RESOLUTION NUMBER 15

(SERIES 2023)

A RESOLUTION APPROVING THE PRELIINARY PLAT FOR THE VANTAGE SUBDIVISION, 7th FILING IN THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO.

WHEREAS, the Town of Berthoud, Colorado is a statutory municipality duly organized and existing as a body corporate and politic on the laws of the State of Colorado; and

WHEREAS, the Town of Berthoud, Colorado has established procedures and criteria to approve requests for Minor Subdivisions as found in Section 6, Chapter 30 of the Municipal Code; and

WHEREAS, the Neighborhood Master Plan was approved in 2002 and serves as the neighborhood vision document to guide future applications for filings and phases; and

WHEREAS, the applicant has submitted an application to subdivide Tract A into 60 lots and 6 Tracts in through the Preliminary Plat process consistent with the processes and procedures found in Section 6, Chapter 30 of the Municipal Code for consideration and paid the applicable land use fees; and

WHEREAS, the Berthoud Planning Commission, at their June 8, 2023 public hearing found the request to be consistent with the criteria for approval found in the land use code, and voted unanimously to forward their recommendation to the Town Board of Trustees; and

WHEREAS, the Town Board of Trustees considered the applicant's request at their July 11, 2023 public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. Plan Approval. The Preliminary Plat for the 7th Filing of the Vantage Subdivision is hereby approved as shown in Exhibit A attached hereto.

Section 2. Interpretation: This Resolution shall be so interpreted and construed to effectuate its general purpose.

Section 3. Effective Date: The provisions of this Resolution shall take effect when the Preliminary Plat has been recorded.

OVERALL PLAN

TRACT N & P ENLARGEMENT

VICINITY MAP

LEGAL DESCRIPTION

PARCELS OF LAND BEING A PART OF VANTAGE SUBDIVISION SECOND FILING, VANTAGE SUBDIVISION THIRD FILING AND VANTAGE SUBDIVISION FOURTH FILING SITUATE WITHIN THE SECTION ELEVEN (11) AND SECTION FOURTEEN (14), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-NINE WEST (R.69W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LAND USE STATISTICS

TOTAL ACREAGE *	~34.9 ACRES
ROW ACREAGE *	~ 1.17 ACRES
DRIVE AND PARKING ACREAGE *	~1.93 ACRES
R1 ACREAGE	~5.11 ACRES
R1 PROPOSED DENSITY	N/A
R3 ACREAGE **	~29.8 ACRES
R3 PROPOSED DENSITY	4.3 DU/AC
OVERALL OPEN SPACE ACREAGE *	~23.0 ACRES
% OF SITE AS OPEN SPACE *	66.0%

NOTES:
* THIS CALCULATION INCLUDES TRACTS A, O AND P
** OPEN SPACE CALCULATIONS IN THE R3 TRACTS MAY REQUIRE ADJUSTMENTS AT THE TIME OF PLAT ONCE FINAL LOT LINES ARE DEFINED

REFER TO COMMUNITY POOL & PARK EXHIBIT FOR PARK REQUIREMENTS.

LAND USE SUMMARY

SINGLE FAMILY (50' X 110')	24 LOTS
DUPLEX LOTS	(53 BUILDINGS) 106 LOTS
PROJECT TOTAL	130 LOTS

SUBDIVISION IDENTITY

SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED: 6

THE SUBDIVISION IDENTITY ELEMENTS TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF PLAT. A MINIMUM OF 6 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. PLAYGROUND	1
3. POOL	2
4. COMMUNITY BUILDING	2
5. ALLEY LOADED STREETS	2
6. POLLINATOR GARDEN	1
TOTAL :	9

SHEET INDEX

GROUP

VANTAGE

Neighborhood Master Plan

Berthoud, Colorado

D.R. HORTON dba MELODY HOMES INC

9555 E. KINGSTON CT
ENGLEWOOD, CO 80112

APPROVED

REVISIONS 12.8.21

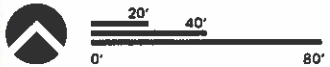
OCTOBER 8, 2021

SHEET 1

Vantage 5 acre Park - Required Site & Amenity Elements			
		Required	Provided
Parking Calculation			
	Pool & Pool Deck = 6,964 s.f. (6964 / 3) * 1000	21 spaces	21 Off-street 2 Van ADA 40 Street Parking
Neighborhood Park Development Required Elements			
LIST A - REQUIRED COMPONENTS		PROVIDED	
	Electricity	Provided	
	Irrigation	Provided	
	Security Lighting	Mix of Architectural, Bollard, and Pedestal Lighting	
	Trash Receptacles (min. 2 per acre)	5.11 Acres = 11 Trash Receptacles	
	Water Services	Provided	
	Bike Racks	2 Bike Racks	
	Landscaping	Provided	
LIST B - (3) PRE-SELECTED COMPONENTS		PROVIDED	
#3	15,000 sf turf min. play area	42,098 SF	
#4	10,000 sf min. natural area	63,396 SF	
#5	Loop walk (min. 2000 lf)	2,144 LF	
LIST D - (2) SPECIALTY COMPONENTS		PROVIDED	
#1	Commercial Grade Playground	Provided	
#2	Outdoor Pool	Provided	
#9*	Community Building	Provided	
LIST E - (3) COMFORT & CONVENIENCE FEATURES		PROVIDED	
#1*	BBQ Grills (min. one per every 2 tables)	(2) Picnic Tables / (2) BBQ grills	
#2*	Benches (min. 1 per half acre)	5.11 Acres = 11 Benches	
#5	Restrooms with plumbing (Counts as 3)	Provided	
#6*	Shade Structure for Components from List D	(1) for Playground (1) for Pool Area	
Outdoor Showers			
	(3) Outdoor Shower Required/Provided		

1. Parking Requirement: 3 spaces per 1,000 s.f. of Pool & Pool Deck (@5' min) Area
2. (*) Extra Components, above required # of elements

Open Space / Detention Calculations			
Total Site Acreage	5.11	AC	100%
Open Space	0.96	AC	18.8%
Detention	2.48	AC	48.5%
Total Open Space Provided	3.44	AC	67.3%
Total Open Space Required	0.51	AC	10.0%
Open Space / Parks / Detention Summary			
Park Space Provided	0.41	AC	8.0%
Open Space Provided	0.96	AC	18.8%
Detention Provided	2.48	AC	48.5%
Total	3.85	AC	75.3%
Open Space Elements			
2 Elements Required			
2+ Elements Provided			
Usable Detention Area (2.48 acres)			
Dog Park, Landscape areas, Benches, Permanent Irrigation, Open Lawn, Shade Shelters			



Community Pool & Park Berthoud, Colorado

Vantage - Neighborhood Master Plan, 12.08.2021

pcs group

PRELIMINARY PLAT OF

VANTAGE SUBDIVISION SEVENTH FILING

A REPLAT OF TRACT A, VANTAGE SUBDIVISION THIRD FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER OF SECTION 14, 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 owners of VANTAGE SUBDIVISION SEVENTH FILING located in the Southwest Quarter of Section 11 and the Northwest Quarter of Section 14, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Tract A, Vantage Subdivision Third Filing.

The above described tracts contain 861,775 square feet or 19.785 acres more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of VANTAGE SUBDIVISION SEVENTH FILING, and by these presents do dedicate to the Town of Berthoud as for example 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 easements and all numerable within or underlying said lands, as are created hereby, and depicted on, by note, referenced hereon, along with the right to install, maintain, replace and operate mains, transformers, lines, service lines, and appurtenances, either directly or through the Town or public utilities, as may be necessary to provide such utility, cable television, water, electric, natural gas and sanitary sewer services within this subdivision or property contiguous thereto, through, over, under, and across streets, alleys, and other easements, and other public places shown on the plat.

OWNER: ALC Valkerthoud LLC
a Colorado limited liability company

BY: Vacant Land Colorado, LLC, a Colorado
limited liability company, Manager

BY: _____
William R. Zoch, General Manager

STATE OF COLORADO)
) SS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by William R. Zoch as General Manager of Vacant Land Colorado, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires _____

_____
Notary Public

LIENHOLDER: Great Western Bank

BY: _____

STATE OF COLORADO)
) SS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ as _____ of Great Western Bank.

Witness my hand and official seal.

My commission expires _____

_____
Notary Public

RIGHT TO FARM STATEMENT:

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

SITE SPECIFIC DEVELOPMENT PLAN:

This plat constitutes a site specific development plat as defined in Article 68 of Title 24, C.R.S., as amended, and Chapter 19 of the Berthoud Development Code, available at the Berthoud Town Hall, 807 Mountain Ave., Berthoud, Colorado 80513.

APPROVAL CERTIFICATE:

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

_____
Chairperson

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

_____
Mayor

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

ATTEST: _____
Town Clerk

Notes:

1) The Basis of Bearings is the South line of the Southwest Quarter of Section 11, Township 4 North, Range 69 West of the 6th P.M. as bearing North 89° 41' 00" East, with the West 1/4 corner of Section 11 being a 3 1/4" aluminum cap on rebar, stamped LS 32624, and the South Quarter corner of Section 11 being a 2 1/2" aluminum cap, stamped LS 21360.

2) All information regarding easements, rights-of-way, or title of record, Northern Engineering relied upon Commitment No. 100-H2100121-012-H2 dated April 24, 2023, prepared by Land Title Guarantee Company.

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

4) All previous lot lines, rights-of-way, and easements as shown and dedicated on Tract A, Vantage Subdivision Third Filing recorded at Reception Number 20070032429, of the Larimer County Clerk and Recorder, which are located within the boundary lines of this plat are hereby vacated upon recordation of this plat and dedicated as shown hereon.

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

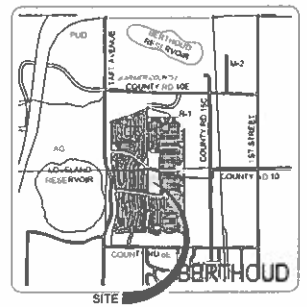
6) Any easements created by separate document and shown hereon are for reference purposes only. Refer to recorded document for specific location and terms.

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

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

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

10) Subject property is zoned R3.



NORTH VICINITY MAP 1" = 2000'

DEVELOPER/CLIENT
William Zoch
ALC Valkerthoud LLC
8678 Carey Court
Stockton, CA 95212
(209) 405-1256

SITE ENGINEER
Stephanie Thomas, PE
Northern Engineering Services, Inc.
301 N. Howes Street, Suite 100
Fort Collins, CO 80521
(970) 568-3412

PLANNER/ LANDSCAPE ARCHITECT
Kristen Tunnell
TB Group
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

SITE SURVEYOR
Northern Engineering Services, Inc.
Rob Teasely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR'S STATEMENT:

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

DRAFT
4-26-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING, PURPOSES OR IMPLEMENTATION

For and on behalf of
Robert C. Teasely, PLS
Colorado Registered Land Surveyor No. 38470

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

SECTION 11 & 14 | TOWNSHIP 4N | RANGE 69W | 6TH P.M. | TOWN OF BERTHOUD

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS, GREELEY | PUEBLO, CO | WWW.NORTHERNENG.COM

PROJECT: 19-1015 | DATE: 4/26/23 | SCALE: As shown | DESIGNED BY: R. Teasely | DRAWN BY: L. Sabo | CHECKED BY: C.F.C. Horton

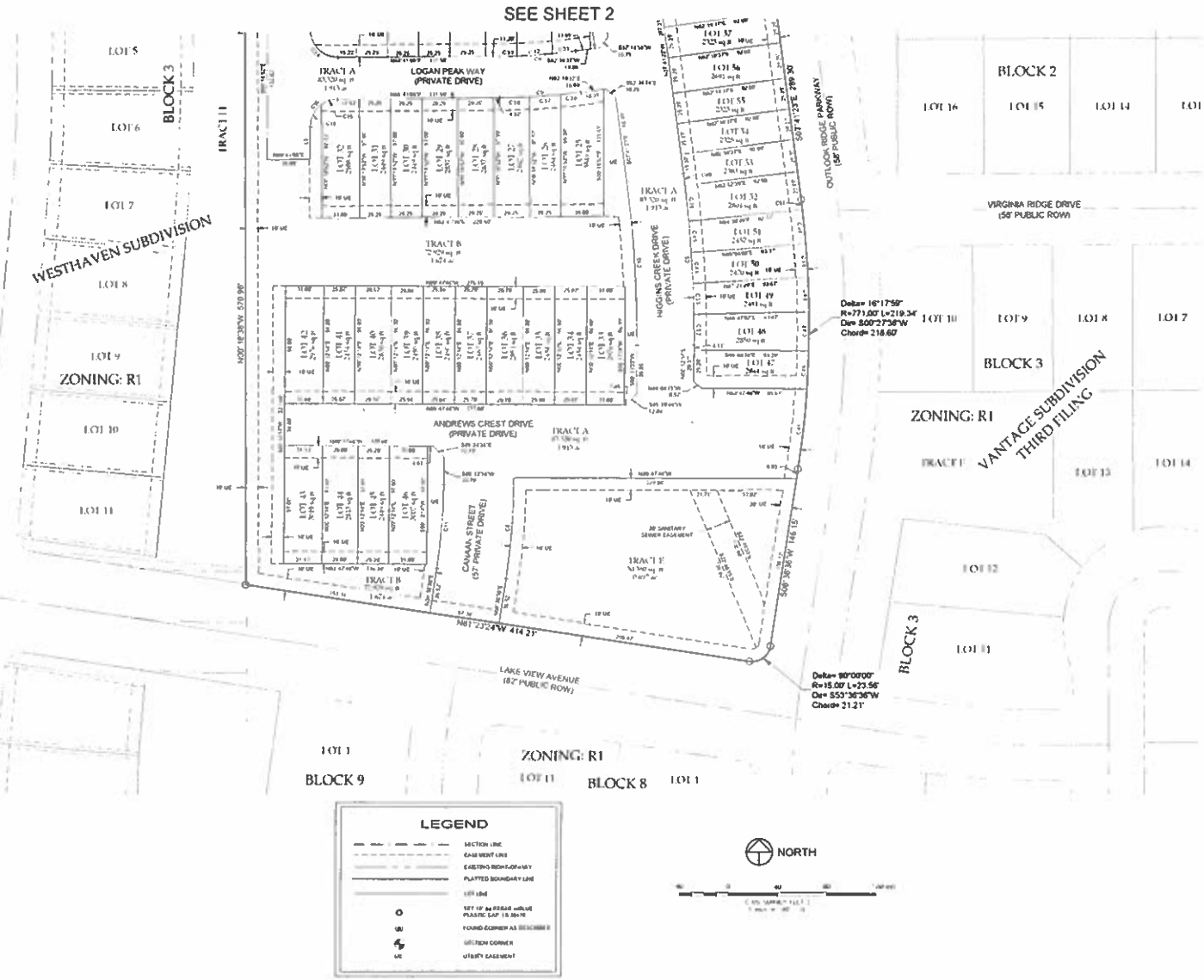
PRELIMINARY PLAT OF
VANTAGE SUBDIVISION SEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 1 Of 3 Sheets

