



TOWN OF BERTHOUD

JASKOWSKI OPEN SPACE PROJECT

SURVEY NOTES

NO SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT. IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM ELEVATIONS AND EXISTING UTILITY LOCATIONS PRIOR TO START OF WORK. ELEVATIONS SHOWN ON PLAN ARE ILLUSTRATIVE IN NATURE AND DO NOT CONSTITUTE ACTUAL ELEVATIONS; THESE WILL NEED TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO START OF WORK.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 4 AS BEARING NORTH 89 DEGREES 59' 30" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, ALSO CONSIDERING SAID NORTH LINE AS BERING MONUMENTED WITH A 2" ALUMINUM CAP STAMPED PLS 23500 AT THE NORTHWEST CORNER OF SAID NORTHERN QUARTER AND A 1" IRON PIPE AND 2" BRASS CAP STAMPED PLS 20676 AT THE NORTH QUARTER CORNER OF SAID SECTION 4; COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 89 DEGREES 50' 30" EAST, A DISTANCE OF 2668.59 FEE; THENCE SOUTH 00 DEGREES 03' 00" EAST, ALONG THE WEST LINE OF THE NORTHERN QUARTER OF SAID SECTION 4, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES AND 03' 00" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1720.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE CONSOLIDATED HOME SUPPLY DITCH, ACCORDING TO THE "PLAT OF LONETREE RESERVOIR AND LAND OWNED BY THE CONSOLIDATED HOME SUPPLY DITCH AND RESERVOIR COMPANY," AS PREPARED BY THORWALD HARVEY SACKETT IN FEBRUARY OF 1961; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE BOUNDARY OF SAID LAND OWNED BY THE HOME SUPPLY DITCH AND RESERVOIR COMPANY, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 79 DEGREES 28' 00" EAST, A DISTANCE OF 753.00 FEET;
2. SOUTH 69 DEGREES 19' 00" EAST, A DISTANCE OF 261.97 FEET;
3. NORTH 87 DEGREES 56' 00" EAST, A DISTANCE OF 321.92 FEET;
4. SOUTH 84 DEGREES 17' 00" EAST, A DISTANCE OF 20.53 FEET;
5. NORTH 00 DEGREES 08' 30" EAST, A DISTANCE OF 489.99 FEET;
6. NORTH 89 DEGREES 57' 10" EAST, A DISTANCE OF 665.78 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION4, AS FOUND MONUMENTED BY A 1" IRON PIPE WITH A PLASTIC SEAL STAMPED LS 4112 AT THE SOUTH END OF SAID WEST LINE AND A NUMBER 4 REBAR AT THE NORTH END OF SAID WEST LINE; THENCE NORTH 00 DEGREES 13' 52" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1451.74 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LARIMER COUNTY ROAD NUMBER 14, FROM WHICH THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4 BEARS NORTH 00 DEGREES 12' 52" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89 DEGREES 50' 30" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2001.84 FEET TO THE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.



SHEET INDEX

SHEET NO.	SHEET DECIPTION	SHEET TITLE
1	C-1	COVER
2	C-2	GENERAL NOTES
3	C-3	EXISTING SITE CONDITIONS
4	C-4	PROPOSED IMPROVEMENTS - OVERALL
5	C-5	PARKING LOT IMPROVEMENTS PLAN
6	C-6	SITE LIGHTING PLAN
7	C-7	SITE IMPROVEMENTS PLAN
8	D-1	DETAILS
9	G-1	GRADING PLAN
10	T-1	TRAFFIC PLAN

TOWN OF BERTHOUD APPROVAL

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN STANDARDS AND SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF BERTHOUD FOR CONCEPT ONLY AND GENERAL CONFORMANCE WITH THE TOWN'S STANDARDS AND SPECIFICATIONS. THE REVIEW BY THE TOWN OF BERTHOUD DOES NOT IMPLY RESPONSIBILITY BY THE TOWN OF BERTHOUD OR THE TOWN ENGINEER FOR ACCURACY AND CORRECTNESS OF THE PLANS OR CALCULATIONS.

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL.

APPROVED BY:

TOWN ENGINEER _____ DATE _____



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JASKOWSKI OPEN SPACE

COVER

C-1

SHEET 1 of 10

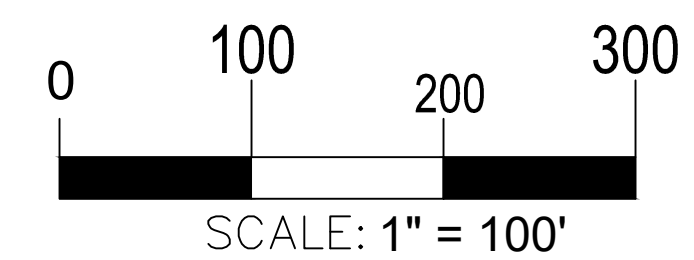
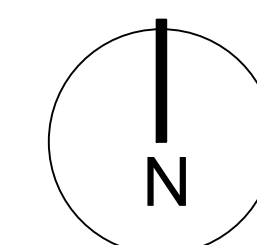
SCALE: NTS



