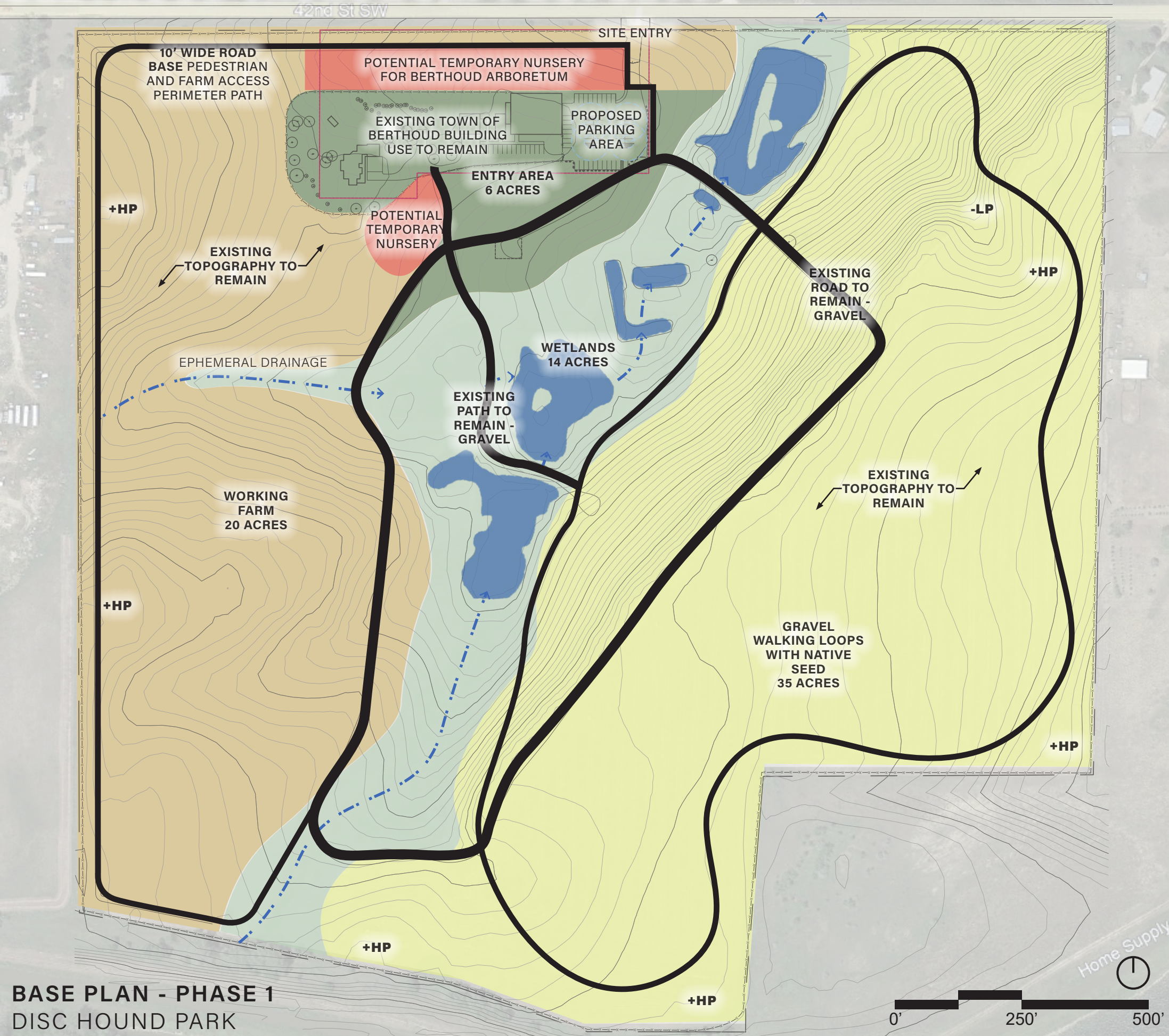


BERTHOUD JASKOWSKI PROPERTY



BASE PLAN - PHASE 1
DISC HOUND PARK

PHASE 1 FEATURES

- 20 ACRE WORKING FARM WITH ACCESS ROAD
- 6 ACRES OF ENTRY AREA (51 PUBLIC PARKING SPACES, FENCED BERTHOUD ACCESS, SHADE SHELTER, TRAIL SIGNS)
- 35 ACRES OF NATIVE PRAIRIE
- ~3 MILES OF CRUSHED GRAVEL WALKING TRAILS
- PONDS OPEN TO DOG TRAINING
- POTENTIAL TEMPORARY NURSERY FOR BERTHOUD ARBORETUM



OPEN SPACE TRAILS & LOOPS



DOG TRAINING IN PONDS



20-ACRE WORKING FARM

BERTHOUD JASKOWSKI PROPERTY



PHASE 2 FEATURES

IN PHASE 2, THE PROPERTY OPENS TO SPLIT OFF-LEASH DOG TRAINING AND DISC GOLF THAT ARE PERMITTED ON ALTERNATING DAYS.

