January 6, 2020

Town of Berthoud
Curt Freese
807 Mountain Avenue
P.O. Box 1229
Berthoud, Colorado 80513-2229

RE: Heron Pointe Commercial Narrative

Dear Curt:

Heron Ridge Commercial, LLC ("HRC") proposes to construct a commercial building on Lot 4 of Heron Pointe East as recorded in Larimer County Records at Reception No. 20190035668. Said building shall consist of eight commercial units totaling 8,794 square feet with an average unit size of 1,098 square feet.

HRC will construct the shell, with future tenants providing tenant improvements of the individual units. Domestic water, fire, sanitary sewer, and grease interceptor lines will be provided internally to each unit. The existing utilities serving this site have been installed, inspected, and approved by the Town of Berthoud. Water, fire, and sanitary sewer services have been installed into the site to facilitate serving this lot and future buildings.

The parking lot shall service the eight commercial units with a total of 50 parking spaces which exceeds the Town of Berthoud requirement. In accordance with the required landscape area, there will be provided 9,010 square feet of landscape area including the large buffer yards on the West along Berthoud Parkway and to the East adjoining the multi-family property which is currently under construction.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

Peter Carter
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.