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EXISTING SITE CONDITIONS



C-3

SHEET 3 of 10

DISC GOLF LEGEND

10' DIAMETER CONCRETE TEE PAD (x 20)

INNOVA DISCatcher® PRO 28 BASKET (x 18)

DISC COURSE LINE OF SIGHT

DISC COURSE 60' SAFETY BUFFER ZONE

PARCEL NO: 9405100001

OWNER: HALSEY WILLIAM B

ZONING: RR-2 RURAL RESIDENTIAL

PARCEL NO: 9404000006

OWNER: ANDERSON JEFFREY WADE

ZONING: RR-2

PARCEL NO: 9404000005

OWNER: HUTCHINSON THOMAS ALAN

ZONING: RR-2

PARCEL NO: 9404000010

OWNER: MYERS TIMOTHY JOSEPH

ZONING: RR-2

PARCEL NO: 9404205002

OWNER: CARLSON RONDA RENAE

ZONING: RR-2

PARCEL NO: 9404205001

OWNER: DYER RONNIE C

ZONING: RR-2

PARCEL NO: 9404000009

OWNER: GINTHER JEROMY J

ZONING: RR-2

PARCEL NO: 9404000907

OWNER: CONSOLIDATED HOME SUPPLY DITCH AND RESERVOIR COMPANY

ZONING: RR-2



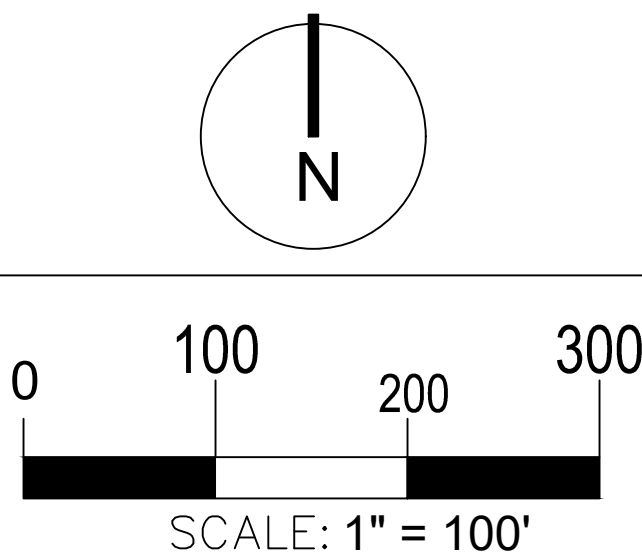
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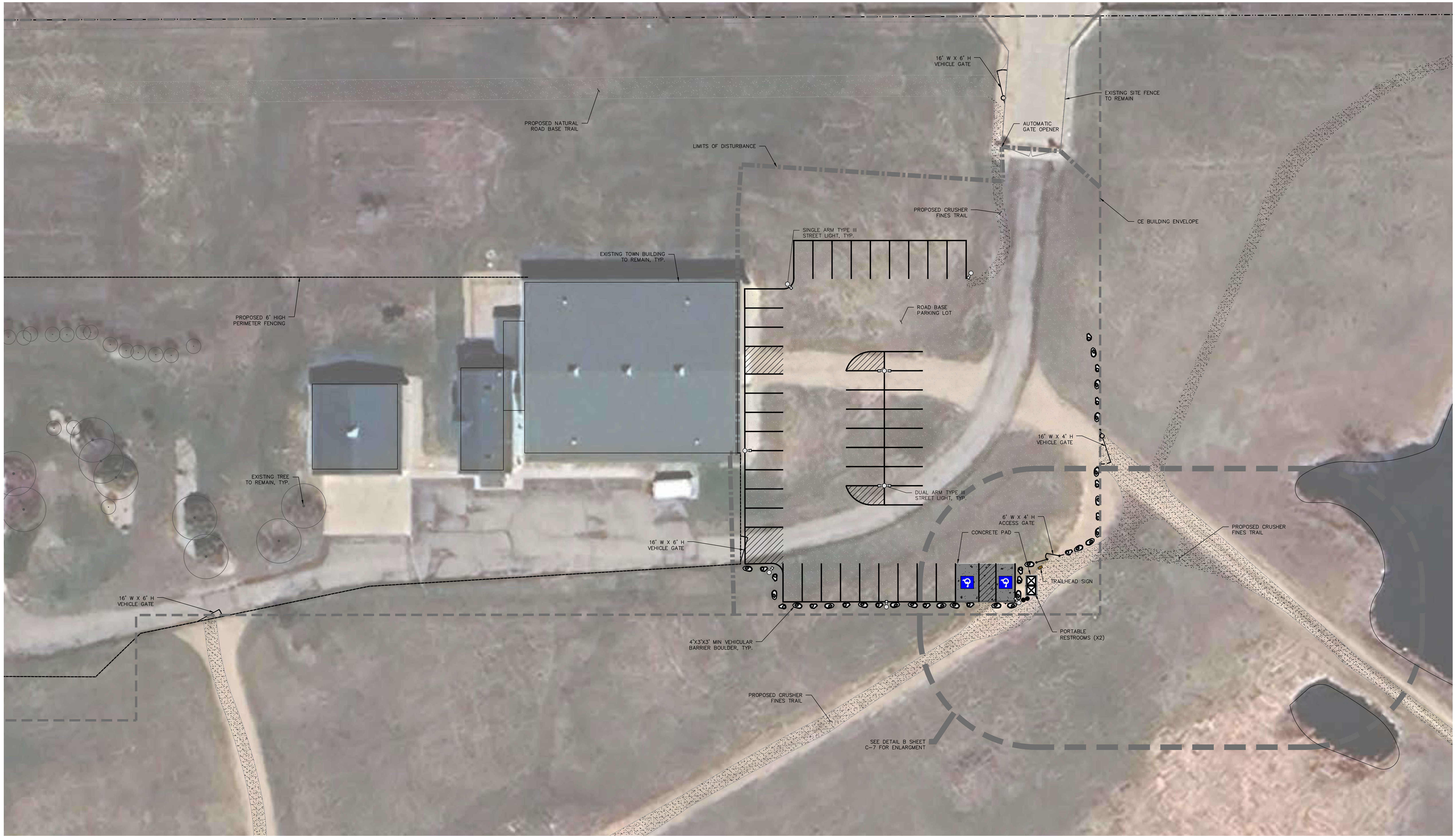
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JASKOWSKI OPEN SPACE

