



Community & Economic Development Department  
Planning & Development  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800 | FAX 720.523.6967  
adcogov.org

### Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
  - All digital materials shall be in a single PDF document
  - The single PDF document shall be bookmarked
  - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
  - Electronic copies can be emailed to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org) as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

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## Re-submittal Form

Case Name/ Number: \_\_\_\_\_

Case Manager: \_\_\_\_\_

### Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: \_\_\_\_\_

**\* All re-submittals must have this cover sheet and a cover letter addressing review comments.**

**Please note the re-submittal review period is 21 days.**

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination





## Development Review Team Comments

**Date:** 4/2/2024

**Project Number:** PRC2023-00020

**Project Name:** Todd Creek Farms Preliminary Applications and Rezone

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**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 04/02/2024

**Email:** gjbarnes@adcogov.org

### **Resubmittal Required**

PLN01: The preliminary plat needs signature blocks.

PLN02: Portions of the site that are designated for future development should be placed in lots. Tracts are nonbuildable pieces of land. If you intend on building in these areas, then make them lots and resubdivide them later.

PLN03: In order to conform to County requirements, a 300 year water supply must be demonstrated for these lots, and documentation of this supply must be acknowledged by the Division of Water Resources. At this time, the DWR has outstanding concerns.

PLN04: The PUD amendment will need information detailing the dimensional standards and uses allowed for the lots. This shall include minimum setbacks, allowable uses, maximum lot coverage, and maximum building heights. What are the architectural standards for the PUD? If our staff was to review a building permit for a new house in the PUD, it would be difficult for us to determine which standards to apply based on the information you have submitted.

PLN05: A PUD should be accompanied by a multi-modal transportation plan including a mobility design for pedestrians, bicycles, and automobiles.

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**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Matthew Emmens

**Date:** 03/27/2024

**Email:** memmens@adcogov.org

**Resubmittal Required**

ENG1: Rezoning and development of these properties will require the design and construction of significant public infrastructure. Widening of existing arterial roadways and drainage infrastructure should be expected.

- APPLICANT RESPONSE: (KT) The applicants acknowledge these requirements. Please refer to the included construction plans for proposed improvements.

- COUNTY COMMENT: Construction documents were not found in the February 26th re-submittal. However, construction documents won't be reviewed or approved until the final plat stage. The documents submitted are sufficient for the Preliminary Development Plan review.

Comment closed.

ENG2: The applicant will be required to meet with the Colorado Department of Transportation and the Mile High Flood District to ensure that all requirements of these agencies are being met.

- APPLICANT RESPONSE: (KT) The applicants acknowledge these requirements. Initial meetings have been held with both MHFD and CDOT. MHFD didn't really want to be involved since most of the drainage discharges into Weld County. We still plan to design everything to their standards. We also met with CDOT to discuss what steps are needed to move forward. The Filing No. 1 traffic study is recommending additional right turn lanes at highway 7 for both Quaker Steet and Yosemite Street. We are currently preparing plans to request access permits for those improvements.

- COUNTY COMMENT: The applicant will need to continue working with CDOT to obtain approval and permits for any work within the CdDOT ROW. Staff have spoken to MHFD concerning this development and understands their position.

Comment closed.

ENG3: At the time of Final Development Plan, the applicant will need to submit a Master Drainage Study and a Master Traffic Impact Study to be reviewed and approved by Adams County. Both of these reports should address timing of infrastructure construction as filings are applied for.

- APPLICANT RESPONSE: (KT) Master drainage and traffic reports have been included in this submittal. In addition, reports detailing just Filing No. 1 have also been included.

- COUNTY COMMENT: Staff has reviewed the Master Drainage and Traffic Impact Studies and are in general agreement with the methodologies used to create these studies, and in general agreement with the conclusions of these studies. Applicant should be aware that the requirement in the preliminary stage is to show what impacts the development will have on County infrastructure, and that these impacts can be mitigated. A more in-depth review of the drainage study, traffic impact study and construction plans will not be done until the final development stages.