PRELIMINARY PLAT OF

VANTAGE SUBDIVISION SEVENTH FILING

A REPLAT OF TRACT A, VANTAGE SUBDIVISION THIRD FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



LINE TABLE		
LINE	LENGTH	BEARING
L1	29.62'	S89° 18' 52"W
L2	29.68'	S89° 18' 52"E
L3	29.56'	S89° 18' 52"E
L4	11.62'	S72° 38' 35"W
L5	4.98'	N82° 18' 37"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°15'00"	15.00'	23.63'	N29°26'41"W	21.27'
C2	16°17'59"	771.00'	219.34'	N81°27'36"E	218.60'
C3	1°22'31"	529.50'	12.26'	N88°58'52"W	12.26'
C4	9°15'42"	171.50'	27.72'	N85°31'32"E	27.69'
C5	2°58'32"	961.00'	49.91'	N82°46'39"E	49.90'
C6	5°58'28"	634.14'	66.13'	N86°08'58"E	66.10'
C7	82°37'26"	61.00'	110.00'	N00°09'09"E	100.58'
C8	7°22'31"	961.00'	42.12'	N85°59'52"E	42.12'
C9	7°22'31"	511.00'	65.81'	N85°59'52"E	65.77'
C10	9°58'27"	479.00'	83.37'	N84°26'26"E	83.26'
C11	9°58'27"	471.00'	81.97'	N84°26'26"E	81.87'
C12	12°44'27"	22.61'	12.26'	N73°45'39"W	12.06'
C13	33°55'57"	27.00'	15.26'	N73°08'08"E	15.47'
C14	13°44'49"	1066.00'	255.71'	S71°05'11"E	255.06'
C15	26°44'00"	23.00'	10.84'	N71°18'08"E	10.74'
C16	53°34'00"	23.00'	26.00'	N26°18'08"E	25.06'
C17	7°52'04"	479.00'	65.81'	S85°31'27"E	65.76'
C18	2°45'21"	1066.00'	51.27'	S79°22'06"E	51.27'
C19	9°29'49"	1066.00'	182.28'	S81°30'38"E	182.07'
C20	84°17'00"	23.61'	22.00'	S38°26'41"E	21.21'
C21	90°00'00"	23.00'	25.00'	S38°36'36"E	24.20'
C22	15°07'52"	106.00'	28.00'	N21°12'40"W	28.71'
C23	15°22'05"	106.00'	28.39'	N36°47'41"W	28.30'
C24	17°29'57"	106.00'	32.36'	N51°19'08"W	32.23'
C25	11°09'26"	106.00'	20.65'	N65°26'52"W	20.62'
C26	10°24'57"	106.00'	19.26'	N76°27'57"W	19.24'
C27	12°08'31"	63.00'	11.96'	S77°10'58"E	11.94'
C28	90°00'00"	23.00'	23.00'	N38°23'24"W	20.71'
C29	2°17'46"	663.00'	26.58'	S80°27'31"W	26.58'
C30	9°25'14"	663.00'	109.03'	S85°19'08"W	108.91'
C31	1°39'29"	663.00'	19.17'	S89°51'26"W	19.16'
C32	90°34'56"	23.00'	20.26'	N45°19'52"W	19.62'
C33	84°08'08"	23.00'	20.24'	N44°41'00"E	19.64'
C34	2°41'31"	617.00'	29.00'	N89°20'21"E	29.00'
C35	2°48'21"	617.00'	29.02'	N86°38'37"E	29.01'
C36	1°57'09"	617.00'	42.08'	N83°14'32"E	42.08'
C37	1°39'29"	663.00'	29.86'	S89°58'16"W	29.86'
C38	1°39'29"	663.00'	29.86'	S88°18'47"W	29.86'
C39	8°34'02"	663.00'	49.87'	S82°26'32"W	49.87'
C40	4°51'45"	179.00'	15.17'	S85°36'41"W	15.17'
C41	8°43'44"	529.00'	10.67'	S89°19'41"E	10.67'
C42	90°34'56"	23.00'	20.26'	N45°19'52"W	19.62'
C43	90°00'00"	23.00'	20.24'	N44°41'00"E	19.64'
C44	5°29'31"	663.00'	25.25'	S89°21'15"W	25.25'
C45	5°29'36"	663.00'	25.26'	S84°48'19"W	25.26'
C46	2°17'45"	771.00'	30.94'	S82°39'44"W	30.94'
C47	3°29'01"	771.00'	31.03'	S89°34'36"W	31.02'
C48	2°03'35"	771.00'	27.66'	S87°59'53"E	27.66'
C49	2°02'56"	771.00'	27.57'	S85°56'17"E	27.57'
C50	2°02'56"	771.00'	27.56'	S83°53'22"E	27.56'
C51	0°30'26"	771.00'	6.82'	S82°22'11"E	6.82'
C52	2°45'13"	663.00'	26.30'	S89°35'43"W	26.30'
C53	2°39'31"	663.00'	26.34'	S86°55'49"W	26.34'

DRAFT

4-26-23

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

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

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT

SECTION 11 & 14 | TOWNSHIP 4N | RANGE 69 W of 6th PM

PREPARED BY: A. Smith | DATE: 04 March | CHKD: M. Penny | APPROVED BY: M. Penny | DATE: 04 March

PRELIMINARY PLAT OF
VANTAGE SUBDIVISION SEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 3 Of 3 Sheets

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, COLORADO DEPARTMENT OF TRANSPORTATION, MOUNTAIN VIEW FIRE PROTECTION DISTRICT REQUIREMENTS, AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS AND PERMITS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE MOUNTAIN VIEW FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.

3. THE CONTRACTOR SHALL OBTAIN AT HIS OWN EXPENSE ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.

4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED TOWN OF BERTHOUD PERSONNEL.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN ENGINEER, GEOTECHNICAL ENGINEER, AND ALL UTILITY OWNERS AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.

6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE TOWN CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION.

7. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR TOWN APPROVAL BY THE TOWN OF BERTHOUD PRIOR TO CONSTRUCTION AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" PART VI FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MUTCD WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.

8. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, SIZE, TYPE AND LOCATION OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ALONG THE ROUTE OF THE WORK. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE TOWN OF ANY DISCREPANCIES. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM TOWN ENGINEER AND THE UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC.), WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE TOWN ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987 OR 811).

9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES, OR TO ANY EXISTING STRUCTURE. WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS, THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS, NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED TOWN PERSONNEL.

12. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, WITHIN 48 HOURS OF PROJECT COMPLETION.

13. PRIOR TO THE BEGINNING OF WORK, A PRECONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE TOWN, THE RESPONSIBLE PARTY WHO IS SCHEDULED TO PERFORM THE WORK, THE DESIGNATED ON-SITE FIELD REPRESENTATIVE, THE CONSULTING ENGINEER OR LANDSCAPE PROFESSIONAL, AND ANY OTHER ENTITIES INVOLVED IN THE CONSTRUCTION.

14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. THE TOWN OF BERTHOUD MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY THE TOWN OF BERTHOUD.

15. DEVELOPMENT PHASING OF ANY PROJECT MUST BE SHOWN ON THE CONSTRUCTION PLANS APPROVED BY THE TOWN ENGINEER AND MADE A PART OF THE APPLICATION PROCEDURE. NO PHASING SHALL BE PERMITTED UNLESS THIS REQUIREMENT HAS BEEN ADHERED TO.

16. NO WORK SHALL BEGIN UNTIL THE INSTALLING RESPONSIBLE PARTY IS IN POSSESSION OF AN APPROVED SET OF PLANS AND THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS AND ALL NECESSARY PERMITS FOR THE IMPROVEMENTS HAS BEEN ISSUED BY THE TOWN. TOWN ENGINEERING'S APPROVAL SHALL BE FOR GENERAL CONFORMITY TO THE UTILITY SPECIFICATIONS AND SHALL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIAL OR EQUIPMENT NOR SHALL SUCH APPROVAL RELIEVE THE RESPONSIBLE PARTY, CONSULTING ENGINEER, OR LANDSCAPE ARCHITECT OF THEIR RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.

17. THE RESPONSIBLE PARTY SHALL FURNISH REASONABLE AID AND ASSISTANCE REQUIRED BY THE TOWN ENGINEER FOR THE PROPER EXAMINATION OF THE MATERIALS AND WORK. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ANY WORK NOT ACCEPTED BY THE TOWN ENGINEER SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE TOWN ENGINEER RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBEYED AT ONCE BY THE RESPONSIBLE PARTY. THE TOWN SHALL NOT SUPERVISE LAY OUT WORK OR GIVE LINE AND GRADE STAKES.

18. THE MATERIALS USED IN PROJECTS SHALL BE NEW AND SUBJECT TO THE INSPECTION AND APPROVAL OF THE INSPECTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL WITH THESE STANDARDS. NO MATERIAL SHALL BE USED BEFORE BEING INSPECTED AND APPROVED BY THE INSPECTOR. FAILURE OR NEGLECT ON THE PART OF THE INSPECTOR TO CONDEMN OR REJECT INFERIOR MATERIALS OR WORK SHALL NOT BE CONSTRUED TO IMPLY THEIR ACCEPTANCE SHOULD THEIR INFERIORITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO REJECT DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE RESPONSIBLE PARTY SHALL CORRECT THE DISCREPANCIES IN QUESTION.

19. WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE RESPONSIBLE PARTY SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS AND CONSTRUCTION FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE TOWN ENGINEER. IN THE EVENT THE RESPONSIBLE PARTY FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE TOWN ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE RESPONSIBLE PARTY.

20. INSPECTION SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM ANY OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND CORRECTED BY THE RESPONSIBLE PARTY AT HIS SOLE EXPENSE WHENEVER SO ORDERED BY THE TOWN ENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION.

21. EXCEPT IN CASES OF EMERGENCY, MAINTENANCE, OR PROTECTION OF WORK ALREADY COMPLETED, NO WORK SHALL BE ALLOWED BETWEEN THE HOURS OF 7 P.M. AND 7 A.M., NOR ON SATURDAY, SUNDAY, OR LEGAL HOLIDAYS UNLESS APPROVED BY THE TOWN ENGINEER IN EACH CASE. WHEN ANY INSPECTOR IS REQUIRED TO WORK OUTSIDE THE HOURS OF 7 A.M. TO 4 P.M. ON REGULAR TOWN BUSINESS DAYS, OVERTIME SHALL BE CHARGED TO THE RESPONSIBLE PARTY. HOWEVER, SUCH INSPECTORS SHALL REMAIN EMPLOYEES OF THE TOWN FOR ALL PURPOSES. REQUESTS FOR OVERTIME SHALL BE MADE TO THE TOWN ENGINEER AT LEAST 48 HOURS IN ADVANCE. PAYMENT FOR SUCH OVERTIME WORK SHALL BE MADE TO THE TOWN PRIOR TO FINAL ACCEPTANCE.

22. IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT ALONG WITH THE TOWN ENGINEER, THE INSTRUCTIONS GIVEN BY THE TOWN ENGINEER SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS.

23. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.

24. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.

25. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.

26. THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS") FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT FLOWLINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S., MANHOLE, PIPE AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. FINAL AS-BUILT PLANS PREPARED BY THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE TOWN OF BERTHOUD.

27. IF A FOUNDATION UNDERDRAIN SYSTEM IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE FOLLOWING STATEMENT SHALL BE INCLUDED IN THE DRAWINGS:

a. "THE FOUNDATION UNDERDRAIN SYSTEM IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR ITS ASSIGNS. THE TOWN IS NOT RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF SAID SYSTEM."

B. GRADING NOTES

1. CONSTRUCTION SHALL ADHERE TO THE FOLLOWING SEQUENCE UNLESS OTHERWISE SPECIFIED BY THE TOWN ENGINEER: SANITARY SEWER INSTALLATION, WATER MAIN INSTALLATION, CURB AND GUTTER INSTALLATION, WATER SERVICE INSTALLATION.

2. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE TOWN OF BERTHOUD PRIOR TO FINAL ACCEPTANCE.

3. ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A TOWN REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.

4. DEVELOPER AND BUILDER SHALL REGULARLY PATROL THE PUBLIC LANDS ADJACENT TO THE DEVELOPMENT TO REMOVE CONSTRUCTION DEBRIS AND KEEP THE SITE CLEAN AND SAFE.

5. ALL SITE GRADING, EXCAVATION, EMBANKMENT, AND COMPACTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS' LATEST EDITION. A CDPS GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES SHALL BE OBTAINED PRIOR TO ANY GRADING BEING PERFORMED ON SITES ONE (1) ACRE OR LARGER IN SIZE. THESE PERMITS CAN BE OBTAINED FROM THE STATE WATER QUALITY CONTROL DIVISION.

6. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

7. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROPER MEASURES TAKEN TO CONTROL EROSION AND SEDIMENT MOVEMENT.

8. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.

9. PERMANENT SLOPES SHALL NOT EXCEED 4:1 IN VIEW AREAS TO BE SEEDED OR RETAINING WALLS SHALL BE REVIEWED AND APPROVED BY SEPARATE APPLICATION TO THE TOWN OF BERTHOUD.

10. THIS EROSION AND SEDIMENT CONTROL PLAN HAS BEEN SUBMITTED TO THE TOWN OF BERTHOUD AND IS IN GENERAL CONFORMANCE WITH THE TOWN'S EROSION CONTROL STANDARDS. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PROPOSED EROSION CONTROL MEASURES DO NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS EROSION CONTROL PLAN AND THE OBLIGATION OF THE LANDOWNER SHALL RUN WITH THE LAND UNTIL SUCH TIME AS THE EROSION CONTROL PLAN IS PROPERLY COMPLETED, OFFICIALLY MODIFIED, OR VOIDED.

C. WATER NOTES

1. ALL WATER MATERIALS, CONSTRUCTION, AND TESTING SHALL MEET THE REQUIREMENTS OF BERTHOUD STANDARDS AND SPECIFICATIONS AND THE BERTHOUD FIRE PROTECTION DISTRICT SPECIFICATIONS.

2. FIRE HYDRANT SPECIFICATIONS
   a. ALL FIRE HYDRANTS WILL BE MUELLER.
   b. ALL HYDRANTS WILL HAVE A FIVE AND ONE-QUARTER (5-1/4) INCH OR LARGER VALVE OPENING, TWO (2) TWO AND ONE-HALF (2-1/2) INCH HOSE NOZZLES, ONE (1) PUMPER NOZZLE AND SIX (6) INCH OR LARGER MECHANICAL JOINT INLET.
   c. ALL NOZZLES SHALL HAVE NATIONAL STANDARD THREADS.
   d. THE HYDRANT SHALL BE OF TRAFFIC HAZARD TYPE WITH SAFETY FEATURES WHICH WILL PREVENT BARREL BREAKAGE.
   e. SPECIFICATIONS FOR THE OPERATING NUT AND STUBS AND CAPS SHALL BE ONE (1) INCH SQUARE OR PENTAGON AND OPEN RIGHT.

3. WATER SERVICE LINE SPECIFICATIONS
   a. CORPORATION STOPS SHALL HAVE INLET THREADED CC TYPE, OUTLET COPPER COMPRESSION OR FLARE. NO SOLDERING WILL BE ALLOWED.
   b. SERVICE SADDLES SHALL BE "O" RING GASKET, DOUBLE BAND OR NINGE PIN CC THREAD. ¾ INCH – 2 INCH COPPER.
   c. CURB STOP STYLE SHALL BE COMPRESSION OR FLARED COPPER BOTH ENDS. MINNEAPOLIS PATTERN VALVE THREADS AROUND TO ALLOW MINNEAPOLIS STYLE CURB BOX.
   d. CURB BOX SHALL HAVE MINNEAPOLIS BASE EXTENSION TYPE CURB BOXES. CAST IRON LID AND BASE WITH BRASS PENTAGON HEAD PLUG USING A [illegible] INCH UPPER SECTION.