PROPOSED IMPROVEMENTS - OVERALL

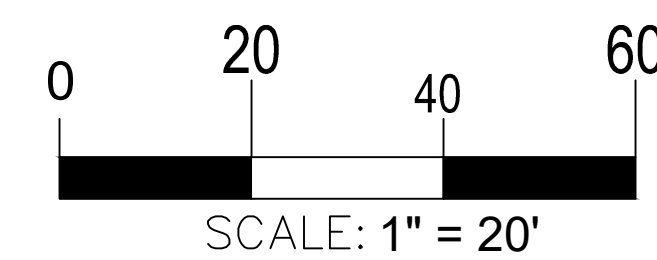
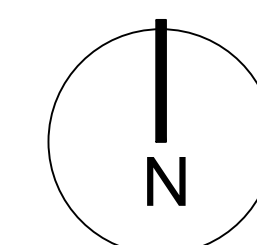




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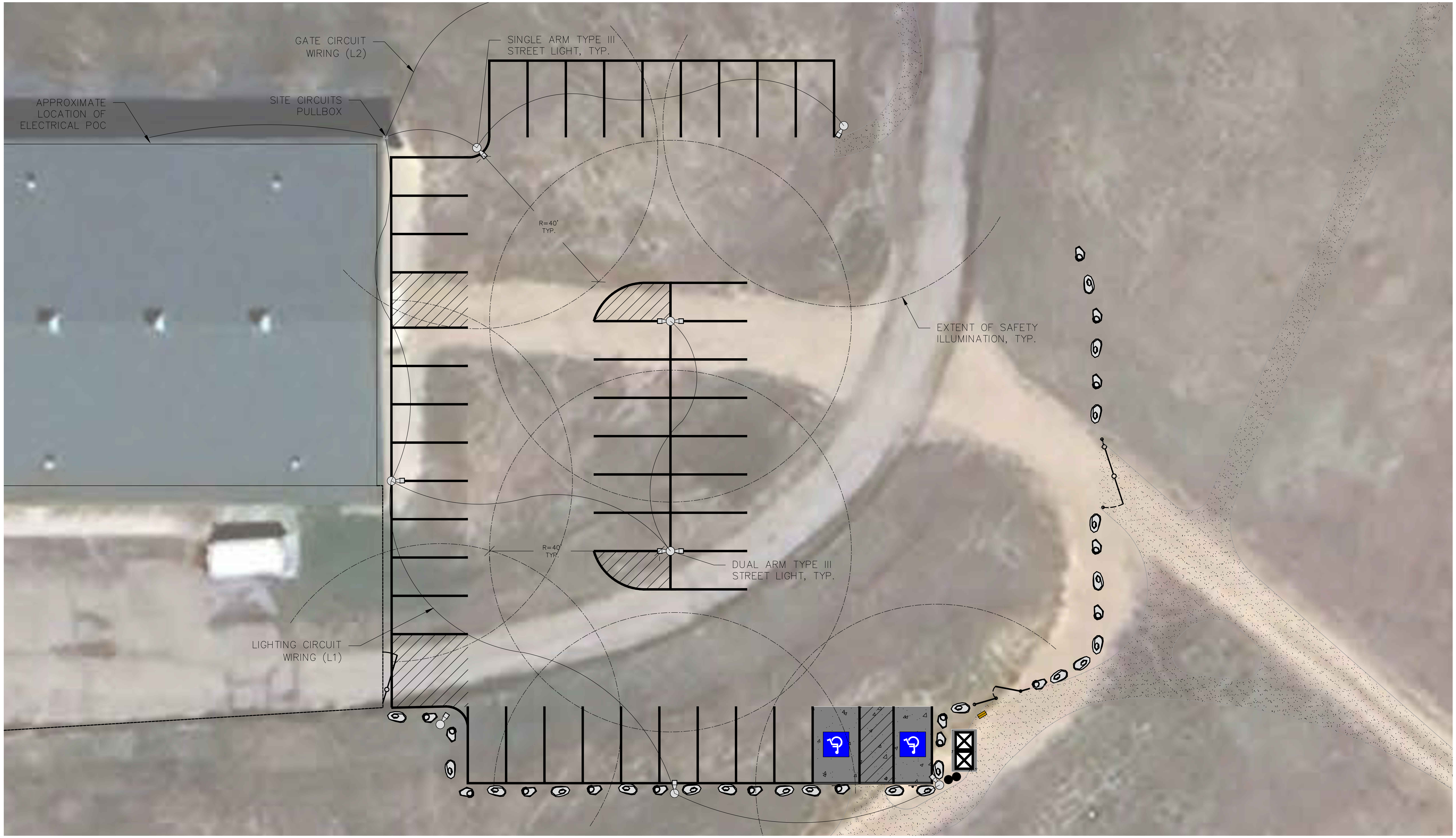
JASKOWSKI OPEN SPACE