Comment closed.

ENG4: Flood Insurance Rate Map – FIRM Panel # (08001C0326H & 08001C0307), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

- APPLICANT RESPONSE: (KT) Noted.

- COUNTY COMMENT: Comment closed.

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**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Matthew Emmens

**Date:** 03/27/2024

**Email:** memmens@adcogov.org

**Comment**

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DISTRICT 5

ENG5: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000. This area is not currently within the County's MS4 permit area. However, given the size of the proposed development and the length of time to fully develop this area future inclusion into the County's MS4 permit area is a possibility.

- APPLICANT RESPONSE: (KT) Acknowledged, the applicant will abide by all Federal, State, and Local water quality construction requirements.

- COUNTY COMMENT: Comment closed.

ENG6: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

- APPLICANT RESPONSE: (KT) Construction documents and an engineering application have been included with this submittal for review. It is our understanding that the review fee will be determined once the plans have been submitted. The applicants will pay engineering fees once determined.

- COUNTY COMMENT: Construction documents were not found in the February 26th re-submittal. However, construction documents won't be reviewed or approved until the final plat stage. The documents submitted are sufficient for the Preliminary Development Plan review. At the time of submittal for the Final Development Plan a full Engineering Review (EGR) submittal will be required and construction documents and design studies reviewed at that time.

Comment closed.

7. ENG7: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

- APPLICANT RESPONSE: (KT) Acknowledged, proposed offsite Filing No. 1 roadway improvements include widening the south side of 168th Avenue with curb, gutter, and sidewalk adjacent to Filing No. 1. Auxiliary lanes are proposed on Yosemite Street at 168th Avenue, Highway 7, and the Filing No. 1's west entrance. An auxiliary right turn lane is also planned for Quaker Street and Highway 7. Widening Yosemite Street with curb, gutter, and sidewalk is not planned at this time since the road will be completely realigned with the next Filing.

- COUNTY COMMENT: The County is amenable to phasing certain public improvements with specific filings. However, there will need to be clearly defined triggers for the requirement of improvements. The applicant will need to propose a phasing schedule for improvements.

ENG8: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

- APPLICANT RESPONSE: (KT) The applicants acknowledge this requirement.

- COUNTY COMMENT: Comment closed.

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**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Matthew Emmens

**Date:** 03/27/2024

**Email:** memmens@adcogov.org

**Comment**

ENG9: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

- APPLICANT RESPONSE: (KT) The applicants acknowledge this requirement.

- COUNTY COMMENT: Comment closed.

ENG10: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

- APPLICANT RESPONSE: (KT) The applicants acknowledge this requirement.

- COUNTY COMMENT: Comment closed.

ENG11: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14: All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,

2. Minimization of Directly Connected Impervious Area (MDCIA),

3. Green Infrastructure (GI),

4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.

5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.

6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.

7. Treatment of stormwater flows as close to the impervious area as possible. LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

- APPLICANT RESPONSE: (KT) The applicants acknowledge these requirements. Please refer to the included Phase II drainage report and erosion control plans.

- COUNTY COMMENT: Comment closed.

ENG12: <New Comment> The storm sewer outfall for the development is shown as being in Weld County. Adams County will require approval of the drainage report and/or the general outfall concept from Weld County, in writing, prior to scheduling of the Preliminary PUD Amendment hearing.

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**Commenting Division:** Environmental Analyst Review 2nd Review

**Name of Reviewer:** Megan Grant

**Date:** 03/12/2024

**Email:**

**Resubmittal Required**

Please provide responses to the following questions:

ENV1. Please provide proof of water supply for proposed development from the Division of Water Resources (DWR) for Todd Creek Village Metro District to be able to serve this proposed project. There are concerns about water supply from DWR.

ENV2. Please provide more information on sewer lines and installation of sewer lines. Adjacent properties in Todd Creek are on septic but proposed project is indicated as to be served by sewer; however, sewer lines do not currently exist.