- **35 ACRE 18-HOLE DISC GOLF COURSE / OPEN SPACE WITH NATIVE SEED** (POTENTIAL FOR WILDFLOWER, SUNFLOWER, CLOVER...ETC. FIELDS)
- **14 ACRES OF ENHANCED WETLANDS AND PONDS**
- **ADD TREES AND NECESSARY IRRIGATION**
- **ASSESS BERTHOUD BUILDING USES AND NEEDS**



18-HOLE DISC GOLF COURSE

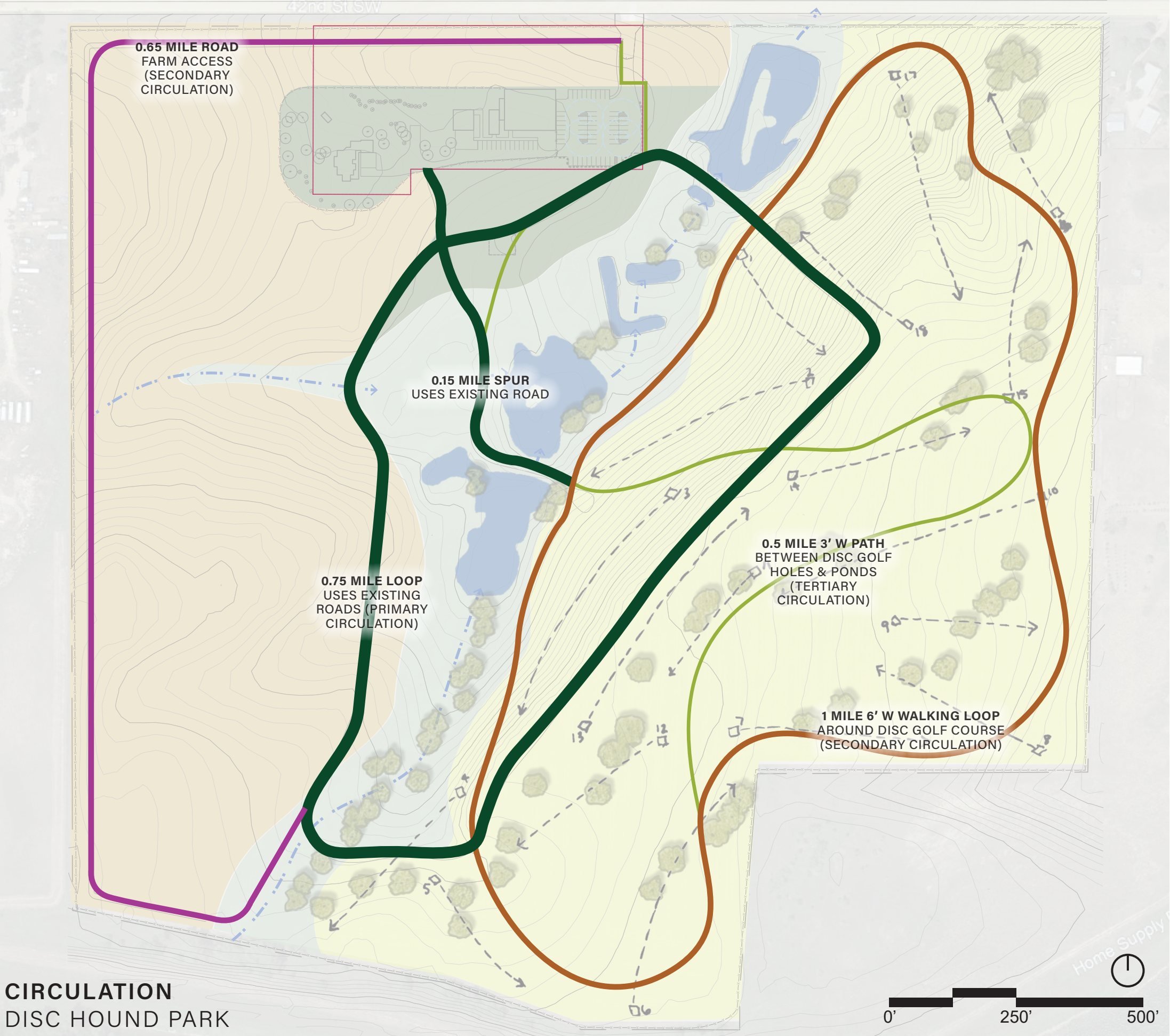


