to a point 30 feet south of the north line of said Section 22;

THENCE South 88°43' West along a line which is 30 feet south of and parallel to the said north line of Section 22 a distance of 520.6 feet to the POINT OF BEGINNING, EXCEPT those portions in deed recorded August 25, 2021 at Reception No. 20210080442.

PARCEL 3:

A parcel of land being a part of the Southeast Quarter of Section 22, Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of the Southeast Quarter of said Section 22, as bearing South 89°06'41" West, an assumed bearing, and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter corner of said Section 22, being monumented by a 3.25" aluminum cap, thence along said South line of said Section 22, North 89°06'41" East, 223.67 feet to a point on the Easterly right-of-way line U.S. Highway 287, said point being the POINT OF BEGINNING;

THENCE North 07°21'53" West a distance of 25.76 feet to the Southwest corner of Lot 9, Ludlow Farms - Conveyance Plat, recorded at Reception No. 20110018205, Larimer County Clerk and Recorder;

THENCE along the Southerly line of said Lot 9 the following seven (7) courses and distances, South 88°00'48" East a distance of 107.18 feet;

THENCE North 89°17'36" East a distance of 232.13 feet;

THENCE North 89°35'38" East a distance of 219.93 feet;

THENCE North 89°49'13" East a distance of 204.24 feet;

THENCE South 89°36'42" East a distance of 152.83 feet;

THENCE North 88°06'10” East a distance of 188.67 feet;

THENCE South 00°08'00” West a distance of 15.02 feet to the Southeast 1/16 corner of said Section 22;

THENCE along the South line of the Southeast Quarter of said Section 22, South 89°06'41” West a distance of 1101.58 feet to the POINT OF BEGINNING.

Said parcel containing 305.61 acres (13,312,372 square feet), more or less, and maybe subject to easements and right-of-ways now on record or existing.

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, 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 LEGACY PARK, located in Section 22, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

(Per Land Title Guarantee Company, Commitment No. FCC25192536-20, effective date of August 14, 2024)

Lots 1 through 9, Tract A, Tract A-1, Tract 1, Tract 2, Tract 5, Tract 7, Tract 8, and Tract 9, ADMINISTRATIVE AMENDED PLAT OF LUDLOW FARMS, Town of Berthoud, County of Larimer, State of Colorado.

Said parcels containing 305.61 acres (13,312,372 square feet), more or less, and maybe subject to easements and right-of-ways now on record or existing.

Have laid out, platted, and subdivided the above described land, under the name and style of LEGACY PARK, 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: JEAN E. COWLES

BY: _____

AS: _____

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: S. REID LUDLOW

BY: _____

AS: _____

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: SMILIN 11, LLC, a Colorado limited liability company

BY: _____

AS: _____

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

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

_____ as _____ of SMILIN 11, LLC, a Colorado limited liability company.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

DEVELOPMENT STANDARD STATEMENTS:

Vesting of Property Rights: Approval of this site-specific development plan constitutes the creation of vested property rights pursuant to Article 68 of Title 24, C.R.S., as amended. The approval of vested property rights shall be subject to all rights of referendum and judicial review. This approved site specific development plan voids any and all pre-existing vested property rights on the same real property.

Project Approval: The plans contained on this map/plat as well as the staff report dated _____ and Resolution_____ / Ordinance _____ are the limits of the approval. Any changes to the approved plans may necessitate an amendment or new permit.

Development Improvements : All Development Improvements shall be constructed in accordance with the Plat and Plans as well as the requirements of the Berthoud Municipal Code, if applicable: The development shall adhere to the Development Agreement entered into between the Developer and the Town of Berthoud.

Erosion Control: Prior to commencement of construction of any Development Improvements including alterations to existing grading contours, removal of vegetation and/or excavating, the Town-approved erosion control plan will be implemented. The Town-approved erosion control plan measures shall be installed and maintained throughout the construction of Development Improvements and shall not be removed or abandoned until authorized by the Town. At all times during construction on the Property, or off-site projects associated with development of the Property, Developer shall maintain all streets, drainage, and drainage facilities in an orderly and workmanlike fashion.

Construction Rules and Regulations: Construction activities shall adhere to the Construction Rules and Regulations found in Chapter 30 of the Berthoud Municipal Code at all times.

Dark Sky: The Town of Berthoud has adopted a Dark Sky Ordinance. All development shall adhere to the Town of Berthoud Dark Sky Ordinance No. 1230, adopted January 9, 2018, and as may be amended, at all times.

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

APPROVAL CERTIFICATES:

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

_____
Mayor

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

ATTEST: _____
Town Clerk

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

_____
Chairperson

NOTICE:
ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE TOWN OF BERTHOUD SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

SURVEYOR'S STATEMENT

I, Tharen J. Helgerson, a Colorado Registered Professional Land Surveyor do hereby certify that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY
09/18/24
NOT FOR CONSTRUCTION OR
RECORDING PURPOSES - FOR REVIEW ONLY

_____
Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

OWNER / APPLICANT

LP Communities, LLC
12443 San Jose Boulevard
Jacksonville, FL 32223

PLANNER / LANDSCAPE ARCHITECT

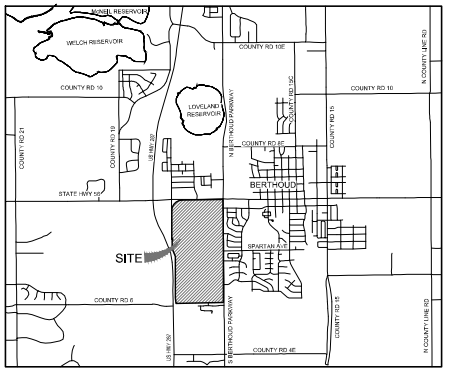
TB Group
Kristin Turner
444 Mountain Avenue
Berthoud, Colorado 80513
Phone: (970) 532-5891 x105

SITE ENGINEER

EPS Group, Inc.
Blaine Mathisen, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 568-3901

SITE SURVEYOR

EPS Group, Inc.
Tharen J. Helgerson, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 221-4158



N VICINITY MAP
1" = 3000'

SURVEYOR NOTES:

1. The lineal unit of measurement for this plat is U.S. Survey Feet.
2. The Basis of Bearings is the west line of the East Half of Section 22, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, as bearing North 00°12'32" West, with the South Quarter corner of said Section 22 monumented by a 3-1/4" brass cap, with illegible stamp and the North Quarter corner of said Section 22 being a 3-1/4" brass cap with illegible stamp, within a monument box, and with all bearings contained herein relative thereto.
3. For all information regarding easements, right-of-way or title of record, EPS Group relied upon Commitment No. FCC25192536-20, effective date of August 14, 2024, prepared by Land Title Guarantee Company.
4. FLOOD ZONE DESIGNATION: Said described property is located within an area having a designation of Zone "A", areas of Special Flood Hazard; Zone "X", 0.2% Annual Chance Flood Hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one quarter mile; and Zone "X", areas of minimal flood hazard, by the Federal Emergency Management Agency (FEMA), as shown on the Flood Insurance Rate Map No. 08069C1386H, with a date of identification of January 15, 2021, in the Town of Berthoud, Larimer County, State of Colorado, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. Neither EPS Group nor the Professional Land Surveyor listed hereon has the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. EPS Group and the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
6. Tract A, Tract A-1, Tract 1, Tract 2, Tract 5, Tract 7, Tract 8, and Tract 9, ADMINISTRATIVE AMENDED PLAT OF LUDLOW FARMS, Larimer County Reception No. _____, per Surveyor Note #5, are reserved for future right-of-way, Reservation of right-of-way does not grant any right or interest in the property to the Town of Berthoud or any entity. The final alignment of the right-of-way may be adjusted upon final platting in order to meet engineering requirements.
7. For easements created by separate document and shown hereon refer to record document for specific terms. A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.
8. Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. 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. Adjacent property owner information per the Larimer County Land Information Locator.
10. Per C.R.S. 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. The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
12. The development of each 'Tract' shall be consistent with the approved Neighborhood Master Plan, approved by the Town on May 24th, 2023, Reception No. 20230021485, and as allowed by the zone district.
13. Per Town of Berthoud Development Code 30-6-108, the owner or client is responsible for providing the surveyor a current title commitment prior to final submittal. The title commitment must be current and dated no more than thirty days from the date of final plat application submittal per The Town of Berthoud Development Code. A current title commitment will be provided to the surveyor prior to final submittal. This note will be removed prior to finalizing survey.
14. Tract Q is to be reserved for the Berthoud Fire Protection District and the future development of a fire house. Should the Berthoud Fire Protection District decide that the development of a fire house in this location is not necessary, the Tract will be eliminated and reincorporated back into Outlot V and / or Outlot W, as open space for the overall development. Tract Q shall not be developed with any other use.
15. Existing zoning consists of Town of Berthoud Suburban Residential (SR) and Urban Residential (UR) Zoning Districts.

NOTES TO BE REMOVED PRIOR TO SURVEYOR FINALIZING SURVEY:

A. This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and/or upgraded prior to finalizing and/or recording. "Set" corner information depicted hereon is for reference purposes only.

B. A current title commitment will be provided to the surveyor prior to final submittal.

C. Easement will be defined with sufficient data to establish their position prior to final plat submittal.

D. Owner and/or lienholder information will be revised upon attorney review and prior to finalizing and/or recording this survey.

Exhibit B: Preliminary Plat

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

SECTION: 22 | TOWNSHIP: 4 NORTH | RANGE: 69 WEST OF 6TH PM

EPS GROUP | NORTHERN ENGINEERING | 970.221.4158 | epsgroup.com | FORT COLLINS | LOVELAND | GREELEY | WELLINGTON | CASTLE ROCK

PROJECT: PRELIMINARY PLAT | CLIENT: LP COMM'L LLC | DRAWN BY: T. HELGERSON | DATE: 09/18/24 | SCALE: AS SHOWN | REVIEWED BY: B. FESSLER

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
1
Of 26 Sheets

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PRELIMINARY PLAT OF

LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

PRELIMINARY
09/18/24
NOT FOR CONSTRUCTION OR RECORDING PURPOSES - FOR REVIEW ONLY

Travis J. Henderson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

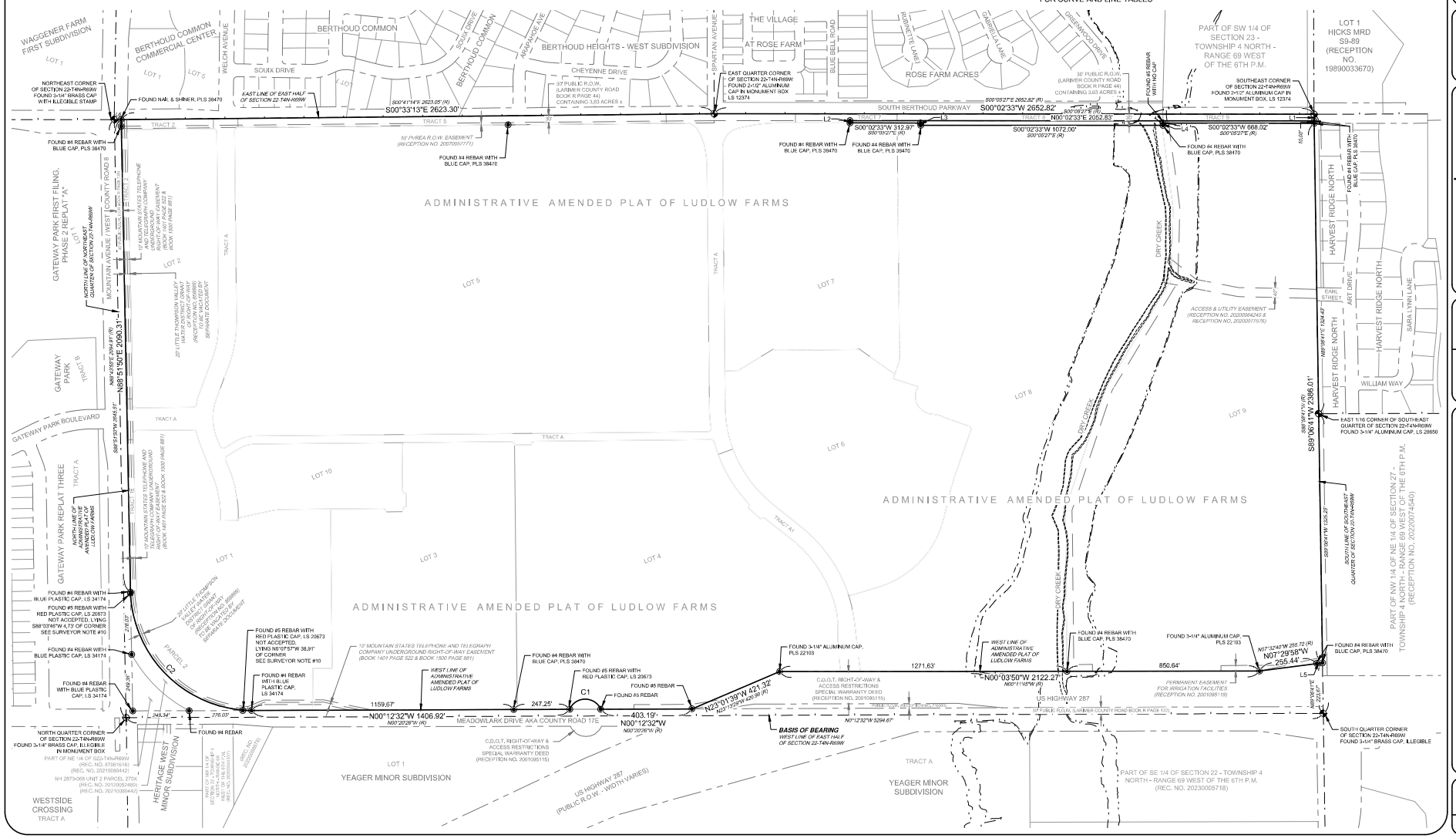
SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

NORTH

200 0 200 400 600 Feet
(IN U.S. SURVEY FEET)
1 Inch = 200 feet

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- FOUND MONUMENT
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
- R.O.W. RIGHT-OF-WAY
- (R) RECORD



NOTICE:
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
epsgroupinc.com
1900 E. Lincoln Park | Suite 100 | Fort Collins, CO 80524

PROJECT: 1950.001
CLIENT: LC COMM, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 200'
REVIEWED BY: S. TESSIEUX

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
2
Of 26 Sheets

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PRELIMINARY PLAT OF

LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

PRELIMINARY
09/18/24
NOT FOR CONSTRUCTION OR RECORDING PURPOSES - FOR REVIEW ONLY

Trevor J. Heiberger
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

NORTH

200 0 200 400 600 Feet
(IN U.S. SURVEY FEET)
1 Inch = 200 feet

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- SECTION LINE
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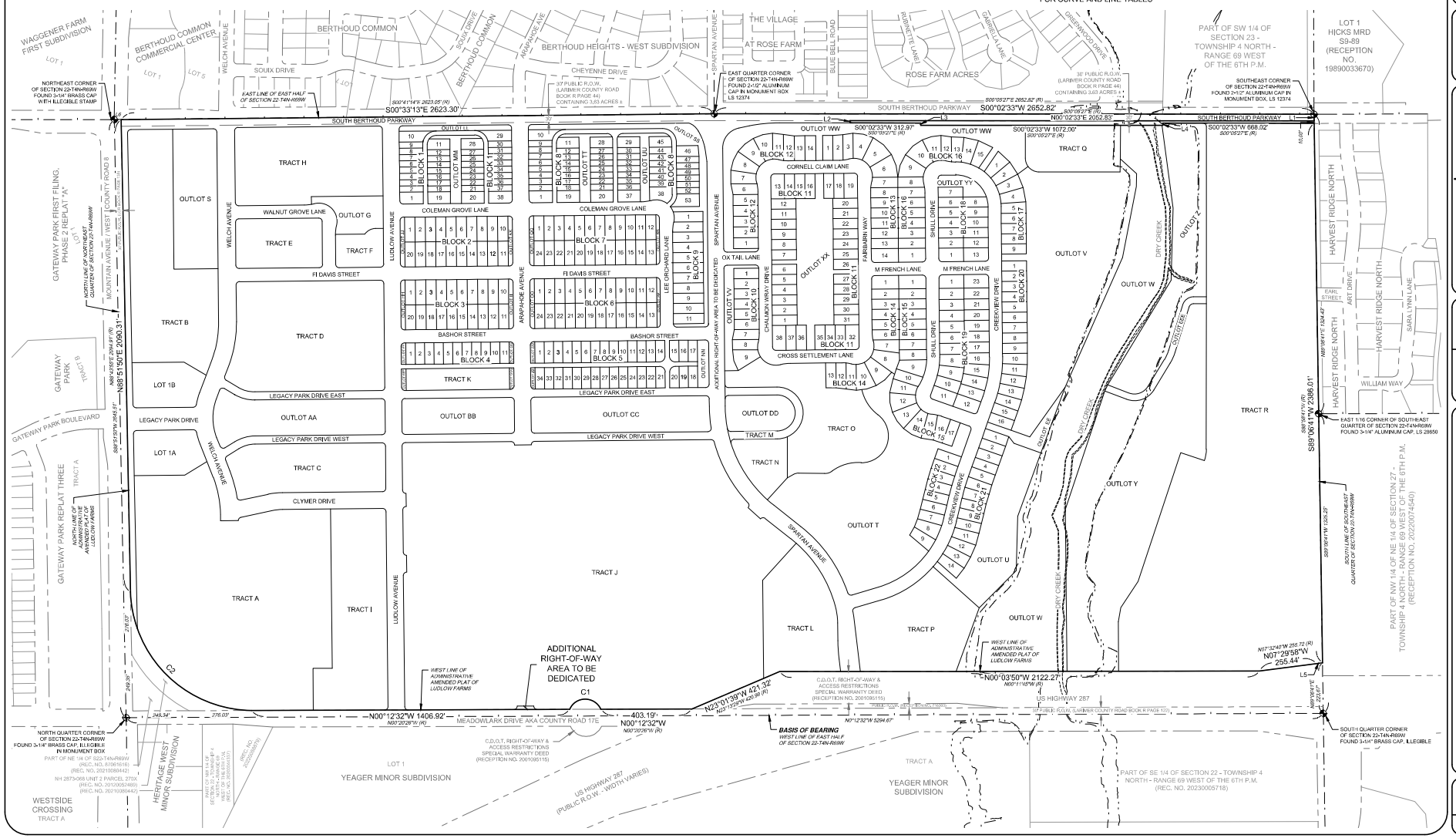
- (R) RECORD



NOTICE:
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP — NORTHERN ENGINEERING
www.epsgroupnet.com
970.221.4158
1900 E. Lincoln Park | Suite 100 | Fort Collins, CO 80524 | Colorado Springs | Denver | Northern Colorado

DATE: 09/18/24
SCALE: 1" = 200'
REVIEWED BY: S. TESSEIN
DRAWN BY: J. HELGERSON
PROJECT: PRELIMINARY PLAT
CLIENT: EF COMM 4, LLC

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet 3
Of 26 Sheets

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PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

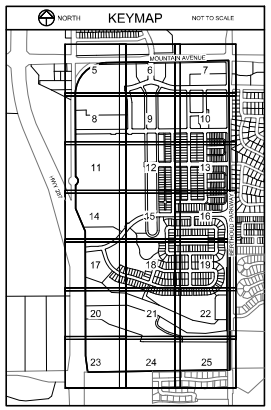
SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LAND USE SUMMARY TABLE / TRACT SUMMARY CHART

PARCEL	AREA (SQ. FT.)	AREA (ACRES)	PERCENT	LAND USE	ENCUMBRANCES	INTENDED OWNERSHIP & MAINTAINANCE BY
OUTLOT S	120,726.14	2.77	0.91%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT T	327,296.03	7.51	2.46%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT U	123,875.03	2.84	0.93%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT V	380,620.36	8.74	2.86%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT W	569,858.08	13.08	4.28%	OPEN SPACE	DRAINAGE EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT Y	508,169.69	11.67	3.82%	OPEN SPACE	DRAINAGE EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT Z	192,509.16	4.42	1.45%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT EE	20,065.77	0.46	0.15%	OPEN SPACE	UTILITY & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT EEE	21,565.78	0.50	0.16%	OPEN SPACE	UTILITY & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT FF	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT FFF	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT GG	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT GGG	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT HH	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT II	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT JJ	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT KK	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT LL	11,839.82	0.27	0.09%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT MM	17,386.75	0.40	0.13%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT NN	10,457.39	0.24	0.08%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT OO	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT PP	3,203.43	0.07	0.02%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT QQ	4,303.43	0.10	0.03%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT RR	3,203.43	0.07	0.02%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT SS	50,745.25	1.16	0.38%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT TT	17,407.11	0.40	0.13%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT UU	14,937.90	0.34	0.11%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT VV	21,435.13	0.49	0.16%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT WW	134,536.57	3.09	1.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT XX	103,921.31	2.39	0.78%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT YY	12,322.61	0.28	0.09%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT ZZ	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
OUTLOT ZZZ	1,851.71	0.04	0.01%	OPEN SPACE	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSOCIATION
	2,703,013.58	**62.05**	**20.30%**	**TOTAL OPEN SPACE**		
LOT 1A	57,932.94	1.33	0.44%	FUTURE DEVELOPMENT		PROPERTY OWNER
LOT 1B	58,582.91	1.34	0.44%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT A	752,233.42	17.27	5.65%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT B	282,162.53	6.48	2.12%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT C	149,215.43	3.43	1.12%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT D	324,189.58	7.44	2.44%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT E	84,065.61	1.93	0.63%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT F	32,773.96	0.75	0.25%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT H	214,205.93	4.92	1.61%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT I	233,848.59	5.37	1.76%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT J	1,830,468.99	42.02	13.75%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT K	43,448.21	1.00	0.33%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT L	155,111.74	3.56	1.17%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT M	26,437.01	0.61	0.20%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT N	46,666.03	1.07	0.35%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT O	177,845.10	4.08	1.34%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT P	179,996.77	4.13	1.35%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT Q	85,586.93	1.96	0.64%	FUTURE DEVELOPMENT		PROPERTY OWNER
TRACT R	1,459,328.08	33.50	10.96%	FUTURE DEVELOPMENT		PROPERTY OWNER
	6,194,099.76	**142.20**	**46.53%**	**TOTAL FUTURE DEVELOPMENT**		
OUTLOT AA	128,071.48	2.94	0.96%	PARK		METRO DISTRICT
OUTLOT BB	78,885.44	1.81	0.59%	PARK		METRO DISTRICT
OUTLOT CC	125,565.94	2.88	0.94%	PARK		METRO DISTRICT
OUTLOT DD	45,959.77	1.06	0.35%	PARK		METRO DISTRICT
OUTLOT G	37,697.52	0.87	0.28%	PARK		HOME OWNERS ASSOCIATION
	416,180.15	**9.55**	**3.13%**	**TOTAL PARK**		
R.O.W.	**1,896,740.17**	**43.54**	**14.25%**	**TOTAL PUBLIC RIGHT-OF-WAY**		TOWN OF BERTHOUD
LOTS (439)	**2,102,524.14**	**48.27**	**15.79%**	**TOTAL RESIDENTIAL LOTS (439)**		PROPERTY OWNER
TOTALS	13,312,557.80	305.61	100.00%			