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**Commenting Division:** Environmental Analyst Review 2nd Review

**Name of Reviewer:** Megan Grant

**Date:** 03/12/2024

**Email:**

**Comment**

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DISTRICT 5

The following comments apply to oil and gas. Please update the plans as indicated:

ENV3. There are numerous active, plugged and abandoned, shut in, abandoned, and permitted future oil and gas wells on the subject parcels and on the surrounding parcels. All oil and gas wells and associated setbacks must be delineated on the site-specific development plan. Please show these wells and setbacks on the plans.

ENV4. The Adams County Director of Planning and Development may impose one or more of the following standards on a specific site basis as a condition of approval and/or building permits on platted or unplatted land:

a. The active oil and gas well location shall include a two-hundred-fifty (250) foot buffer in the form of an easement on the final plat or site-specific development plan. No structures may be constructed within the buffer area. Any well with the following status is considered "Active" and subject to the larger 250-foot setback: producing, shut-in, temporarily abandoned, injecting, shut-in-injecting, or active.

b. Access to the oil and gas well location shall be provided by a public street or recorded easement for private access.

c. All oil and gas well flow lines and/or easements shall be graphically depicted on the final plat or site-specific development plan.

d. All surface and subsurface agreements shall be noted on the final plat or site-specific development plan by the recorded book and page number.

ENV5. Any well with the following status is considered "Inactive" and subject to the smaller 50-foot setback: plugged and abandoned or dry and abandoned. Prior to submittal of a final plat or site-specific development plan, each plugged and abandoned well shall be located and surveyed. A well maintenance and workover setback shall be depicted on the final plat or site-specific development plan, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No permanent structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet. Refer to Adams County Development Standards and Regulations Section 4-11-02-03-03-05.2c.

ENV6. The Final Plat shall include the following notice to prospective buyers of the location of the oil and gas well and associated easements: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover setback, and (3) the purpose for the well maintenance and workover setback."

ENV7. All known oil and gas well flow lines and/or easements shall be graphically depicted on the final plat or site-specific development plan. Though the well may be plugged and abandoned, that does not mean that the flowlines were removed. In the interest of public health and safety, Adams County recommends that the applicant verify the status of the flowlines.

ENV8. All wells within 200 feet of the subject parcel(s) must be located and mapped. These may be located off the subject parcel(s), but setback distances may impact the parcel(s). Refer to Adams County Development Standards and Regulations Section 4-11-02-03-03-05-2b.

ENV9. Well details and location, as well as historical aeriels and records, are available through the Colorado Energy and Carbon Management Commission (ECMC), formerly the Colorado Oil & Gas Conservation Commission (COGCC), website and map features: <https://ecmc.state.co.us/maps.html#/gisonline>



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**Commenting Division:** ROW Review 2nd Review

**Name of Reviewer:** David Dittmer

**Date:** 03/06/2024

**Email:**

**Resubmittal Required**

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DISTRICT 5

ROW1: Revise the title to match that of the revised preliminary plat title.

ROW2: The legal description and signature blocks/approvals must be the same as the preliminary plat.

ROW3: No landscaping allowed within any dedicated right-of-way for E. 168th Ave. or Yosemite.

ROW4: Planning Commission is a Recommendation and not an Approval!

ROW5: Revise all Road Tracts and lot/block changes.

ROW1: Revise the Title: Cannot have two Todd Creek Farms Filing No. 1 for indexing purposes.

ROW2: Add the case number to the top right-hand corner of all sheets.

ROW3: The opening heading: OWNERSHIP AND DEDICATION CERTIFICATE

ROW4: The Title Commitment provided and dated 1/31/2024 legal description must be cited verbatim. There are three parcels. If any of these do not pertain, state this in the resubmittal comments. This will be then followed by the new m/b legal description for the entire subdivision boundary with a Point of Commencement tied to a known monument with a tie to the Point of Beginning. These locations should be signified by a heavier pen weight for clarity.