SHADE SHELTER



ENHANCED WETLANDS

BERTHOUD JASKOWSKI PROPERTY



CIRCULATION
DISC HOUND PARK



POTENTIAL PROPERTY USES

TRAIL USE NOTICE

ODD CALENDAR DAYS ONLY
TRAILS AND PONDS OPEN TO
OFF-LEASH DOG TRAINING.



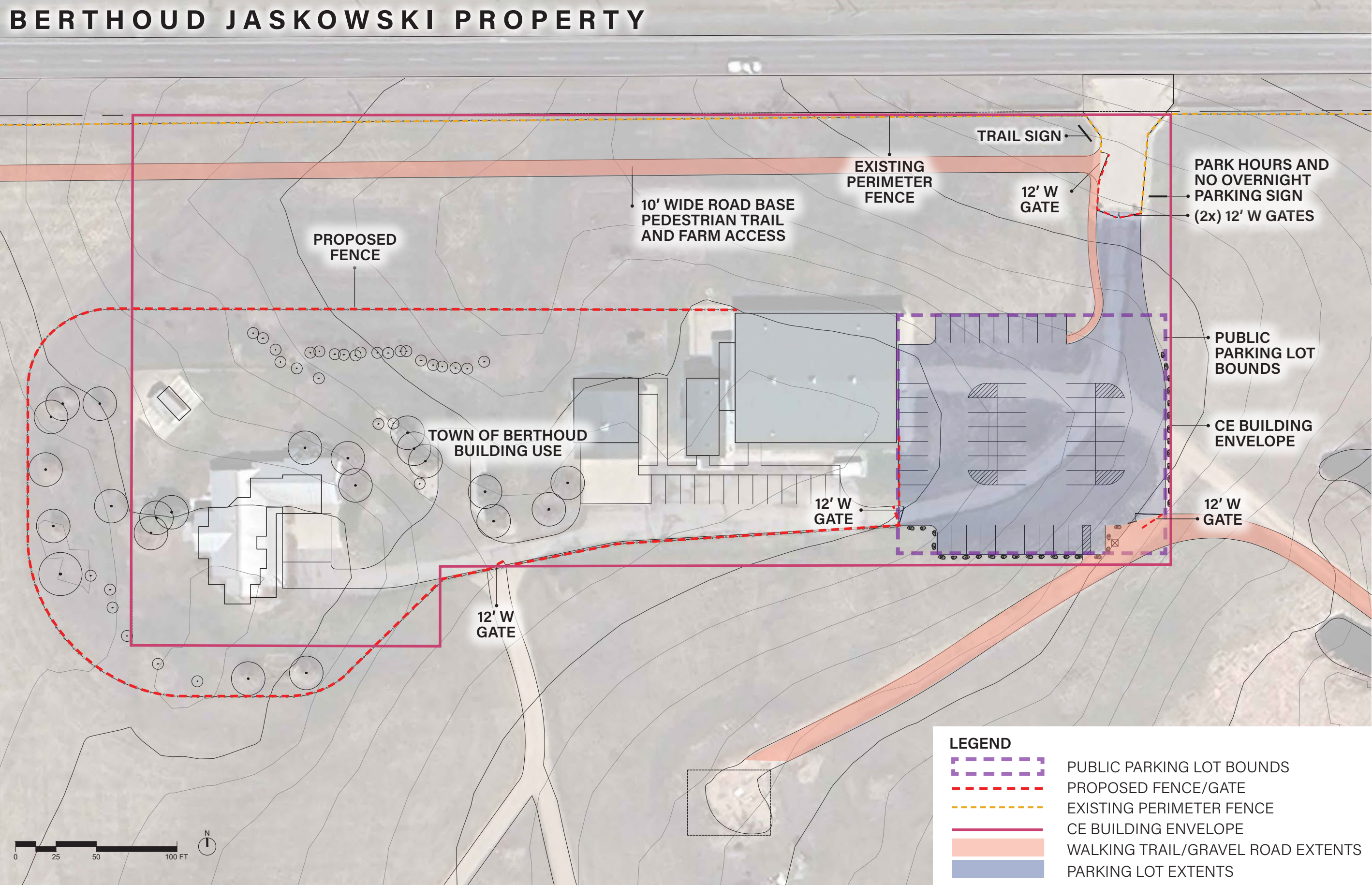
EVEN CALENDAR DAYS ONLY
TRAILS AND FRISBEE GOLF OPEN.
DOGS MUST BE ON LEASH.