PARKING LOT IMPROVEMENTS PLAN



C-5

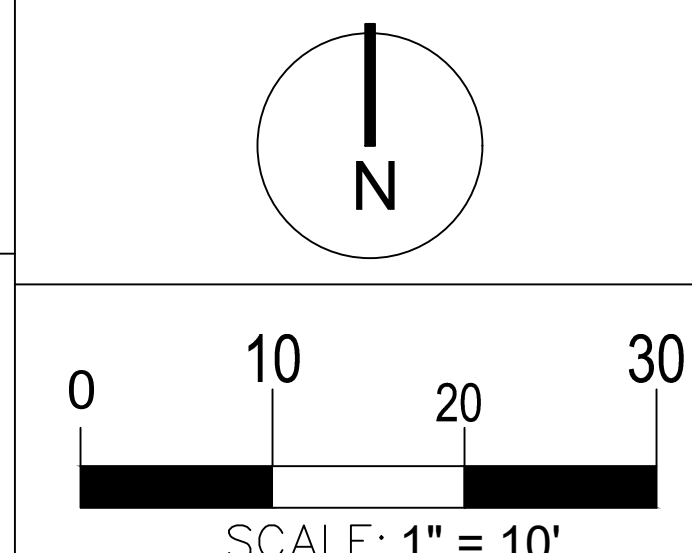
SHEET 5 of 10



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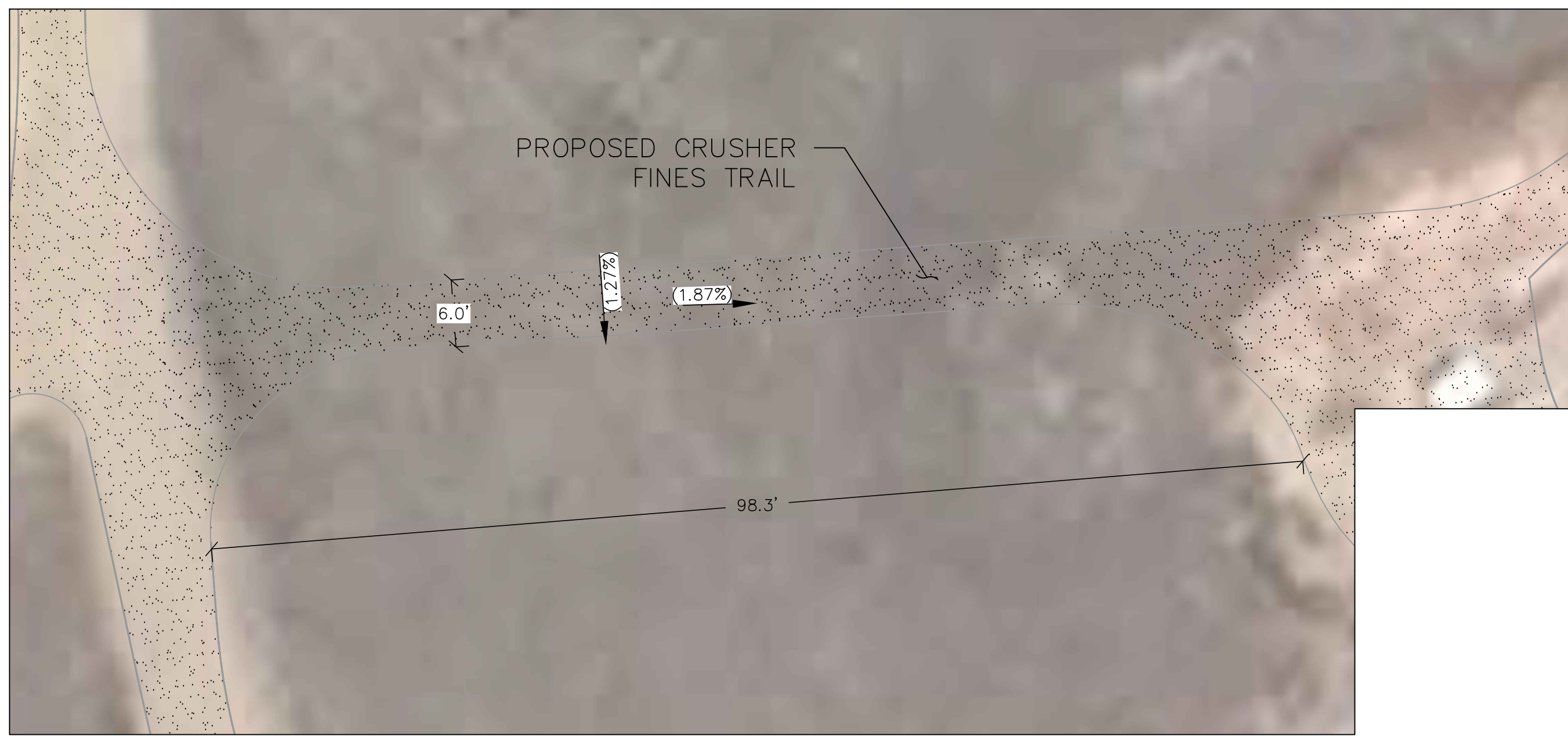
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SITE LIGHTING PLAN