ROW5: The Preliminary Plat should be identical to the Final Plat except for the following exceptions:

- Preliminary Plat is heard by the Planning Commission and Board of County Commissioners.
- Is not recorded – DO NOT put clerk and recorders recording block on this plat.
- Must have all owners and signatory’s executions and approvals.
- Will allow for minor variations between layout and design between this and the Final Plat and any negotiations the owner/developer may need to complete.
- See application guidelines and check list available with the permitting applications for approved dedication statements with streets, tracts, lots, blocks, easements, etc., and approved county approval blocks required. Especially due to the Tracts, future development areas, and private roads

ROW6: The current owner as provided in the title commitment will need to provide the following information to confirm the signatory’s ability to encumber the corporation:

- A copy of a recorded Statement of Authority for Seltzer Farms, Inc., or a copy of the operating agreement to verify their authority and abilities.
- Their execution block needs to be complete and typed out with name, title and for whom.

ROW7: Order of appearance for signatures/approvals:

- Owner
- Lien Holder – if applicable
- Surveyor
- Planning Commission
- Board of County Commissioners
- County Attorney’s Office

ROW8: Provide the following plat notes:

- Access Provision – no direct access by any lot to E. 168th or Yosemite
- Flood Plain – in or out
- All Oil and Gas related and required notes due to operations within the property. See Chapter 4 of the Adams County DSR.
- All OWTS notes required.

ROW9: The Basis of Bearings is not a complete or legal statement. Pursuant to CRS and the PLS rules and regulations it must tie to two known monuments. See Colorado Revised Statutes and/or the PLS rules, regulations, and by-laws.

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**Commenting Division:** ROW Review 2nd Review

**Name of Reviewer:** David Dittmer

**Date:** 03/06/2024

**Email:**

**Comment**

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ROW10: Owner/Developer needs to provide a Land Use Chart that must include the following information:

- TRACT A SQ. FT./AC. USE OWNERSHIP MAINTENANCE RESPONSIBILITY
- NUMBER OF LOTS SQ. FT./AC. OWNERSHIP MAINTENANCE RESPONSIBILITY
- ROW PUBLIC SQ. FT./AC
- TOTAL ACREAGE AND SQ FT.

SHEET 2:

ROW11: Match Line weight is heavy. Lighten it up so it is less abrupt.

ROW12: Need to provide location of the section corners and monuments tied to the boundary.

ROW13: Private Roads must be located within a Tract. Correct designations. Public Works will provide internal road names for both private and dedicated public rights-of-way.

ROW14: Revise Match Line Legend to read 'MATCH LINE' as stated on the following sheets.

SHEET3:

ROW15: This sheet is confusing and needs to be cleaned up.

- If citing dedication documents for E. 168th Ave., recorded in Weld County, these documents must be provided for review.
- If the road has been conveyed to Weld County, or any other county or governmental entity, do not include it within the subdivision boundary. You don't own it.
- If any portion of E. 168th Ave. or Yosemite are to be dedicated to the county due to impact to surrounding infrastructure, this must be clearly and concisely stated on any sheet affected. It must state "ROW to be dedicated by this plat".
- No citations or any information is provided for Yosemite Street. If any document of record for dedication of ROW or an easement, cite the document. This should include any Road Petition, or Public Domain Resolution if no recorded documents exist. What is being dedicated?
- Lighten line weight for the match line.
- Any future development locations must be located within a Lot/Block. Tracts are not to be developed for any other use than stated on this plat.
- What corner is the section monument as stated: Northwest, Northeast???
- Legal Description on this sheet must contain the POC and POB if this is the beginning of the m/b legal description, with the tie to the section monumented location.