ALL CALENDAR DAYS
TRAILS OPEN TO PEDESTRIAN
AND BICYCLE TRAFFIC.

TRAIL SIGN FOR ALTERNATING USES

BERTHOUD JASKOWSKI PROPERTY



ENTRY AND TOWN BUILDINGS AREA
 DISC HOUND PARK

BERTHOUD JASKOWSKI PROPERTY

TRAIL SIGN

18'

EXISTING PERIMETER FENCE

10' WIDE ROAD BASE PEDESTRIAN AND FARM ACCESS PERIMETER PATH

12' W GATE

PARK HOURS AND NO OVERNIGHT PARKING SIGN

(2x) 12' W GATES

CE BUILDING ENVELOPE

PROPOSED FENCE

9'W x 18'L PARKING SPACE, TYP.

NO PARKING - BARN ENTRY

EXISTING TOWN OF BERTHOUD BUILDING USE TO REMAIN (NO PUBLIC ACCESS)

25' INSIDE TURN RADIUS, TYP.

50' OUTSIDE TURN RADIUS, TYP.

25' DRIVE AISLE, TYP.

CONCRETE PAD

2 ADA SPACES

PORTABLE ADA AND STANDARD RESTROOMS WITH ENCLOSURE

VEHICULAR BLOCKADE BOULDERS

12' W GATE OR BOLLARDS

PARKING LOT LIGHT, TYP.

0 15 30 60 FT

N

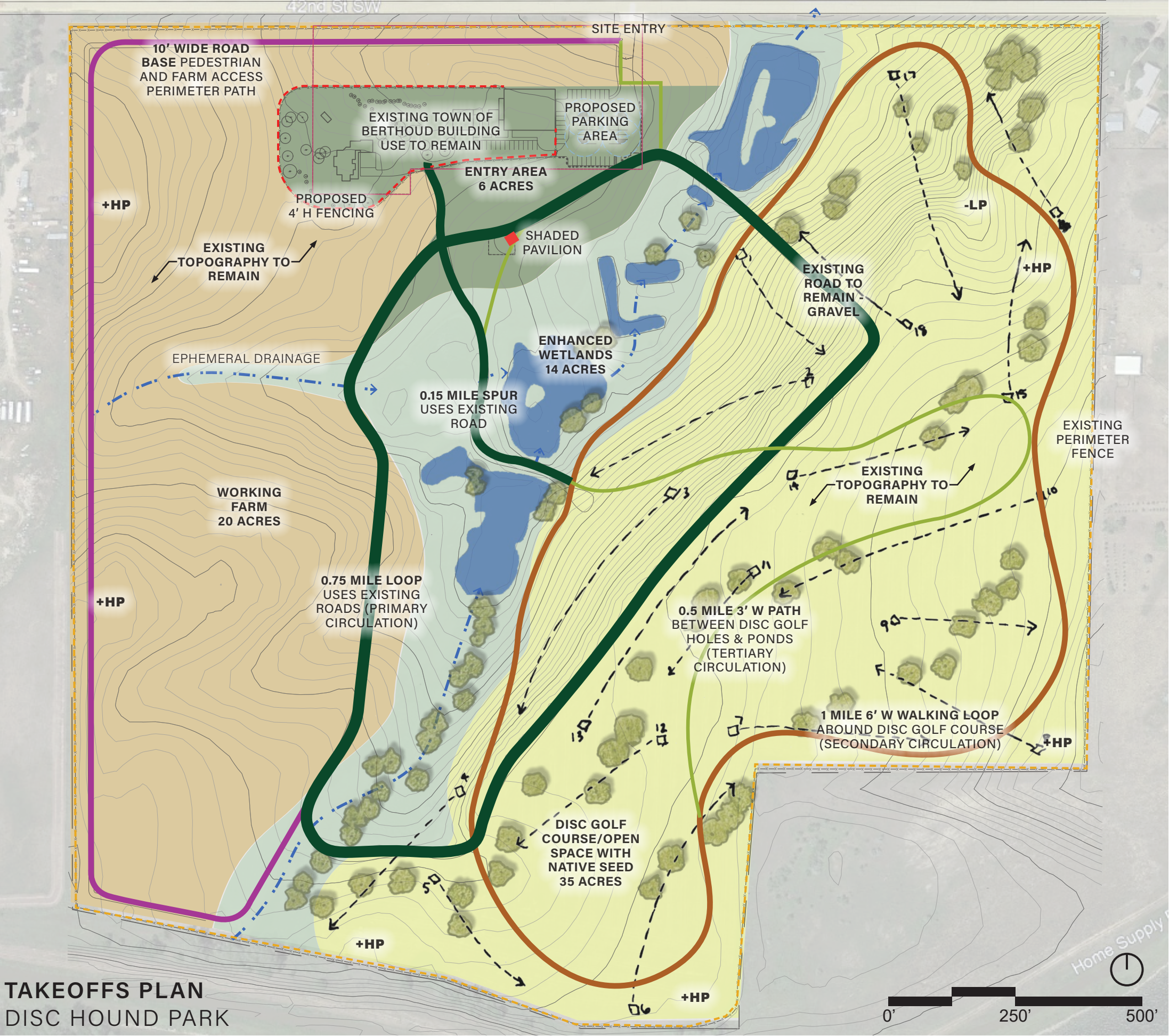
- 51 SPACE GRAVEL LOT (INCLUDES 2 ADA SPACES, TYPICAL SPACE 9' x 18')
- LOT FEATURES 25' MINIMUM INSIDE AND 50' MAX OUTSIDE TURN RADII
- VEHICULAR GATES FOR ACCESS TO FENCED AREAS
- 12' W GATE OR BOLLARDS AT TRAIL ENTRANCE TO ALLOW MAINTENANCE ACCESS
- TRAIL SIGN AT TRAIL ENTRY
- 25' INNER / 50' OUTER TURN
- VEHICULAR BLOCKADE BOULDERS SURROUNDING GRAVEL PARKING LOT
- 10' W PEDESTRIAN AND ROAD BASE PATH FOR TRAIL AND FARM EQUIPMENT USE
- SECURITY CAMERA AND TRAIL SIGNS AT SITE ENTRANCE
- (1) PORTABLE ADA AND (1) PORTABLE STANDARD RESTROOM WITH ENCLOSURE
- 12' W GATE OR BOLLARDS AT TRAILHEAD