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20973 UNLESS OTHERWISE DESCRIBED
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
- R.O.W. RIGHT-OF-WAY
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- ME MAINTENANCE EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- UE UTILITY EASEMENT
- (R) RECORD MEASUREMENT



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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970.221.4158
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PROJECT: PRELIMINARY PLAT
CLIENT: LF COMM I, LLC
DRAWN BY: T. HELGERSON
DATE: 09/18/24
SCALE: AS SHOWN
REVIEWED BY: B. TESSELEY

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
4
Of 26 Sheets

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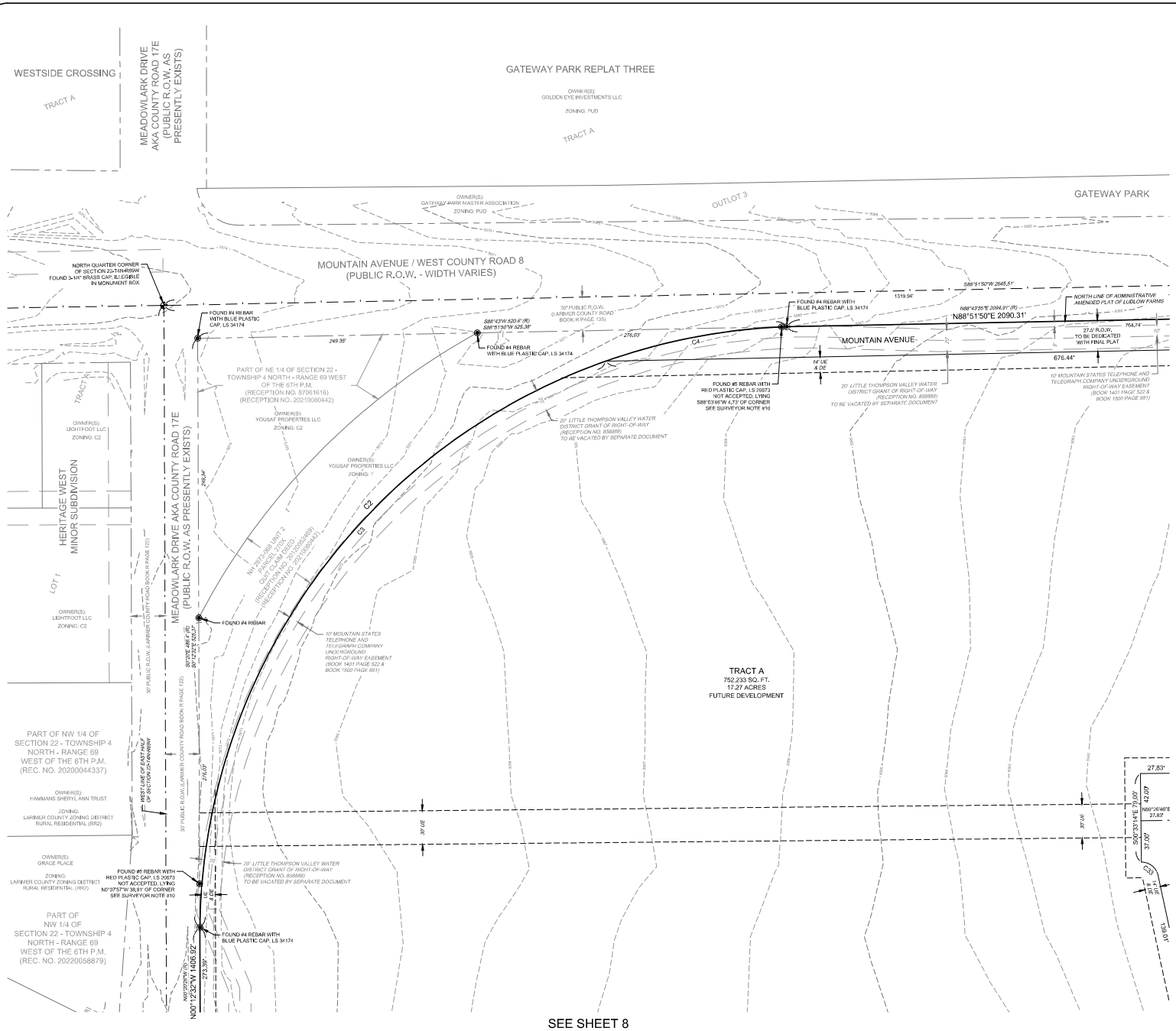


PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

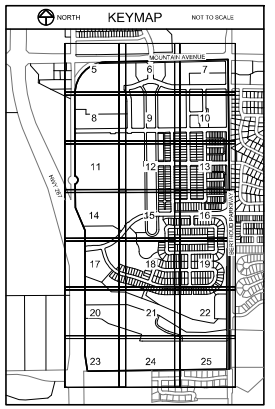
40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
●	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
○	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
◆	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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NORTHERN ENGINEERING
970.221.4158
1301 Oakridge Dr, Suite 100 | Fort Collins, CO 80525 | epsgroup.com

PROJECT: PRELIMINARY PLAT
CLIENT: LF COMM, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. FESSELET

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
5
Of 26 Sheets

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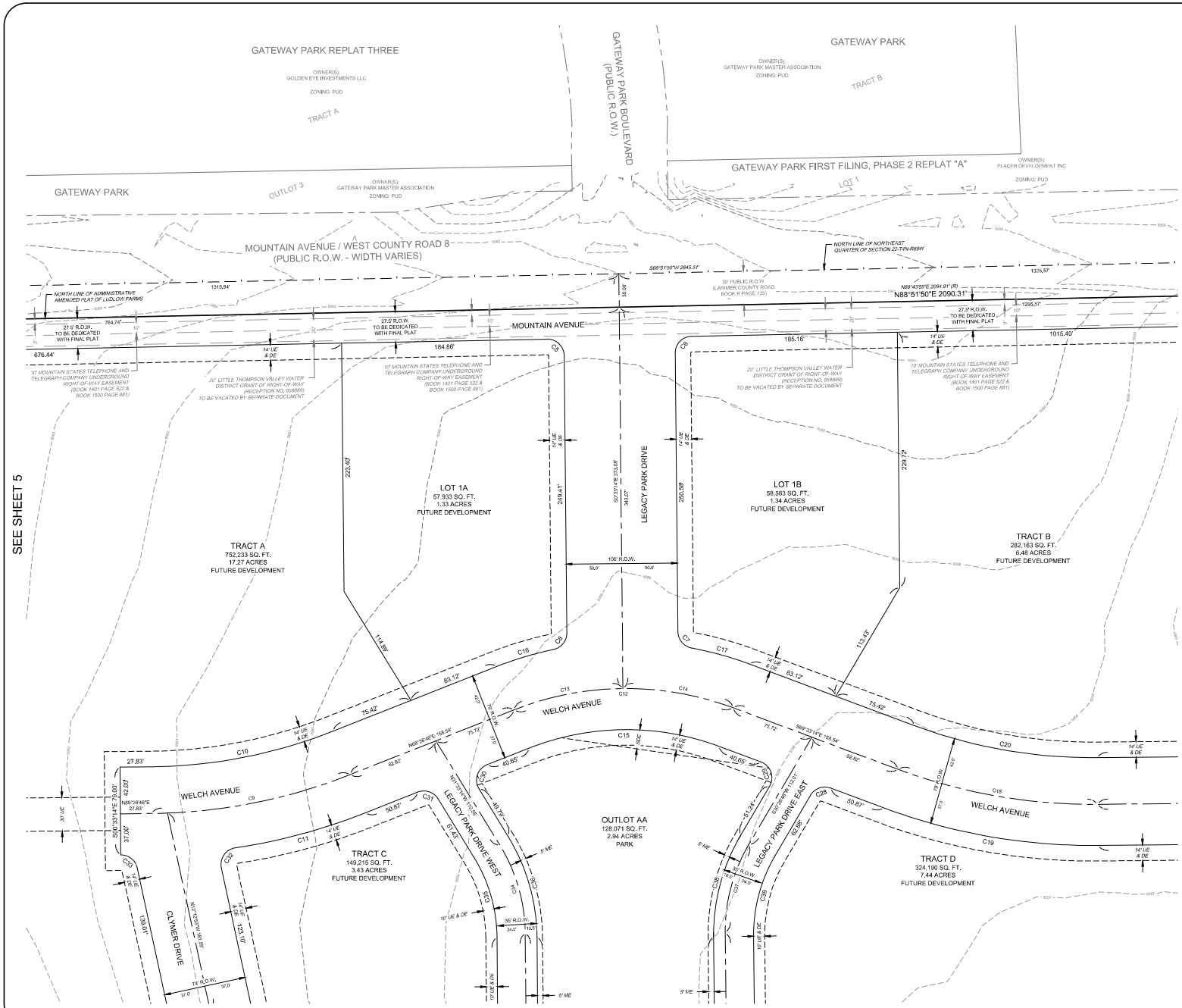


PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

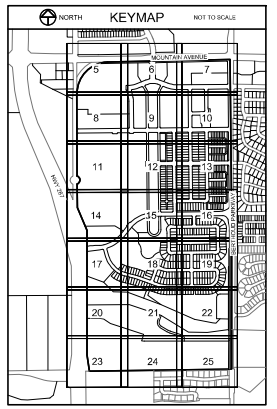
40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
●	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20973 UNLESS OTHERWISE DESCRIBED
○	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
◆	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



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09/18/24
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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eps-group.com | northernengineering.com
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1 East Co. Rd. | Berthoud | Fort Collins | Loveland | Evans | Greeley | Fort Lupton | Fort Collins

PROJECT: PRELIMINARY PLAT OF LEGACY PARK
CLIENT: LF COMM, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: B. TESSEYE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
6
Of 26 Sheets

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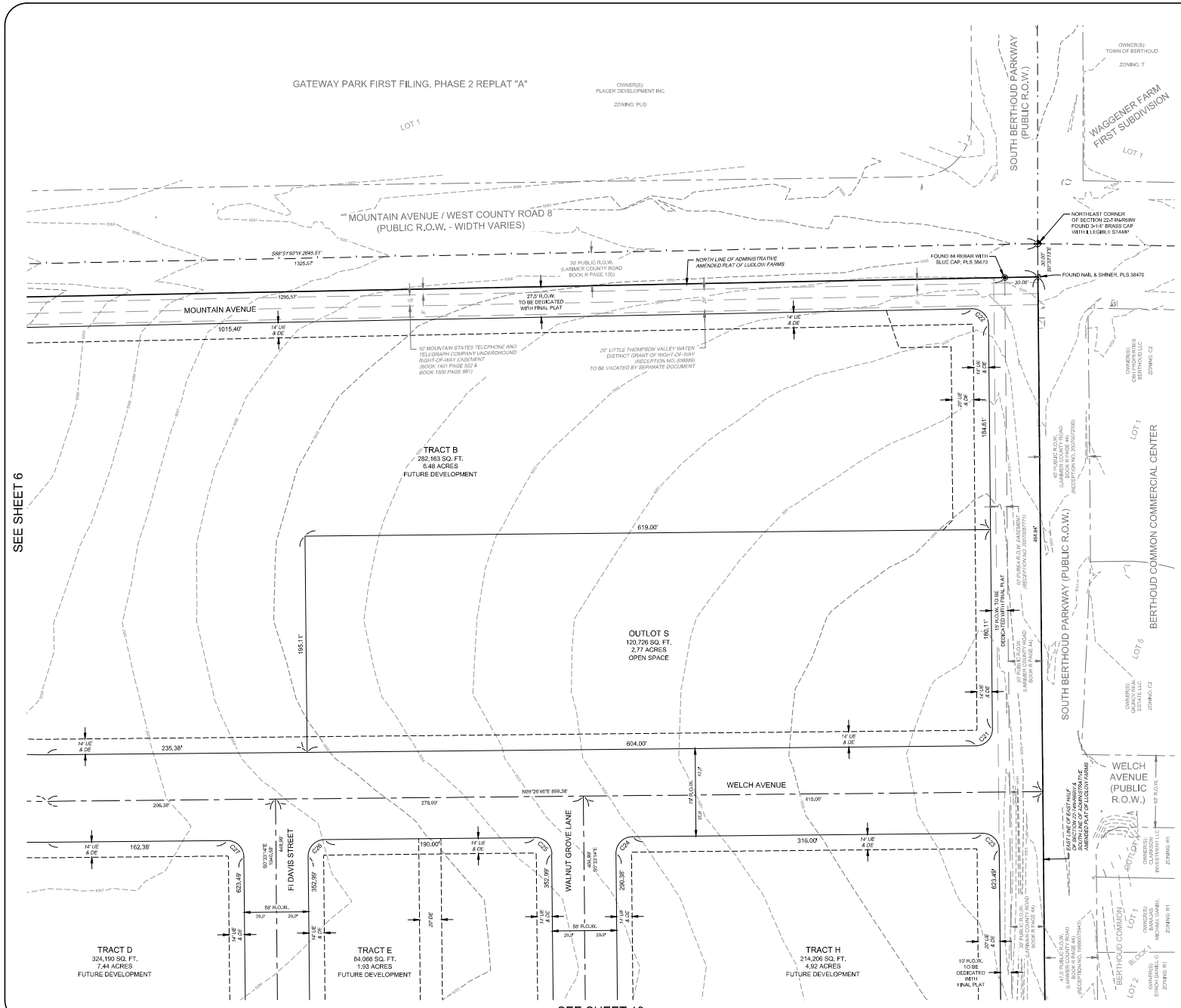

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
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	SECTION LINE
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	EDGE OF 500 YEAR FLOOD AREA
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R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
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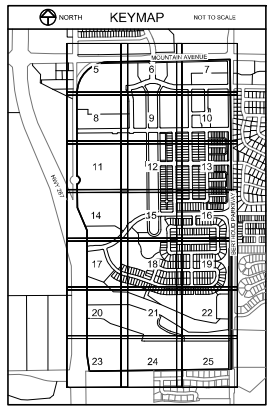
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



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09/18/24
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN COLORADO
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epsgroup.com
1900 E. Hwy 34 | Suite B | Loveland, CO 80537 | 1908 Main Street | Suite 230 | Windsor, CO 80550

PROJECT: PRELIMINARY PLAT OF LEGACY PARK
CLIENT: LF COMM I, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. TESSEYE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
7
Of 26 Sheets

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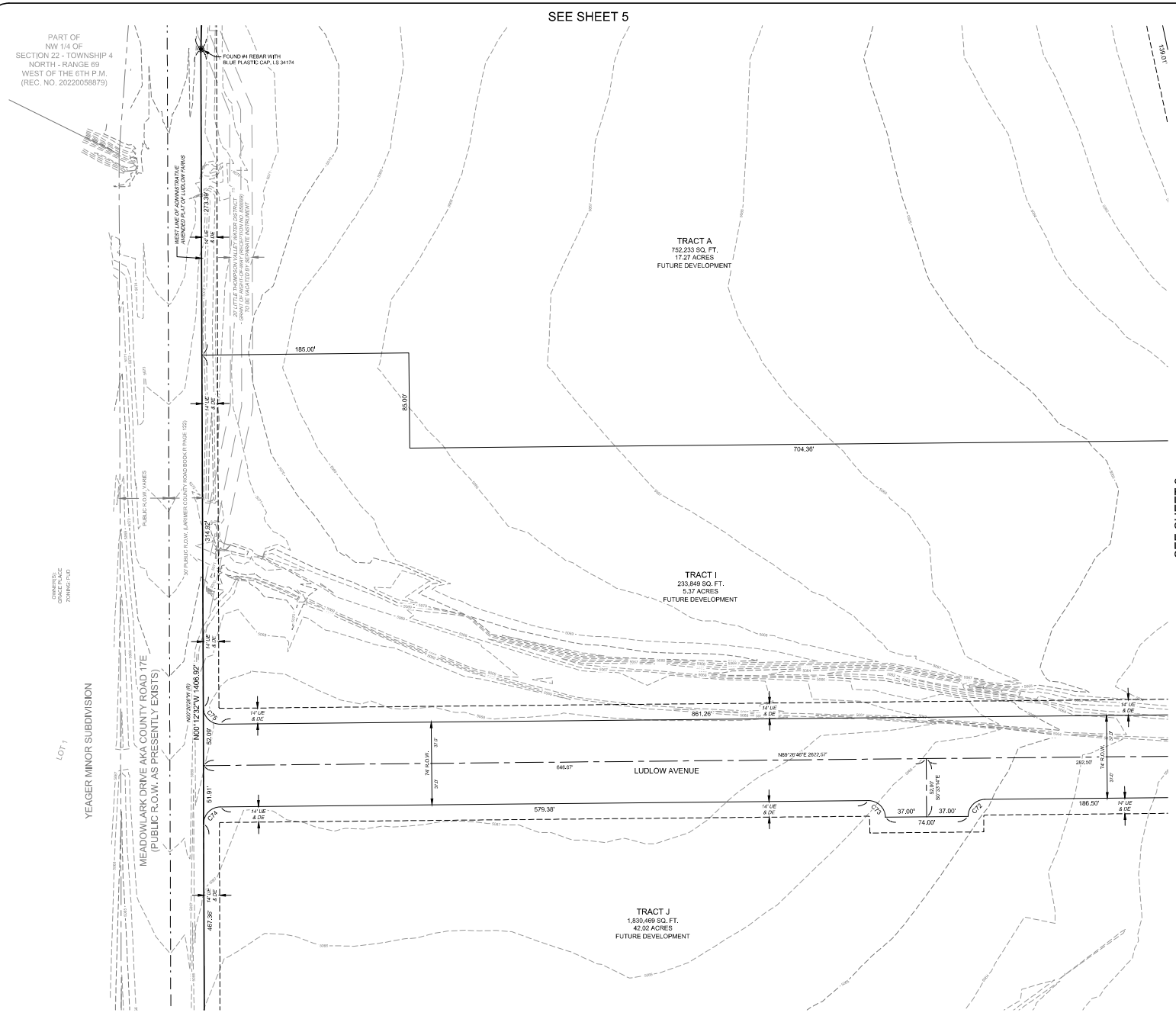

PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

SEE SHEET 9

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
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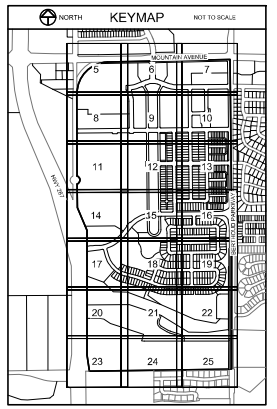
NORTH KEYMAP NOT TO SCALE



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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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1301 Oak Rd | Berthoud | Fort Collins | Loveland | Greeley | Evans | Windsor | Severance | Timnath | North Platte | Scott Bluff
epsgroup.com | northernengineering.com

PROJECT: PRELIMINARY PLAT
CLIENT: LF COMM, LLC
DRAWN BY: T. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: B. TESSEL

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
8
Of 26 Sheets

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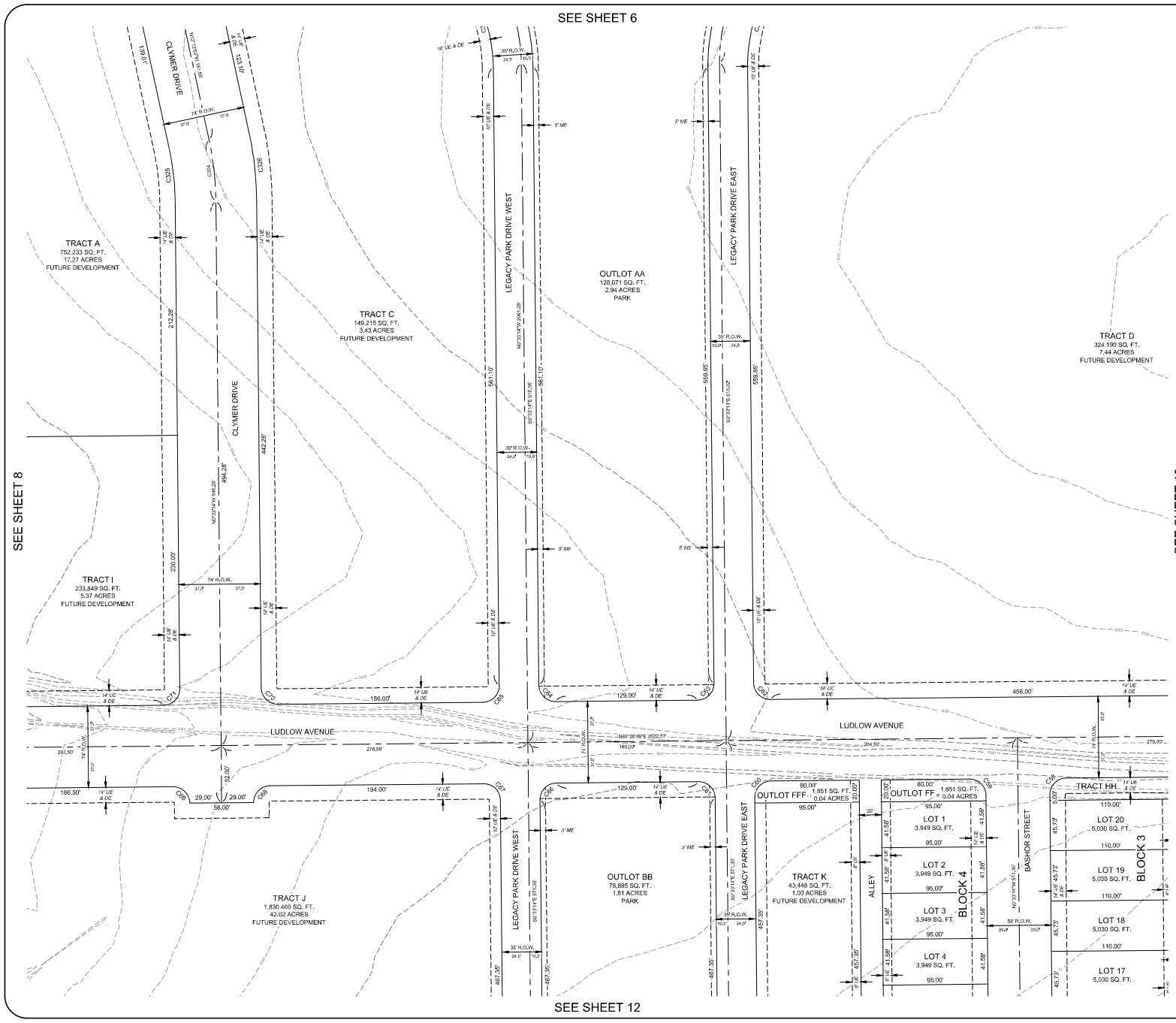
PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

