



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

PROJECT SUMMARY SHEET

Date: 12/26/18

The Town of Berthoud Community Development Department has received a development review proposal for your review.

Summary of the Proposal

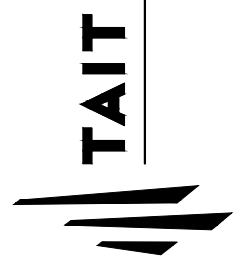
Project Name	Harvest Ridge North Preliminary Plat
Property Location	On the west side of Berthoud Parkway, north of CR4E & south of Spartan Ave
Size of Property	12.943 acres
Current Zoning	R-1
Proposed Zoning	R-1
Project Access	Berthoud Parkway
Project Request	Formerly Arbor Ridge; To create 29 lots on 12.943 acres on Lot 1 of the Johnson Minor Subdivision

PRELIMINARY PLAT
HARVEST RIDGE NORTH
BERTHOUD, COLORADO

A SUBDIVISION OF LOT 1 JOHNSON SUBDIVISION LOCATED IN THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NO.	DESCRIPTION	BY	DATE

616 East County Road 16

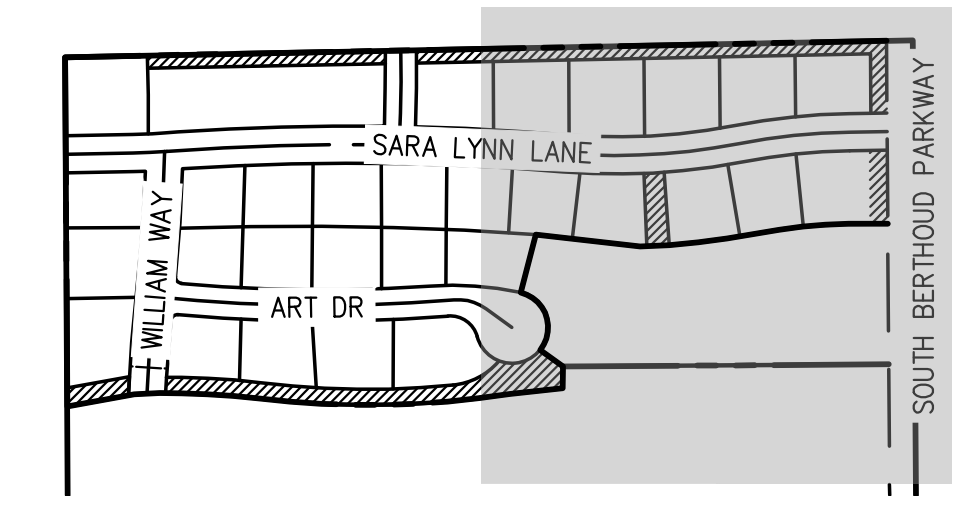
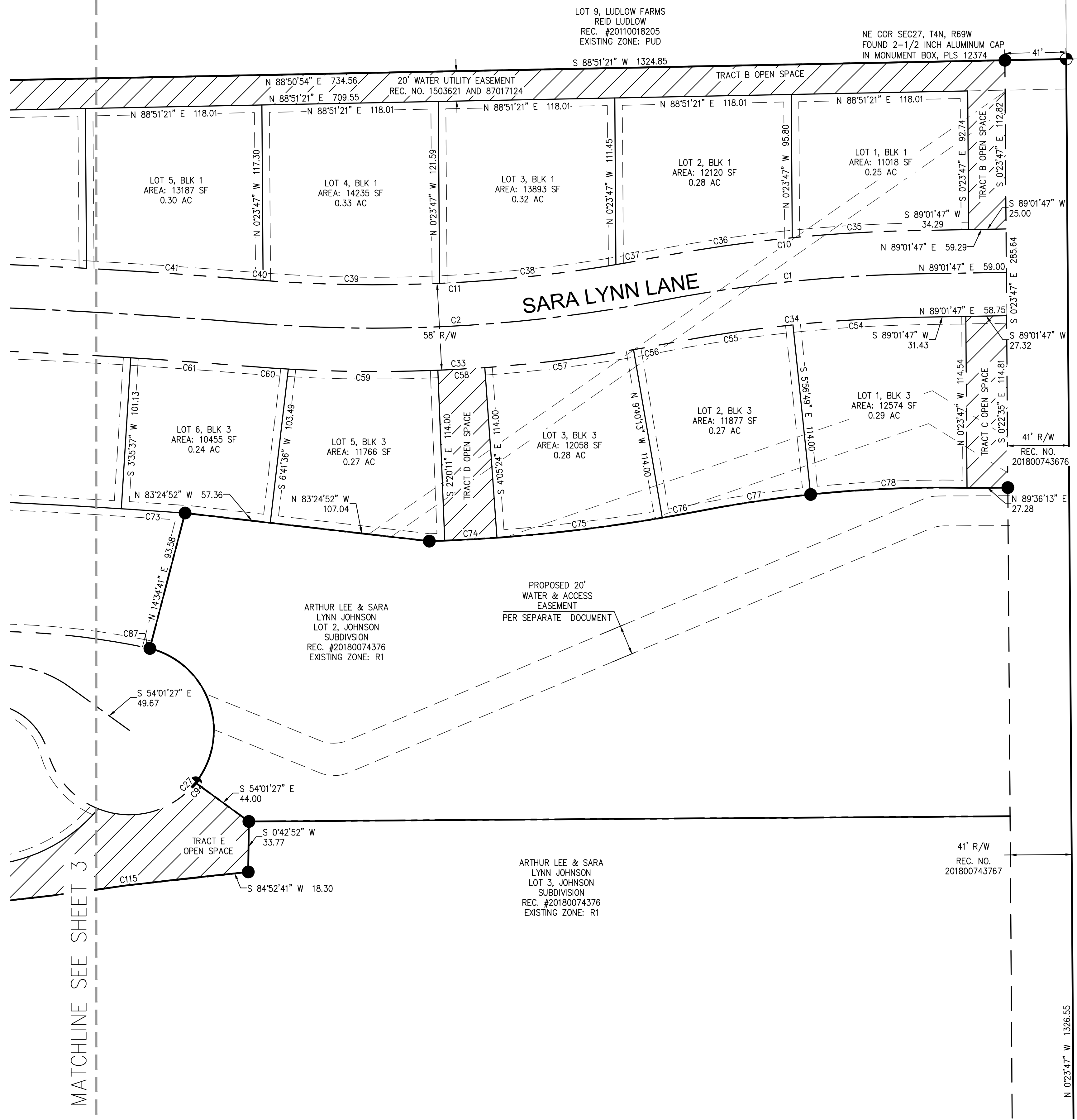