4. ALL WATER VALVES SHALL OPEN LEFT.

5. THE MINIMUM COVER OVER THE WATER LINE IS 5 FEET AND THE MAXIMUM COVER IS 6 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE TOWN.

6. PRIOR TO INSTALLATION OF WATER MAINS, ROADWAY CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE "SUBGRADE" STATE. SUBGRADE IS DEFINED AS AN ELEVATION OF NO MORE THAN SEVEN (7) INCHES BELOW THE FINISHED STREET GRADE. ALL VALVE BOXES AND FIRE HYDRANTS WILL BE ADJUSTED TO THE FINAL FINISHED GRADE BY THE CONTRACTOR.

7. BEFORE ANY TAPS ARE MADE FROM MAINS, APPLICATIONS FOR THE TAPS MUST BE RECEIVED AND APPROVED BY THE TOWN.

8. TRACER WIRE SHALL BE USED FOR ALL NON-METALLIC WATER MAINS. TRACER WIRE SHALL BE BROUGHT UP TO TEST STATIONS AT ALL FIRE HYDRANTS.

9. PVC WATER MAINS SHALL BE AWWA C900 DR 18.

10. ALL WATER SERVICES SHALL BE TYPE K COPPER.

11. CONTRACTOR TO CONTACT BUILDING DEPARTMENT PRIOR TO INSTALLATION OF METER SETTER.

D. SANITARY NOTES

1. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE TOWN OF BERTHOUD STANDARDS AND SPECIFICATIONS AND WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED TOWN OF BERTHOUD PERSONNEL.

2. NEW SEWER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 SDR-35 PIPE AND IN ACCORDANCE WITH THE ABOVE REFERENCED SPECIFICATIONS.

3. CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.

4. THE CONTRACTOR SHALL NOTIFY THE TOWN A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION OR PRIOR TO RESUMING CONSTRUCTION AFTER A BREAK.

5. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION OUTSIDE DIAMETER TO OUTSIDE DIAMETER BETWEEN WATER MAINS AND ALL SEWER MAINS AND MANHOLES.

6. ALL SEWER MAINS CROSSING WATER MAINS WITH LESS THAN 18 INCHES OF SEPARATION SHALL BE ENCASED IN CONCRETE.

7. RIM ELEVATIONS SHOWN ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS ALL MANHOLES SHALL BE FINAL ADJUSTED AFTER PAVING SUCH THAT THE RIM IS ¼ TO ½ INCH BELOW FINISHED ASPHALT. MANHOLES IN UNPAVED AREAS SHALL BE SET SO THAT THE RIM IS 6 INCHES ABOVE FINISHED GRADE. BURIED MANHOLES ALLOWED IN CULTIVATED FIELDS AS APPROVED BY TOWN ENGINEER. AS-BUILTS SHALL REFLECT FINAL NORTHING, EASTING AND RIM ELEVATION OF ALL BURIED MANHOLES.

8. INVERT (AS-BUILT) DATA SHALL BE COLLECTED BY A LICENSED SURVEYOR ON EACH PIPE INVERT IN A MANHOLE. CENTER OF MANHOLE SURVEYING IS NOT ACCEPTABLE FOR SLOPE CALCULATIONS. RECORD DRAWINGS (AS-BUILTS) MUST DEMONSTRATE CONFORMANCE TO TOWN STANDARDS.

9. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS ON SITE AT ALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ACTUAL RECORD DRAWING DIMENSIONS AND DISTANCES AS WELL AS SERVICE LOCATIONS ON THESE PLANS AND SUBMITTING THEM TO THE ENGINEER FOR PREPARATION OF RECORD DRAWINGS. THESE DRAWINGS SHALL BE KEPT CURRENT AT ALL TIMES.

10. BEFORE ANY CONSTRUCTION COMMENCES, A PLUG SHALL BE INSTALLED TO PREVENT DRAINAGE THROUGH THE NEW SEWER LINE FROM ENTERING THE EXISTING SEWER LINE. THIS PLUG WILL BE INSTALLED IN THE MANHOLE WHICH CONNECTS NEW WORK WITH THE EXISTING AND MAY NOT BE REMOVED UNTIL SUBSTANTIAL ACCEPTANCE.

11. UNDERDRAINS IF INSTALLED ARE THE RESPONSIBILITY OF THE DEVELOPER. THE TOWN ASSUMES NO LIABILITY FOR ANY PORTION OF OR ANY DAMAGE CAUSED BY UNDERDRAINS. ABSOLUTELY NO PART OF AN UNDERDRAIN SYSTEM, INCLUDING CLEAN OUTS, WILL BE ALLOWED INSIDE OF SANITARY SEWER MANHOLES. ALL UNDERDRAINS SHALL BE INSTALLED BELOW THE SANITARY SEWER AND OFFSET TO THE SIDE. PIPE MATERIAL SHALL BE DIFFERENT COLOR THAN SANITARY SEWER.

12. NO SERVICE LATERALS SMALLER THAN 8-INCH IN DIAMETER SHALL ENTER MANHOLES.

13. SERVICE CROSSINGS OF CURB SHALL BE MARKED WITH A CUT "S" IN CURB FACE. PAINT IS NOT ACCEPTABLE. SERVICE SHALL BE EXTENDED INTO THE LOT A MINIMUM OF 10 FEET.

14. CONTRACTOR SHALL MARK THE END OF ALL SEWER SERVICES AND MAIN STUBS WITH A CARSONITE COMPOSITE UTILITY MARKER WITH MINIMUM OF FOUR FEET ABOVE GRADE, PAINTED GREEN.

15. ALL 8-INCH PIPES SHALL HAVE SQUEEGEE BEDDING UNLESS OTHERWISE SHOWN OR THE TOWN MAY APPROVE AN ALTERNATE BEDDING IN SPECIAL CASES. LARGER PIPES REQUIRE WASHED OR CRUSHED ROCK AS SHOWN IN THE CONSTRUCTION SPECIFICATIONS.

16. PRIOR TO APPROVAL, ALL SANITARY SEWER PIPES SHALL BE PRESSURE-TESTED PER ASTM C828. ALL MANHOLES SHALL BE VACUUM-TESTED PER [illegible].

17. PRIOR TO REMOVAL OF PLUGS AT MANHOLES, PIPE SHALL BE JET-CLEANED AND VACUUMED TO REMOVE DEBRIS AND VIDEOED. NOTICE SHALL BE GIVEN TO THE TOWN INSPECTOR ONE (1) WEEK PRIOR TO CLEANING. INSPECTOR MUST BE PRESENT DURING THE OPERATION. ONCE APPROVAL HAS BEEN GIVEN BY INSPECTOR, PLUGS MAY ONLY BE REMOVED AFTER CONDITIONAL ACCEPTANCE BY THE TOWN.

18. THE FINAL RECORDED PLAT AND RECORDED ADDRESS PLAT SHALL BE PROVIDED TO THE TOWN FOR CONDITIONAL ACCEPTANCE.

19. TWENTY (20) MONTHS AFTER CONSTRUCTION AND PRIOR TO THE EXPIRATION OF WARRANTY, THE DEVELOPER SHALL CAMERA/VIDEO THE SANITARY SEWER LINES AND PROVIDE A DVD TO THE TOWN FOR REVIEW.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below. Call before you dig.

REVIEW SET
NOT FOR CONSTRUCTION

NORTHERN ENGINEERING

VANTAGE SUBDIVISION 7TH FILING

GENERAL & CONSTRUCTION NOTES

Sheet CS2

REVIEW SET
NOT FOR CONSTRUCTION

NORTHERN ENGINEERING

VANTAGE SUBDIVISION 7TH FILING

CIVIL SITE PLAN

Sheet CSP1 4 of 27

NORTH

VICINITY MAP

LEGEND:

NOTES:

PROPOSED SIGNS:

CALL UTILITY NOTIFICATION CENTER OF COLORADO 811

MATCH LINE - SEE SHEET 5

VANTAGE SUBDIVISION 7TH FILING

OVERALL UTILITY PLAN

Sheet OU1 8 of 27

NORTHERN ENGINEERING

REVIEW SET NOT FOR CONSTRUCTION 06/26/23

NORTH

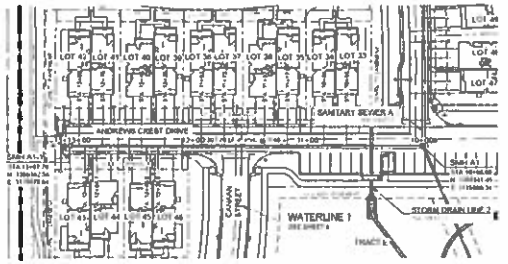
KEYMAP

LEGEND:

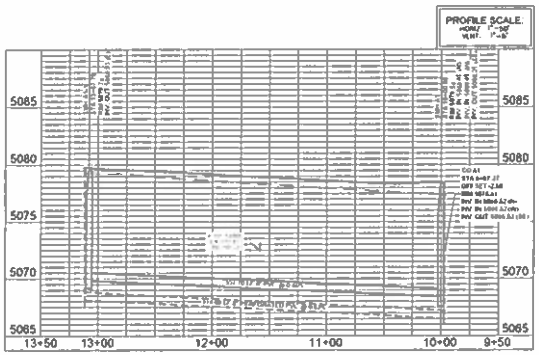
NOTES:

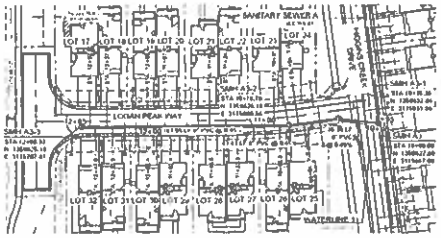
CALL UTILITY NOTIFICATION CENTER OF COLORADO 811 or 1-800-922-1987

OUTLOOK RIDGE PARKWAY
VIRGINIA RIDGE DRIVE
CROSS MOUNTAIN DRIVE
HIGGINS CREEK DRIVE
WATER AVENUE
SLUM RIVER ROAD
CANAAN STREET
ANDREWS CREST DRIVE
LAKE VIEW AVENUE
LOGAN PEAK WAY



SANITARY LINE A3





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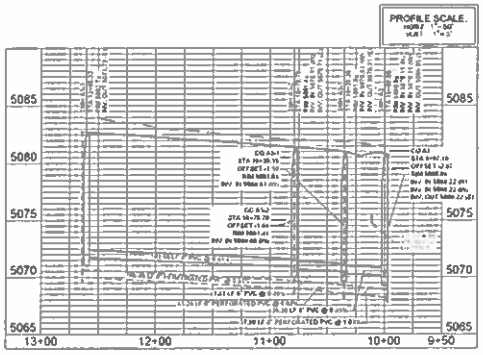

NORTH

LEGEND:

KEY MAP

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 RIGHT OF WAY
PROPOSED CURB & GUTTER
PROJECT BOUNDARY
PROPOSED RIGHT OF WAY
PROPOSED LOT LINE
EASEMENT LINE
PROPOSED TYPE-R STORM INLET

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND FACILITIES ARE APPROXIMATE WHEN SHOWN ON THE 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 SANITARY CONSTRUCTION SHALL BE TOWN OF BERTHOUD ENGINEERING AND DEPARTMENT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS LATEST EDITION
3. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO BE 0.01' BELOW PAVEMENT/FINISHED GRADE IF NECESSARY CONSTRUCTION ZONE TO BE ADJUSTED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BIC KYLE WHEEL PATH
4. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE DETERMINED BY ACQUISITION OF THE RESPECTIVE UTILITY PROVIDERS AND ARE SUBJECT TO CHANGE BY THE FIELD
5. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL TRUE DRAINS SANITARY SEWER AND WATER MAINS AND SERVICES
6. ALL SINGLE-FAMILY SANITARY SEWER SERVICES TO BE 4" PVC.
7. ALL SANITARY MANHOLES TO BE 48" UNLESS NOTED OTHERWISE.
8. REFER TO THE PLAT FOR ALL AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, RIGHT-OF-WAYS, EASEMENTS, OTHER EASEMENTS AND OTHER SURVEY INFORMATION

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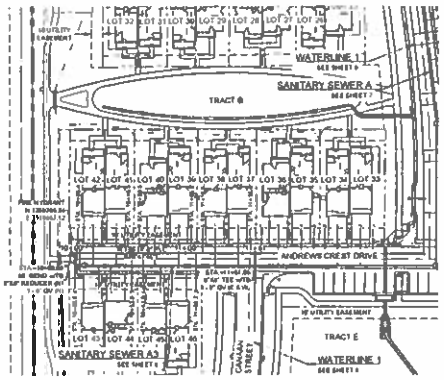
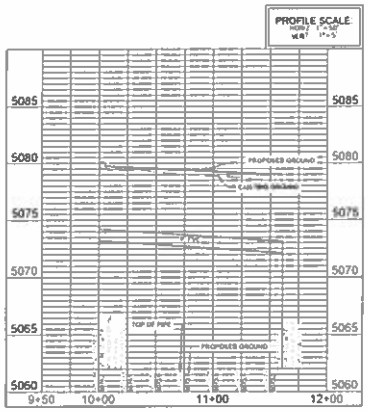
VANTAGE SUBDIVISION 7TH FILING

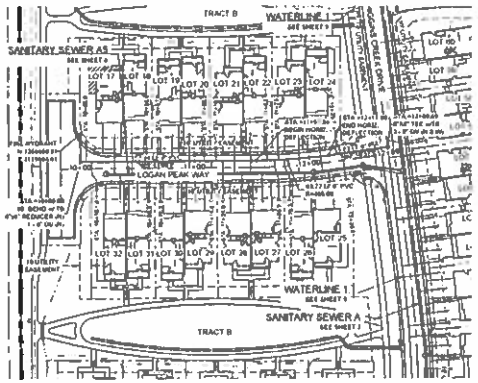
SANITARY LINE A
PLAN & PROFILE

Sheet
SS2
8 of 27



WATERLINE 2





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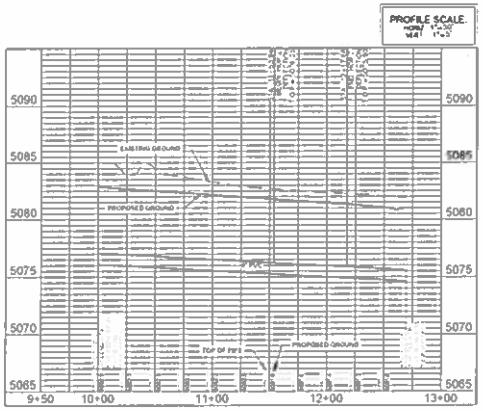
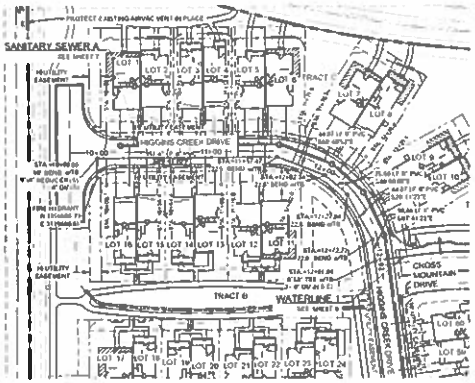
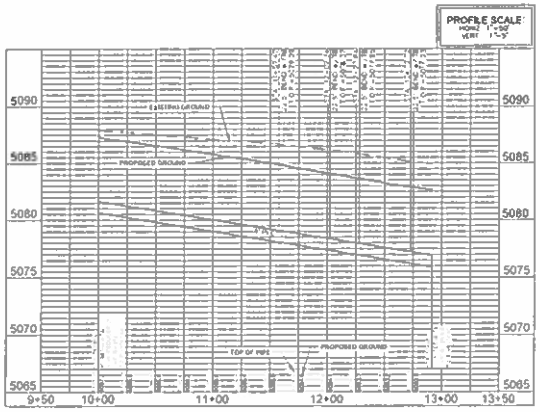
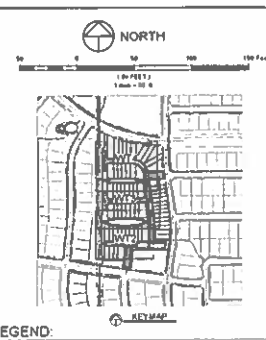




WATERLINE 4





KEY MAP

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 TELEPHONE
EXISTING GAS
EXISTING CABLE
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

NOTES:

1. THE SIZE TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHERE 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 DAMAGES TO UNDERGROUND UTILITIES.
2. ALL WATER CONSTRUCTION SHALL BE PER TOWN OF BERTHOUD ENGINEERING AND INFRASTRUCTURE DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS LATEST EDITION EXCEPT FOR THE STANDARDS RELATED TO THE WATER SERVICES WHICH SHALL BE PER TOWN 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 WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
4. ALL WATERLINE SHALL HAVE A MINIMUM OF 5' OF COVER FROM FINISHED GRADE TO TOP OF PIPE
5. PIPE LENGTH LABELS SHOWN IN PLAN VIEW REFER TO THE HORIZONTAL DISTANCE BETWEEN HORIZONTAL FITTINGS AND DO NOT ACCOUNT FOR VERTICAL BENDS OR DEFLECTIONS.
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. LENGTHS OF STREET CUTS ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN OF BERTHOUD ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN OF BERTHOUD STREET REPAIR STANDARDS.
10. ALL WATER SERVICES SHALL BE 1" UNLESS OTHERWISE NOTED.
11. TOP OF WATER METER TO BE PLACED AT A GRADE OF +6" FROM TOP BACK OF CURB.