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	PROPOSED RIGHT-OF-WAY LINE
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	SECTION LINE
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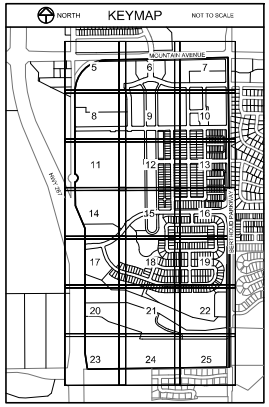
KEYMAP

NORTH NOT TO SCALE



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09/18/24
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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970.221.4158
FORT COLLINS | GREELEY | MESA | COCOYOAH | TUCSON | NORTH PICEMAN | FORT WORTH

PROJECT: 1859-001
DATE: 09/18/24
CLIENT: LP COMM, LLC
SCALE: 1" = 40'
DRAWN BY: T. HELGERSON
REVIEWED BY: B. TESSELY

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
9
Of 26 Sheets

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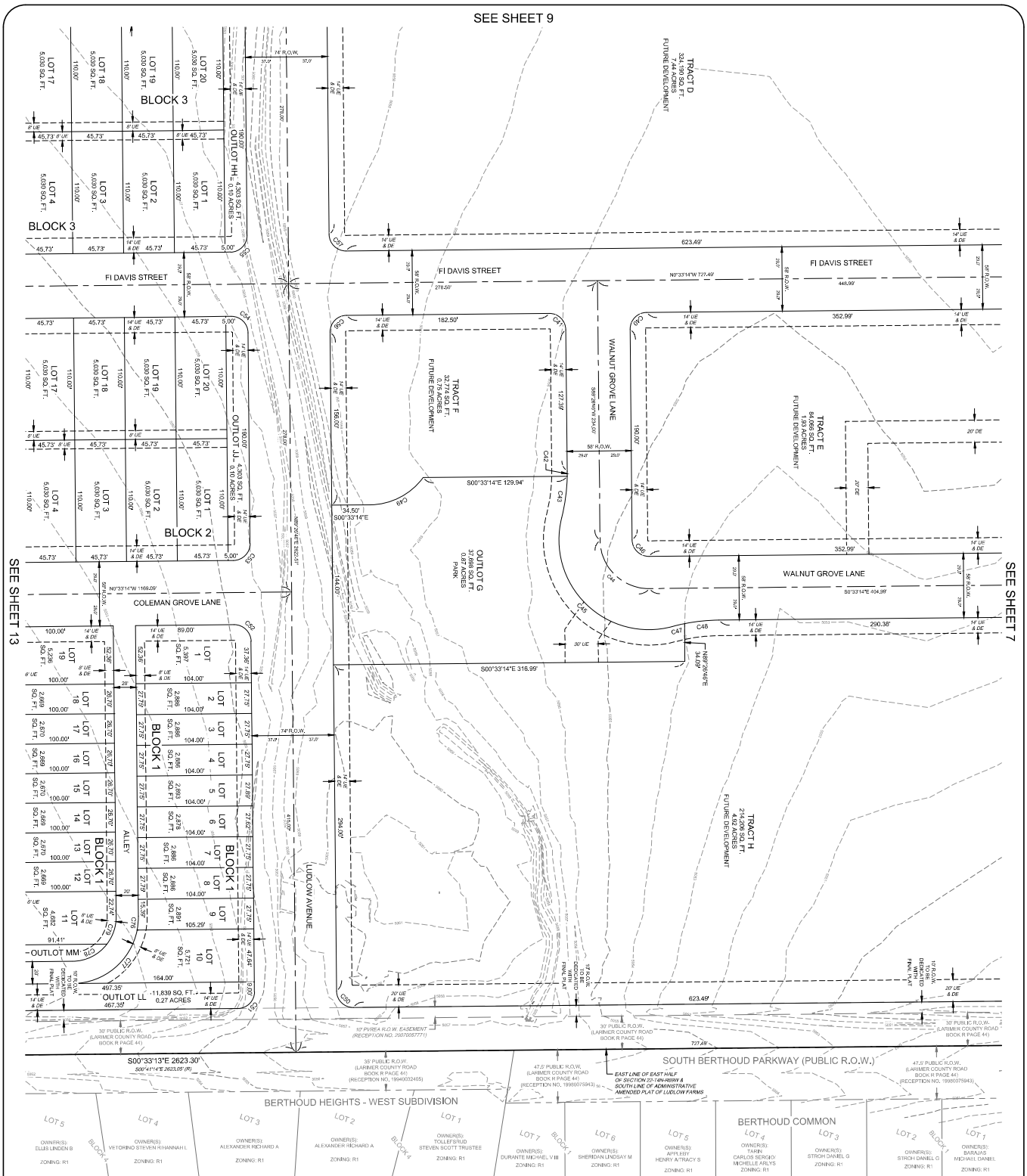

Sheet	10
Of 26 Sheets	

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT: 1859-001	DATE: 09/18/24
CLIENT: LP COMM. LLC	SCALE: 1" = 40'
DRAWN BY: T. HELGERSON	REVIEWED BY: B. TESSELY

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northernengineering.com
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FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

SECTION:	22
TOWNSHIP:	4 NORTH
RANGE:	69 WEST OF 6TH PM

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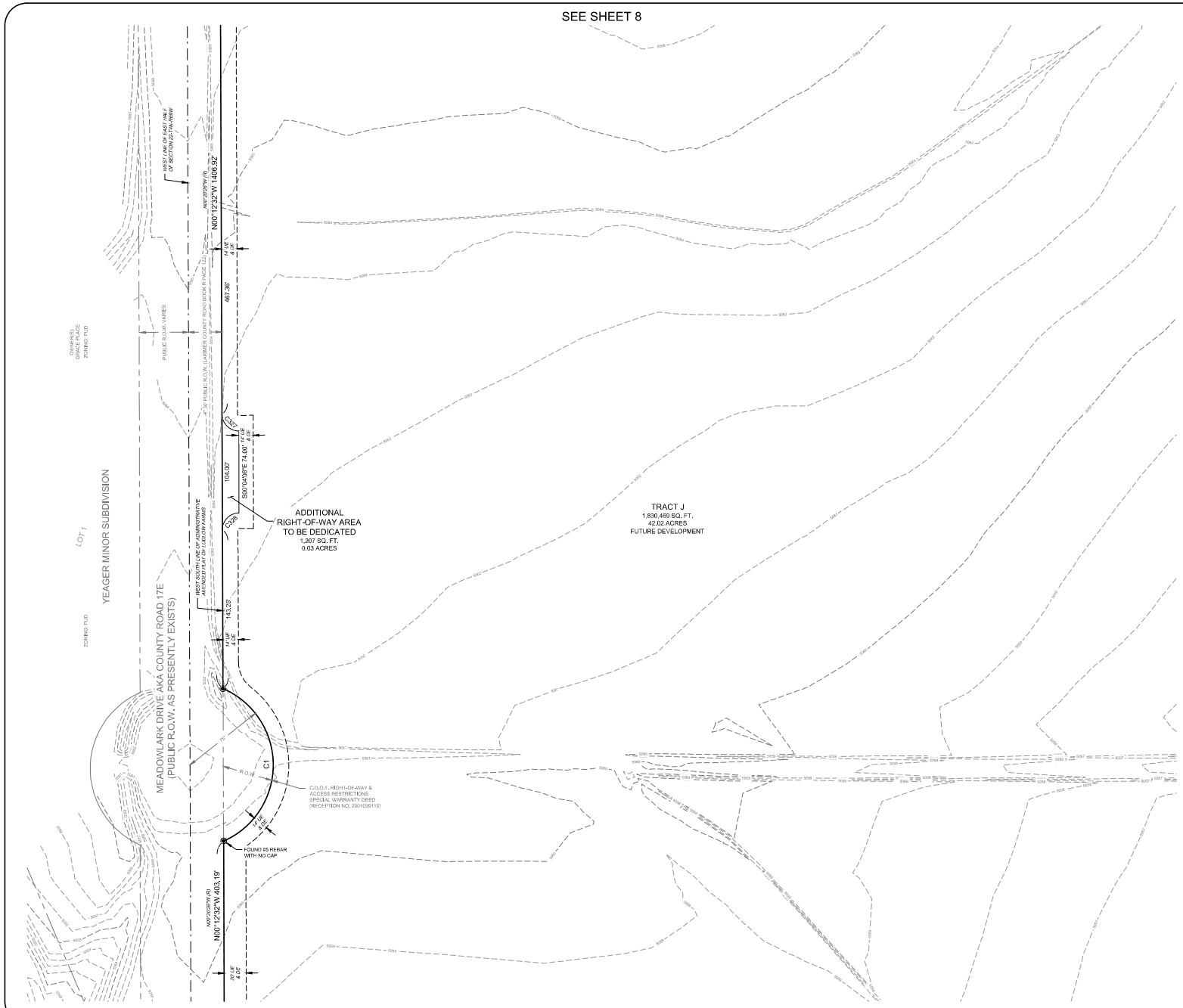

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

**SEE SHEET 26 OF 26 SHEETS
FOR CURVE AND LINE TABLES**

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
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	EXISTING LOT LINE
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AE	ACCESS EASEMENT
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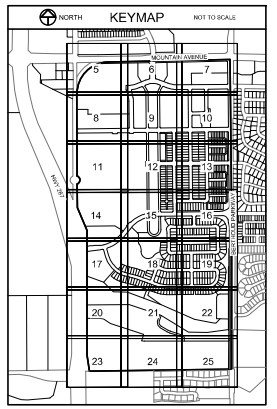

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970.221.4158
1301 Oak Rd | Berthoud | Vista | Loveland | Fort Collins | Denver | Boulder | Castle Rock | Colorado Springs | Pueblo | Northern Engineering.com

PROJECT: PRELIMINARY PLAT OF LEGACY PARK
CLIENT: LF COMM, LLC
DRAWN BY: T. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: B. TESSEYE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
11
Of 26 Sheets

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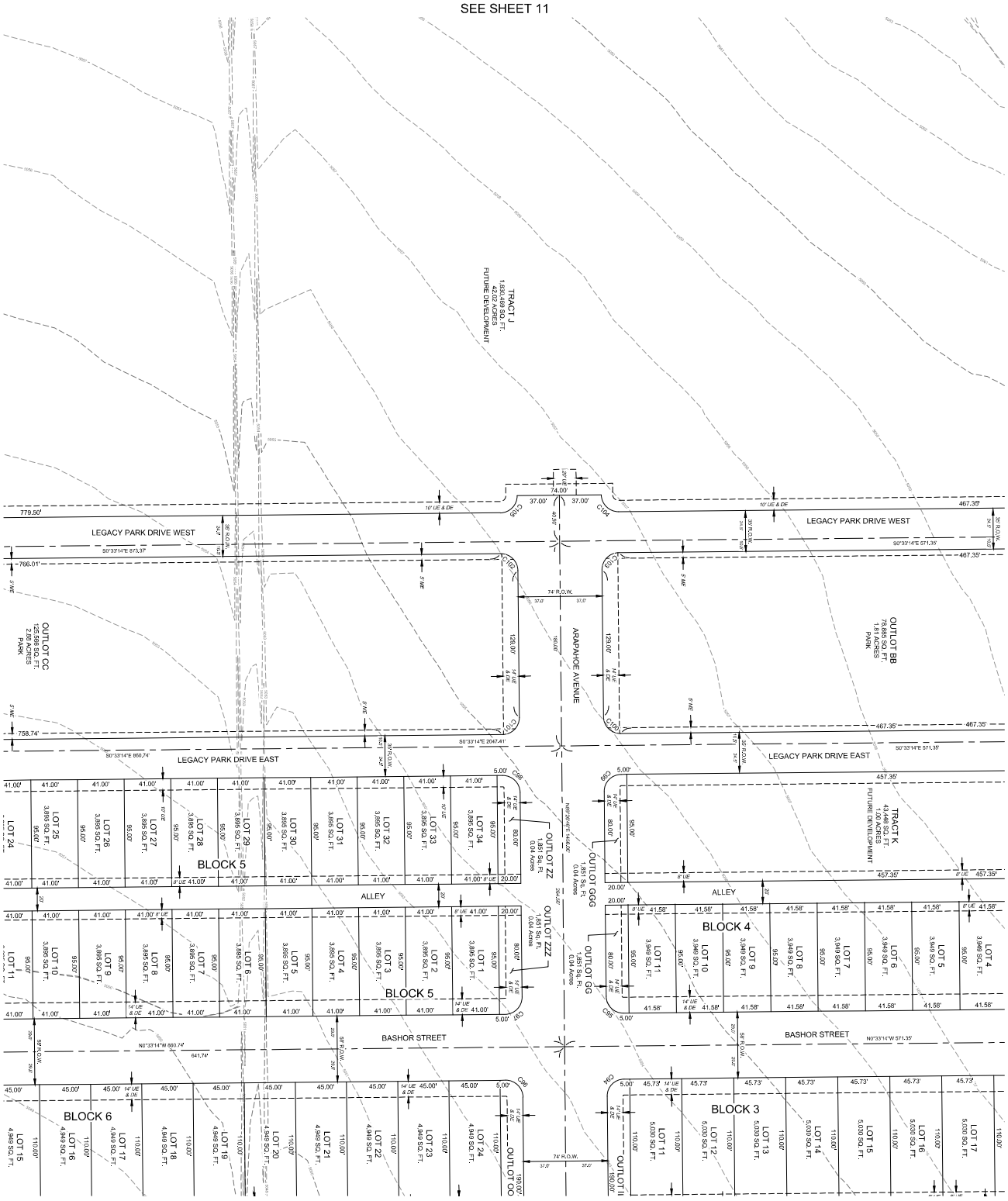
SEE SHEET 11


TRACT J
1,830,499 SQ. FT.
42.02 ACRES
FUTURE DEVELOPMENT
LEGACY PARK DRIVE WEST
LEGACY PARK DRIVE EAST
ARAPAHOE AVENUE
BASHOR STREET
ALLEY
OUTLOT CC
125,568 SQ. FT.
2.88 ACRES
PARK
OUTLOT BB
78,885 SQ. FT.
1.81 ACRES
PARK
TRACT K
43,449 SQ. FT.
1.00 ACRES
FUTURE DEVELOPMENT
BLOCK 5
BLOCK 4
BLOCK 6
BLOCK 3
OUTLOT ZZ
OUTLOT GGG
OUTLOT GG
OUTLOT OO
OUTLOT II
779.50'
766.01'
758.74'
467.35'
641.74'
S0°33'14"E 873.37'
S0°33'14"E 860.74'
S0°33'14"E 2047.41'
S0°33'14"E 571.35'
N0°33'14"W 860.74'
N0°33'14"W 571.35'
74' R.O.W.
66' R.O.W.
80' R.O.W.
120.00'
180.00'
190.00'
10' UE & DE
5' ME
14' UE & DE
8' UE
C1C6
C1C7
C1C8
C1C9
C1D0
C1D1
C1D2
C1D3
C1D4
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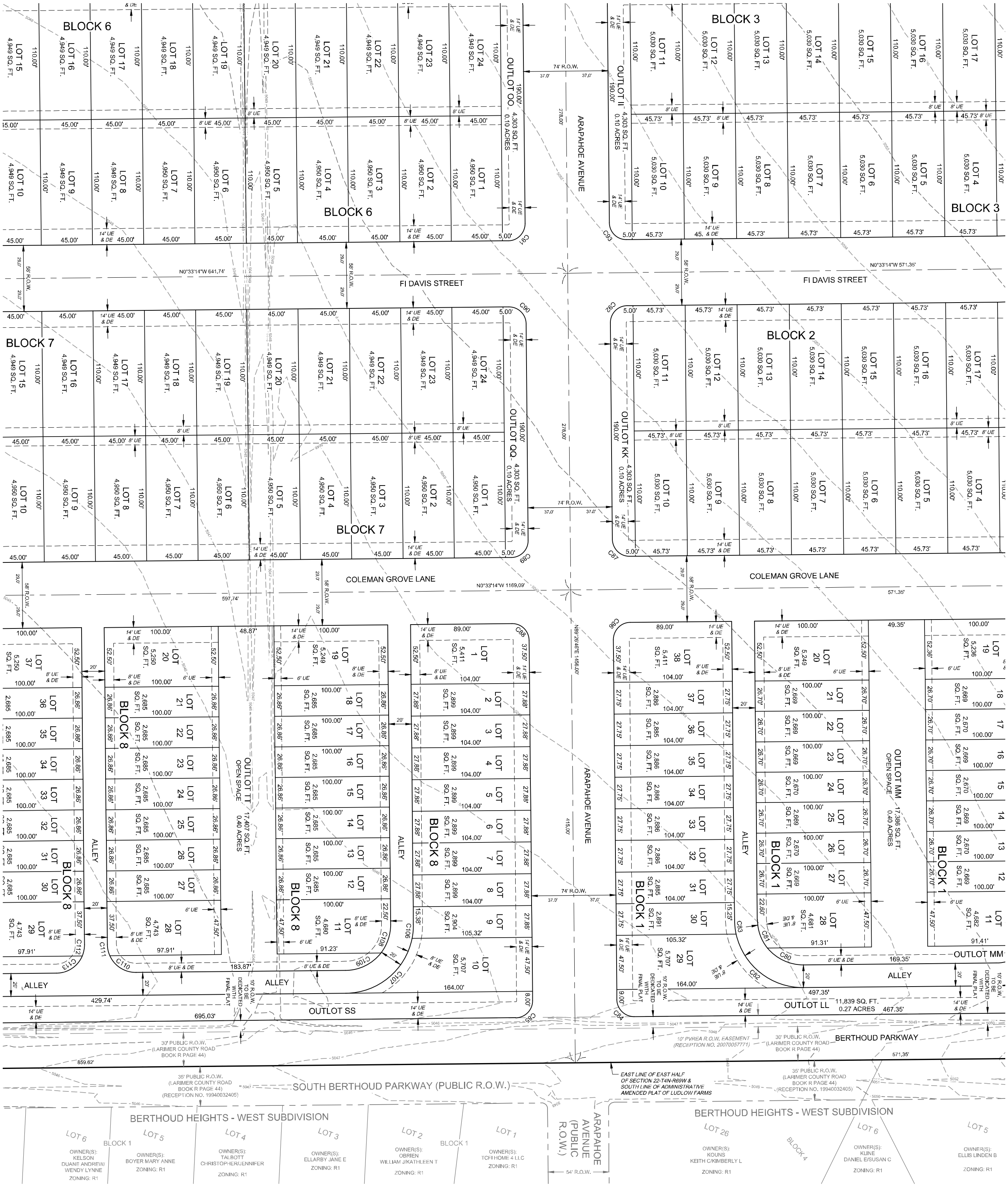
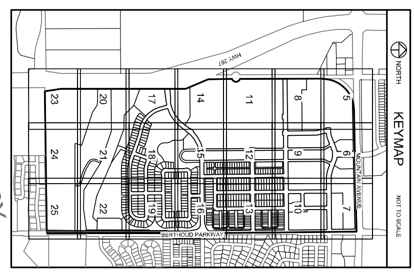


Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

PRELIMINARY
09/18/24
FOR REVIEW ONLY



LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
- R.O.W. RIGHT-OF-WAY
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- ME MAINTENANCE EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- UE UTILITY EASEMENT
- (R) RECORD MEASUREMENT

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

NORTH

(IN U.S. SURVEY FEET)
1 inch = 40 feet

40 0 40 80 120 Feet

PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

Sheet 13 Of 26 Sheets

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT: 1859-001	DATE: 09/18/24
CLIENT: LP COMM. LLC	SCALE: 1" = 40"
DRAWN BY: T. HELGERSON	REVIEWED BY: B. TESSELY

EPS GROUP | NORTHERN ENGINEERING
970.221.4158 northernengineering.com
FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

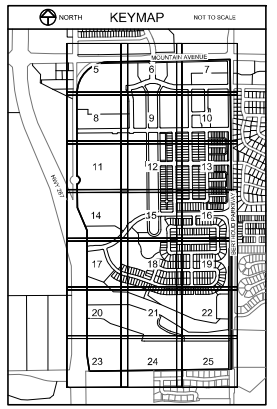
40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20073 UNLESS OTHERWISE DESCRIBED
- SET 64 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
- R.O.W. RIGHT-OF-WAY
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- ME MAINTENANCE EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- UE UTILITY EASEMENT
- (R) RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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970.221.4158
1301 Oak Rd | Berthoud | Fort Collins | Loveland | Greeley | Evans | Windsor | Denver | Boulder | North Front Range | Summit County | epsgroup.com

PROJECT NO: PRELIM
CLIENT: LF COMM, LLC
DRAWN BY: T. HELGERSON

DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. TESSEYE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
14
Of 26 Sheets

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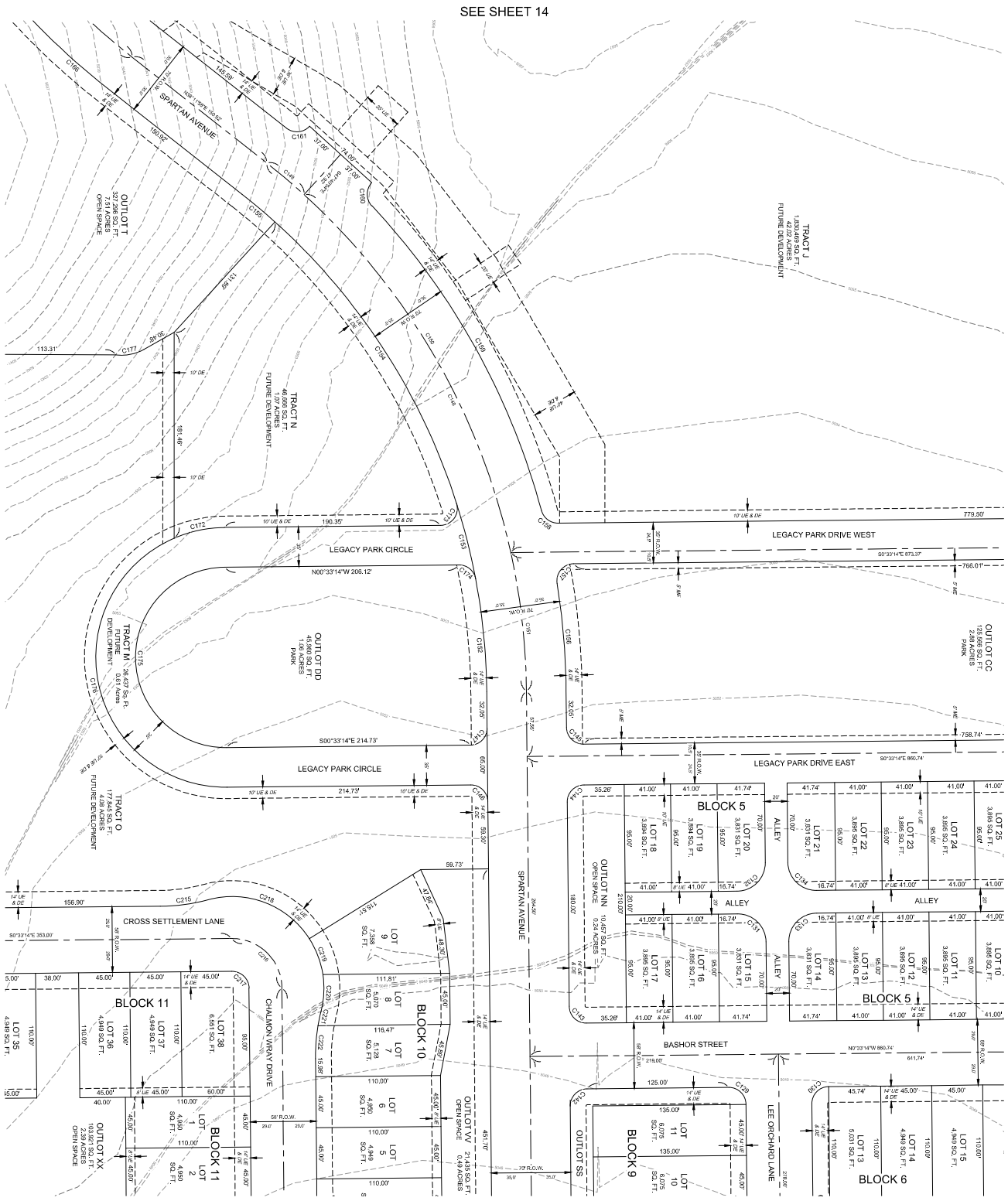

PRELIMINARY PLAT OF

LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

PRELIMINARY
09/18/24
FOR REVIEW ONLY

Thomas J. Helgerson
Colorado PLS #38682
For and on Behalf of EPS Group, Inc.