	MAINTENANCE/FARM EQUIPMENT EXIT
	PROPOSED FENCE/GATE
	EXISTING PERIMETER FENCE
	CE BUILDING ENVELOPE
	WALKING TRAIL/GRAVEL ROAD EXTENTS
	CONCRETE PAD
	PARKING LOT EXTENTS
	PARKING LOT LIGHTS

PUBLIC PARKING LOT AND CIRCULATION

DISC HOUND PARK

BERTHOUD JASKOWSKI PROPERTY



PHASE 1 TAKEOFFS

CONSTRUCTION ITEM	QTY	UNIT
Demolition/Clear and Grub (Existing Footpring for Proposed Parking Lot)	32,350	
Existing Road to Remain - Gravel	65,600	
Existing Road to Remain - Paved	13,300	
10' Wide Pedestrian and Farm Access Perimeter Path (6" Road Base)	46,350	
6' Wide 1 Mile Walking Loop (6" Crusher Fines)	30330	
Picnic Tables	4	
Trash Receptacle	2	
Recycling Receptacle	2	
Trail Directional Signage	4	
Road Base Parking Lot	26120	
Concrete Pad at ADA Stalls and Restrooms	576	
Concrete Wheel Stop	62	
(36) Vehicular Blockade Boulders (3' Dia. Min.) Surrounding Parking Lot	27	
Covered Trail Sign	1	
New 12' Wide X 4' Tall Gate	6	
Existing Perimeter Fencing	7570	
Proposed 4' H Fencing	1240	
ADA Portable Restroom	2	
Security Camera at Site Entrance	1	
Parking Lot Lights	4	

PHASE 2 TAKEOFFS

CONSTRUCTION ITEM	QTY	UNIT
Disc Golf Baskets	18	
Disc Golf Pads - Concrete (5x12)	18	
Disc Golf Numbered Tee Signs	18	
Shaded Pavilion	1	
Trash Receptacle	2	
Recycling Receptacle	2	
Trees (size TBD)	75	
Drip irrigation for (75) trees	75	
Native Seed - at Trails/Disc Golf Area	35	
Spray Irrigation for Native Seed	35	
Wetland Enhancement	14	