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TPC Pool Site Plan
May 31, 2019

General Description
The Heron Lakes Pool site plan includes a pool, hot tub, pool house and pool equipment area. The existing zoning for this tract is R4 Mixed-Use zoning. The submittal is for a site plan and plat.

Land Use Area
The site is approximately 1.26 acres. The site is located west of TPC Parkway.

Compliance with the Town of Berthoud Land Use Code Chapter 30 Section 2
The proposed development integrates the requirements set out in the Land Use Code in the following ways:

Section 30-2-104
Access to this site meets or exceeds the minimum access requirements per the Land Use Code.

Section 30-2-105
There is an existing access (TPC Parkway). All internal drives and parking spaces are in accordance with the Larimer County Urban Area Street Standards (LCUASS).

Section 30-2-106
Appropriate parking (existing) is provided for this site which has been designed in a manner which will not negatively impact surrounding development. In addition, twenty-six (26) future spaces are planned as part of this site plan submittal. Plant material requirements have been depicted on the site plan to meet the Land Use Code requirements.

Section 30-2-112
The landscape design for this site is consistent with the character of adjacent development. Berms will be used to create privacy from the parking areas. A combination of turf areas and native seeding will be used along with planting islands to help add interest to the concrete deck.
HERON LAKES THIRTEENTH FILING
A REPLY OF TRACT A, HERON LAKES SIXTH FILING, LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 4 NORTHEAST, RANGE 39 WEST OF THE 6TH PM, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
SEE SHEET 2
Site Plan Of: TPC POOL SITE AND LANDSCAPE PLAN

MAY 31, 2019

Land-Use Summary

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Number of Buildings</th>
<th>Area (AC)</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pool House</td>
<td>1</td>
<td>0.02 AC</td>
<td>1.6%</td>
</tr>
<tr>
<td>Pool Bar Shade Structure</td>
<td>1</td>
<td>0.01 AC</td>
<td>0.8%</td>
</tr>
<tr>
<td>Pool and Deck</td>
<td>1</td>
<td>0.27 AC</td>
<td>21.5%</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>1</td>
<td>0.04 AC</td>
<td>3.2%</td>
</tr>
<tr>
<td>Future Parking</td>
<td></td>
<td>0.22 AC</td>
<td>17.4%</td>
</tr>
<tr>
<td>Landscape and Remaining</td>
<td></td>
<td>0.70 AC</td>
<td>55.5%</td>
</tr>
<tr>
<td>Total Lot Area</td>
<td></td>
<td>1.26 AC</td>
<td>100%</td>
</tr>
</tbody>
</table>

PARKING SPACES

Regular
- Existing (Shared with Clubhouse)
- Future: 26 Parking Spaces

Handicap
- Existing (Shared with Clubhouse)

Ramp: 5'
Stairs: 5'

SCALE 1" = 20'-0"