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT: 1859-001	DATE: 09/18/24
CLIENT: LP COMM. LLC	SCALE: 1" = 40'
DRAWN BY: T. HELGERSON	REVIEWED BY: B. TESSELY

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NORTHERN ENGINEERING
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northernengineering.com
FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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Sheet 15 Of 26 Sheets

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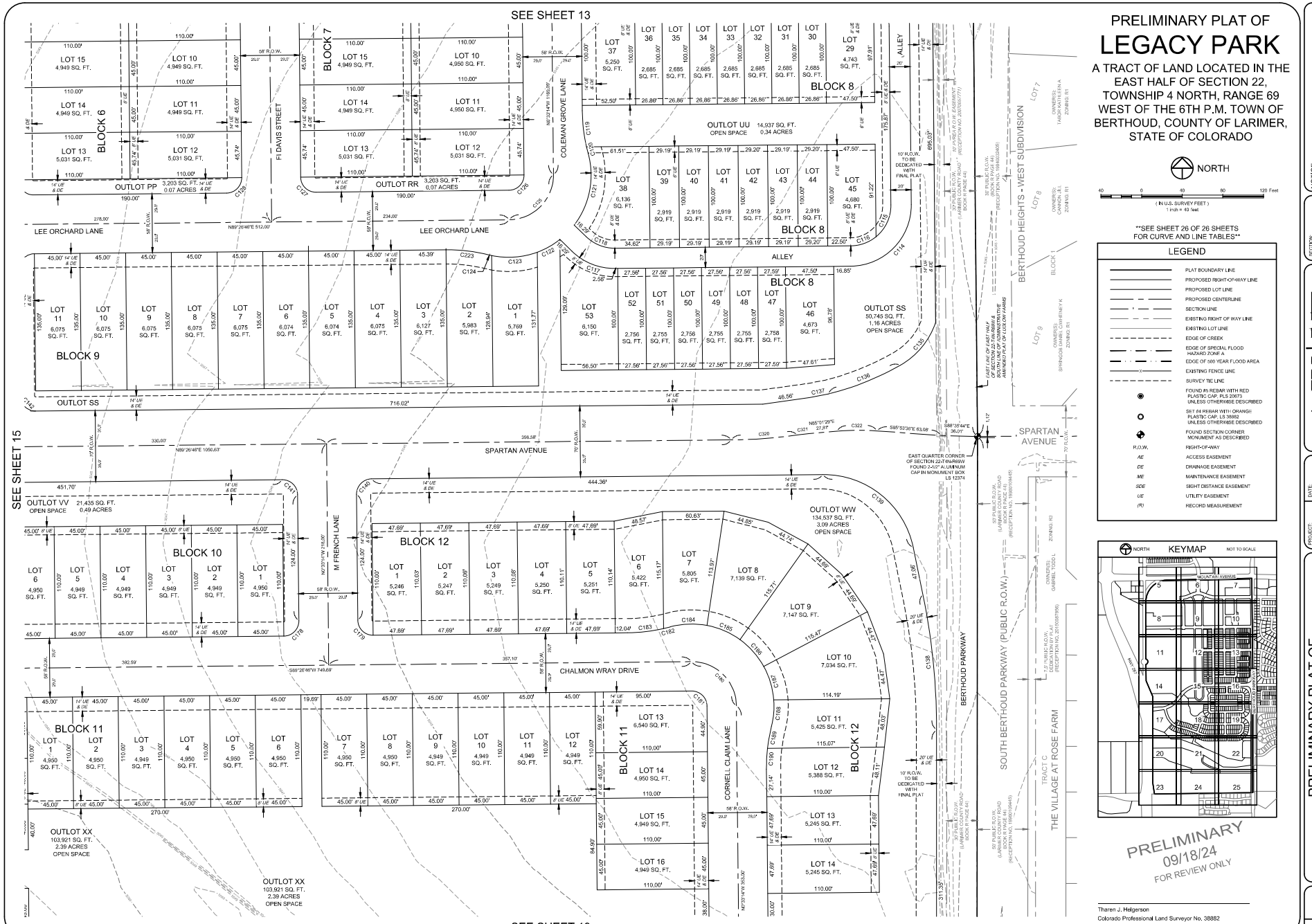

PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED

R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE

PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
1900 Co. Rd. 3 | Berthoud, CO 80513 | epsgroup.com

PREPARED: PRELIMINARY
CLIENT: EF COMM 4, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. FESSLER

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

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Of 26 Sheets

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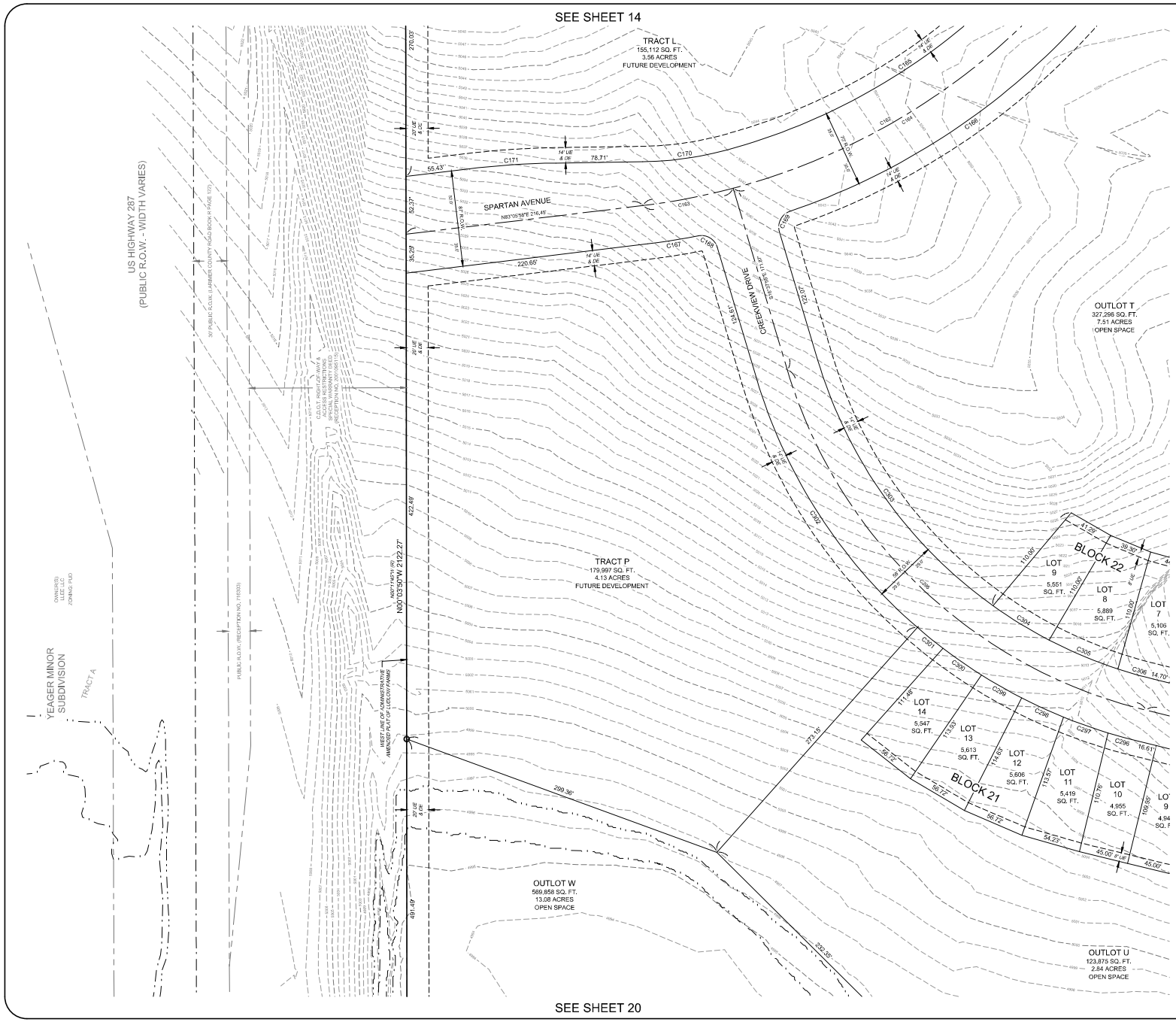
PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

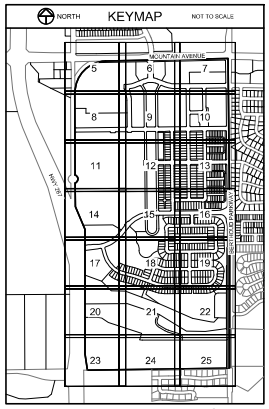
SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

KEYMAP

NORTH — NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

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FORT COLLINS | GREELEY | MESA | COCOYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

PROJECT: 1859-001
DATE: 09/18/24
CLIENT: LP COMM, LLC
SCALE: 1" = 40'
DRAWN BY: T. HELGERSON
REVIEWED BY: B. TESSELY

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
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Of 26 Sheets

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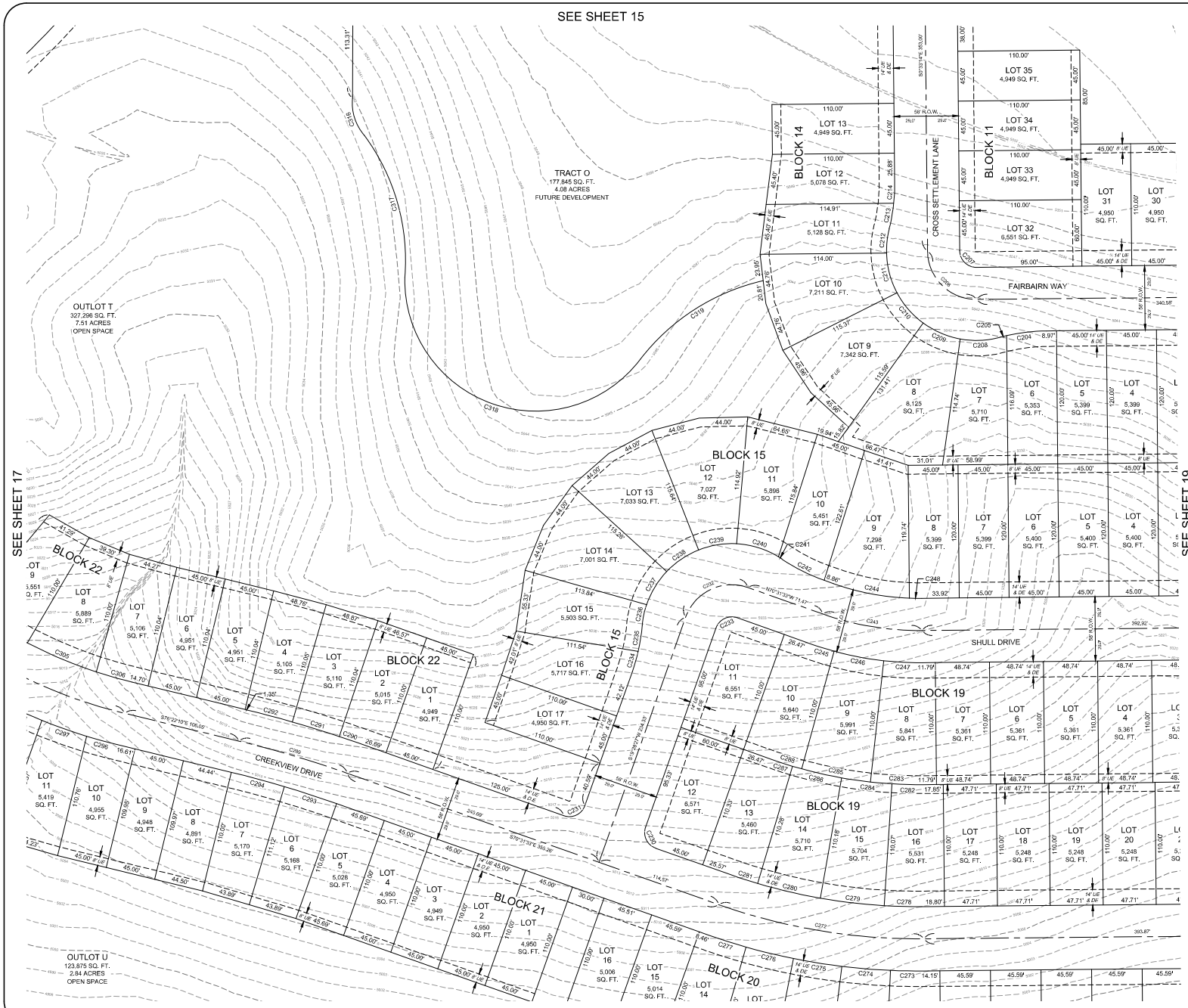


PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

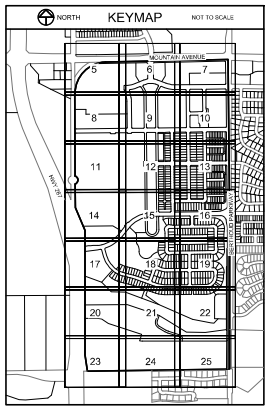
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
1301 Oak St. | Berthoud, CO 80513 | 1311 Commerce Ct. | Loveland, CO 80538 | epsgroup.net

PROJECT NO: 19R0401
DATE: 09/18/24
CLIENT: LF COMM, LLC
SCALE: 1" = 40'
DRAWN BY: J. HELGERSON
REVIEWED BY: B. TESSEL

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
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Of 26 Sheets

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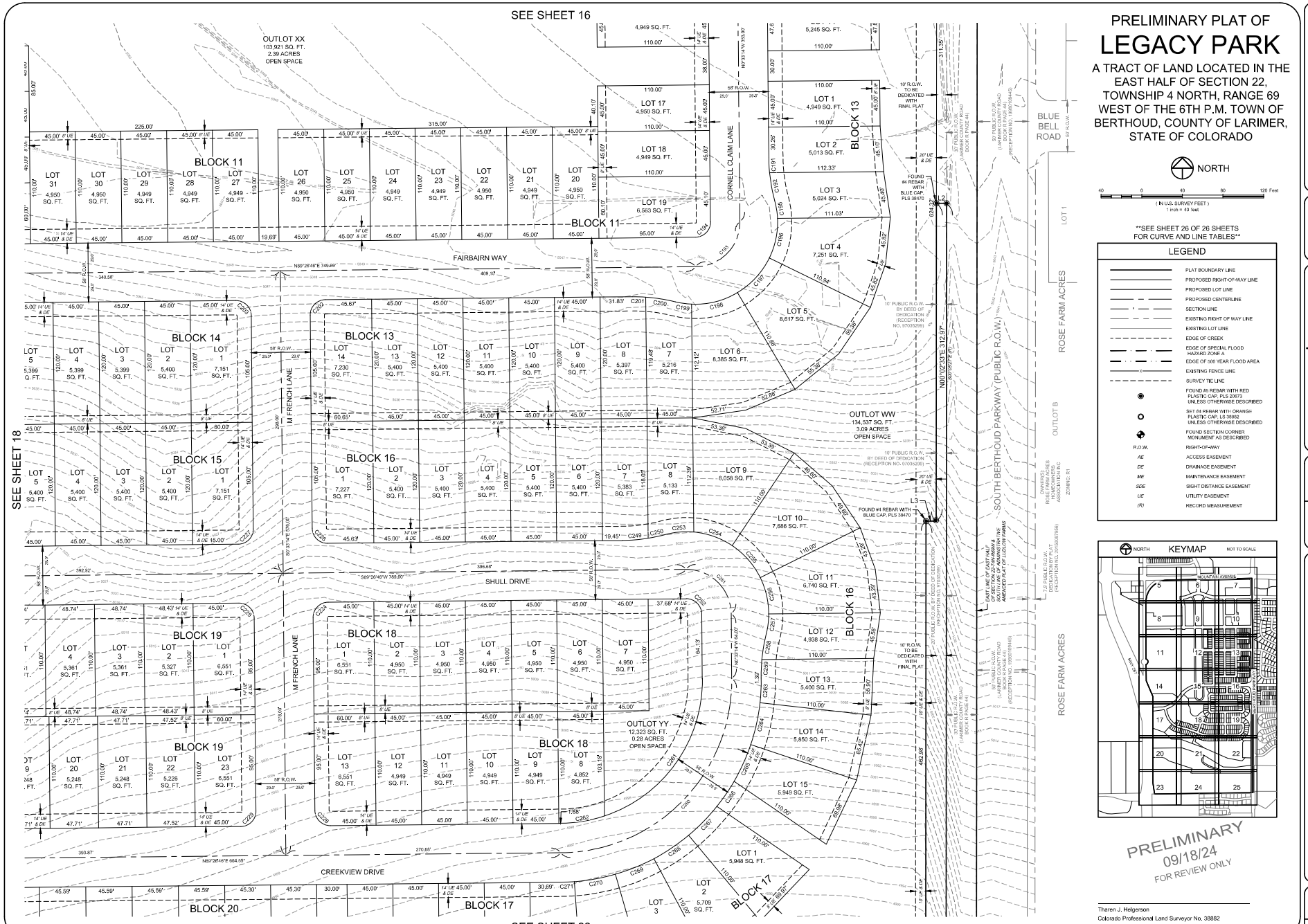

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED

R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE

PRELIMINARY
09/18/24
FOR REVIEW ONLY

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Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
1301 Oak | Fort Collins, CO 80524 | 1000 Scenic Park Drive, Suite 200 | Loveland, CO 80538
www.epsgroup.com

PREPARED: TJH/AJO
DATE: 09/18/24
CLIENT: LF COMM, LLC
SCALE: 1" = 40'
DRAWN BY: J. HELGERSON
REVIEWED BY: S. ROSSELOT

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
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Of 26 Sheets

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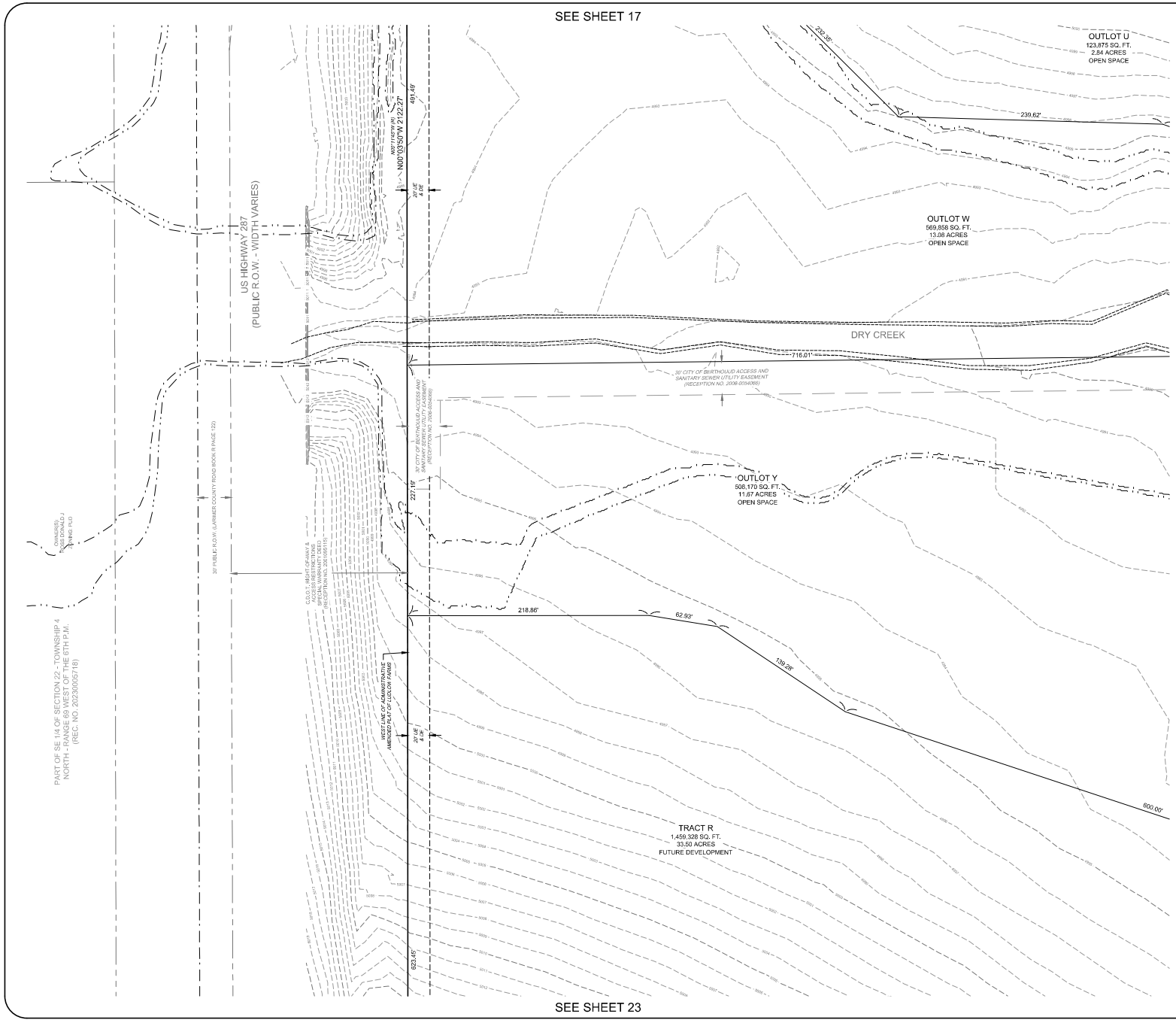


PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

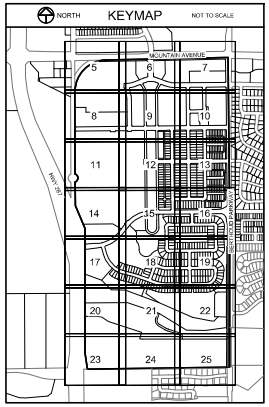
40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
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970.221.4158
FORT COLLINS | GREELEY | MESA | LOCKYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