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WATER LINE
PLAN & PROFILE

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NORTHERN ENGINEERING

VANTAGE SUBDIVISION 7TH FILING

OVERALL GRADING PLAN

Sheet OG1 12 of 27

NORTH

KEYMAP

LEGEND:

NOTES:

OUTLOOK RIDGE PARKWAY
CROSS MOUNTAIN DRIVE
VIRGINIA RIDGE DRIVE
HIGGINS CREEK DRIVE
WATER AVENUE
ANDREWS CREST DRIVE
CANAAN STREET
LAKE VIEW AVENUE
STORM DRAIN 1
STORM DRAIN 2
STORM DRAIN 3
STORM DRAIN 4
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
TRACT K
TRACT L
TRACT M
TRACT N
TRACT O
TRACT P
TRACT Q
TRACT R
TRACT S
TRACT T
TRACT U
TRACT V
TRACT W
TRACT X
TRACT Y
TRACT Z

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GRADING PLAN

Sheet G2
14 of 27

NORTH

JEFFERSON

LEGEND:

NOTES:

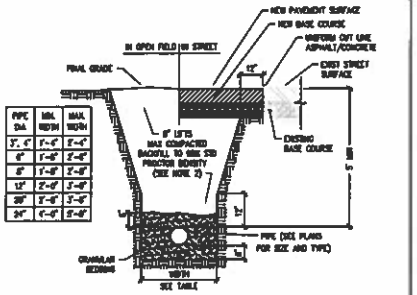
MATCH LINE - SEE SHEET 13

MATCH LINE - SEE SHEET 15

CROSS MOUNTAIN DRIVE

HIGGINS CREEK DRIVE

LOGAN PEAK WAY

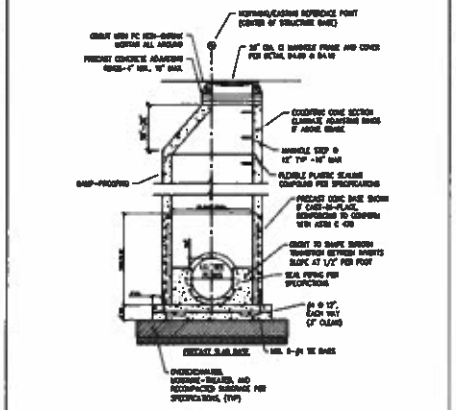


NOTES:
1. MINIMUM COVER 5' FOR WATER AND SANITARY SEWER
2. COMPACTED BACKFILL TO MIN 95% PROCTOR DENSITY IN NON-PAVING SURFACES AND 98% UNDER PAVEMENT
3. SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED, A CONCRETE CRADLE SHALL BE PLACED WITH 3000PSI CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE
4. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH LOCAL, STATE, FEDERAL, & OSHA SAFETY REGULATIONS
5. PAVING SHALL COMPLY WITH LOCAL AUTHORITY JURISDICTION

SCALE: NTS

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

100 / D1 TYPICAL TRENCH DETAIL

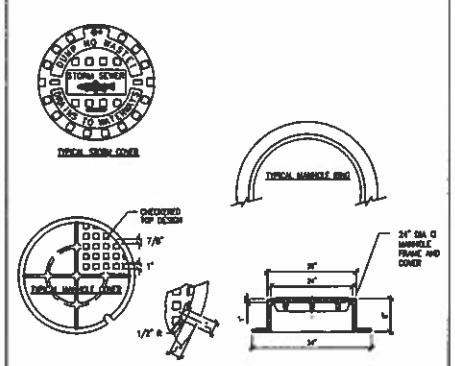


NOTES:
1. SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING OR SHAPING BASE CONCRETE.
2. BLOCK-OUTS WHICH APPROACH SHALL EXTEND A MAX OF 6" PAST MANHOLE OD AND BE SATISFACTORILY PLUGGED AND SEALED.
3. CONCRETE MANHOLE BASES MAY BE POURED IN PLACE ONLY WITH PRIOR APPROVAL.
4. ALL MORTAR SHALL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

SCALE: NTS

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

101 / D1 STANDARD MANHOLE

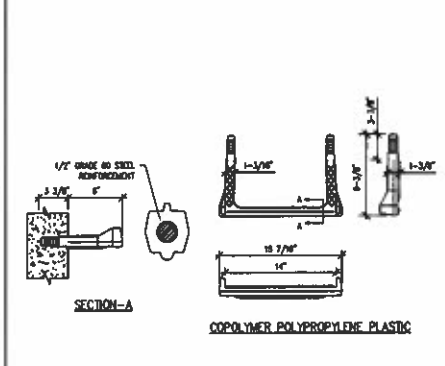


NOTES:
1. ASTM DESIGNATION A-48 CLASS 35B (UNPAINTED) W/ MIN TENSILE STRENGTH PER (CLASS 25)
2. 1-1/2" LETTERING ON COVER AS REQUIRED (WATER, SEWER, OR STORM). SEE STORM COVER DETAIL ABOVE FOR ADDITIONAL REQUIREMENTS
3. ALL BEARING SURFACES TO BE MATCHED
4. TOTAL MINIMUM WEIGHT APPROXIMATELY 450 LBS CAST IRON ONLY
5. LIFTING NOTCH SHALL NOT EXTEND PAST INSIDE FACE OF RING SEAT
6. MIN FRAME WEIGHT 235 LBS, MIN LID WEIGHT 165 LBS

SCALE: NTS

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

102 / D1 MANHOLE RING AND COVER - NON-BOLTED

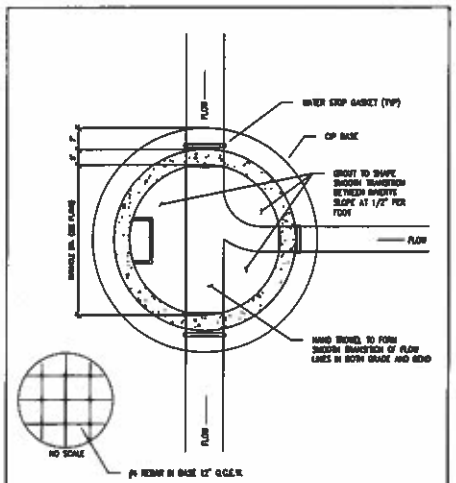


NOTES:
1. AS MANUFACTURED BY M.A. INDUSTRIES (M300, M.I. PS3-PF) OR APPROVED SUBSTITUTION SPACED AT 12" NOT GREATER THAN 16"

SCALE: NTS

TOWN OF BERTHOUD STANDARD DESIGN CRITERIA
GENERAL DETAILS
PLASTIC MANHOLE STEP
D0.06
DATE: 12/2020

103 / D1 PLASTIC MANHOLE STEP

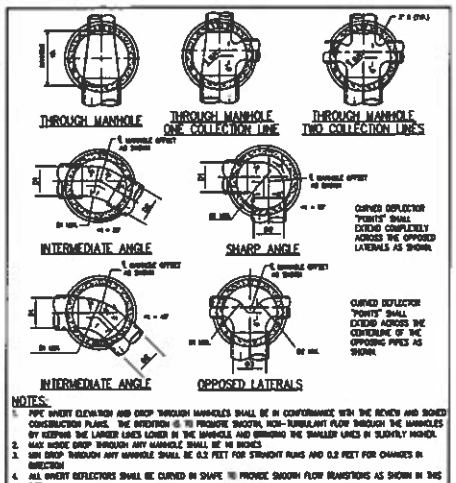


NOTES:
1. FLOW DIRECTION CHANGE 90 DEGREES, MINIMUM

SCALE: NTS

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

104 / D1 MANHOLE BASE

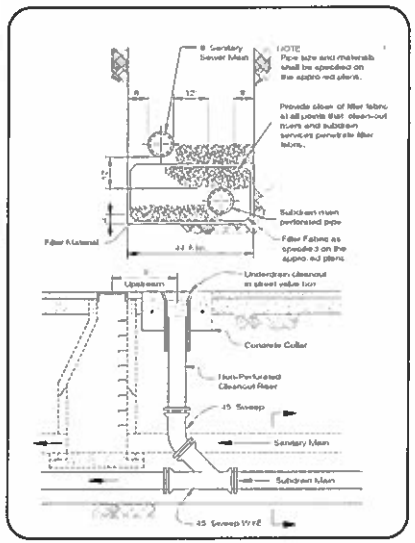


NOTES:
1. PIPE INVERT ELEVATION AND DROP THROUGH MANHOLES SHALL BE IN CONFORMANCE WITH THE REVIEW AND SIGNED CONSTRUCTION PLANS. THE INTENTION IS TO PROVIDE SMOOTH, NON-TURBULENT FLOW THROUGH THE MANHOLES BY KEEPING THE LARGER LINES LOWER IN THE MANHOLE AND MINIMIZING THE SMALLER LINES IN SLIGHTLY HIGHER.
2. MAX HOOK DROP THROUGH ANY MANHOLE SHALL BE NO INCHES
3. MIN DROP THROUGH ANY MANHOLE SHALL BE 0.2 FEET FOR STRAIGHT RUNS AND 0.2 FEET FOR CHANGES IN DIRECTION
4. ALL INVERT DEFLECTORS SHALL BE CURVED IN SHAPE TO PROVIDE SMOOTH FLOW TRANSITIONS AS SHOWN IN THIS DETAIL
5. MINIMUM ANGLE BETWEEN THE CENTERLINE OF ANY INCOMING PIPE AND THE CENTER OF THE OUTGOING PIPE SHALL BE 90 DEGREES
6. GROUT TO SHAPE SMOOTH TRANSITION BETWEEN INVERTS. SLOPE AT 1/2" PER FOOT.

SCALE: NTS

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

105 / D1 MANHOLE BASE AND DEFLECTOR



106 / D1 SUBDRAIN

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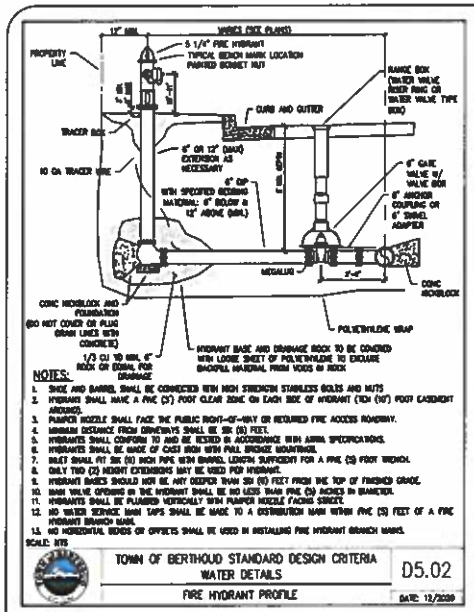
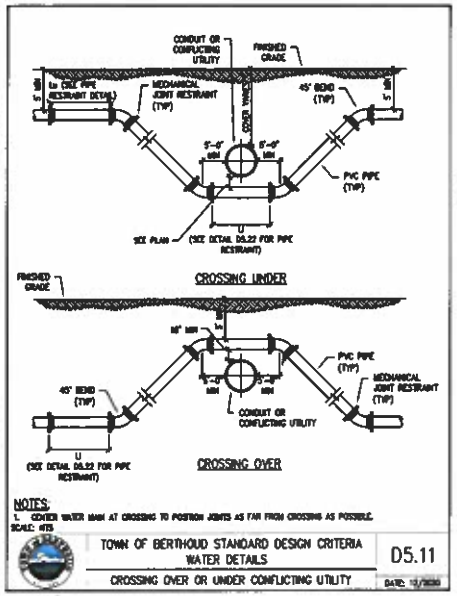


NOTES:
1. SHOE AND BARREL SHALL BE CONNECTED WITH HIGH STRENGTH STAINLESS BOLTS AND NUTS
2. HYDRANT SHALL HAVE A FIVE (5') FOOT CLEAR ZONE ON EACH SIDE OF HYDRANT (TEN (10') FOOT EASEMENT AROUND).
3. PUMPER NOZZLE SHALL FACE THE PUBLIC RIGHT-OF-WAY OR REQUIRED FIRE ACCESS ROADWAY.
4. MINIMUM DISTANCE FROM DRIVEWAYS SHALL BE SIX (6) FEET.
5. HYDRANTS SHALL CONFORM TO AND BE TESTED IN ACCORDANCE WITH AWWA SPECIFICATIONS.
6. HYDRANTS SHALL BE MADE OF CAST IRON WITH FULL BRONZE MOUNTINGS.
7. INLET SHALL PIT SIX (6) INCH PIPE WITH ENDED, LENGTH SUFFICIENT FOR A FIVE (5) FOOT WRENCH.
8. ONLY TWO (2) HEIGHT EXTENSIONS MAY BE USED PER HYDRANT.
9. HYDRANT BARES SHOULD NOT BE ANY DEEPER THAN SIX (6) FEET FROM THE TOP OF FINISHED GRADE.
10. MAIN VALVE OPENING IN THE HYDRANT SHALL BE NO LESS THAN FIVE (5) INCHES IN DIAMETER.
11. HYDRANTS SHALL BE PLUMBED VERTICALLY WITH PUMPER NOZZLE FACING STREET.
12. NO WATER SERVICE MAIN TAPS SHALL BE MADE TO A DISTRIBUTION MAIN WITHIN FIVE (5) FEET OF A FIRE HYDRANT BRANCH MAIN.
13. NO HORIZONTAL BENDS OR OFFSETS SHALL BE USED IN INSTALLING FIRE HYDRANT BRANCH MAINS.