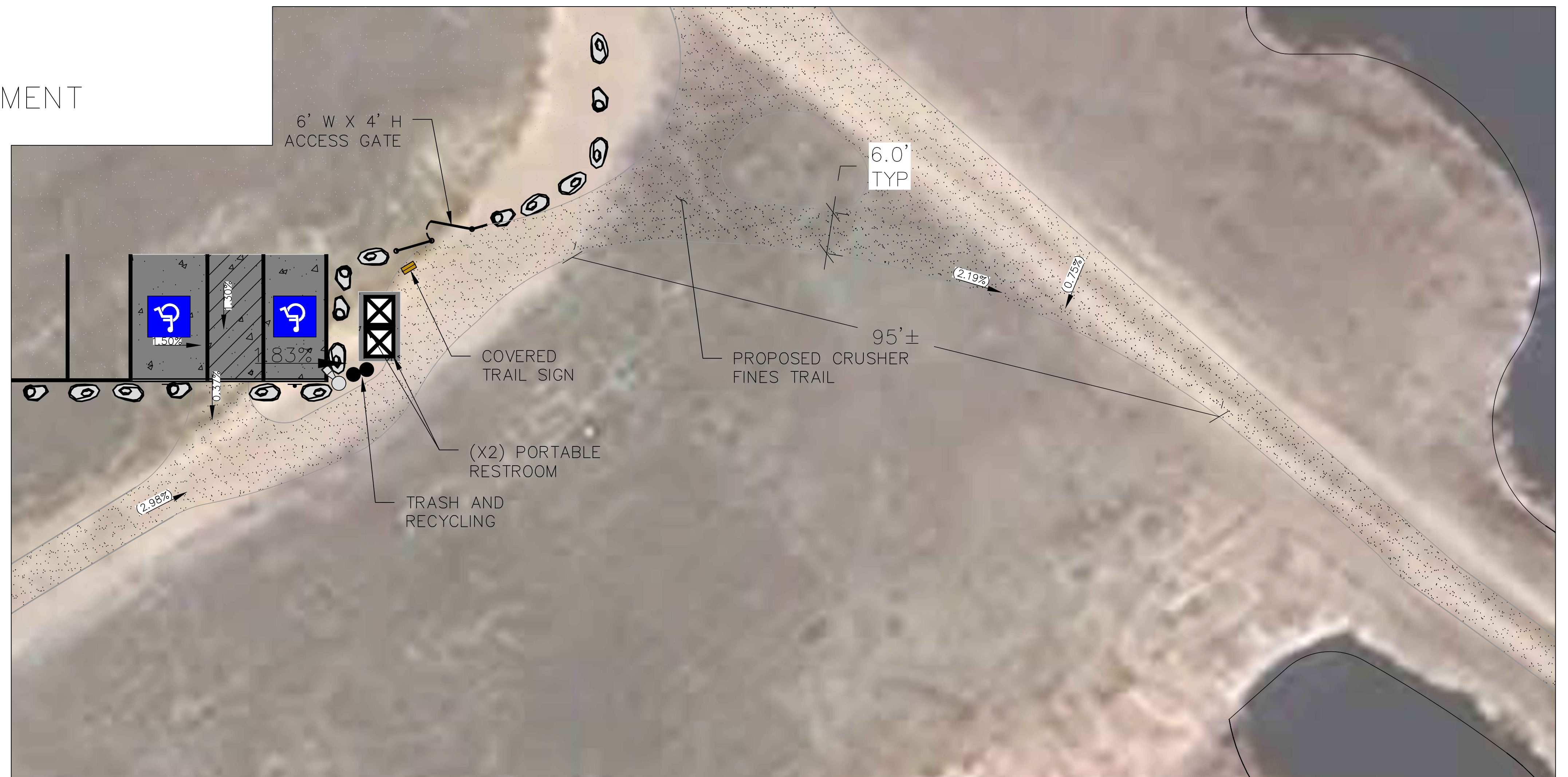


C-6

SHEET 6 of 10



DETAIL A
SOUTH CONNECTOR TRAIL ENLARGEMENT



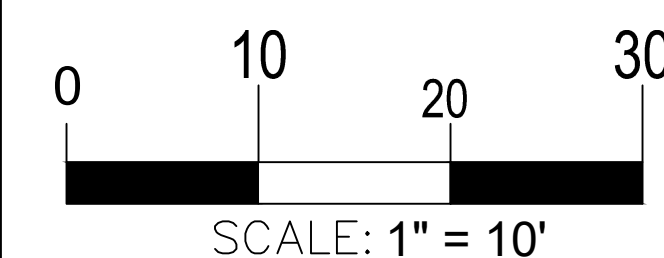
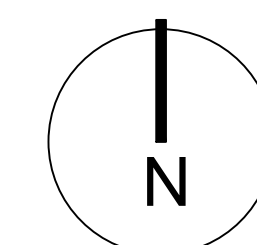
DETAIL B
EAST CONNECTOR TRAIL ENLARGEMENT



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SITE IMPROVEMENTS PLAN



C-7

SHEET 7 of 10

PIPE Ø	MIN. WIDTH	MAX. WIDTH
3", 4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
20"	2'-8"	3'-8"
24"	4'-0"	5'-0"

IN OPEN FIELD/IN STREET

NEW PAVEMENT SURFACE

NEW BASE COURSE

UNIFORM SAWCUT LINE ASPHALT/CONCRETE

EX STREET SURFACE

EX BASE COURSE

8" LIFTS MAX. COMPACTED BACKFILL TO 95% STD PROCTOR DENSITY (SEE NOTE 2)

PIPE (SEE PLANS FOR SIZE AND TYPE)

GRANULAR BEDDING

WIDTH SEE TABLE

NOTES:

- MINIMUM COVER 5' FOR WATER AND SANITARY SEWER.
- COMPACTED BACKFILL TO BE 90% MIN. STD. PROCTOR DENSITY IN NON-DRIVING SURFACES AND 95% MIN. UNDER PAVEMENT, OR AS PRESCRIBED BY GEOTECHNICAL INVESTIGATION.
- SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED, A CONCRETE CRADLE SHALL BE PLACED WITH 2500PSI CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE.
- TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH LOCAL, STATE, FEDERAL, AND OSHA SAFETY REGULATIONS.
- PAVING SHALL COMPLY WITH LOCAL AUTHORITY HAVING JURISDICTION.

SCALE: NTS

TOWN OF BERTHOUD

STANDARD DESIGN CRITERIA

GENERAL DETAILS

TYPICAL TRENCH DETAIL

D0.01

DATE: 11/2025

RESERVED PARKING

VAN ACCESSIBLE

ONE SIGN PER SPACE REQUIRED R7-8

RESERVED PARKING

CAR & VAN ACCESSIBLE

ONE SIGN PER SPACE REQUIRED R7-8

ONE IN EVERY 500 SPACES BUT NOT LESS THAN ONE PER SPACE ACCESSIBLE.

OR

ONE IN EVERY 500 SPACES BUT NOT LESS THAN ONE PER SPACE ACCESSIBLE.

A "UNIVERSAL" PARKING SPACE DESIGN MAY BE USED. ACCESSIBLE PARKING SPACES, WHICH ELIMINATES THE NEED FOR TWO SIGN TYPES.