PROJECT: 1859-001
DATE: 09/18/24
CLIENT: LP COMM, LLC
SCALE: 1" = 40'
DRAWN BY: T. HELGERSON
REVIEWED BY: B. TESSELY

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
20
Of 26 Sheets

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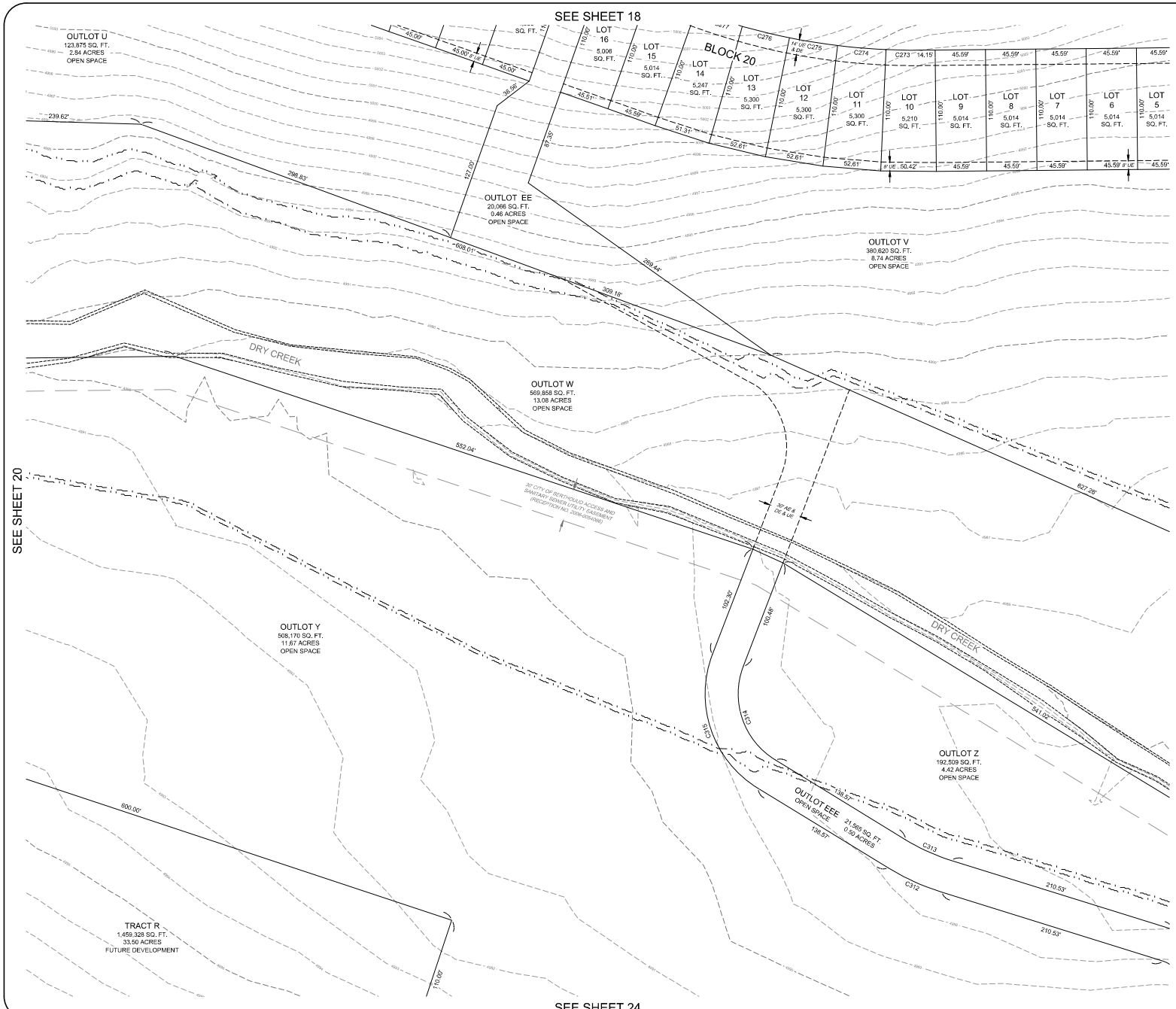


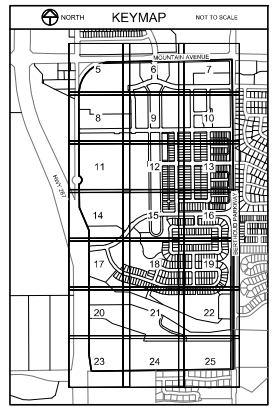
PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT



PRELIMINARY
09/18/24
FOR REVIEW ONLY

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Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP | NORTHERN ENGINEERING
970.221.4158 | epsgroup@epsgroup.com
1900 S. Sunset St. | Suite 1H | Longmont, CO 80501 | (COMPANY INFORMATION)

PROJECT: PRELIMINARY PLAT
CLIENT: LF COMM, LLC
DRAWN BY: T. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. TESSELE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
21
Of 26 Sheets

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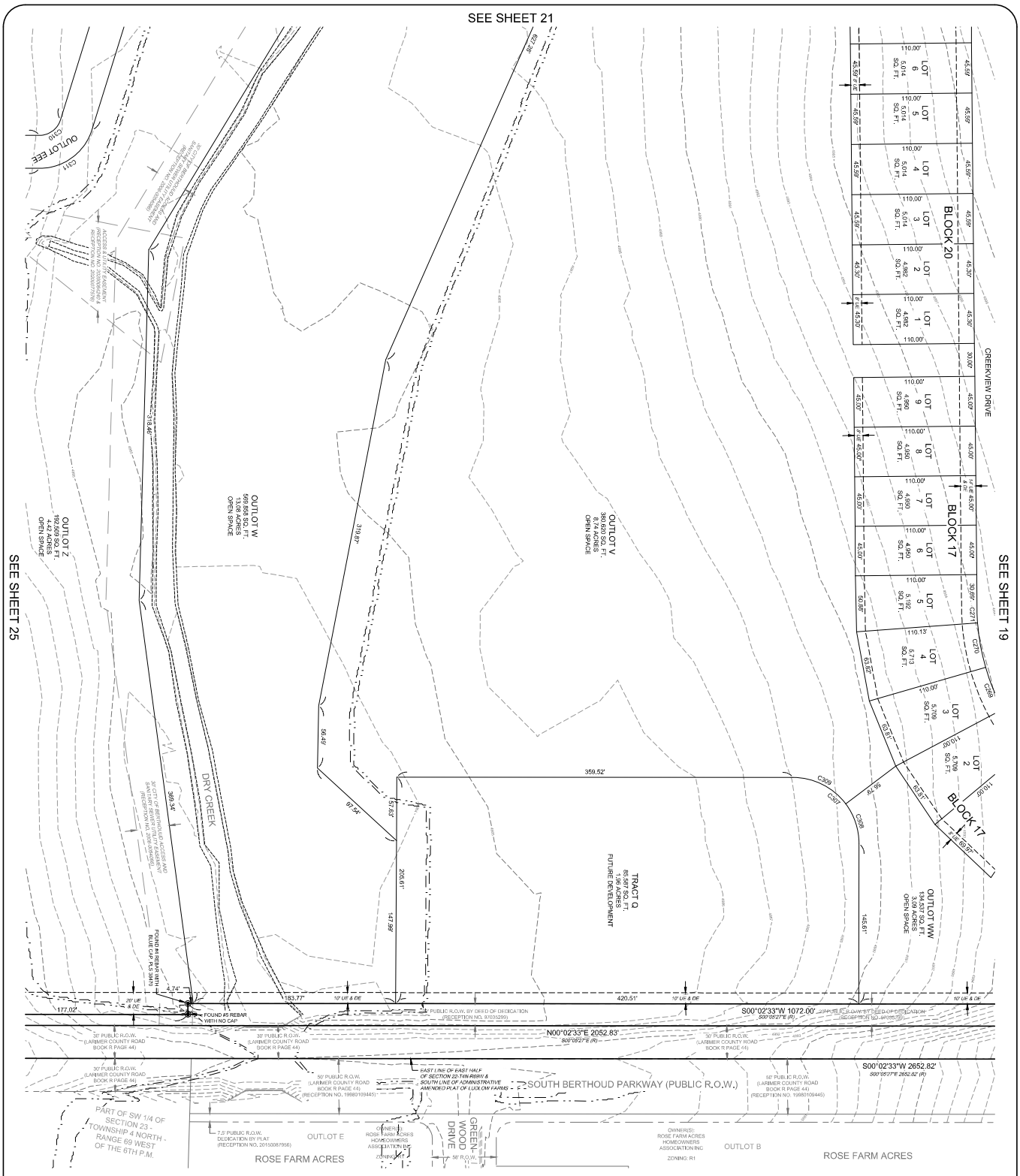

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT: 1859-001	DATE: 09/18/24
CLIENT: LP COMM, LLC	SCALE: 1" = 40'
DRAWN BY: T. HELGERSON	REVIEWED BY: B. TESSELY

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northernengineering.com
FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

Sheet 22 Of 26 Sheets

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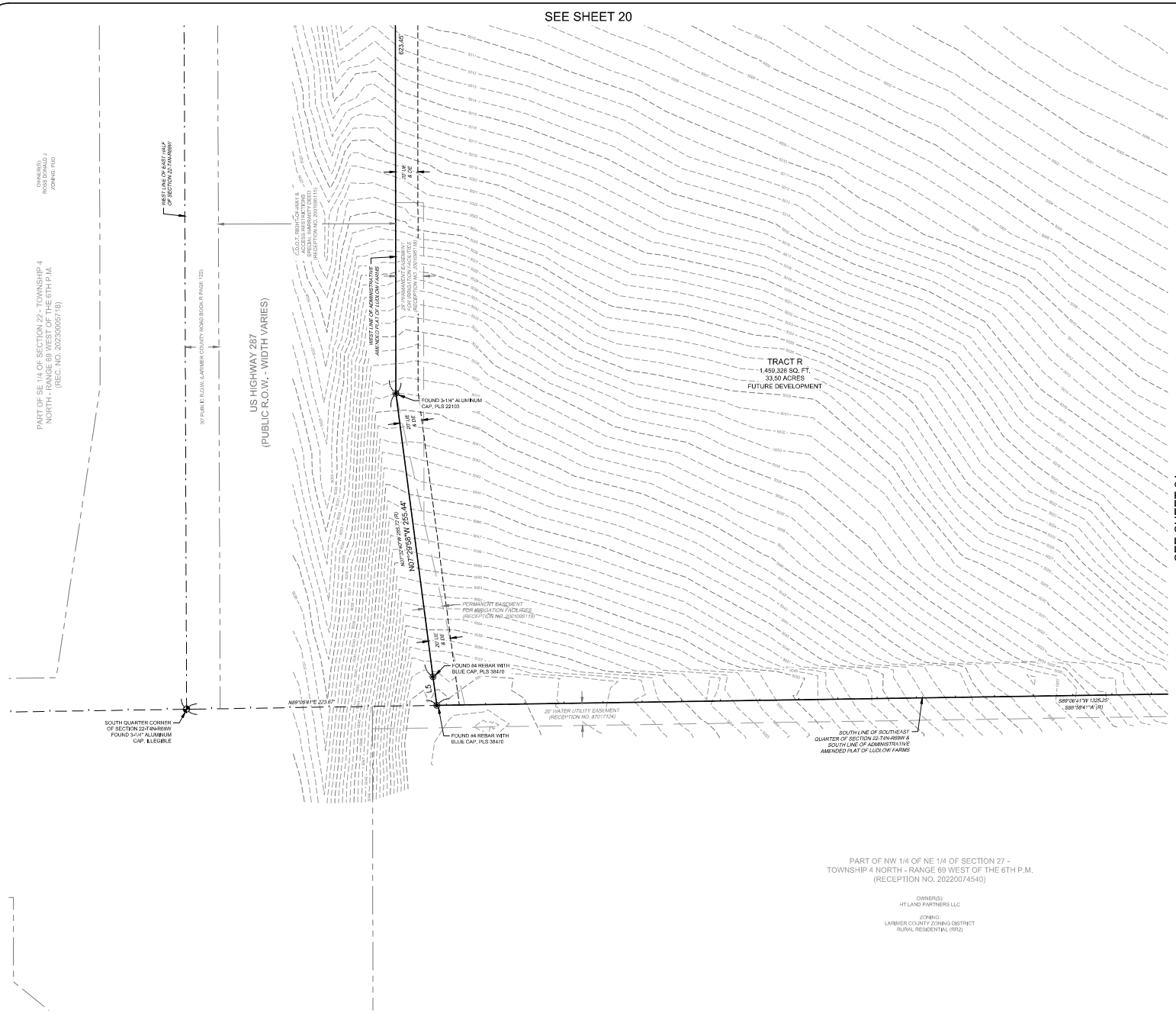


PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

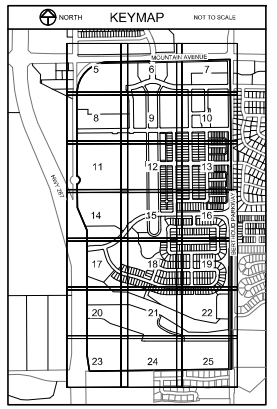
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20073 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

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Colorado Professional Land Surveyor No. 38882
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
1301 Oak Rd | Berthoud | Fort Collins | Loveland | Greeley | Evans | Windsor | Johnstown | Longmont | Boulder | Denver | Frisco | Vail | Glenwood Springs | Montrose | Durango
epsgroup.com

PROJECT NO: EPS0001
CLIENT: LF COMM, LLC
DRAWN BY: J. HELGERSON
DATE: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: S. TESSELE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
23
Of 26 Sheets

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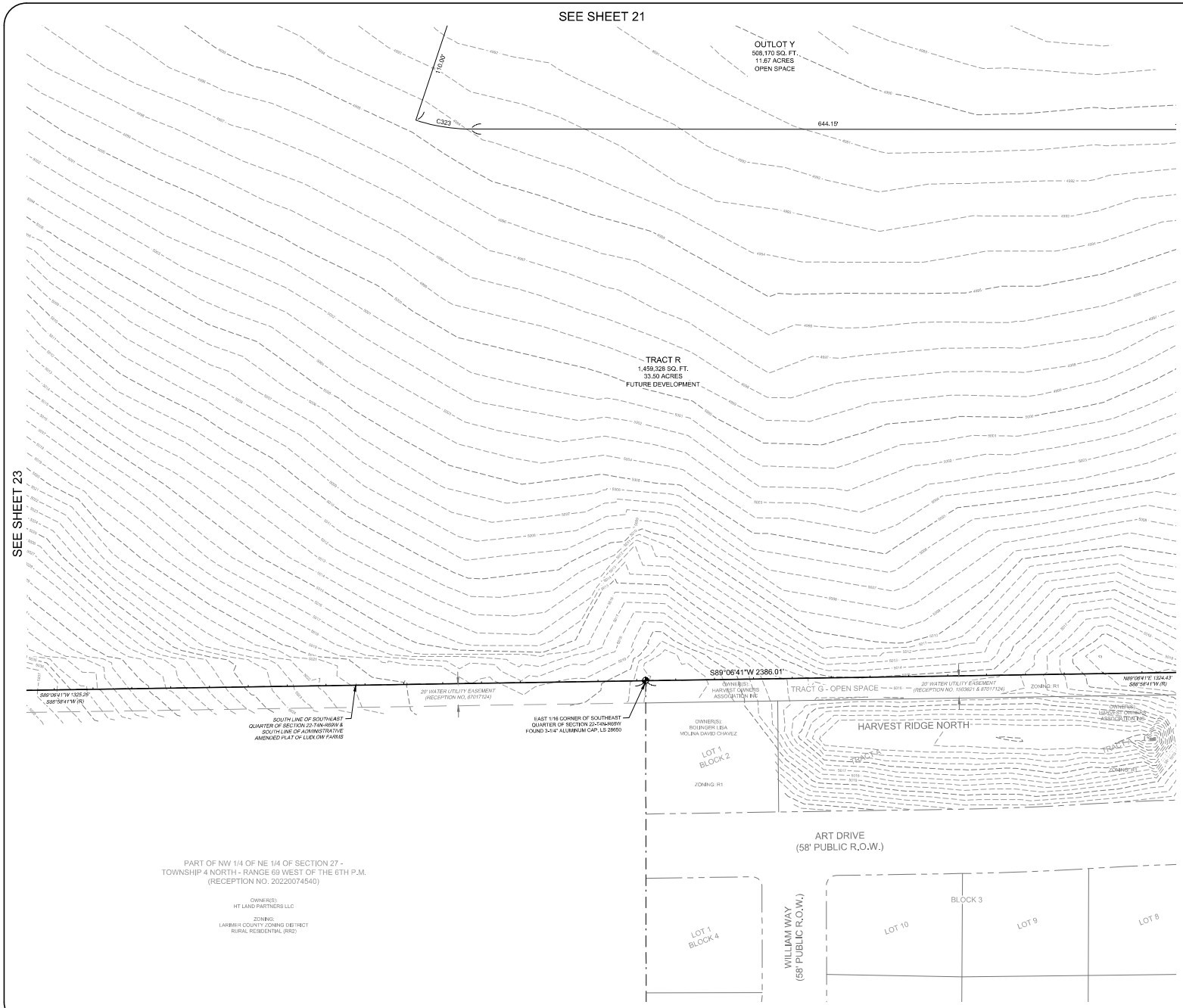

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
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ME	MAINTENANCE EASEMENT
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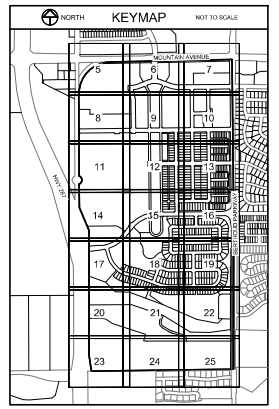
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



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09/18/24
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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

NORTHERN ENGINEERING
northernengineering.com
EPS GROUP
970.221.4158
FORT COLLINS | GREELEY | MESA | COCOYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

PROJECT: 1859-001
DATE: 09/18/24
CLIENT: LP COMM, LLC
SCALE: 1" = 40'
DRAWN BY: T. HELGERSON
REVIEWED BY: B. TESSELY

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
24
Of 26 Sheets

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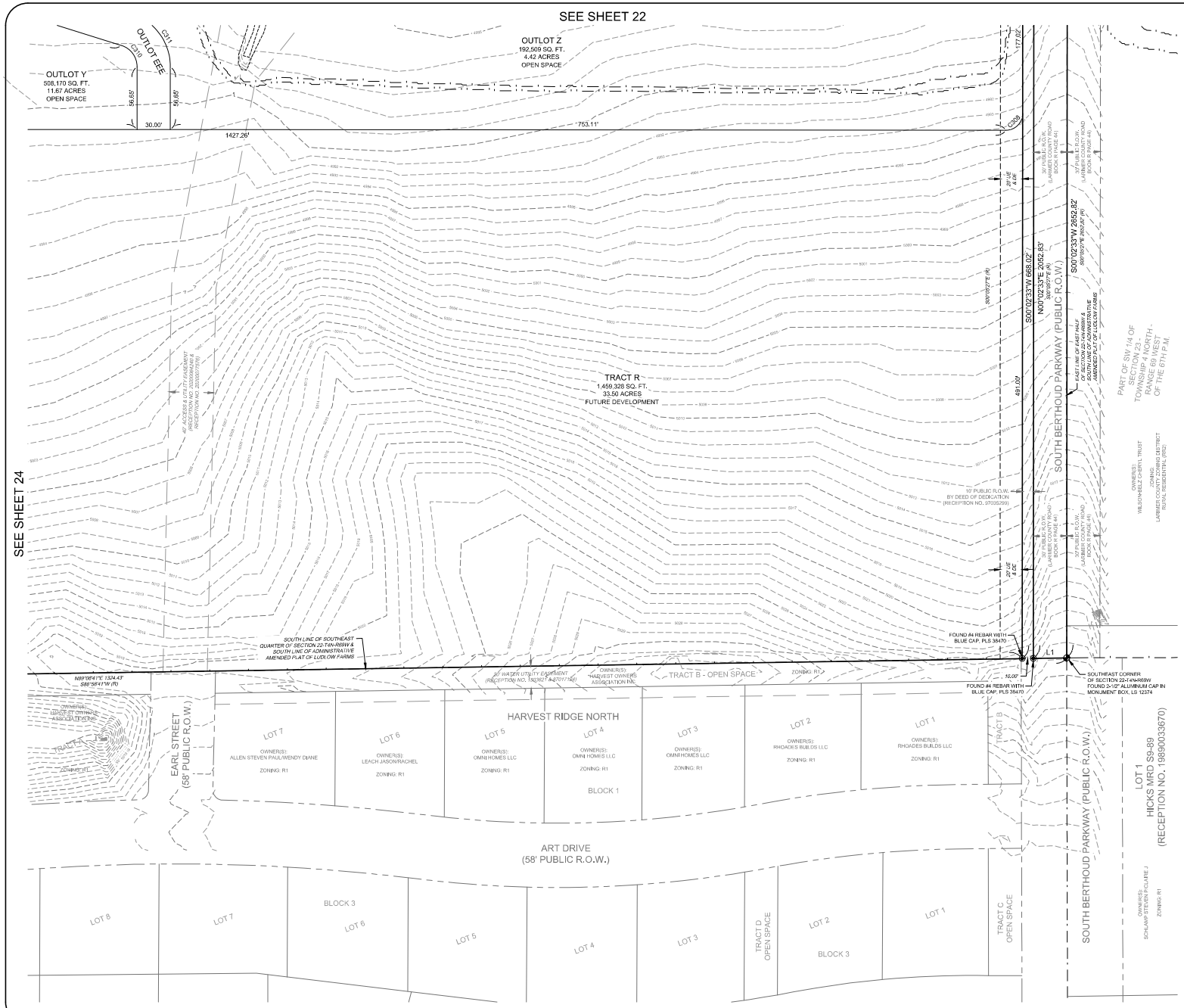

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

- PLAT BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EDGE OF CREEK
- EDGE OF SPECIAL FLOOD HAZARD ZONE A
- EDGE OF 500 YEAR FLOOD AREA
- EXISTING FENCE LINE
- SURVEY TIE LINE
- FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20673 UNLESS OTHERWISE DESCRIBED
- SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
- FOUND SECTION CORNER MONUMENT AS DESCRIBED

R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
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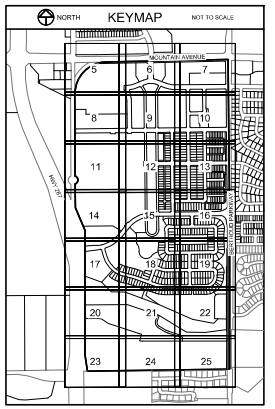
(R)	RECORD MEASUREMENT



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09/18/24
FOR REVIEW ONLY

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SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
epsgroup.com