SCALE: NTS

TOWN OF BERTHOUD STANDARD DESIGN CRITERIA
WATER DETAILS
FIRE HYDRANT PROFILE
D5.02
DATE: 12/2020

300 FIRE HYDRANT PROFILE

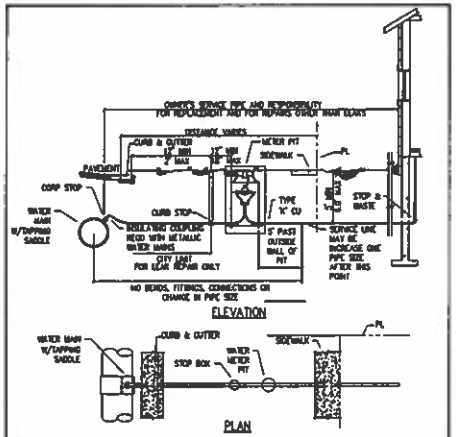


NOTES:
1. CENTER WATER MAIN AT CROSSING TO POSITION JOINTS AS FAR FROM CROSSING AS POSSIBLE.

SCALE: NTS

TOWN OF BERTHOUD STANDARD DESIGN CRITERIA
WATER DETAILS
CROSSING OVER OR UNDER CONFLICTING UTILITY
D5.11
DATE: 12/2020

301 CROSSING OVER OR UNDER CONFLICTING UTILITY

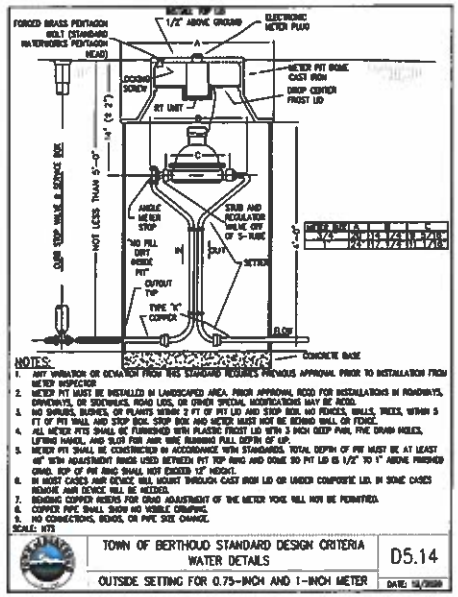


NOTES:
1. IF THERE IS A TREE LAWN, BOTH CURB STOP AND METER PIT MUST BE LOCATED BETWEEN CURB AND SIDEWALK
2. STOP BOX SHALL BE LOCATED IN A PUBLIC RIGHT-OF-WAY AS CLOSE TO CURB AS POSSIBLE, IN A LANDSCAPED AREA 24" FROM THE INLET SIDE OF THE METER PIT UNLESS PRIOR APPROVAL IS OBTAINED FROM THE TOWN. FOR A CURB STOP LOCATED BENEATH PAVEMENT, USE A ROADWAY BOX OVER STANDARD STOP BOX WITH A BOND BREAKER. THE CURB STOP CANNOT BE LOCATED BENEATH PARKING AREAS.
3. 2 FT CLEAR FROM THE WATER METER PIT AND STOP BOX LID FOR PLANTINGS, SHRUBS, AND BUSHES
4. 7 FT CLEAR FROM WATER METER PIT AND STOP BOX LID TO PROPERTY LINE

SCALE: NTS

TOWN OF BERTHOUD STANDARD DESIGN CRITERIA
WATER DETAILS
SERVICE LINE, STOP BOX, OUTSIDE METER INSTALLATION
D5.13
DATE: 12/2020

302 OUTSIDE SETTING FOR 0.75-INCH AND 1-INCH METER



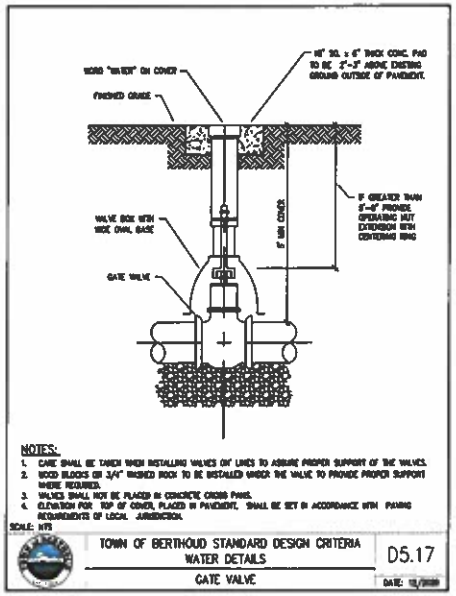
METER SIZE	A	B	C
3/4"	12"	12"	12"
1"	12"	12"	12"

NOTES:
1. ANY VARIATION OR DEVIATION FROM THIS STANDARD REQUIRES PREVIOUS APPROVAL PRIOR TO INSTALLATION FROM METER INSPECTOR
2. METER PIT MUST BE INSTALLED IN LANDSCAPED AREA. PRIOR APPROVAL NEED FOR INSTALLATIONS IN ROADWAYS, DRIVEWAYS, OR SIDEWALKS, ROAD LOG, OR OTHER SPECIAL MODIFICATIONS MAY BE NEED.
3. NO SHRUBS, BUSHES, OR PLANTS WITHIN 2 FT OF PIT LID AND STOP BOX, NO FENCES, WALLS, TREES, WITHIN 5 FT OF PIT WALL AND STOP BOX. STOP BOX AND METER MUST NOT BE BEHIND WALL OR FENCE.
4. ALL METER PITS SHALL BE FURNISHED WITH PLASTIC FROST LID WITH 3 INCH DEEP PAN, FIVE DRAIN HOLES, LIFTING HANDLE, AND SLOT FOR ANR WIRE RUNNING FULL DEPTH OF LID.
5. METER PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS. TOTAL DEPTH OF PIT MUST BE AT LEAST 48" WITH ADJUSTMENT RINGS USED BETWEEN PIT TOP RING AND DOME SO PIT LID IS 1/2" TO 1" ABOVE FINISHED GRAD. TOP OF PIT RING SHALL NOT EXCEED 12" HEIGHT.
6. IN MOST CASES ANR DEVICE WILL MOUNT THROUGH CAST IRON LID OR UNDER COMPOSITE LID. IN SOME CASES REMOVE ANR DEVICE WILL BE NEEDED.
7. REMOVE COPPER RISERS FOR GRAD ADJUSTMENT OF THE METER YOKE WILL NOT BE PERMITTED.
8. COPPER PIPE SHALL SHOW NO VISIBLE CRIMPING.
9. NO CONNECTIONS, BENDS, OR PIPE SIZE CHANGE.

SCALE: NTS

TOWN OF BERTHOUD STANDARD DESIGN CRITERIA
WATER DETAILS
OUTSIDE SETTING FOR 0.75-INCH AND 1-INCH METER
D5.14
DATE: 12/2020

303 OUTSIDE SETTING FOR 0.75-INCH AND 1-INCH METER

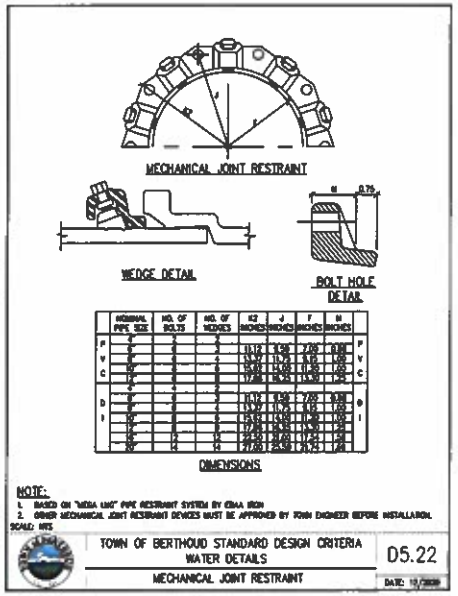


NOTES:
1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES ON LINES TO ASSURE PROPER SUPPORT OF THE VALVES.
2. WOOD BLOCKS OR 3/4" WASHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT WHERE REQUIRED.
3. VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS.
4. ELEVATION FOR TOP OF COVER, PLACED IN PAVEMENT, SHALL BE SET IN ACCORDANCE WITH PAVING REQUIREMENTS OF LOCAL JURISDICTION.

SCALE: NTS

TOWN OF BERTHOUD STANDARD DESIGN CRITERIA
WATER DETAILS
GATE VALVE
D5.17
DATE: 12/2020

304 GATE VALVE



NOMINAL PIPE SIZE	NO. OF BOLTS	NO. OF WEDGES	X2 INCHES	J INCHES	F INCHES	M INCHES	
4"	4	4	11.19	1.50	2.00	0.88	P
6"	6	4	14.27	1.50	2.00	0.88	V
8"	6	4	16.81	1.50	2.00	0.88	C
10"	8	4	19.88	1.50	2.00	0.88	
12"	8	4	22.12	1.50	2.00	0.88	D
14"	10	4	23.75	1.50	2.00	0.88	I
16"	10	4	25.88	1.50	2.00	0.88	
18"	12	4	27.62	1.50	2.00	0.88	
20"	12	4	29.75	1.50	2.00	0.88	
24"	16	4	33.62	1.50	2.00	0.88	

NOTE:
1. BASED ON "MEGA LUG" PIPE RESTRAINT SYSTEM BY EBAA IRON
2. OTHER MECHANICAL JOINT RESTRAINT DEVICES MUST BE APPROVED BY TOWN ENGINEER BEFORE INSTALLATION.

SCALE: NTS

TOWN OF BERTHOUD STANDARD DESIGN CRITERIA
WATER DETAILS
MECHANICAL JOINT RESTRAINT
D5.22
DATE: 12/2020

305 MECHANICAL JOINT RESTRAINT

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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NORTHERN ENGINEERING

VANTAGE SUBDIVISION 7TH FILING

WATERLINE DETAILS

Sheet
D3
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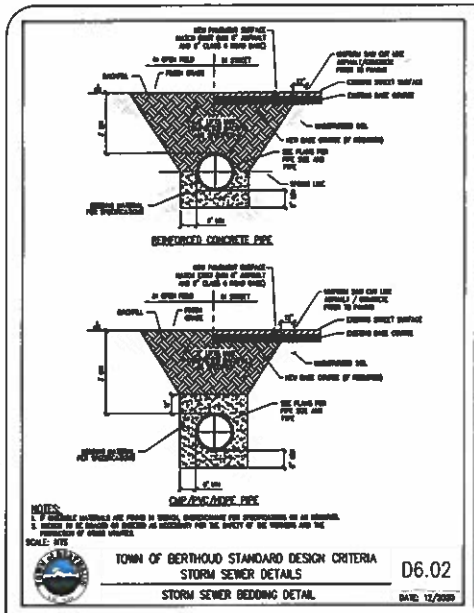
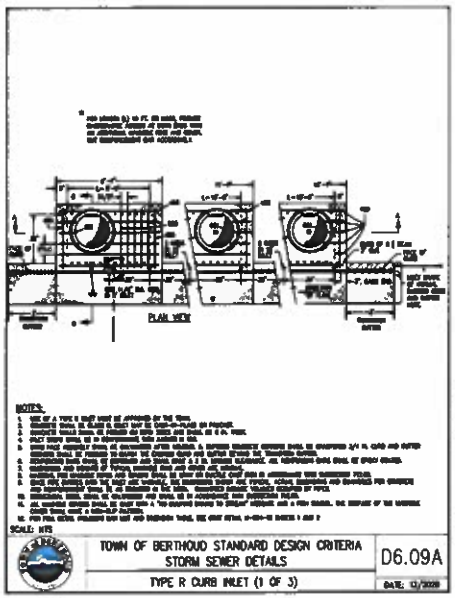
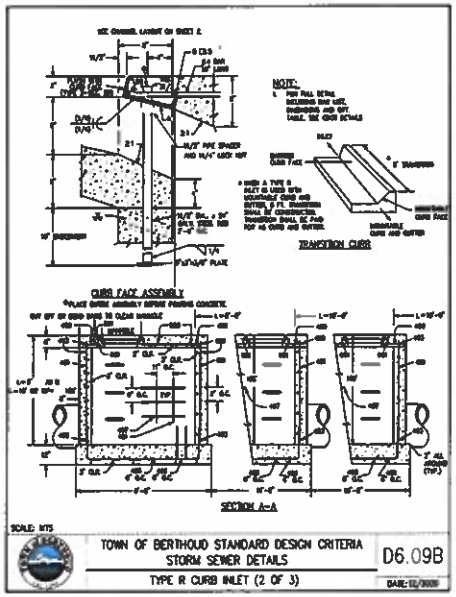


500 — STORM SEWER BEDDING DETAIL



501 — TYPE R CURB INLET (1 OF 3)



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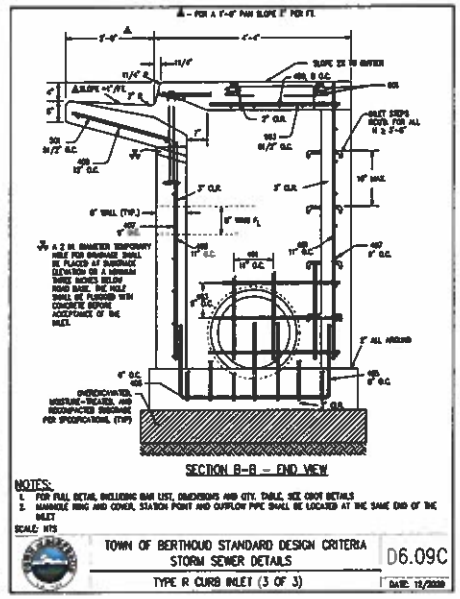
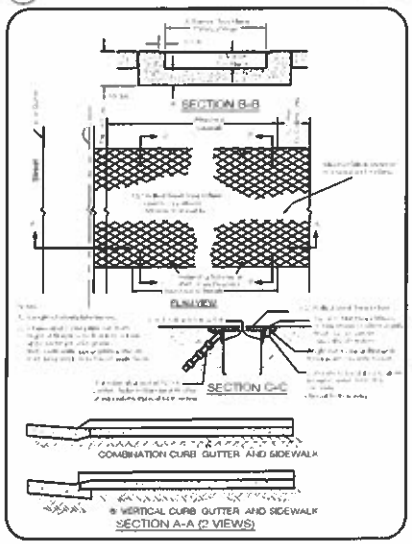
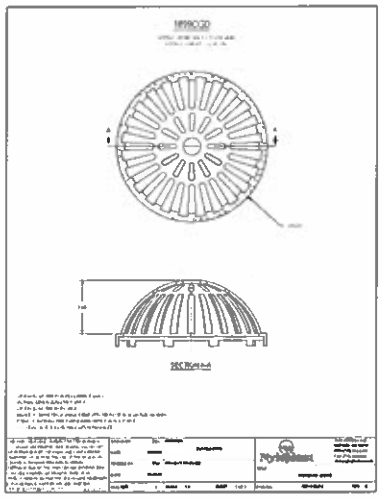