ROW 16 - GENERAL COMMENTS- ALL SHEETS:

- Need to identify private roads as a TRACT and these TRACTS must have delineation of termination at any intersection. They cannot meld together.
- All private road TRACTS must state – Private Road/Alley
- All Public Roads internally dedicated by this plat must state: Public ROW
- Need to understand the difference between flow lines and gathering lines. Developer is responsible to verify that the lots are developable, or the developer must remove any and all oil and gas pipelines on all lots.

ROW17: Sheet 6 is missing a required set pin. Any deviation of course and distance must have a required set pin.

ROW18: Any Oil and Gas easements and/or entitlements to the property that are to be vacated must specifically state; "TO BE VACATED BY SEPARATE INSTRUMENT". These should be vacated prior to the Final Plat recording as no building permits will be issued on all lots affected by these easements and entitlements. These pipelines, etc. MUST be removed under all publicly dedicated right-of-way prior to preliminary acceptance by

Public Works.

ROW19: The owner/developer cannot blankly vacate/abandon any prescriptive irrigation ditch, i.e., Signal Ditch by this plat. Owner must contact the owner of this ditch, verify it is not in use any longer, and that abandonment be approved by them. They may need to be signatory on this plat and/or a vacation plat may be required.

ROW20: If the "RN" prior to a document citation is referring to "RECORDING NUMBER" provide this within the Legend. Also, these are RECEPTION NUMBERS, or a Book/Page. Revise accordingly.

\*ADDITIONAL COMMENTS MAY BE PROVIDED NOT INCLUDED WITH THESE UPON REVIEW OF ADDITIONAL SUBMITTED DOCUMENTS\*

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**Commenting Division:** Application Intake 2nd Review

**Name of Reviewer:** Megan Ulibarri

**Date:** 02/20/2024

**Email:**

**Complete**

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DISTRICT 5

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 09/18/2023

**Email:** memmens@adcogov.org

**Resubmittal Required**

ENG1: Rezoning and development of these properties will require the design and construction of significant public infrastructure. Widening of existing arterial roadways and drainage infrastructure should be expected.

ENG2: The applicant will be required to meet with the Colorado Department of Transportation and the Mile High Flood District to ensure that all requirements of these agencies are being met.

ENG3: At the time of Final Development Plan, the applicant will need to submit a Master Drainage Study and a Master Traffic Impact Study to be reviewed and approved by Adams County. Both of these reports should address timing of infrastructure construction as filings are applied for.

The following comments apply to the development of the individual filings:

ENG4: Flood Insurance Rate Map – FIRM Panel # (08001C0326H & 08001C0307), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG5: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

This area is not currently within the County's MS4 permit area. However, given the size of the proposed development and the length of time to fully develop this area future inclusion into the County's MS4 permit area is a possibility.

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 09/18/2023

**Email:** memmens@adcogov.org

**Comment**

ENG6: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

ENG7: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG8: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG9: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

ENG10: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

ENG11: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14: All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

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**Commenting Division:** Planner Review

**Name of Reviewer:** Layla Bajelan

**Date:** 09/18/2023

**Email:**

**Resubmittal Required**

Rezone:

PLN01: Staff does not have further comments on the proposed rezone, as the subject parcels meet the minimum 1-acre requirement for a rezone to planned unit development.

Preliminary Development Plan Amendment

PLN02: Per Section 2-02-11-03-02, a preliminary development plan, must be accompanied by a preliminary plat. Please refer back to the email sent by me on October 20, 2022. A portion of the development must be platted with this PDP Amendment request.

PLN03: Per Section 2-02-11-03-01 the purpose of this section is to detail the steps for establishing the requirements for approval of the proposed land uses, the layout of landscaping, circulation, architectural elevations, buildings and, if required, a preliminary plat within a Preliminary Development Plan (PDP).

- I compliment you on how well you replicated the original document, but with this major amendment, there is opportunity to enhance the document, and provide clarity.
- Many of the components outlined above are missing or unclear within the proposed PDP Amendment.
- The PDP cannot be in color, so while page 4 is very helpful, it cannot be included in the FDP.