PROJECT NO: 19890001
DATE: 09/18/24
CLIENT: EF COMM, LLC
SCALE: 1" = 40'
DRAWN BY: J. HELGERSON
REVIEWED BY: S. TESSEL

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
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Of 26 Sheets

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	173.89'	75.00'	132°50'37"	N00°12'32"W	137.48'
C1 (R)	173.63'	75.00'	132°38'40"	N00°20'17"W	137.37'
C2	826.48'	543.00'	87°12'28"	S44°19'41"W	748.98'
C2 (R)	826.50'	543.00'	87°12'34"	S44°04'22"W	748.99'
C3	661.53'	543.00'	69°48'11"	N35°37'32"E	621.37'
C4	164.95'	543.00'	17°24'18"	N79°13'46"E	164.32'
C5	23.71'	15.00'	90°34'56"	N45°50'42"W	21.32'
C6	23.41'	15.00'	89°25'04"	N44°09'18"E	21.11'
C7	20.62'	15.00'	78°46'31"	N39°56'29"W	19.04'
C8	20.59'	15.00'	78°38'37"	N38°46'05"E	19.01'
C9	183.26'	500.00'	21°00'00"	N78°56'46"E	182.24'
C10	167.87'	458.00'	21°00'00"	N78°56'46"E	166.93'
C11	121.43'	537.00'	12°57'22"	N74°55'27"E	121.17'
C12	201.59'	275.00'	42°00'00"	N89°26'46"E	197.10'
C13	100.42'	275.00'	20°55'20"	N78°54'26"E	99.86'
C14	101.17'	275.00'	21°04'40"	S80°05'34"E	100.60'
C15	174.46'	238.00'	42°00'00"	N89°26'46"E	170.58'
C16	53.36'	317.00'	9°38'37"	S73°16'06"W	53.29'
C17	54.08'	317.00'	9°46'31"	N74°26'29"W	54.02'
C18	183.26'	500.00'	21°00'00"	S80°03'14"E	182.24'
C19	196.82'	537.00'	21°00'00"	S80°03'14"E	195.72'
C20	167.87'	458.00'	21°00'00"	N80°03'14"W	166.93'
C21	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C22	23.71'	15.00'	90°34'56"	S45°50'42"E	21.32'
C23	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C24	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C25	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C26	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C27	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C28	20.94'	15.00'	80°00'00"	S70°26'46"W	19.28'
C29	26.18'	15.00'	100°00'00"	S19°33'14"E	22.98'
C30	26.18'	15.00'	100°00'00"	N18°26'46"E	22.98'
C31	20.94'	15.00'	80°00'00"	S71°33'14"E	19.28'
C32	24.51'	15.00'	93°37'01"	N34°35'38"E	21.87'
C33	20.51'	15.00'	78°20'21"	N51°23'03"W	18.95'
C34	83.05'	153.50'	31°00'00"	N16°03'14"W	82.04'
C35	76.02'	140.50'	31°00'00"	N16°03'14"W	75.09'
C36	95.50'	176.50'	31°00'00"	N16°03'14"W	94.34'
C37	83.05'	153.50'	31°00'00"	S14°56'46"W	82.04'
C38	95.50'	176.50'	31°00'00"	S14°56'46"W	94.34'
C39	76.02'	140.50'	31°00'00"	S14°56'46"W	75.09'
C40	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C41	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C42	4.61'	168.00'	1°34'21"	S89°46'03"E	4.61'
C43	38.09'	168.00'	12°59'26"	S82°29'10"E	38.01'
C44	69.12'	44.00'	90°00'00"	S44°26'46"W	62.23'
C45	168.41'	81.00'	119°07'34"	N44°26'46"E	139.67'
C46	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C47	11.40'	168.00'	3°53'22"	N13°10'19"W	11.40'
C48	31.30'	168.00'	10°40'25"	N05°53'26"W	31.25'
C49	55.64'	60.00'	53°07'48"	S27°07'08"E	53.67'
C50	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C51	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C52	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C53	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C54	23.56'	15.00'	89°59'59"	S44°26'47"W	21.21'
C55	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C56	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C57	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C58	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C59	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C60	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C61	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C62	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C63	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C64	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C65	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C66	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C67	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C68	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C69	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C70	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C71	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C72	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C73	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C74	23.47'	15.00'	89°39'18"	N44°37'07"E	21.15'
C75	23.65'	15.00'	90°20'42"	N45°22'53"W	21.28'
C76	12.45'	60.00'	11°53'33"	N84°36'27"W	12.43'
C77	81.79'	60.00'	78°06'27"	N39°36'27"W	75.61'
C78	36.13'	40.00'	51°44'58"	S26°25'43"E	34.91'
C79	26.70'	40.00'	38°15'02"	S71°25'43"E	26.21'
C80	35.96'	40.00'	51°30'07"	S25°11'50"W	34.76'
C81	26.88'	40.00'	38°29'53"	N70°11'50"E	26.37'
C82	81.66'	60.00'	77°58'31"	N38°26'02"E	75.50'
C83	12.59'	60.00'	12°01'29"	N83°26'02"E	12.57'
C84	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C85	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C86	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C87	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C88	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C89	23.52'	15.00'	89°51'11"	N45°26'49"W	21.19'
C90	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C91	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C92	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C93	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C94	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C95	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C96	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C97	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C98	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C99	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C100	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C101	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C102	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C103	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C104	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C105	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C106	12.59'	60.00'	12°01'29"	N84°32'29"W	12.57'
C107	81.66'	60.00'	77°58'31"	N39°32'29"W	75.50'
C108	27.00'	40.00'	38°40'49"	N71°12'46"W	26.49'
C109	35.83'	40.00'	51°19'11"	S26°12'49"E	34.64'
C110	28.98'	25.00'	66°25'19"	S32°39'26"W	27.39'
C111	10.29'	25.00'	23°34'41"	N77°39'26"E	10.22'
C112	10.29'	25.00'	23°34'41"	N78°45'53"W	10.22'
C113	28.98'	25.00'	66°25'19"	S33°45'53"E	27.39'
C114	94.25'	60.00'	90°00'00"	N44°26'46"E	84.85'
C115	35.83'	40.00'	51°19'04"	S25°06'18"W	34.64'
C116	27.01'	40.00'	38°40'56"	N70°06'18"E	26.50'
C117	47.12'	60.00'	45°00'00"	S68°03'14"E	45.92'
C118	31.42'	40.00'	45°00'00"	N68°03'14"W	30.61'
C119	35.88'	168.00'	12°14'15"	N06°40'21"W	35.81'
C120	6.82'	168.00'	2°19'32"	N13°57'15"W	6.82'
C121	74.18'	81.00'	52°28'17"	N11°07'08"E	71.61'
C122	25.65'	81.00'	18°08'39"	N60°36'36"E	25.54'
C123	45.69'	81.00'	32°19'15"	N85°50'33"E	45.09'
C124	2.84'	81.00'	2°00'23"	S76°59'38"E	2.84'
C125	69.12'	44.00'	90°00'00"	N44°26'46"E	62.23'
C126	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C127	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C128	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C129	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C130	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C131	39.27'	25.00'	90°00'00"	S44°26'46"W	35.36'
C132	39.27'	25.00'	90°00'00"	N45°33'14"W	35.36'
C133	39.27'	25.00'	90°00'00"	S45°33'14"E	35.36'
C134	39.27'	25.00'	90°00'00"	N44°26'46"E	35.36'
C135	55.68'	77.50'	41°09'50"	N39°39'09"E	54.49'
C136	76.87'	277.50'	15°52'19"	N68°10'14"E	76.63'
C137	18.53'	3449.63'	0°18'28"	N79°05'55"E	18.53'
C138	134.48'	660.00'	11°40'29"	N05°47'41"W	134.25'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C139	123.97'	90.00'	78°55'18"	N51°05'34"W	114.40'
C140	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C141	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C142	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C143	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C144	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C145	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C146	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C147	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C148	536.65'	600.00'	51°14'48"	N63°49'22"E	518.94'
C149	43.13'	600.00'	4°07'08"	S40°15'32"W	43.12'
C150	370.21'	600.00'	35°21'08"	S59°59'40"W	364.36'
C151	123.31'	600.00'	11°46'32"	S83°33'30"W	123.10'
C152	100.12'	565.00'	10°09'09"	S84°22'12"W	99.98'
C153	68.75'	565.00'	6°58'20"	S75°48'27"W	68.71'
C154	298.59'	565.00'	30°16'45"	S57°10'55"W	295.12'
C155	37.90'	565.00'	3°50'35"	N40°07'16"E	37.89'
C156	95.07'	635.00'	8°34'40"	S85°09'26"W	94.98'
C157	25.81'	15.00'	98°34'40"	N49°50'34"W	22.74'
C158	19.76'	15.00'	75°28'54"	N37°11'13"E	18.36'
C159	310.55'	635.00'	28°01'15"	S65°55'03"W	307.47'
C160	22.36'	15.00'	85°24'41"	N89°36'46"E	20.35'
C161	22.48'	15.00'	85°52'53"	N04°44'28"W	20.44'
C162	470.19'	600.00'	44°54'00"	N60°38'58"E	458.25'
C163	83.20'	600.00'	7°56'41"	N79°07'38"E	83.13'
C164	387.00'	600.00'	36°57'19"	N56°40'38"E	380.32'
C165	329.80'	585.00'	33°29'41"	S58°03'17"W	325.14'
C166	365.05'	635.00'	32°56'19"	N54°40'07"E	360.05'
C167	46.50'	635.00'	4°11'43"	N81°00'06"E	46.49'
C168	22.11'	15.00'	84°27'50"	S58°51'50"E	20.16'
C169	22.98'	15.00'	87°46'12"	N27°15'11"E	20.80'
C170	77.53'	309.00'	14°22'31"	S81°57'53"W	77.32'
C171	81.13'	766.00'	6°03'10"	S86°07'33"W	81.10'
C172	45.70'	114.50'	22°52'13"	S11°59'20"E	45.40'
C173	28.05'	15.00'	107°07'29"	S54°06'58"E	24.14'
C174	20.90'	15.00'	79°50'51"	N39°22'12"E	19.26'
C175	249.76'	79.50'	180°00'00"	S89°26'46"W	159.00'
C176	314.01'	114.50'	157°07'47"	N78°00'40"E	224.45'
C177	25.57'	40.11'	36°31'19"	S11°15'04"E	25.14'
C178	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C179	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C180	69.12'	44.00'	90°00'00"	N45°33'14"W	62.23'
C181	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C182	6.78'	168.00'	2°18'40"	S76°02'19"W	6.78'
C183	35.92'	168.00'	12°15'07"	S83°19'13"W	35.86'
C184	36.58'	81.00'	25°52'32"	S87°49'16"W	36.27'
C185	35.62'	81.00'	25°11'41"	N66°38'38"W	35.33'
C186	35.33'	81.00'	24°59'22"	N41°33'07"W	35.05'
C187	34.66'	81.00'	24°31'08"	N16°47'52"W	34.40'
C188	26.22'	81.00'	18°32'51"	N04°44'08"E	26.11'
C189	22.10'	168.00'	7°32'15"	N10°14'26"E	22.09'
C190	20.60'	168.00'	7°01'32"	N02°57'32"E	20.59'
C191	14.76'	168.00'	5°02'00"	N03°04'14"W	14.75'
C192	27.94'	168.00'	9°31'47"	N10°21'07"W	27.91'
C193	69.12'	44.00'	90°00'00"	N44°26'46"E	62.23'
C194	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C195	17.72'	81.00'	12°31'56"	N06°51'03"W	17.68'
C196	40.35'	81.00'	28°32'25"	N11°41'08"E	39.93'
C197	46.94'	81.00'	33°12'20"	N42°33'30"E	46.29'
C198	47.26'	81.00'	33°25'36"	N75°52'28"E	46.59'
C199	16.15'	81.00'	11°25'17"	S81°42'05"E	16.12'
C200	29.52'	168.00'	10°03'58"	S81°01'26"E	29.48'
C201	13.19'	168.00'	4°29'49"	S86°18'19"E	13.18'
C202	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C203	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C204	36.31'	168.00'	12°23'02"	N83°15'16"E	36.24'
C205	6.39'	168.00'	2°10'45"	N75°58'22"E	6.39'
C206	69.12'	44.00'	90°00'00"	S45°33'14"E	62.23'
C207	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C208	36.04'	81.00'	25°29'24"	N87°37'41"E	35.74'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C209	36.58'	81.00'	25°52'30"	S66°41'22"E	36.27'
C210	36.38'	81.00'	25°44'09"	S40°53'03"E	36.08'
C211	37.31'	81.00'	26°23'32"	S14°49'12"E	36.98'
C212	22.10'	81.00'	15°38'00"	S06°11'34"W	22.03'
C213	23.54'	168.00'	8°01'38"	S09°59'46"W	23.52'
C214	19.16'	168.00'	6°32'09"	S02°42'51"W	19.15'
C215	42.70'	168.00'	14°33'47"	S07°50'07"E	42.59'
C216	69.12'	44.00'	90°00'00"	S44°26'46"W	62.23'
C217	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C218	102.28'	81.00'	72°21'06"	S21°03'33"W	95.62'
C219	34.09'	81.00'	24°06'42"	S69°17'27"W	33.84'
C220	32.04'	81.00'	22°39'46"	N87°19'20"W	31.83'
C221	13.53'	168.00'	4°36'55"	N78°17'54"W	13.53'
C222	29.17'	168.00'	9°56'52"	N85°34'47"W	29.13'
C223	42.70'	168.00'	14°33'47"	S83°16'20"E	42.59'
C224	23.56'	15.00'	90°00'00"	N44°26'46"E	21.21'
C225	23.56'	15.00'	90°00'00"	S45°33'14"E	21.21'
C226	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C227	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C228	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C229	23.56'	15.00'	90°00'00"	S44°26'46"W	21.21'
C230	23.56'	15.00'	90°00'00"	N25°31'33"W	21.21'
C231	23.56'	15.00'	90°00'00"	S64°28'27"W	21.21'
C232	69.12'	44.00'	90°00'00"	S64°28'27"W	62.23'
C233	23.56'	15.00'	90°00'00"	N64°28'27"E	21.21'
C234	19.28'	168.00'	6°34'27"	S16°11'13"W	19.27'
C235	23.42'	168.00'	7°59'20"	S08°54'19"W	23.41'
C236	19.56'	81.00'	13°50'18"	S11°49'48"W	19.52'
C237	35.29'	81.00'	24°57'58"	S31°13'56"W	35.02'
C238	34.85'	81.00'	24°38'58"	S56°02'24"W	34.58'
C239	34.93'	81.00'	24°42'37"	S80°43'11"W	34.66'
C240	40.00'	81.00'	28°17'34"	N72°46'43"W	39.59'
C241	3.77'	81.00'	2°40'09"	N57°17'51"W	3.77'
C242	42.70'	168.00'	14°33'47"	N63°14'40"W	42.59'
C243	91.23'	261.00'	20°01'40"	N80°32'24"W	90.77'
C244	70.01'	232.00'	17°17'22"	N79°10'15"W	69.74'
C245	20.86'	290.00'	4°07'13"	S72°35'10"E	20.85'
C246	45.79'	290.00'	9°02'45"	S79°10'10"E	45.74'
C247	34.73'	290.00'	6°51'41"	S87°07'23"E	34.71'
C248	11.09'	232.00'	2°44'18"	N89°11'05"W	11.09'
C249	25.65'	168.00'	8°44'57"	S85°04'18"W	25.63'
C250	17.05'	168.00'	5°48'51"	S77°47'25"W	17.04'
C251	69.12'	44.00'	90°00'00"	N45°33'14"W	62.23'
C252	23.56'	15.00'	90°00'00"	N45°33'14"W	21.21'
C253	28.55'	81.00'	20°11'31"	S84°58'45"W	28.40'
C254	40.62'	81.00'	28°43'52"	N70°33'33"W	40.19'
C255	42.22'	81.00'	29°51'51"	N41°15'41"W	41.74'
C256	37.08'	81.00'	26°13'48"	N13°12'52"W	36.76'
C257	19.95'	81.00'	14°06'31"	N06°57'18"E	19.90'
C258	25.70'	168.00'	8°45'59"	N09°37'34"E	25.68'
C259	17.00'	168.00'	5°47'48"	N02°20'40"E	16.99'
C260	267.04'	170.00'	90°00'00"	N44°26'46"E	240.42'
C261	177.45'	141.00'	72°06'29"	N35°30'01"E	165.97'
C262	44.03'	141.00'	17°53'31"	S80°30'01"W	43.85'
C263	24.23'	199.00'	6°58'32"	N02°56'02"E	24.21'
C264	42.21'	199.00'	12°09'07"	N12°29'51"E	42.13'
C265	39.83'	199.00'	11°28'01"	N24°18'25"E	39.76'
C266	30.03'	199.00'	8°38'45"	N34°21'48"E	30.00'
C267	39.82'	199.00'	11°27'52"	N44°29'06"E	39.75'
C268	41.16'	199.00'	11°51'04"	N56°04'35"E	41.09'
C269	41.16'	199.00'	11°51'02"	N67°55'37"E	41.09'
C270	41.15'	199.00'	11°50'57"	N79°46'37"E	41.08'
C271	13.01'	199.00'	3°44'41"	N67°34'26"E	13.00'
C272	188.41'	539.00'	20°01'40"	S80°32'24"E	187.45'
C273	30.39'	568.00'	3°03'56"	S89°01'15"E	30.39'
C274	44.08'	568.00'	4°26'49"	S85°15'53"E	44.07'
C275	44.08'	568.00'	4°26'49"	S80°49'04"E	44.07'
C276	44.08'	568.00'	4°26'49"	S76°22'16"E	44.07'
C277	35.90'	568.00'	3°37'18"	S72°20'12"E	35.90'
C278	35.39'	510.00'	3°58'34"	N88°33'57"W	35.39'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C279	58.07'	510.00'	6°31'27"	N83°18'56"W	58.04'
C280	58.08'	510.00'	6°31'32"	N76°47'27"W	58.05'
C281	26.72'	510.00'	3°00'07"	N72°01'37"W	26.72'
C282	28.51'	400.00'	4°05'00"	S88°30'44"E	28.50'
C283	47.90'	400.00'	6°51'41"	S87°07'23"E	47.87'
C284	45.54'	400.00'	6°31'21"	S83°12'33"E	45.51'
C285	63.15'	400.00'	9°02'45"	S79°10'10"E	63.09'
C286	45.54'	400.00'	6°31'21"	S76°41'12"E	45.51'
C287	20.24'	400.00'	2°53'58"	S71°58'32"E	20.24'
C288	28.77'	400.00'	4°07'13"	S72°35'10"E	28.76'
C289	101.99'	1000.00'	5°50'37"	S73°26'52"E	101.94'
C290	17.96'	1029.00'	1°00'00"	N71°01'33"W	17.96'
C291	44.16'	1029.00'	2°27'31"	N72°45'19"W	44.15'
C292	42.83'	1029.00'	2°23'06"	N75°10'37"W	42.83'
C293	49.48'	971.00'	2°55'11"	S71°59'16"E	49.47'
C294	49.52'	971.00'	2°55'18"	S74°54'31"E	49.51'
C295	469.18'	450.00'	59°44'15"	S46°30'03"E	448.21'
C296	28.41'	479.00'	3°23'53"	S74°40'14"E	28.40'
C297	42.84'	479.00'	5°07'26"	S70°24'34"E	42.82'
C298	42.01'	479.00'	5°01'29"	S65°20'06"E	41.99'
C299	41.98'	479.00'	5°01'16"	S60°18'44"E	41.96'
C300	42.24'	479.00'	5°03'11"	S55°16'30"E	42.23'
C301	30.04'	479.00'	3°35'35"	S50°57'07"E	30.03'
C302	271.90'	479.00'	32°31'24"	S32°53'37"E	268.26'
C303	278.16'	421.00'	37°51'18"	N35°33'34"W	273.12'
C304	59.59'	421.00'	8°06'34"	S58°32'30"E	59.54'
C305	67.63'	421.00'	9°12'15"	S67°11'54"E	67.56'
C306	33.57'	421.00'	4°34'08"	S74°05'06"E	33.56'
C307	94.25'	60.00'	90°00'00"	S45°02'33"W	84.85'
C308	38.77'	60.00'	37°01'12"	S71°31'57"W	38.10'
C308	23.56'	15.00'	90°00'00"	S45°02'33"W	21.21'
C309	55.48'	60.00'	52°58'48"	N26°31'57"E	53.52'
C310	25.39'	20.00'	72°43'22"	S36°19'08"E	23.72'
C311	63.46'	50.00'	72°43'22"	N36°19'08"W	59.29'
C312	52.97'	215.00'	14°06'57"	S65°37'20"E	52.83'
C313	45.58'	185.00'	14°06'57"	N65°37'20"W	45.46'
C314	97.20'	70.00'	79°33'19"	N18°47'12"W	89.57'
C315	138.89'	100.00'	79°33'19"	S18°47'12"E	127.96'
C316	36.21'	44.56'	46°33'42"	S17°45'26"E	35.23'
C317	136.16'	189.22'	41°12'38"	S15°53'24"E	133.18'
C318	296.64'	118.17'	143°49'36"	S70°47'40"E	224.66'
C319	134.31'	192.94'	39°53'07"	N57°23'36"E	131.62'
C320	65.17'	500.00'	7°28'03"	N85°42'45"E	65.12'
C321	11.32'	213.00'	3°02'47"	N83°30'06"E	11.32'
C322	39.63'	250.00'	9°04'54"	N89°33'57"E	39.59'
C323	50.14'	157.00'	18°17'52"	N80°48'31"W	49.93'
C324	55.97'	275.00'	11°39'39"	N06°23'03"W	55.87'
C325	48.44'	238.00'	11°39'39"	N06°23'03"W	48.35'
C326	63.50'	312.00'	11°39'39"	N06°23'03"W	63.39'
C327	23.65'	15.00'	90°20'42"	S45°22'53"E	21.28'
C328	23.47'	15.00'	89°39'18"	S44°37'07"W	21.15'
C329	30.89'	565.00'	3°07'58"	N39°49'57"E	30.89'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°06'41"W	30.00'
L1 (R)	S88°58'41"W	30.00'
L2	N89°59'10"W	10.00'
L2 (R)	S89°54'33"W	10.00'
L3	N89°57'27"W	10.00'
L3 (R)	S89°54'33"W	10.00'
L4	S89°57'27"E	10.00'
L4 (R)	N89°54'33"E	10.00'
L5	N7°21'53"W	25.76'
L5 (R)	N7°32'40"W	25.76'
L6	S0°33'13"E	30.00'
L6 (R)	S0°41'14"E	30.00'

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

40 0 40 80 120 Feet

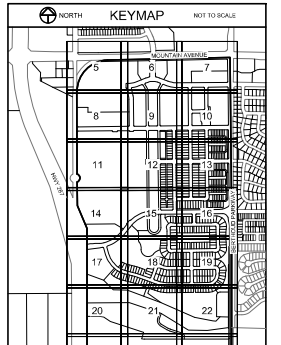
(IN U.S. SURVEY FEET)
1 inch = 40 feet

SEE SHEET 26 OF 26 SHEETS FOR CURVE AND LINE TABLES

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	SECTION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	EDGE OF CREEK
	EDGE OF SPECIAL FLOOD HAZARD ZONE A
	EDGE OF 500 YEAR FLOOD AREA
	EXISTING FENCE LINE
	SURVEY TIE LINE
	FOUND #5 REBAR WITH RED PLASTIC CAP, PLS 20973 UNLESS OTHERWISE DESCRIBED
	SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 38882 UNLESS OTHERWISE DESCRIBED
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
ME	MAINTENANCE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
UE	UTILITY EASEMENT
(R)	RECORD MEASUREMENT

NORTH KEYMAP NOT TO SCALE



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

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

SECTION: 22
TOWNSHIP: 4 NORTH
RANGE: 69 WEST OF 6TH PM

EPS GROUP
NORTHERN ENGINEERING
970.221.4158
1301 CO. Rd. 5 | BERTHOUD | MESA | LOVELAND | ESTES PARK | GLENWOOD SPRINGS | STEAMBOAT SPRINGS
epsgroup.com

PREPARED: 09/18/24
SCALE: 1" = 40'
REVIEWED BY: B. FESSELET
DRAWN BY: T. HELGERSON

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
26
Of 26 Sheets

S:\Survey Jobs\1695400\10\sg\Preliminary Plat\1695400 Preliminary Plat.dwg

TB GROUP
landscape architecture | planning | illustration

TO: Town of Timnath Planning Department
FROM: Kristin Turner, TB Group
DATE: December 12, 2024

RE: Neighborhood Q&A Session Notes

Below is a summary of the primary issues discussed during the Legacy Park Neighborhood Q&A meeting. This meeting was held on Thursday November 21, 2024, via in-person meeting. This was an in-person meeting held at the Berthoud Community Center. The meeting was set up with project boards, a brief presentation was provided, and the remainder of the time was allocated to questions and answers. The meeting was hosted by the Developer and the land planner (Kristin Turner/TB Group). There were approximately 20-30 people in attendance and the meeting lasted for roughly 1 hour. Included below is a brief description of the primary topics of discussion.