RESERVED PARKING

CAR & VAN ACCESSIBLE

ONE SIGN PER SPACE REQUIRED R7-8

TOWN OF BERTHOUD

STANDARD DESIGN CRITERIA

ROADWAY DETAILS

GRAVEL PARKING LOT SECTION

D2.01

DATE: 8/2026

12" x 18" ALUM SIGN (100 GA) WITH TWO TL-3806 PG DRIVE RIVETS & WASHERS

1 1/2" SQUARE GALV STEEL POST

TWO TL-3806 DRIVE RIVETS

1 3/4" SQUARE GALV STEEL ANCHOR POST

2" CROWN

1'-6"

3'-6"

3'-6"

7'-0" MIN (TO BOTTOM OF LOWEST SIGN)

CAULK VOID SPACE BETWEEN SIGN POST AND ANCHOR POST

PAINTED 6"Ø SCH 40 STL PIPE FILL W/ CONC

EXP JT WHEN ADJ TO CONC PVMT, (TYP)

CONC ENCASEMENT

NOTES:

- SIGNS SHALL CONFORM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT, SEE DETAIL S-614-2.
- CLASS 1 SIGNS SHALL BE A MIN. OF 0.080 GAUGE ALUM. (12"x36") AND 0.100 GAUGE ALUM (36" OR LARGER).
- SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.
- STL PIPE SHALL BE PAINTED PER SPECIFICATIONS

TOWN OF BERTHOUD

STANDARD DESIGN CRITERIA

ROADWAY DETAILS

ACCESSIBLE PARKING CONCRETE SECTION

D2.02

DATE: 8/2026

RE: PLANS

6"

FLUSH, TYP

1.8% CROSS SLOPE

PSYLLIUM-STABILIZED PEDESTRIAN CRUSHER FINES PAVING, RE: PLANS

RE: PLANS FOR ADJACENT CONDITIONS

MIRAFI 140 OR APPROVED EQUAL. TURN DOWN AT EDGES 45° ANGLE

COMPACTED SUBGRADE

STABILIZED OR UNSTABILIZED PEDESTRIAN CRUSHER FINES PAVING

RE: PLANS

6"

FLUSH, TYP

1.8% CROSS SLOPE

STABILIZED VEHICULAR CRUSHER FINES PAVING, RE: PLANS

RE: PLANS FOR ADJACENT CONDITIONS

MIRAFI 140 OR APPROVED EQUAL. TURN DOWN AT EDGES 45° ANGLE

CDOT CLASS 6 ABC AGGREGATE BASE COURSE

COMPACTED SUBGRADE

STABILIZED VEHICULAR CRUSHER FINES PAVING

NOTES:

- CRUSHER FINES PAVING SHALL BE PLACED IN (2) 3" LIFTS MIN.
- REFER TO PLANS & SPECIFICATIONS FOR FINISHES.
- INSTALL CRUSHER FINES PAVING FLUSH WITH ADJACENT HARDSCAPE, TYP.

SCALE: NTS

TOWN OF BERTHOUD

STANDARD DESIGN CRITERIA

ROADWAY DETAILS

CRUSHER FINES PAVING

D2.01

DATE: 8/2026

PAVING PLAN

SECTION A-A

NOTES:

- ALL MATERIAL TO BE COMPACTED TO MINIMUM 95% UNLESS NOTED OTHERWISE.
- MATERIALS TO BE COMPACTED IN 6" MAXIMUM LIFTS.

SCALE: NTS

TOWN OF BERTHOUD

STANDARD DESIGN CRITERIA

ROADWAY DETAILS

GRAVEL PARKING LOT SECTION

D2.01

DATE: 8/2026

PAVING PLAN

SECTION A-A

NOTES:

- SUBGRADE TO BE COMPACTED TO MINIMUM 95% UNLESS NOTED OTHERWISE.
- SUBGRADE MATERIALS TO BE COMPACTED IN 6" MAXIMUM LIFTS.
- CONSTRUCTION JOINT AT LEAST EVERY 10 LF OR 100 SF MINIMUM.

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TOWN OF BERTHOUD

STANDARD DESIGN CRITERIA

ROADWAY DETAILS

ACCESSIBLE PARKING CONCRETE SECTION

D2.02

DATE: 8/2026

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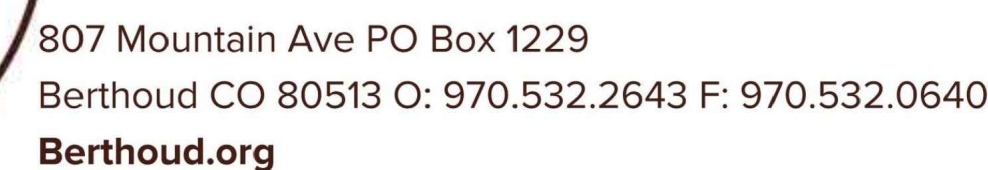
JASKOWSKI PARK