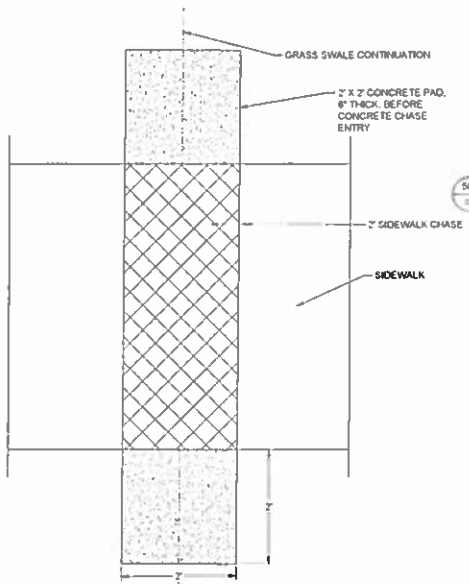
503 — TYPE R CURB INLET (3 OF 3)



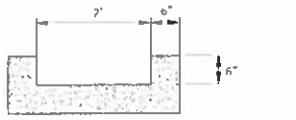
504 — METAL SIDEWALK CHASE



505 — NYLOPLAST GRATE



506



507 — POND 2' U-GUTTER TRICKLE PAN

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DRAINAGE DETAILS

Sheet D5

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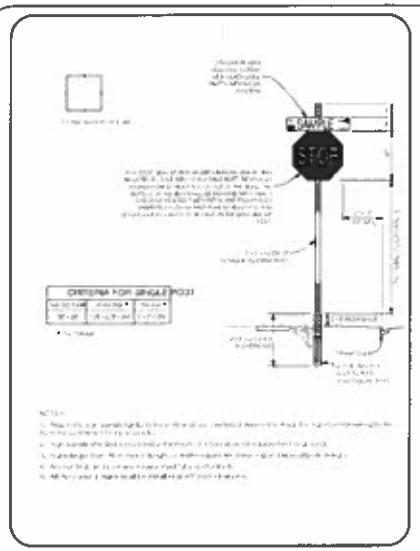
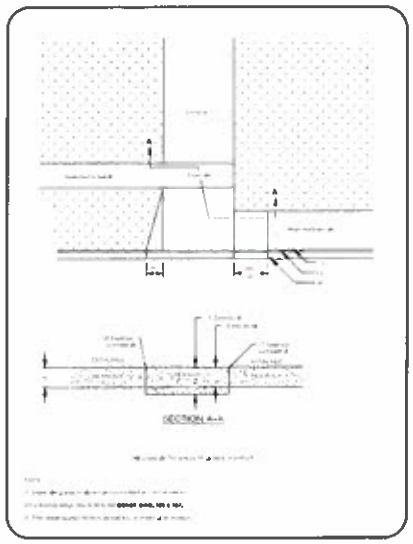


SIGN POST

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	1401

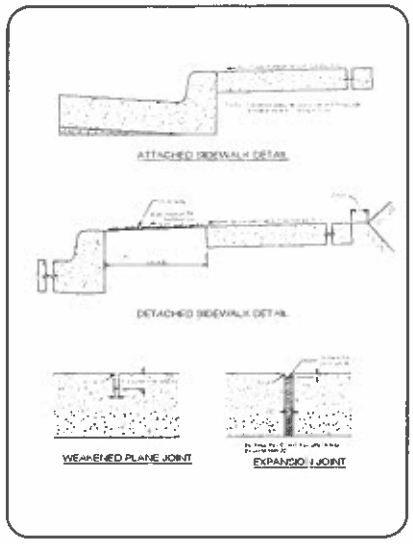
700 D7 SIGN POST



STANDARD SIDEWALK

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	1601

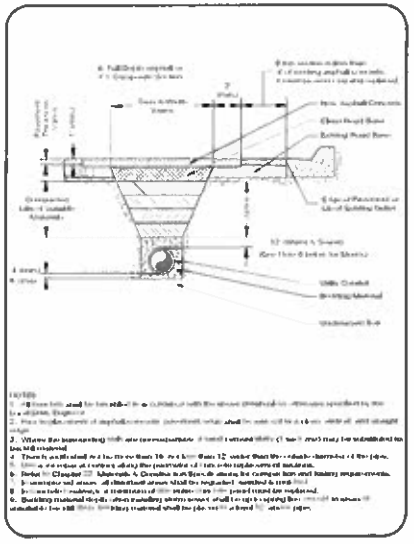
702 D7 STANDARD SIDEWALK



SIDEWALK DETAIL

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1603

703 D7 SIDEWALK DETAIL



TRENCH DETAIL

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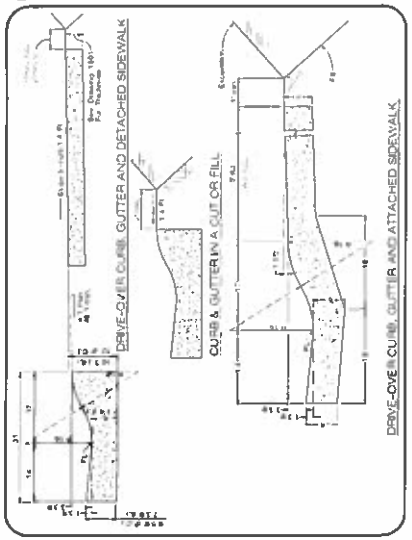
		DATE: 08/07/00	2201

704 D7 TRENCH DETAIL



CURB AND GUTTER/SIDEWALK

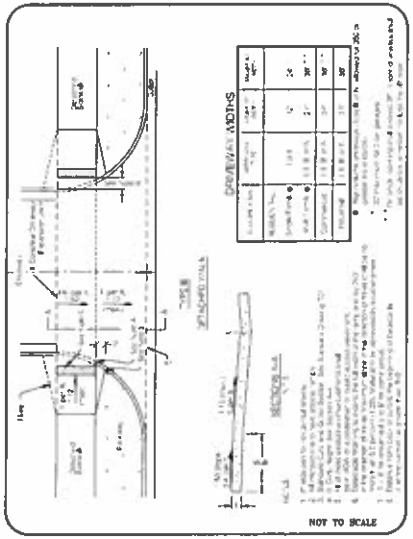
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	702

705 D7 31" DRIVE-OVER INFLOW CURB AND GUTTER / SIDEWALK

FIRE ACCESS ROAD SIGNS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1418

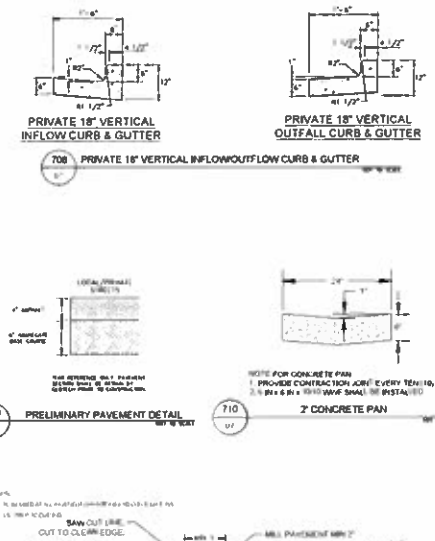
706 D7 FIRE ACCESS ROAD SIGN



STANDARD DRIVEWAY APPROACH (HIGH VOLUME DRIVE TYPE III)

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 02/17/15	707.1

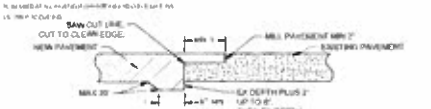
707 D7 STANDARD DRIVEWAY APPROACH (HIGH VOLUME DRIVE TYPE III)



708 PRIVATE 18" VERTICAL INFLOW/OUTFLOW CURB & GUTTER

709 D7 PRELIMINARY PAVEMENT DETAIL

710 D7 2' CONCRETE PAN



711 D7 2-CUT DETAIL

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PROJECT 19-025
DESIGNED BY
DRAWN BY
CHECKED BY

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SITE DETAILS

Sheet D7
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EROSION CONTROL PLAN

Sheet EC1 24 of 27

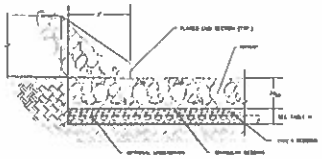
NORTH

LEGEND:

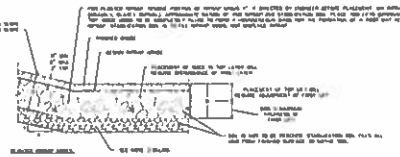
BENCHMARK/BASIS OF BEARING:

GENERAL NOTES:

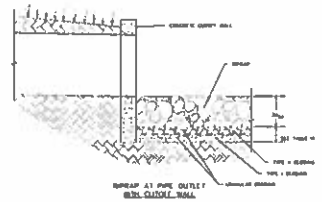
CROSS MOUNTAIN DRIVE
VERONA RIDGE DRIVE
OUTLOOK RIDGE PARKWAY
HIGGINS CREEK DRIVE
WATEX AVENUE
LOGAN PEAK WAY
CANNAN STREET
ANDREWS CREST DRIVE
LAKE VIEW AVENUE
SUN RIVER ROAD



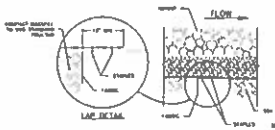
RIPRAP AT PIPE OUTLET
WITHOUT CUTOFF WALL



TYPICAL PLANTED RIPRAP PLACEMENT



RIPRAP AT PIPE OUTLET
WITH CUTOFF WALL



FILTER FABRIC PLACEMENT AND LAP DETAIL

TABLE 1
CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP

Riprap Designation	% Smaller than Given Size by Weight	Approximate Stone Diameter (inches)	d_{50} (inches)
Type VL	100-150	12	9
	50-100	9	
	0-10	6	
Type L	100-150	15	12
	50-100	12	
	0-10	6	
Type M	100-150	21	17
	50-100	17	
	0-10	9	
Type H	100-150	30	24
	50-100	24	
	0-10	12	
Type VH	100-150	42	33
	50-100	33	
	0-10	15	

TABLE 2
GRADATION FOR GRANULAR BEDDING

U.S. Standard Sieve Size	Percent Finer by Weight (Based on Oven-Dry Weight)	
	Type A	Type B
6 inches	100	
3 inches	90-100	
1½ inches	0-15	100
¾ inch	0-5	90-100
#4		20-55
#8		5-30
#16		0-10
#50	0-5	

TABLE 3
THICKNESS REQUIREMENTS FOR GRANULAR BEDDING

U.S. Standard Sieve Size	Required Depth of Bedding (Inches Minimum)		
	Type A	Type B	Type C
Riprap Type VL, L, or M	6	6	0
Type H or VH	9	9	6
Gabion	12	9	6
Special	As Required		

FLOW

LAP DETAIL

STAKE

SEAM

TOP

BOTTOM

GRADE

SLOPE

NOTES

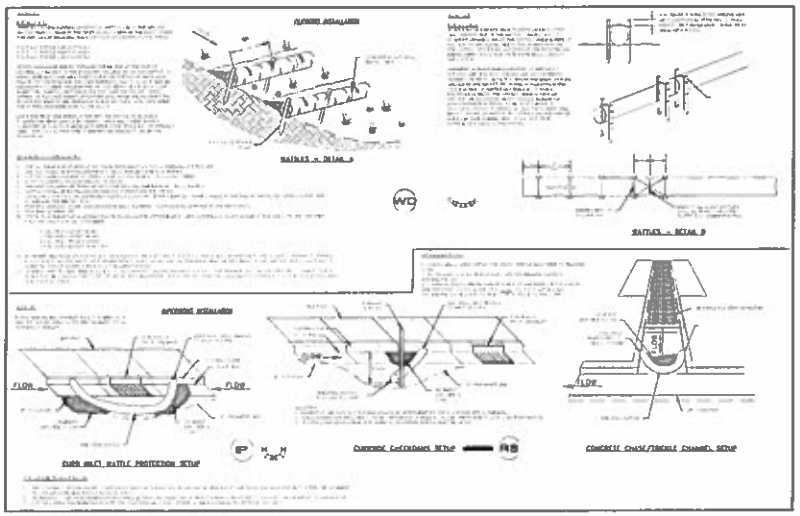
1. PLACE FABRIC SO THAT IT IS OVERLAPPED WITH THE DIRECTION OF FLOW.
2. FABRIC SHALL BE PLACED SMOOTH AND FREE OF WRINKLES.
3. FABRIC SHALL BE PLACED AS SHOWN ON THE PLANS.

PLANTED RIPRAP INSTALLATION

009
EC3

RIPRAP SCHEDULE

Storm Line	Pipe Diameter (ft)	Ordinary Riprap Type	Length of Riprap (ft)	Width of Riprap (ft)	d_{50} Depth of Riprap (ft)
Storm Line 1	1.50	Type L	4.50	6.00	1.5
Storm Line 2	2.00	Type L	1.00	6.00	1.5
Storm Line 3	1.50	Type L	4.50	6.00	1.5



CURB INLET AND WATTLE INSTALLATION

002
EC3

EROSION CONTROL NOTES:

1. IT SHOULD BE NOTED THAT ANY EROSION CONTROL PLAN SERVES ONLY AS A GUIDELINE TO THE CONTRACTOR STAGING AND/OR PHASING OF BEST MANAGEMENT PRACTICES (BMPs) IS EXPECTED. ADDITIONAL AND/OR DIFFERENT BMPs FROM THOSE ORIGINALLY EXPECTED MAY BE NECESSARY DURING CONSTRUCTION DUE TO CHANGING SITE CONDITIONS OR AS REQUIRED BY LOCAL AUTHORITIES.
2. THIS EROSION CONTROL PLAN IS SCHEMATIC IN NATURE AS SUCH, DRAINAGE WANDERS MAY NOT BE SHOWN EXACTLY, NOR ARE THEY NECESSARILY SHOWN IN THEIR EXACT LOCATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING (CDPS, STATE DISCHARGE PERMIT, ETC.) AND COMPLIANCE WITH CONFINED ALIGNMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (OR PERMIT HOLDER) TO ENSURE EROSION CONTROL MEASURES ARE PROPERLY MAINTAINED AND FOLLOWED.
4. CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE EROSION CONTROL MEASURES ACCORDING TO THE CONSTRUCTION SEQUENCING AND LEVEL OF SITE STABILIZATION.
5. CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR ALL STORM DRAINS, SMALL CURBS AND PAN GUTTERS UNTIL SITE IS FULLY STABILIZED.
6. CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR DOWNSPOUT CONNECTIONS, TO THE STORM DRAIN SYSTEM, UNTIL CONNECTION IS ESTABLISHED WITH DOWNSPOUTS.
7. INLET PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN WATTLE FOR BARE SOIL, SAND BAGS ON GRAVEL SURFACES FOR PAVEMENT, ETC.).
8. CONTRACTOR IS RESPONSIBLE FOR STABILIZING ALL SLOPES, PARTICULARLY THOSE STEEPER THAN 4:1. CRIMP MULCHING, WOOD MULCHING, EROSION MATS, TEMPORARY SEEDING, AND ADDITIONAL WATTLES OR SILT FENCING MAY BE NECESSARY TO ESTABLISH ACCEPTABLE COVER AND STABILIZE THE SLOPE.
9. CONTRACTOR IS RESPONSIBLE FOR PREVENTING SEDIMENT FROM UNSTABILIZED LANDSCAPE AREAS FROM MIGRATING ONTO AND ENTERING THE PERMEABLE PAVER SYSTEM. ONCE LANDSCAPED AREAS ARE FULLY STABILIZED.
10. ADDITIONAL WATTLES, SILT FENCE, OR OTHER MEASURES, MAY BE NECESSARY TO ENSURE THAT EACH BUILDING PAD IS STABILIZED THROUGHOUT CONSTRUCTION. AT NO TIME SHALL SEDIMENT BE ALLOWED TO CROSS THE PUBLIC SIDEWALK.
11. CONTRACTOR SHALL IMPLEMENT APPROPRIATE PLUMBUM PROTECTION FOR AREA INLETS. PLUMBUM PROTECTION SHALL BE ADAPTED AS NECESSARY TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN SEDIMENT CONTROL LOGS OR SILT FENCE FOR BARE SOIL, SAND BAGS OR GRAVEL SOCKS FOR PAVEMENT, ETC.).
12. FUELING FACILITIES SHALL BE LOCATED AT LEAST ONE HUNDRED (100) FEET FROM ANY NATURAL BODY OF WATER, WETLAND, NATURAL DRAINAGE WAY OR MANMADE DRAINAGE WAY. THE FUEL TANKS AND FUELING AREA MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW A FUEL SPILL TO DIRECTLY FLOW OFF OF OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY.
13. CONSTRUCTION BASES, STORAGE JUMPS, AND PORTABLE SANITATION UNITS (CONSTRUCTION TOILETS) SHALL BE LOCATED AT LEAST FIFTY (50) FEET FROM ANY STORMWATER INLET, WETLAND, OR DRAINAGE WAY. SUCH FACILITIES MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW STORMWATER TO ENTER OR EXIT THE SITE VIA SHEET FLOW. RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY. DUMPSTERS SHALL BE LOCATED ON PAVED STREET FRONTAGE AND CONSTRUCTION TOILETS SHALL BE STAKED DOWN.
14. THE CONTRACTOR AND ALL SUBCONTRACTORS WILL COOPERATE WITH THE TOWN'S CONSTRUCTION INSPECTORS BY CLEANING OPERATIONS, WHEN AREAS ARE OF SUFFICIENT VELOCITY TO CREATE BLOWING DUST WHICH IN THE INSPECTOR'S OPINION, IS HAZARDOUS TO THE PUBLIC HEALTH AND WELFARE.
15. ANNUAL SEASONAL CLIMATOLOGICAL CONDITIONS (E.G., BLOWING SUMMER AND WINTER WEATHER) MAKE PERMANENT SEEDING OPERATIONS, DISTURBED AREAS WILL BE MULCHED WITH HAY AND/OR FACTORED OR OTHER MATERIALS APPROVED BY EROSION CONTROL STAFF TO PREVENT EROSION.
16. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON PLANTING, REVEGETATION, LANDSCAPE AND OTHER PERMANENT SITE STABILIZATION MEASURES.

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EROSION CONTROL DETAILS

Sheet
EC3
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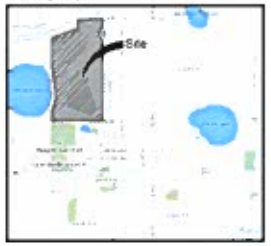
Vicinity Map



General Notes

1. ALL SIGNS SHALL BE REQUIRED TO APPLY FOR TOWN 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 PERMANENT TO THAT CONDITION PRIOR TO START OF WORK PER THE NATIVE SEED MIX NOTED THIS SHEET.
5. PROTECT EXISTING BURFACES 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 PURPOSELY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AT THE PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE IF SITUATION ARISES AND REVISIONS ARE NECESSARY OWNER WILL COORDINATE ANY REQUIRED REVISIONS WITH TOWN.
8. THE CONTRACTOR SHALL PREVENT SEDIMENT DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS ETC. DURING THE DURATION OF 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.

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 6" 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 IN AREA, 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 TEN (10) FEET FROM ANY DRIVEWAY. CONTRACTOR TO NOTIFY OWNER OF ANY CONFLICTS AND COORDINATE ANY NECESSARY PLAN REVISIONS.
7. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION OR 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, MEDIUM TREES, SHRUBS, UTILITY CABINETS OR HALL 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 EXEMPTED FROM THIS REQUIREMENT, UNLESS ARE PERMITTED OF 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, ARTHETIC STRUCTURES, FIXTURES, 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 1.4.C. FOR ADDITIONAL INFORMATION
9. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT CONTRACT
10. TO THE MAXIMUM EXTENT FEASIBLE TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
11. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
12. PRIOR TO FINE GRADING, DURA-TURF TALL FESCUE SOD OR DURA-TURF TALL FESCUE SEEDED AREAS AND PLANTING BEDS SHALL BE THOROUGHLY LOOSENED AND TILLED TO A 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 EXCLUDING MANURE, SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU YDS / 1 000 SQ FT.
13. UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE FREE FROM IRREGULAR SURFACE CHANGES, CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
14. ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE
15. SOD TO BE 100% COLORADO GROWN DURA-TURF TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES NAMED 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 FARMS 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 CONTRACTOR MUST NOTIFY OWNER AND THE PLANT MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS OWNER RECEIVES APPROVAL FOR REPLACEMENT SPECIES BY TOWN
18. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN SHALL 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 GRAVEL BEDS SHALL HAVE MINIMUM 6" DEPTH SHREDDED CEDAR MULCH, NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF "PERMA LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL COBBLE AREA WITH 6" OVERLAP AT SEAMS WITH 6" STAPLES @ 4'-0" IN ALL DIRECTIONS.
23. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE HEAVY DUTY STEEL EDGER MIN 1/8" x 4" WITH ROLLED 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. STREET TREES WILL BE PLANTED AT LEAST 5' FROM ANY SERVICE LINE AND DRIVEWAY.
28. TURF / SOD IS REQUIRED IN ALL TREE LAWNS. THE INSTALLATION RESPONSIBILITY IS THE BUILDER/HOMEOWNER IN FRONT OF INDIVIDUAL LOTS.
29. IN ANY CIRCUMSTANCE WHERE PLANT LIST QUANTITIES OR SPECIES DO NOT MATCH THE PLAN LAYOUT, THE LANDSCAPE INSTALLATION SHALL MATCH THE PLAN LAYOUT
30. 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.
31. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON FOR DRILL SEEDED AREAS. PLANTING BEDS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON

Irrigation Notes

1. ENTIRE IRRIGATION SYSTEM AND ASSOCIATED IRRIGATION TAPS, TO BE USED, 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 IRRIGATED 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 PIPING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
5. QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
6. FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
7. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE 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 BY THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION

Native Grass Seed Mix

1. SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS 6626 COLORADO BOULEVARD, DENVER, CO 80216, 303-292-2021 OR APPROVED EQUAL.
2. SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

IRRIGATED FOOTHILLS MIX

COMMON NAME	%	LBS P.L.S./ACRE
ANNUAL RYEGRASS	20%	
BLENDER WHEATGRASS	15%	
CRESTED WHEATGRASS	12%	
INTUITION BARLEY	10%	
HARD FESCUE	10%	
CANADA BLUEGRASS	10%	
BIDEOATS GRAMA	6%	
BIG BLUESTEM	5%	
BLUE GRAMA (SODATED)	5%	
SAND DROPSEED	1%	

3. DRILLED APPLICATION RATE: 35 LBS / ACRE PER ACRE, 0.8 LBS / 1000 SF.
4. ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE APPEARANCE FREE OF WEEDS, TRASH AND DEBRIS AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
5. FOR ALL NATIVE GRASS SEEDAREAS, THE DEVELOPER SHALL BE RESPONSIBLE FOR ESTABLISHMENT OF A COMPLETE, WEED FREE STAND OF GRASS PRIOR TO TURNING OVER MAINTENANCE TO THE BERTHOUD HERITAGE METRO DISTRICT.

MULCH FOR ALL NATIVE SEED AREAS:

6. IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
7. 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, IF POSSIBLE. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 15 MPH.
8. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH BY THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC BLANKER WHICH TILLER WITH A FLAT SERRATED DISC AT LEAST 8 INCHES IN DIAMETER. DISCS SHALL BE SPACED NO MORE THAN 9 INCHES APART WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM CRUSHING 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.
9. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED TO WETTING THE TOP 2 INCHES OF SOIL WITH 3 INCHES OF WATER. THE AREA SHALL BE TEMPORARILY DEWATERED AND GROWN TO A HEIGHT OF 3 INCHES.
10. 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.

Landscape Sheet Index

SITE FURNISHING SCHEDULE

DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	COLOR	MOUNT TYPE
TRASH RECEPTACLE	LANDSCAPE FURNITURE	LTPDL32	2	BLACK	SURFACE
DOG WASTE STATION	DOG WASTE DEPOT	DWD-BLA	3	MATTE BLACK	INGROUND

NOTE: ALL SITE FURNISHINGS AS SPECIFIED OR APPROVED EQUAL

TOWN OF BERTHOUD, COLORADO
FINAL APPROVAL

TB GROUP

VANTAGE

7th Filing
Preliminary Plat

Berthoud, Colorado

D.R. HORTON dba MELODY HOMES INC.

9555 S. KINGSTON CT
ENGLEWOOD, CO 80112

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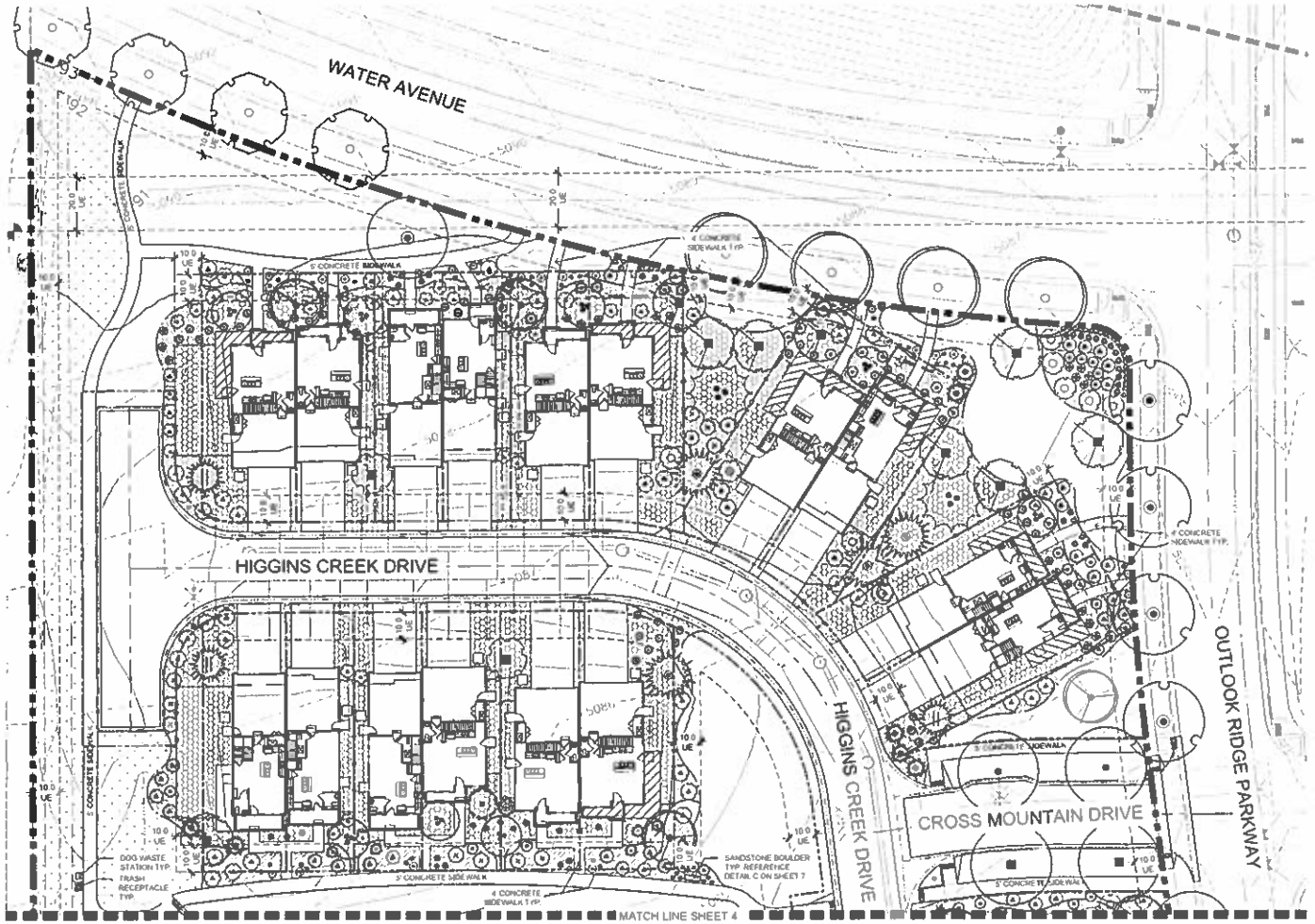
STAFF COMMENTS	07.14.23
STAFF COMMENTS	04.26.23

AUGUST 31, 2022

Cover Sheet & Notes

SHEET 1



Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	55 343 sf
	NONIRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	52 511 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	21 610 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	64 060 sf

Plan Legend

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENTS
- LANDSCAPE EDGING
- POTENTIAL FENCE LOCATIONS (REFERENCE DETAIL A ON SHEET 7)
- LIGHT POLE TYP.

FENCING NOTE:
FENCING WILL BE OPTIONAL AND INSTALLED BY PROPERTY OWNER. POTENTIAL FENCE LOCATIONS ARE SHOWN FOR REFERENCE ONLY.