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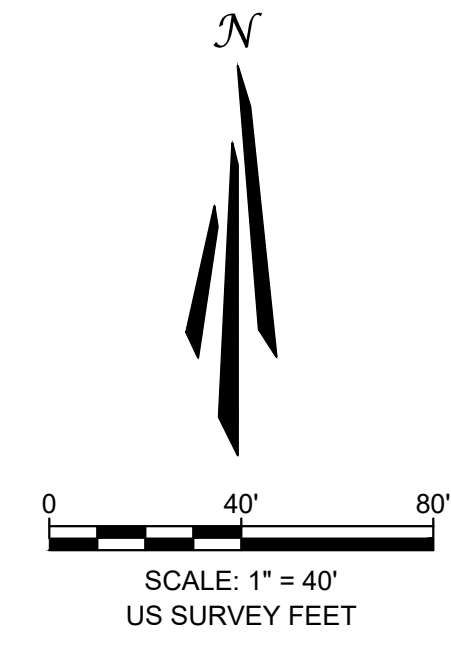
DRAWN: DATE:	CHECKED: DATE:	REVISION #: DATE:	JOB NO. CO13580
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PRELIMINARY PLAT
HARVEST RIDGE NORTH
BERTHOUD, COLORADO

A SUBDIVISION OF LOT 1 JOHNSON SUBDIVISION LOCATED IN THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



KEY MAP
SCALE: 1"=300'



LEGEND

	MATCHLINE
	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	PROPOSED STREET CENTERLINE
	CONTROL MONUMENT AS DESCRIBED HEREON
	SET #4 REBAR WITH PLASTIC CAP, PLS 30126
	OPEN SPACE

- EASEMENT NOTES:**
- ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:
5' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS
5" DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES
 - 10' WATER EASEMENT, RECEPTION NO. 201800743676, TO BE VACATED UPON COMPLETION OF WATER INFRASTRUCTURE TO SERVE EXISTING RESIDENTIAL STRUCTURE.
 - 20' ELECTRICAL EASEMENT, RECEPTION NO. 201800743676, TO BE VACATED UPON COMPLETION OF ELECTRICAL INFRASTRUCTURE TO SERVE EXISTING RESIDENTIAL STRUCTURE.

MATCHLINE SEE SHEET 3

NO.	DESCRIPTION	BY	DATE

618 East County Road 16
Berthoud, CO 80502
P: 970.631.0147 F: 970.631.897
www.tait.com

TAIT
Since 1964

618 East County Road 16
Berthoud, CO 80502
P: 970.631.0147 F: 970.631.897
www.tait.com

PRELIMINARY PLAT (EAST)

A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

DRAWNCSG
DATE:11/01/17
CHECKEDSV
DATE:12/19/18
REVISION #
DATE:
JOB NO. CO13560