BERTHOUD COMMONS
TRACT L, HERON LAKES FIRST ADDITION
NEIGHBORHOOD MASTER PLAN

VICTORY MAP

SITE PLAN NOTES
1. Minor adjustments may be made to roads, buildings, and parking areas.
2. Construction plans submitted to the Berthoud Planning Review Board may be changed based on approval or disapproval.
3. Additional roads and bike lanes may be added as the project moves forward.
4. Second phase of the project.

LAND USE CHART

<table>
<thead>
<tr>
<th>ZONING CLASS</th>
<th>AREA COVERAGE</th>
<th>AREA SF (AC)</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING</td>
<td>30473</td>
<td>7.71%</td>
<td></td>
</tr>
<tr>
<td>DRIVES AND PARKING</td>
<td>152,369</td>
<td>38.57%</td>
<td></td>
</tr>
<tr>
<td>OPEN SPACE AND LANDSCAPE</td>
<td>201,782</td>
<td>51.08%</td>
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</tr>
<tr>
<td>HARDSCAPE</td>
<td>10,416</td>
<td>2.64%</td>
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</tr>
<tr>
<td>TOTAL GROSS COVERAGE</td>
<td>395,040</td>
<td>100.00%</td>
<td></td>
</tr>
</tbody>
</table>

PARCEL SIZE (GROSS & NET) WITH FUTURE DEVELOPMENT
696,921 SF (15.99 AC)

PARCEL SIZE (GROSS & NET) PHASE 1
395,040 SF (9.07 AC)

NOTES TO SCALE:
- Area A: Agricultural District
- Area B: Urban Park District
- Area C: Neighborhood Commercial District
- Area D: General Commercial District
- Area E: Neighborhood Development District
- Area F: Mixed Use District
- Area G: Transition District
- Area H: Neighborhood Commons District

SH = SH = AGRICULTURAL DISTRICT
R1 = SINGLE FAMILY DISTRICT
R2 = LIMITED MULTI-FAMILY DISTRICT
R3 = MULTI-FAMILY DISTRICT
R4 = MIXED USE DISTRICT
C1 = NEIGHBORHOOD COMMERCIAL
C2 = GENERAL COMMERCIAL DISTRICT
M1 = LIGHT INDUSTRIAL DISTRICT
M2 = INDUSTRIAL DISTRICT
PUD = PLANNED UNIT DEVELOPMENT DISTRICT
T = TRANSITION DISTRICT

JON HAUSER
DRAKE REAL ESTATE SERVICES INC.
496 S. BROADWAY
DENVER, CO 80209
p. 303.825.6200
e. HAUSER@DRAKERES.COM

RYAN BANNING, PE
OLSSON
1880 FALL RIVER DRIVE, SUITE 200.
LOVELAND, CO 80538
p. 970.635.3727

BERTHOUD, CO 80513

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08/28/2020
09/04/2020
04/15/2020
01/04
02/01
03/04