1. Recap of the approved NMP plan
   We discussed the NMP plan and approval. In addition, we discussed our current application and what next steps are required.

2. Schools and school capacity
   The Thompson School District (TSD) was included as a referral agency for this application & will be included on all future applications. The school district makes the determination as to if they want to request a school site or fees in lieu. The school district has requested fees in lieu for the Legacy Park development.

3. Density
   The proposed density is consistent with the approved neighborhood master plan. In addition, it reflects the community vision for this property per the comprehensive plan and the approved zoning (suburban & urban residential development). Different housing product types are proposed which will support the needs of the community (Berthoud has identified a lack of townhomes, duplex units, smaller single family detached and apartments) and allow for different price points for buyers.

4. Types of housing
   The preliminary plat includes single family detached in a range of sizes. These range from more traditional lots to smaller SFD. Misson Homes as well as another smaller SFD product is included in this plat. Future development tracts could include townhomes and/or duplex lots, apartments and condos.

5. Traffic
   We discussed the connections to Berthoud Parkway, what improvements will be required with the development of this subdivision, what the ultimate street section will look like, and what future improvements will be included in future plan sets.

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

807 Mountain Ave | PO Box 1229 | Berthoud CO 80513| O: 970-.532.2643 | F: 970.532.0640 | Berthoud.org

Thursday, December 12, 2024

The content of this sheet is informational and provides an outline of potential motions for Code change and/or land use hearings considered at this evening's Planning Commission meeting.

Legacy Park Preliminary Plat

Suggested Motion for Approval:

I move to recommend approval of the Legacy Park Preliminary Plat to the Board of Trustees. Planning Commission's findings are based on the Criteria for Approval found in Section 30-6-107 of the Municipal Code along with findings in the attached staff report. Two Conditions of Approval shall be added to this motion as follows:

1. The applicant shall address the remaining comment received by Little Thompson Water District, regarding a small error that does not impact the scope nor design of the project, at the Final Plat submittal.
2. The applicant shall address the remaining comments received by Baseline Engineering Surveyor, regarding minor technical errors, at the Final Plat submittal.

Suggested Motion for Denial:

I move to recommend denial to the board of Trustees of the Legacy Park Preliminary Plat for the following reasons:

Berthoud Planning Commission - December 12, 2024

Public Comment Sign-In for Agenda Item: Legacy Park Preliminary Plat

The public will be provided with a time limit by the Chairperson.

Comments shall be addressed to the Planning Commission.

Ariel Emby-Goodwine	
Jill Wooten	
Kelley Puga	
TIFFANY BROOKE	
DAVID GREGG	
Tiffany Carpenter	

Berthoud Planning Commission - December 12, 2024

Public Comment Sign-In for Agenda Item: Legacy Park Preliminary Plat

The public will be provided with a time limit by the Chairperson.

Comments shall be addressed to the Planning Commission.

John Terrell	621 Mt Ave

Berthoud Planning Commission - December 12, 2024

Public Comment Sign-In for Agenda Item: Legacy Park Preliminary Plat

The public will be provided with a time limit by the Chairperson.

Comments shall be addressed to the Planning Commission.

Amy Barnard	
Megan Gray	

BOARD OF TRUSTEES INFORMATION

SELECT DEPARTMENT

Meeting Date:	**January 14, 2025**
Agenda Title/Subject:	**Brand Assessment Proposal Selection**
Type of Item:	**Regular Item**
Purpose:	**Select firm to begin the assessment of Berthoud's "brand"**
Presented by:	**Stephanie Horvath**

ATTACHMENTS:

- Proposal submitted by Chandler Thinks

BACKGROUND:

One goal to come out of the Board's annual retreat is to create a "brand" for the Town of Berthoud. The first step in achieving this goal is to select a company with experience and expertise in municipality branding.

UPDATE/NEXT STEPS:

- Once a marketing company has been selected, we will begin the process of gathering information on how people feel about Berthoud through a number of methods.

FISCAL IMPACT AND FUND SOURCE:

The brand assessment will cost $33,000 and has been accounted for in the 2025 approved budget. The rebranding will be a separate cost of $35,000 - $40,000, which is in line with the industry, the size of our community, and scope of work.

COMMUNITY TOUCHSTONES:

With the new Welcome to Berthoud signs scheduled to be installed late next week, weather permitting, we are excited to encapsulate Berthoud's community touchstones and identity further and share it across all our departments and throughout town.

RECOMMENDED ACTION(S):

After receiving 16 proposals from the initial RFP, narrowing it down to four for interviews, and selecting one, we recommend the Board approve Town Administrator to accept the proposal from Chandler Thinks and move forward with the brand assessment.

DESTINATION BRANDING SPECIALISTS

CHANDLER THINKS

PROPOSAL FOR

Berthoud, CO

Brand Assessment
provided November 18, 2024

Chandlerthinks, LLC

2929 Sidco Drive, Suite 209 | Nashville, TN 37204

Federal tax ID #: 81-1141897

Steve Chandler, Owner | 615.498.8313 | steve@chandlerthinks.com

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November 18, 2024

Town of Berthoud
Stephanie Horvath, Community Outreach Specialist
807 Mountain Ave
Berthoud, CO 80513

RE: Brand Assessment

Thank you for the opportunity to provide a proposal for the Brand Assessment Initiative for the Town of Berthoud, CO. This proposal outlines the team and the process we would follow to create a municipal brand that capitalizes on Berthoud's assets and unique attributes to positively impact the experience for all those who live, work and visit Berthoud. Municipal and community branding is substantially different than the branding of traditional products and services. For this reason, it requires the expertise of specialists. Developing municipal branding communications is, in fact, all we do.

Destination branding is so much more than a logo and our expertise and guidance allows us to uncover a complete brand direction through our research, strategy, brand story and voice that brings your logo and other deliverables to life. That's not all. We also provide you a branding plan for implementation.

Our proposal follows, but here is the short version of why Chandlerthinks is the great choice for this project:

1. Our team understands the sensitive nuances of municipal and community projects. This complexity is often escalated when the discussion is opened to a larger group concerning how to best market the community.
2. Our proven research-based process has been recognized for excellence in its ability to effectively engage community leaders and residents in the process. Timed input is vital in this project's success.
3. Our creative work is developed from a highly objective point of view, based on what we learn from you and the unique insights gleaned from your staff, local constituents, community, business leaders and visitors. We have no preconceived opinions or biases that a local area firm may have.
4. Municipal branding works best when the project has a bigger vision and understanding beyond the logo. That is what we do. But yes, our logos are pretty good too.

Any questions related to this proposal should be addressed to me, personally.

Regards,

Steve Chandler, Owner/Brand Strategist

RELEVANT EXPERIENCE

CHANDLER THINKS

DESTINATION BRANDING SPECIALISTS

PROFILE OF FIRM

Founded in 2010, Chandlerthinks is a Limited Liability Corporation and 100% owned by Steve Chandler. Based in Nashville, TN, we are one of the nation's leading consulting firms dedicated to place branding and marketing for municipalities, communities and destinations seeking to create a strong identity and purposeful direction. We combine experience from traditional branding and advertising agencies, community branding firms and digital marketing agencies. We have a team of 8 highly experienced professionals that specialize in research, strategic brand positioning, place marketing, creative and content development and direction, design, media strategy and digital marketing. **Our team members have been a part of more than 300 destination branding projects in their careers.**

Chandlerthinks continually strives to stay on top of industry trends, and we are actively involved in the following trade organizations and associations.

3CMA City-County Communications & Marketing Association

ttra Travel and Tourism Research Association

SOUTHEAST TOURISM SOCIETY

Southeast Festivals & Events Association

For more on Chandlerthinks, please check us out at www.chandlerthinks.com, Google Chandlerthinks, or follow us on Facebook (facebook.com/chandlerthinks), on Instagram (instagram.com/chandlerthinks), on Twitter (@placebranders), on LinkedIn (Chandlerthinks).

Chandlerthinks
2929 Sidco Drive, Suite 209
Nashville, TN 37204
615-498-8313

Our branding process submitted in this proposal received the Power of Research Award by the Southeast Travel and Tourism Research Association (SETTRA) for two years in a row. A distinction of excellence in using research towards destination marketing.

DESTINATION BRANDING IS WHAT WE DO - OUR SERVICES

Chandlerthinks provides a number of place marketing services designed to help destinations learn what makes them appealing and unique and how to promote themselves in order to grow their local economy. Most projects are related to research, planning, branding and communications development.

Place Branding
Our primary focus is leading and managing the process of place branding for cities, communities and tourism destinations. This involves tactical research, development of a brand strategy, creation of a brand identity, and a recommended branding plan. Collectively, our team has assisted more than 80 communities with the process of developing a competitive identity for the purpose of building tourism, economic development and community momentum.

Tourism Strategic Planning
We have developed tourism strategic plans for different destinations in Georgia, Kentucky, Mississippi, Tennessee, North Carolina, Maryland, Missouri and Texas to name a few. Sometimes a change in tourism direction is needed but should be grounded in a research-based approach and solution that can manage and satisfy expectations of boards and political influences.

Festival & Event Economic Impact Studies
We help Festival & Event organizers determine the economic impact (direct spending) an event has on the local community. This helps event organizers communicate and promote the value of the event back to local officials and other key stakeholders. It also helps in the recruitment of event sponsors the following year.

Destination Marketing Research
Chandlerthinks is a half brand development and half research company. We can develop Visitors Profiles Studies, Visitors Conversion Studies, Citizen Satisfaction Studies, Human Movement Research and other really cool relevant research that goes into the decision making of effective planning.

Higher Education Brand Development
We bring a team of specialists with more than 20 years of place branding to the table, who have a passion for helping places articulate their most authentic and compelling narratives. Each member of our team has extensive experience in evaluating and shaping the brand identities of destinations, and we apply the same strategic approach to educational institutions. From understanding your institution's mission/vision/core values to crafting a story that connects emotionally with your target audience, we help you stand out in a crowded market. We believe that every college and university has a story.

FIRM EXPERIENCE

Chandlerthinks started in 2010. In the fourteen years we've been in business, it's given us the opportunity to work with a lot of communities across the country - over 80 different places in 28 states. Below are the many communities for which Chandlerthinks has provided destination branding, research and strategic planning services.

ALABAMA: Gadsden, Hartselle, Marshall County ALASKA: Kenai Peninsula CALIFORNIA: Carlsbad, Irvine, Shafter GEORGIA: Columbus, Dahlonega, Decatur, Douglasville, Macon, Morrow, Perry, Smyrna, Suwanee, Warner Robins COLORADO: Longmont FLORIDA: Dunedin, Gulf County, Madison County ILLINOIS: Village of Northfield INDIANA: Bargersville KENTUCKY: Bowling Green, Carrollton, Danville, Glasgow, Henderson, Kentucky Lake, London, Marshall County, Owensboro, The Kentucky Wildlands LOUISIANA: Ascension Parish, La Fourche Parish, Livingston Parish, St. Mary's Parish MARYLAND: Allegany County, Cumberland MASSACHUSETTS: Middleborough MINNESOTA: Cottage Grove, Elk River, Hutchinson MISSISSIPPI: Coastal Mississippi, Natchez, Vicksburg MISSOURI: Independence, Maryville, Saint Charles NEBRASKA: Fremont NEW YORK: Finger Lakes NORTH CAROLINA: Alamance County, Apex, Belmont, Cabarrus County, Currituck County Outer Banks, Rowan County NORTH DAKOTA: West Fargo OHIO: Gahanna, Union County OKLAHOMA: Stillwater PENNSYLVANIA: Horsham SOUTH CAROLINA: Lake City, Spartanburg TENNESSEE: Benton, Campbell County, Clarksville, Clay County, Clifton, Crossville, Columbia, DeKalb County, Fayette County, Fayetteville, Franklin, Hardin County, Humphreys County, Lake County, McMinn County, Meigs County, Monroe County, Obion County, Polk County, Robertson County, Sevier County, Spring Hill, Stewart County, Sumner County, Unicoi County, Upper Cumberland TEXAS: Corpus Christi, Ennis, Galveston Island, Katy, Seguin, Sugar Land VIRGINIA: Herndon, Shenandoah County WASHINGTON: Maple Valley WISCONSIN: Cedarburg, Jefferson

REFERENCES

Project Contact
City of Independence, MO
111 E. Maple Ave, Independence, MO 64050
Scope of project: City branding discovery and development
Meg Lewis, Public Information Officer; mlewis@indepmo.org; -573-289-3673

Project Contact
City of Columbia, TN
700 North Garden Street, Columbia, TN 38401
Scope of project: Destination branding discovery and development
Kellye Murphy, Tourism & Marketing Director; kmurphy@columbiatn.com
931-560-1575

Project Contact
Town of Apex, NC
Apex Town Hall 73 Hunter Street P.O. Box 250. Apex, NC 27502.
Scope of project: City branding discovery and development
Stacie Galloway; Director of Communications; Stacie.Galloway@apexnc.org;
919-249-3400

Project Contact
City of Ennis, TX
115 West Brown Street, Ennis, TX 75119
Scope of project: City branding discovery and development
Ashley Colunga, Marketing and Communications Director;
acolunga@ennistx.gov 972-878-4748

WORK SAMPLES

CHANDLER THINKS

DESTINATION BRANDING SPECIALISTS

CASE STUDY #1

How do you build new interest and excitement for a historic place linked to important periods in American history?

Client Organization: Independence, Missouri

Challenge:

- Revitalizing a new brand for a city playing a pivotal role in America's somewhat forgotten past
- Making history feel emotionally relevant and meaningful to residents, businesses and visitors

Independence, Missouri is a city with a powerful heritage filled with historical sites commemorating important events, periods and legendary figures from our nation's past. Independence was the center and nexus of expansion into new areas of exploration, discovery and development. As the starting point for the Oregon, Santa Fe and California Trails and many epic adventures, it attracted pioneers and big thinkers whose decisions made an indelible impact on the direction of our country. And for much of the last century, the city has been connected to one very public figure: President Harry S. Truman.

As a continued launching pad for brave, innovative ideas, Independence continues its legacy offering residents and visitors the opportunity to write their own next chapters with experiences they can only have here. So many great things have taken off from here that the city is teeming with stories and interactive, firsthand experiences that are tied to every American's history and that are still relevant to us today. History comes alive here, engaging residents and visitors with meaningful encounters, unique sites and attractions and a genuine welcoming spirit.

We created a brand position based on the city's legendary heritage, famous President and pivotal role in history that has since been embraced across the board from economic development to tourism and resonates because the stories it tells are timeless, relatable and continue being made today.

Brand Solution: **A GREAT AMERICAN STORY**

CASE STUDY #1

INDEPENDENCE
MISSOURI

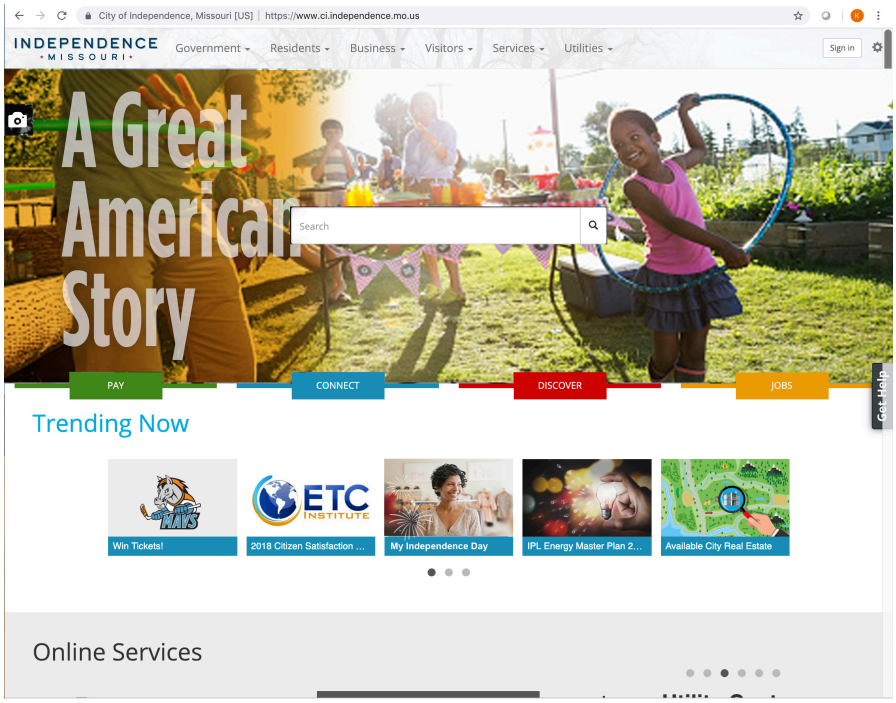
Print Campaign

Outdoor Campaign

CASE STUDY #1

Pole Banners

Email Template



Website Theme

Wayfinding

CASE STUDY #2

How do you personify and distinguish one suburb from another amid sprawling development?

Client Organization: Town of Apex, NC

Challenge:

- Identifying the unique character and assets that set Apex apart from surrounding suburbs
- Preserving their historic core and high standard of living in a rebranding solution

A suburb of Raleigh, Apex is one of the region's fastest-growing communities with 75,000+ residents yet manages to maintain its small-town charm and appeal. Here, where history and traditions run deep, it's easy to see why Apex was designated the #1 Best Place to Live in the U.S. by Time/Money Magazine. Its convenience to big city amenities, small-town spirit and atmosphere, abundant opportunities for business and growth and high quality of life all contribute to why it's a great place to put down roots. And why they had adopted the Peak of Good Living mantra years earlier.

With many accolades, awards and recognitions, residents were proud of their community, particularly their historically charming downtown, with 81% of residents surveyed choosing it as Apex's most notable asset. They just hadn't fully embraced their authentic character and the importance of preserving what they already had in place.

Change for change's sake is never the right solution, but recognizing when something is already working can be. We took the Peak of Good Living and extended it as a brand position to communicate what was truly unique about Apex across various functions, applications and media platforms.

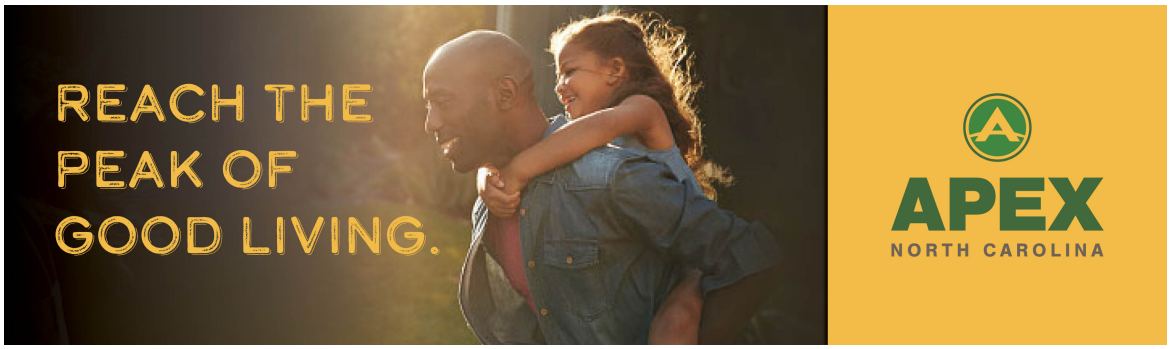
Brand Solution: **THE PEAK OF GOOD LIVING**

CASE STUDY #2

Brand direction for advertising, signage, pole banners, business cards, and merchandise.

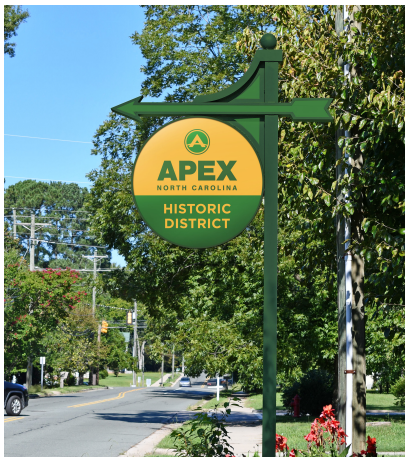
APEX
NORTH CAROLINA

Print Campaign



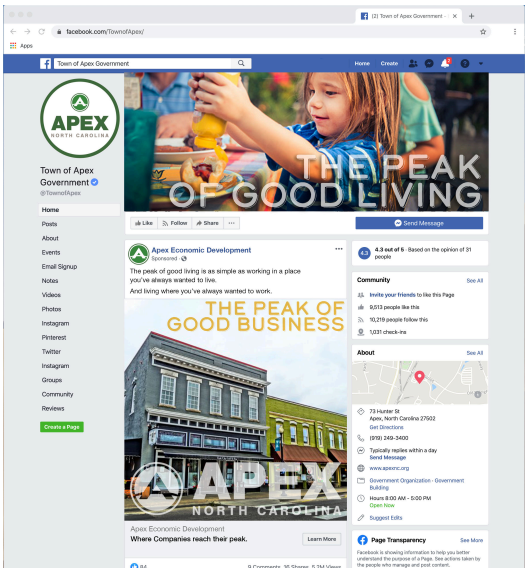
Outdoor Campaign

CASE STUDY #2



Signage Examples

Leterhead



Social Channels

Water Tower

Pole Banners

Merchandise Example

CASE STUDY #3

How do you build recognition and pride for city servants and departments that are taken for granted?