DETAILS

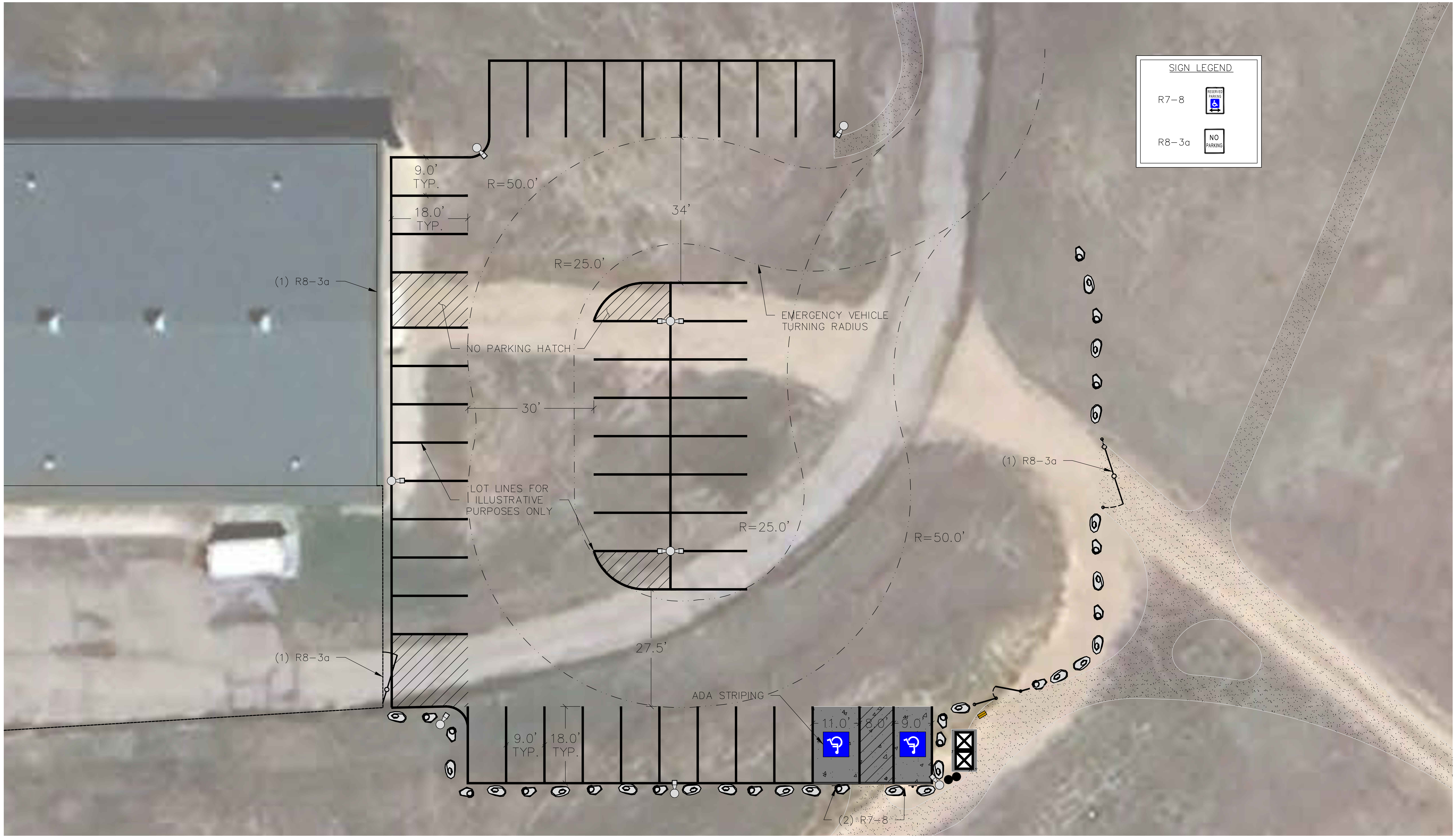
D-1

SHEET 8 of 10

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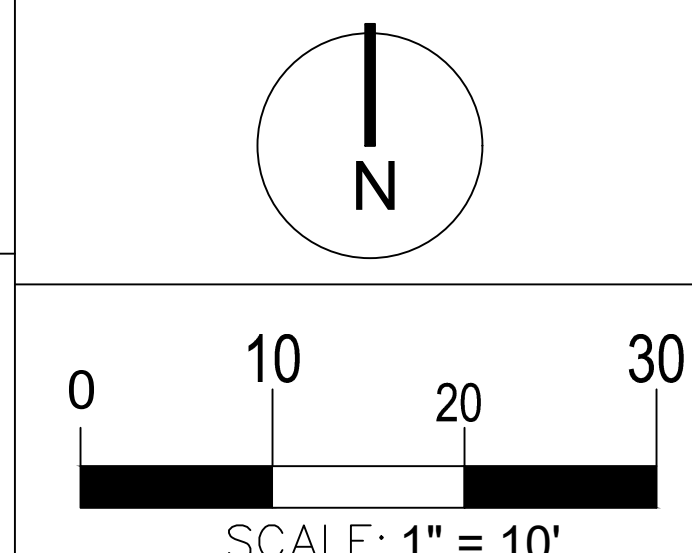
SHEET 9 of 10



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JASKOWSKI OPEN SPACE

TRAFFIC PLAN



T-1

SHEET **10** of **10**