Sheet Key

SCALE 1" = 20'-0" NORTH

Plant List

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	6	Catalpa speciosa Western Catalpa
	12	Celtis occidentalis Western Hackberry
	11	Gymnocladus dioica 'Espresso' Kentucky Coffeetree
	6	Quercus buckleyi Texas Red Oak
	3	Quercus macrocarpa Bur Oak
	16	Quercus robur English Oak
	4	Tilia americana 'Redmond' Redmond American Linden
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	5	Picea pungens Colorado Spruce
	14	Picea pungens 'Baby Blue Eyes' Baby Blue Eyes Spruce
	8	Pinus leucodermis 'Emerald Arrow' Emerald Arrow Bosnian Pine
	7	Pinus strobiformis Southwestern White Pine
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	16	Acer ginnala 'Flame' Amur Maple
	11	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple
	10	Pyrus calleryana 'Chanticleer' Chanticleer Pear
	14	Syringa reticulata Japanese Tree Lilac
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	15	Amelanchier alnifolia 'Regent' Regent Serviceberry
	11	Amelanchier canadensis Canadian Serviceberry
	83	Arctostaphylos x coloradensis Pumpkin Manzanita
	95	Caryopteris x clandonensis 'Blue Mist' Blue Mist Spirea
	102	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	96	Rosa x 'Meidiland' Red Meidiland® Rose
	14	Syringa vulgaris Common Lilac
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	64	Arctostaphylos uva-ursi Kinnikinnick
	70	Chamaebatiaria millefolium Fernbush
	35	Picea abies 'Nidiformis' Bird's Nest Norway Spruce
	31	Pinus sylvestris 'Alba Prostrata' Alba Prostrata Scotch Pine
GRASSES	QTY	BOTANICAL / COMMON NAME
	84	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama
	75	Miscanthus sinensis 'Purpurascens Flame' Flame (Purple Maiden) Grass
	90	Muhlenbergia rewsichana 'PUND01S' Undaunted® Ruby Muhly
	34	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
	170	Sporobolus wrightii Giant Sacaton
PERENNIALS	QTY	BOTANICAL / COMMON NAME
	36	Gaura lindheimeri 'Whirling Butterflies' Whirling Butterflies Gaura
	55	Penstemon pseudospectabilis 'PDN16 1M' Stepplesyns® Sunset Glow Penstemon
	49	Rudbeckia hirta fulgida Black-eyed Susan

TB GROUP

VANTAGE

7th Filing
Preliminary Plat

Berthoud, Colorado

D.R. HORTON dba MELODY HOMES INC

9555 E. KINGSTON CT
ENGLEWOOD, CO 80112

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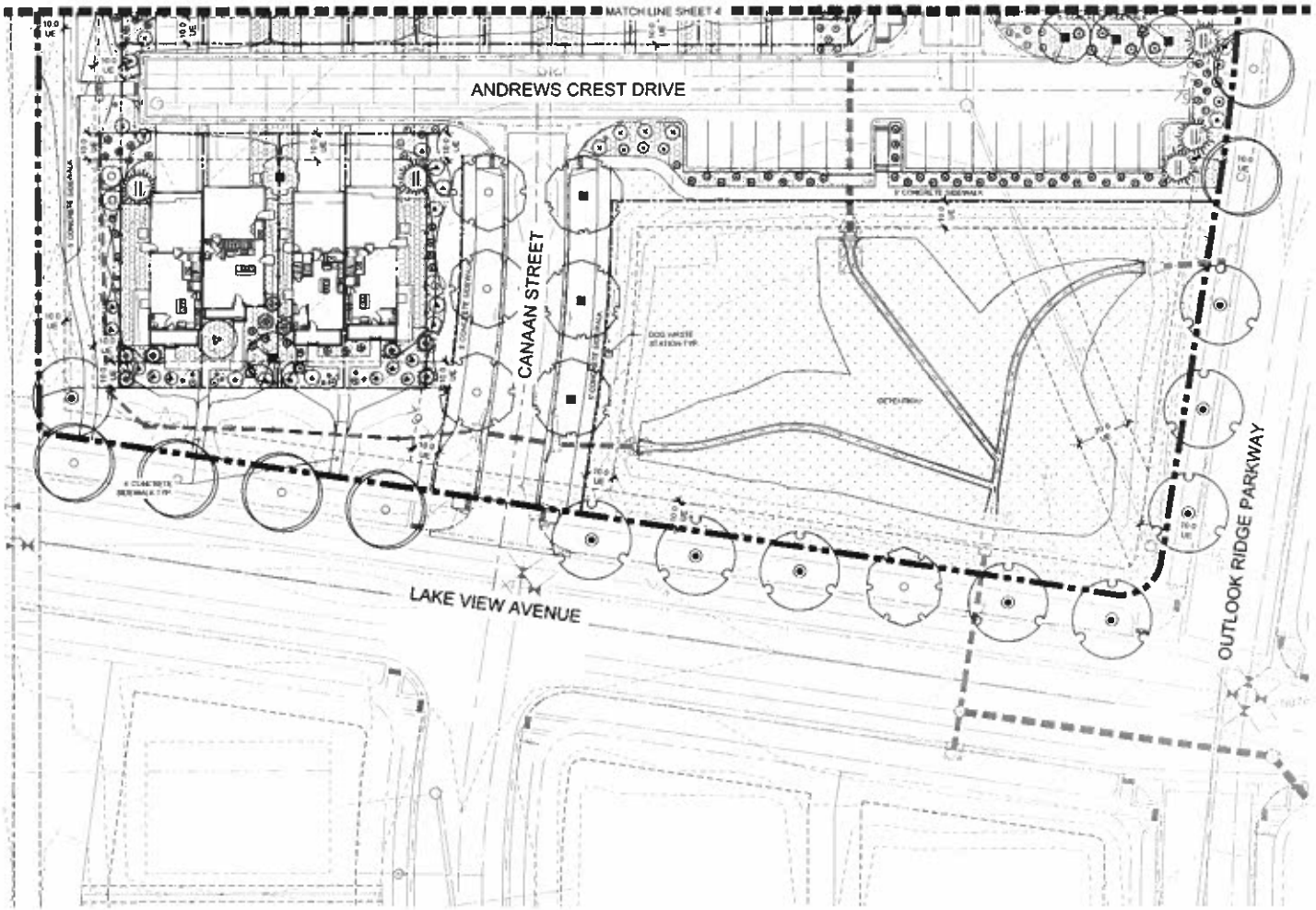
STAFF COMMENTS	02.16.23
STAFF COMMENTS	04.26.23

AUGUST 31, 2022

Landscape Plan

SHEET 3



Materials Legend

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURAFURF FESCUE BLEND OR APPROVED EQUAL	55,943 sf
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	52,511 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	21,478 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2.5" DEPTH ROCK COBBLE	64,080 sf

Plan Legend

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENTS
- LANDSCAPE EDGING
- POTENTIAL FENCE LOCATIONS (REFERENCE DETAIL A ON SHEET 7)
- LIGHT POLE TYP

FENCING NOTE:
FENCING WILL BE OPTIONAL AND INSTALLED BY PROPERTY OWNER
POTENTIAL FENCE LOCATIONS ARE SHOWN FOR REFERENCE ONLY

Sheet Key

Plant List

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	4	Celtis occidentalis Common Hackberry
	12	Celtis occidentalis Common Hackberry
	11	Gymnocladus dioicus 'Espresso' Espresso Kentucky Coffeetree
	6	Quercus bicolor Swamp White Oak
	3	Quercus macrocarpa Bur Oak
	14	Quercus robur English Oak
	4	Tilia americana 'Redmond' Redmond American Linden
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	5	Picea pungens Colorado Spruce
	14	Picea pungens 'Baby Blue Eyes' Baby Blue Eyes Spruce
	8	Pinus nigra 'Emerald Arrow' Emerald Arrow Austrian Pine
	2	Pinus strobiformis Southwestern White Pine
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	18	Acer ginnala 'Flame' Amur Maple
	11	Acer tataricum 'Garrigo' Hot Wings Tatarian Maple
	15	Pyrus calleryana 'Chanticleer' Chanticleer Pear
	18	Syringa reticulata Japanese Tree Lilac
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
	15	Amelanchier alnifolia 'Regent' Regent Serviceberry
	11	Amelanchier canadensis Canadian Serviceberry
	81	Aronia melanocarpa x prunifolia Autumn Magic
	95	Calamagrostis x acutiflora 'Blue Mist' Blue Mist Spirea
	102	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	96	Rosa x 'Meidiland' Red Meidiland Rose
	14	Syringa vulgaris Common Lilac
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	64	Juniperus sabina 'Arcadia' Arcadia Juniper
	70	Chamaecyparis nootkatensis Nootka Cypress
	35	Picea abies 'Nidiformis' Bird's Nest Norway Spruce
	21	Pinus sylvestris 'Albyn Prostrata' Albyn Prostrata Scotch Pine
GRASSES	QTY	BOTANICAL / COMMON NAME
	84	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama
	75	Miscanthus sinensis 'Purpurascens' Flame Purple Maiden Grass
	20	Muhlenbergia reverchonii 'PUNDH13' Undaunted® Ruby Muhly
	54	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
	129	Sorghastrum nutans Indian Grass
PERENNIALS	QTY	BOTANICAL / COMMON NAME
	20	Oenothera lindheimeri 'Whirling Butterflies' Whirling Butterflies Gaura
	55	Penstemon pseudospectabilis 'PSYAN 1Sp' Desert Orchid® Sunset Glow Penstemon
	64	Rudbeckia hirta hybrids Blackeyed Susan

TB GROUP
tbgroup.com | 303.770.8884
1st Floor, Suite 100 | Denver, CO 80202
2nd Floor, Suite 200 | Boulder, CO 80301

VANTAGE

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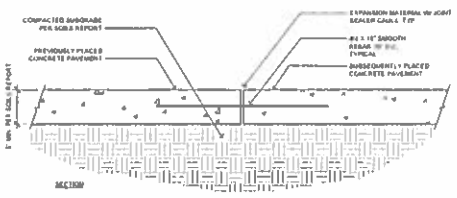
SUBMITTAL	DATE
STAFF COMMENTS	07.15.22
STAFF COMMENTS	08.26.22

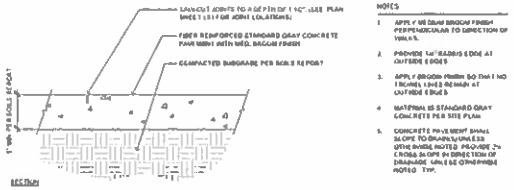
DATE
AUGUST 31, 2022

SHEET TITLE
Landscape Plan

SHEET 5



A 7 TYPICAL CONCRETE COLD JOINT



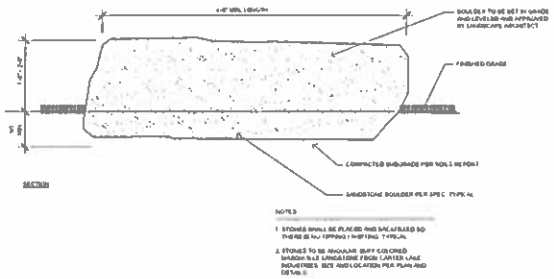
NOTES

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

B 7 TYPICAL CONCRETE SAW CUT

General Concrete Notes:

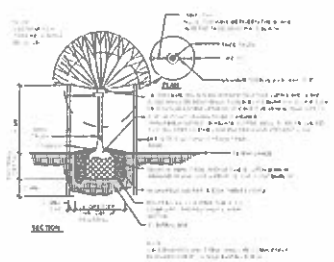
1. ALL CONCRETE TO BE FORMED AND PLACE TO CREATE CONSISTENT SLOPE TOWARDS GENERAL DIRECTION OF EXISTING GRADES, SLOPES AND DRAINAGE PATTERNS (UNLESS NOTED).
2. CONCRETE TO BE AT A MINIMUM STRENGTH AT 28 DAYS WITH AIR ENTRAINMENT AT 6% TO 7% AGGREGATE 3/4 INCH FOR MINIMUM 1" AGGREGATE WITH FIBER REINFORCEMENT OF NO PERCENT VIRGIN HOMOPOLYMER POLYPROPYLENE MULTIFILAMENT FIBERS, CONFORMING AND REPROCESSED OLEFIN MATERIALS, COMPLYING WITH ASTM C 1116 - TYPE III AT 1.5 POUNDS PER CUBIC YARD OF CONCRETE.
3. ALL NEW CONCRETE POURS ADJACENT TO EXISTING CONCRETE SHALL BE DOWELED WITH EXPANSION MATERIAL AND CAULKED ALONG THESE TRANSITIONS.
4. EXPANSION JOINTS SHALL BE CAULKED AND LOCATED AT ALL NEW POURS OR EVERY 100'.
5. ALL CONCRETE EDGES TO BE TOOLED ROUND UNLESS OTHERWISE NOTED DIFFERENTLY.
6. ALL CONCRETE SUBGRADES ARE TO BE PROPERLY BACKFILLED AND COMPACTED. EXPOSED SOILS TO BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, ADJUSTED BY MOISTURE CONTENT TO WITHIN -2 TO +3% OF STANDARD PROCTOR OPTIMUM MOISTURE CONTENT AND COMPACTED TO DENSITY OF NO LESS THAN 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM SPECIFICATION D698.
7. CONTRACTOR TO SURVEY FOR VERIFY POSITIVE DRAINAGE OF ALL CURBS IN PLACE CONCRETE PER NOTE 1 ABOVE PRIOR TO POURING OR BACKFILLING.
8. CONTRACTOR TO PROPERLY DISPOSE OF ALL EXCAVATED AND WASTE MATERIALS OFF-SITE PER LOCAL REGULATIONS AND CODES.
9. ALL CONCRETE FLATWORK TO BE MINIMUM 6" THICK W/ MEDIUM BROOM PERPENDICULAR TO GENERAL PEDESTRIAN MOVEMENT.
10. IF NOT SHOWN PROVIDE CONTROL JOINTS IN A GENERAL SQUARE AND EQUAL SMALL 6' x 6' PATTERN STARTING AT POINTS OF GREATEST PROBABILITY OF CRACKING.
11. CONCRETE TO BE UNDER 8 FULL WARRANTY FOR 2 YEARS.



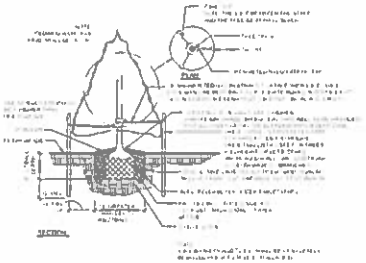
NOTES

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

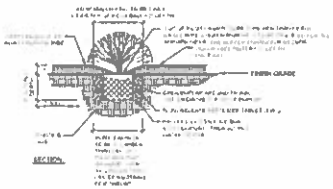
C 7 SANDSTONE BOULDER



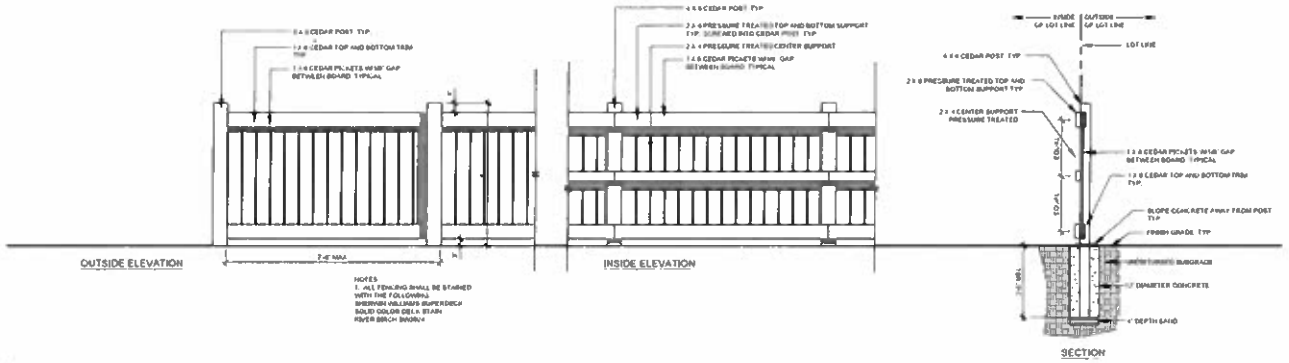
D 7 DECIDUOUS TREE PLANTING DETAIL



E 7 CONIFEROUS TREE PLANTING DETAIL



F 7 GROUND COVER AND SHRUB PLANTING DETAIL



G 7 5' PRIVACY FENCE

SCALE: 1" = 1'-0"

FENCING NOTE

FENCING WILL BE OPTIONAL AND INSTALLED BY PROPERTY OWNER. POTENTIAL FENCE LOCATIONS ARE SHOWN FOR REFERENCE ONLY.

TB GROUP

VANTAGE

7th Filing
Preliminary Plat

Berthoud, Colorado

D.R. HORTON dba MELODY HOMES INC.

9555 S. KINGSTON CT
ENGLEWOOD, CO 80112

811 Know what's below. Call before you dig.

DESCRIPTION	DATE
STAFF COMMENTS	02.16.23
STAFF COMMENTS	07.10.23

DATE

AUGUST 31, 2022

Details

SHEET 7