Client Organization: *City of Douglasville, GA*

Challenge:

- Increasing the level of trust residents and employees have in their city
- Resonating with departmental employees and residents in a meaningful, memorable way

Douglasville, GA understood that their most powerful and important asset was their people.

They knew first impressions count, and every interaction someone has with the city is an opportunity to create a positive experience. The city also understood that pride and care start from within and is manifested in how they present themselves to the world. Their legacy of service and care had been instilled in the people who live and work here for 150 years. It just wasn't recognized, seen or embraced by city residents and employees.

Because Douglasville, GA is a city of action and results, they encourage and empower their city departments, civic groups and civil servants to make a difference by providing the kind of personalized service that actually matters. People simply had to be reminded of the difference the city's departments and employees were making by impacting the community and achieving results in many ways.

We knew the positioning and messaging for Douglasville needed to be authentic, believable and relevant in order to truly resonate. Communicating the accomplishments of individuals working together for the greater good to create positive, ongoing impact was the direction that has rebuilt trust and pride in the city.

Brand Solution: **IMPACT THAT MATTERS**

CASE STUDY #3

DOUGLASVILLE
GEORGIA

Print Campaign

Leterhead

Merchandise Example

LOGO EXAMPLES

AWARD WINNING PROJECTS

Accolades

We specialize in destination branding. After all the branding work is done, it's time for the brand to gain traction and take hold. There is no better feeling than when our clients are recognized by their peers for their branding efforts.

2013 - Mid America Chamber of Commerce Award of Excellence for Branding Effort
Fremont, NE

2014 - KTIA Traverse Award - Marketing Campaign
Bowling Green Area CVB

2015 - KTIA Traverse Award - Print Ad
Kentucky Lake CVB

2016 - Visit NC Destination Marketing Achievement Award
Cabarras Co, NC

2017 - KTIA Traverse Award - Marketing Campaign
Danville - Boyle County CVB

2018 - Best Economic Game Changer Rebranding Project
Ennis, Texas

2019 - Louisiana Travel Association - Promotion Campaign of the Year - LA Cajun Bayou Food Trail
Louisianas Cajun Bayou

2021 - KTIA Traverse Award Gold - Social Media
The Kentucky Wildlands

2021 - KTIA Traverse Award Silver - Print Ad
The Kentucky Wildlands

2021 - International Association of Mktg & Communications - Gold MarCom Award - Website
The Kentucky Wildlands

2022 - KTIA Traverse Award Gold - Marketing
National Corvette Museum

2023 - KTIA Traverse Award Gold - PR Campaign and Print
The Kentucky Wildlands - Waterfall Trail

PROJECT APPROACH & SCHEDULE

CHANDLER THINKS

DESTINATION BRANDING SPECIALISTS

PROPOSED APPROACH:
PHASE I. EXPLORE - LEARNING YOUR STORY

Getting started on the project.
We'll put you to work a little and ask that you provide us with some basic background information, such as: history, community events, attractions, selling points for the area, organizational structures and of course, your recent marketing messages. But we make it easy. A 45-minute phone call with your project point person will begin the project work.

Community Perceptions — What does your own community say about Berthoud?

> First impression Tour - Site Visit

First impressions play a large role in the identity of a town. This is the time for you to show off your community and make a first impression on a one-day tour of Berthoud. Why not? It is exactly how new residents, businesses and visitors first encounter your community. We will have you give our team the tour that gives us a snapshot of your cultural, tourism, and economic development assets.

> Community Perception Study

This is a quantitative online survey for the community to have a role in this process. The survey consists of approximately 20 questions each aimed at uncovering a perspective on how the community sees itself. Our goal is to complete a minimum of 300 surveys. We make it available by working with the community partners (Chamber, City, downtown groups, local media) and posting the survey link on their websites or through member emails. Our goal is to engage and listen to the community.

> Specifically, the survey measures:

- Recommendation of Berthoud as a place to live, do business and visit
- Adjectives that best describe Berthoud
- Greatest assets of Berthoud
- Rankings and ratings of how well Berthoud delivers on quality of life
- Opinions on the current city's reputation

PROPOSED APPROACH:
PHASE I. EXPLORE - LEARNING YOUR STORY

> **Stakeholder Interviews and Focus Groups**

These are meetings with your main stakeholders. This allows the project to have input from virtually any influential leader whose buy-in and endorsement will be important for moving your branding initiatives forward.

We will conduct a minimum of 15, but up to 30 *interviews* that should include:

- City Administrator
- City Council members
- City business leaders
- Economic Development leadership
- Berthoud Tourism leadership
- A realtor (for family recruitment)
- A heritage organization
- Department heads
- And others that matter

Focus groups will engage input from a broader collection of stakeholders. We suggest four groups consisting of 8-12 people. Possible groups to assemble could include: 1) brand steering members or the immediate champions of this project; 2) cultural-hospitality leaders; 3) business and economic development leaders; and 4) healthcare and education leaders.

Here, we will learn perspectives on the following:

- Berthoud's greatest weaknesses/strengths
- Typical Berthoud customer groups and why they do business in the area
- Berthoud's most well-known and strongest assets
- Berthoud's history and its vision for the future
- Berthoud's attributes and personality traits
- Berthoud's issues to recruiting talent and families to your community

PROPOSED APPROACH:
PHASE I. EXPLORE - LEARNING YOUR STORY

> An Outside Perspective of Berthoud - Attitude Awareness and Perception Study

This is a quantitative research method. But it is targeted to hear the truth about who you are from "your neighboring communities." We use this research to hear the opinions on what outsiders are saying about Berthoud. We will target a completed answer quantity that gains a 95% confidence level +/- 5.7% margin of error. Specifically, the survey measures:

- Overall top-of-mind perceptions of Berthoud
- Visitation frequency and interests
- Rating of assets in Berthoud
- Rating of distinguishable characteristics
- Reputation of Berthoud to outsiders

> Community Marketing - Digital Audit - Identity Assessment

There's already a story being told about Berthoud. We will review it. People are already talking about Berthoud. Do you know what they are saying? We look at:

1. **Community promoters.** How does what you say, post and show tell others who you are and what they can expect? We evaluate websites and social media; content; colors; photos; content; graphics; and more.

2. **Community participation**. Does the community (residents and local businesses) promote itself? Do visitors? This is evaluated by watching the place name on social media through search and hashtags. What are people often saying? What images do they share? How does this compare with other communities?

3. **Reviews**. What are people saying about your community in the areas of cultural attractions and dining. Are there things to do? Does it make a memorable impression (good or bad)? What assets stand out? We mostly look at reviews and ratings from Google and TripAdvisor.

4. **Search**. What do people find when they search your community name? What websites grab their attention? What do search images say about who you are? How does your community and its assets search results compare versus other communities? Are people looking for you? And if so, what do they find?

5. **Competitor Marketing**. How are competitors marketing themselves? How does it affect Berthoud?

PROPOSED APPROACH:
PHASE II. EVALUATE - A BRAND STRATEGY

Our process does not focus on only one research question or answer, but at the common themes that have arisen from it all. We will more than likely have found that your community is a culmination of many things. However, some common truths and insights will help reveal your strongest attribute and most distinct brand position. The strategic direction in Phase II helps create the unique brand story and identity that will soon follow.

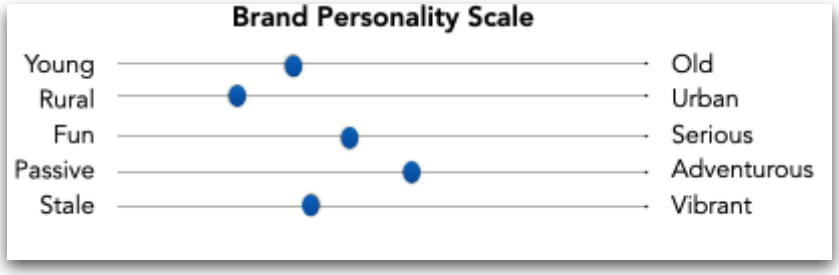
> Branding Profile Wheel

Your branding profile wheel is an exercise we use to reveal how all of your community's assets work together to make Berthoud a great unique community. It also shows how everything connects to a common branding "core identity." The more everyone works together, the stronger community brand you will have.

As you can see, it all matters. This exercise will reveal exactly what members of the community should be involved in the branding process ahead.

> Brand Personality Scale

Every place is unique in it own way. Our Brand Personality Scale allows an in-depth look into Berthoud by comparing 15+ unique characteristics that reveal Berthoud's personality.



PROPOSED APPROACH:
PHASE II. EVALUATE - A BRAND STRATEGY

> Brand Sensory Assessment

COMMUNITIES deliver memorable experiences more through the SENSES than a logo. If we want to create a strong sense of place, we need to learn to engage the senses. All great places do this. The senses that are most engaging in Berthoud will tell us where we deliver a memorable experience. People will brag about what and where they eat, what they see (think selfies), things they do, and the sounds or words they hear. Those are where the lasting take-aways occur.

> Brand Truths

These are the 3-4 (sometimes 5) undeniable things learned from all of the research that must be considered when developing a brand direction for Berthoud. They speak truths and cannot be ignored. It's a simple step for making sense out of all we have learned.

> Brand Pillars & Strategy Development

Every community has three to four brand pillars that capture the fundamental identity of their special "place." We will identify these pillars that will help make Berthoud compelling and distinct in its branding and marketing efforts going forward. These pillars provide the foundational platform upon which all branding efforts – logos, taglines, messaging, advertising, events – and any future branding initiatives are built upon.

At the conclusion of Phase II there will be a live presentation of the recommended branding direction for Berthoud. This presentation will also include a summary of the research findings from Phase I.

PROPOSED APPROACH:
OUTLINE OF BRANDING PROJECT DELIVERABLES

Phase I. Explore (RESEARCH): Summary of Deliverables

- One-on-One stakeholder interviews
- Stakeholder and Community focus groups
- Community Self Perception study
- Attitude, Awareness and Perception study (from people outside of Berthoud)
- Community Marketing and Digital Audit
- Delivery of a bound master research report with an executive summary of all findings
- A brand steering committee/stakeholder research presentation

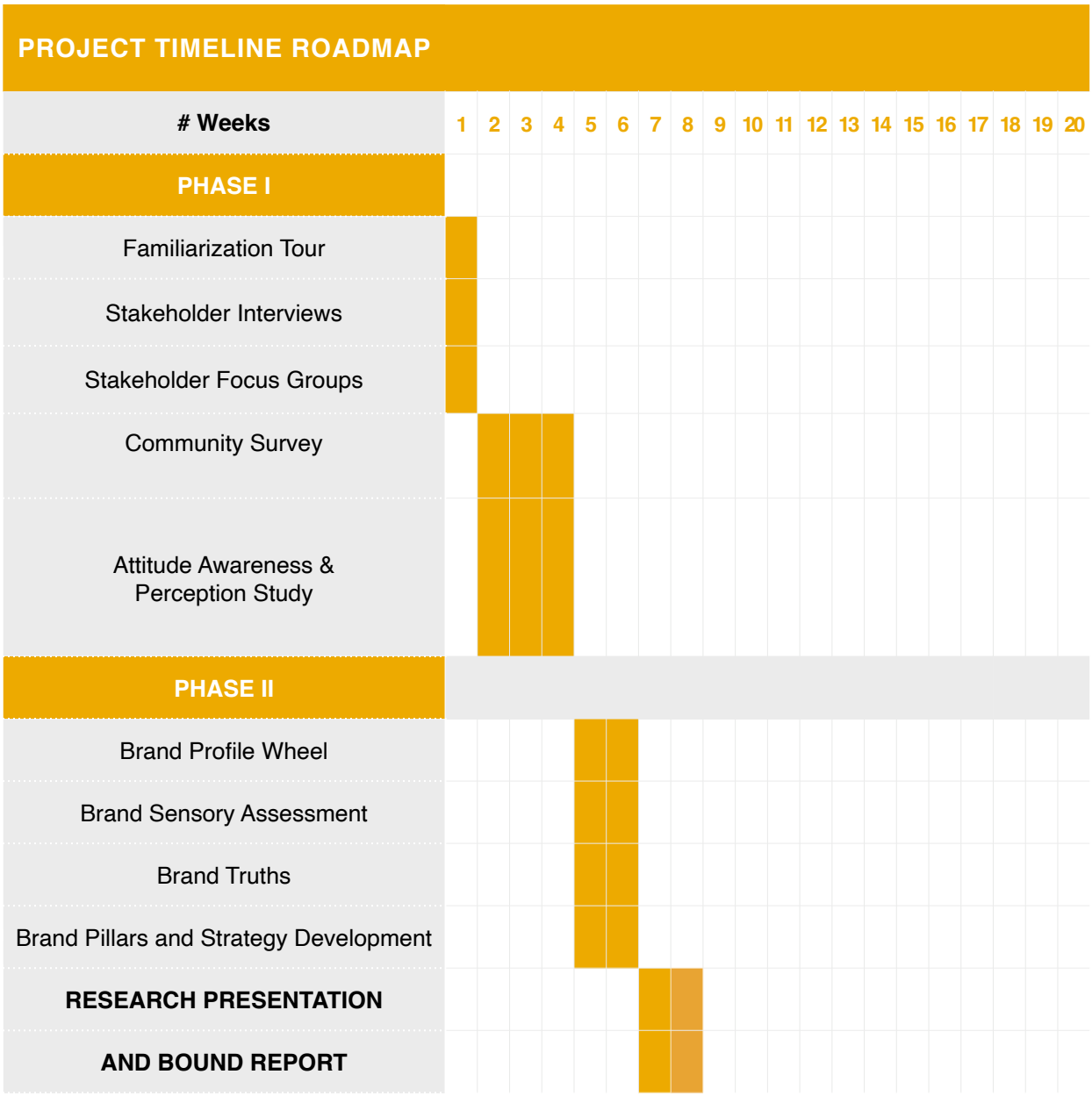
Phase II. Evaluate (STRATEGY): Summary of Deliverables

- Construction of the Berthoud Brand Profile Wheel and Brand Pillars
- Berthoud Experience Sensory Assessment
- Place Identity Truths
- Strategy for building a community with a competitive identity
- Presentation of recommended branding direction for Berthoud

BRANDING PROCESS TIMELINE

Project Timing Statement

A typical community branding assessment project takes anywhere between 7 and 9 weeks. We plan these projects accordingly and manage the process to stay on task. Meetings, approvals, holidays are all part of the process and are planned into the timeline as well. So let's get going so this project finishes outstandingly and on time.



PROPOSED BUDGET

CHANDLER THINKS

DESTINATION BRANDING SPECIALISTS

PROJECT PRICING

The price for the Town of Berthoud Brand Assessment Initiative is $36,530.
The costs breakouts for the phased work are as follows:

Phase I > Explore $22,030
Phase II > Evaluate $14,500

Travel and materials costs have been included in the above prices.

Ongoing Coaching
Just as the best athletes enlist the help of a coach throughout their career, there may be times in your brand rollout phase and process when you could use the guidance and support of our expertise. This could include an assessment and review of where you are currently compared to your original branding plan and whether the work that's been executed aligns with the new brand and is resonating as intended. We understand that launching a new brand can be challenging and takes time, so we offer our coaching services at critical points in the rollout process to help you stay on track and effectively achieve your original objectives. Whether at 3 months, 6 months or a year into the process, we can be available to help you with any guidance and direction you may need.

We have already included up to $1,500 of our post-brand project consultation coaching services in this proposal. Should our services be needed beyond that, the proposed fee would be at an hourly rate of $150 (travel not included), and an agreed upon amount can be included in an addendum to the contract.

BERTHOUD, CO PRICING UNDERSTANDING

Current proposal costs
The price of the Berthoud, CO Brand Assessment is based on estimated hours required to complete the proposed scope and some outside costs. The estimated hours are 235 at a blended hourly rate of $122.34. The personnel behind those hours include a Destination Research & Community Engagement Director, our Creative Director, a Research Coordinator and a Destination Brand Strategist. Materials, some outside research costs and travel make up the balance. Three people would be included in the travel and initial visit to Berthoud.

Lowering the proposal cost
Currently we have included three people to be involved in the in-market assessment that is part of our Phase I. If we reduced our team to two people, it would drop the price by $4,500. We also planned on an in-person presentation after Phase II to present the research to your team and possible stakeholders. If this was done remote rather than in-person, it would drop approximately $1,800 in travel costs and time.

We do not recommend eliminating any of the research scope/deliverables as the stakeholder engagement is key.

Additional project costs
There are no expected additional costs necessary for completion of this project. If additional research/work is required that is outside of the proposed scope, Chandlerthinks would provide an estimate for client approval. This estimate would use the same hourly rate as the original proposal.

BERTHOUD, CO PRICING UNDERSTANDING

Future work
It is likely creative services behind brand development follow the assessment. The recommendations for the Brand Assessment will be estimated based on the blended hourly rate of $130/hour.

> Brand Development
Typical scope in a brand development process includes: brand story development, campaign-messaging development (normally 2-3 different presented concepts), logo, logo variations (usually for departments) tagline, graphic standards/guidelines, examples or mock ups of various brand applications such as pole banners, social-digital ads, flyers, etc..; and lastly a brand action plan (recommendations for getting the branding direction off the ground through departments and into the community). This scope of work typically costs between $35,000 - $40,000.

> Brand Implementation
We often continue working with communities for their initial brand implementation. There are other times we graciously hand over all work to a local designer or marketing group. These efforts are priced each separately and range in hourly rates depending on the project. The costs associated with the immediate next steps can vary but the most basic scope that comes out of a brand development effort include:

- Website update or reskin
- Internal and external signage
- Business cards/Letterhead/Envelopes
- Community materials, rack cards brochures
- Internal staff communications: merchandise, apparel, etc…

KEY STAFF

CHANDLER THINKS

DESTINATION BRANDING SPECIALISTS

SKILLS & EXPERIENCE OF PROJECT TEAM

A Brief Statement About Our Team

We believe the Chandlerthinks team members are going to provide the Town of Berthoud with the most experienced municipal branding team of any other proposer. Each member of our team has done place branding dozens of times (for some team members 100+). This means we are familiar with the political nuances that can positively or negatively affect the project, and our approach reflects this knowledge. This means we really believe the project must be more than a logo, AND we must educate others of that fact. This means we develop creative direction with the emphasis placed on crafting an authentic, compelling story capable of living beyond advertising for years to come. It also means we have learned great place branding success happens when there's a plan to empower staff and stakeholders to be storytellers.

TEAM QUALIFICATIONS

Every person on your Chandlerthinks team has extensive experience in working with places, destinations and branding municipalities. In fact, there may not be a more experienced team in place branding. If additional help is needed for extended creative services, such as website, video production or photography, we work with professionals who also are experienced in place marketing. Place marketing is our passion and our team delivers it well. You expect the "A" team and so do the stakeholders and members of your community. That is exactly what we give the Town of Berthoud, CO for this project.

Greg Fuson
Director of Research & Community Engagement; TMP & FEP

- 25 Years leading Destination Research
- 160+ Destinations

Greg has been helping clients understand their markets through the thorough use of research for more than 25 years. He has developed extensive skills in survey design and management for both quantitative and qualitative areas of research. Greg will oversee any research conducted on this project, including survey design, group questionnaires and analysis. He has been part of the Chandlerthinks team from its inception.

Greg has managed studies for a number of national-branded clients, including a stint as the director of research for the Country Music Association. But his passion is in marketing research for destinations and places, and he has worked with more than 160 communities around the country. Some of his clients within this industry include: Pigeon Forge, TN; Franklin- Williamson County, TN; Cedarburg, WI; Jefferson, WI; Stillwater, OK; Macon, GA; Village of Northfield, IL; Saint Charles, MO; Bowling Green, KY; Columbus, GA; Danville, KY; and more.

Steve Chandler
Brand Strategist & Owner

- 20+ Years Experience in Place Branding
- 8 State Tourism Conference Speaker on Place Branding
- More than 150 community and destination branding projects

Steve is a recognized speaker and a leading practitioner on the topic of place branding and destination planning. Steve has personally worked on over 150 community and destination branding projects. His experience in similar projects gives him the nuanced knowledge, skills and diplomacy needed to guide, work with and lead local stakeholders. Some of his more recent project work can be seen in what is taking shape in communities such as: Salisbury-Rowan County, North Carolina; Jefferson, Wisconsin; Macon, Georgia; Douglasville, Georgia; Cedarburg, Wisconsin; Village of Northfield, Illinois; Columbus, Georgia; The KY Wildlands and many more.

TEAM QUALIFICATIONS

Kevin Hinson - Creative Director/Brand Strategist/Design Lead

- 20+ years Place Branding
- Award-winning creative director, brand strategist, designer
- Helped launch The Beaches of South Walton Brand (30A)
- Was Lead creative on the The Pigeon Forge brand for 8 years
- Helped renew the aging brand of The Greenbrier Hotel
- Created The Kentucky Wildlands Tourism Brand
- Created the Gulf Shores & Orange Beach Tourism Brand

Kevin has built a reputation for creating distinctive and highly successful municipal and county brands, including those for Shenandoah County, VA, Allegany County, MD, Rowan County, NC, Independence, MO, Douglasville, GA, Arapaho County, CO, Maple Valley, WA and Hutchinson, MN. In addition, he helped develop a unique brand for Downtown New Orleans to increase economic development and relocation to this vital neighborhood after Hurricane Katrina. His extensive work in the Southeast has helped raise the images and awareness for such high-profile destinations as Gulf Shores & Orange Beach and the Beaches of South Walton where a diverse group of 14 beaches along Florida's 30A were brought together under a single brand that has now become a popular vacation hotspot. He has overseen 100+ brand initiatives for destinations, such as The Kentucky Wildlands, Gulf County, FL and Ascension Parish, LA and served as creative director for Pigeon Forge, TN for a number of years.

Cindy Sargent - Creative Director/Brand Strategist/Copy, Story Development Lead

- 20+ years Place Branding
- Award-winning creative director, brand strategist, copywriter
- Developed the Music City Tourism Brand
- Created the Gulf Shores & Orange Beach Tourism Brand

As a brand strategist and creative director whose work includes more than 50 county, municipal and destination brands around the country, Cindy was responsible for developing the Nashville Music City brand, taking into account how Nashville's number one asset and distinct point of difference could be leveraged against its role as a state capital, including creating a major launch campaign that educated stakeholders on how to engage and promote the brand at the grassroots level. Her work on county and municipal brand development includes Allegany County, MD, Shenandoah County, VA, Arapaho County, CO, Maple Valley, WA, Douglasville, GA and Independence, MO, as well as the creation of the brand for The Kentucky Wildlands, a 41-county region in eastern KY. She has created strategic brands for Fargo, ND, Gulf Shores & Orange Beach, AL, and Ascension, Livingston and St. Mary's Parishes in LA.

Thank you!