PLN04 : Page 12 Number 1, PDP Amendment is proposing R-2, R-3, and R-4 as specific planning areas. A detailed description of these planning areas should be included on page 12, as they appear to be different than the ADCO zoning designations. Additionally, the PDP must provide specific land uses and the “residential flex” portions must be more defined.

PLN05 Page 12, Number 1- Parking

- It appears that the PDP would require two off-street spaces in addition to two spaces provided within the garage. Parking requirements within section A-F appear to be inconsistent with section H.
- Section G would be regulated by the State, however this seems like a very low amount of parking spaces. Even if in the original, it should be removed as we do not permit schools.
- Section I- ADCO does not have requirements for open space parking, so these parameters should be set within the PDP.

PLN06 Page 12, Number 2- Street Standards- Comments will be provided by Engineering

PLN07 Protective Covenants and Restrictions

- A statement should be included to note that Adams County does not enforce restrictive covenants.
- This section notes commercial areas, however there are no standards within this document for commercial areas.



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**Commenting Division:** Planner Review

**Name of Reviewer:** Layla Bajelan

**Date:** 09/18/2023

**Email:**

**Comment**

PLN08 Page 12, Signs

- Parameters must be place on signs within the development that should include height, min./max. square footage, materials, max. number of signs, landscaping requirement, setbacks, etc.

PLN09 : Landscaping and Open Space (Page 12)

- Applicant is proposing that open space dedication be provided at a 15 acres per 1000 people, based on 2.96 people per household, however this is not in conformance with Adams County Standards below. Staff would suggest that you have a statement noting that all development prior to this amendment will need to be in compliance with the above calculation, and everything developed with this amendment will need to meet the minimum standards noted below. You will have to show these areas, the total acreage and how you will meet the active open space requirements.

- Section 3-34-03-05-06 Percentage of Open Space- A minimum of 30% Open Space shall be required in all P.U.D.s or as determined by the Board of County Commissioners.

- Section 3-34-03-05-03 Use of Open Space- At least twenty-five percent (25%) of the minimum required open space shall be designated for active recreation purposes, and no more than fifty percent (50%) shall be so utilized, in order to preserve a reasonable proportion of natural areas on the site. The purposes for which open space areas are proposed shall be documented.

- PDP notes that the final open space, regional park, and neighborhood park dedications shall be determined and met at the platting process, however the PDP amendment will not be demonstrating conformance with the requirements if this information is not provided.

- Open space on individual lots does not count towards this requirement.

- Trail connections should be thoughtfully planned to connect to larger trail systems.

- Section B- Landscaping must be on individual lots or within tracts. No landscaping will be provided within the ROW.

- "Green Court Areas" isn't mentioned within the PDP, however there are landscaping requirements for this area. Again, landscaping cannot be within the ROW, and must be placed in a tract.

- Number 3, B- This sentence makes it sound like the developer will also be the HOA, please revise.

- Number 3, C and D- These statements contradict themselves pertaining to the maintenance responsibilities of the school sites. Again, the County does not permit school sites.

- Number 3, F- I believe there is a typo in that it refers to "HOA of Metro District". Additionally, are there detached sidewalks being proposed for there to be on-street tree requirements.

- Number 3, G- This document should replace the original.

---

**Commenting Division:** Planner Review

**Name of Reviewer:** Layla Bajelan

**Date:** 09/18/2023

**Email:**

**Comment**

PLN10: Fencing (Page 13)

- Parameters on fences within the development must be included within the PDP. These details can change at the time of FDP, however providing no parameters such as max height, location, materials, opacity requirements, etc. is not acceptable.
- This section does not provide clarity on construction, maintenance or ownership of any fence within the development.
- (I do see this information on page 15, but they should be together)

PLN11: Estimated Timetable for development

- Number 1-4 is not consistent with Number 5.

PLN12: Page 13, Development Standards

- Tri-County Heath Dept. no longer exists and all references should be removed from the PDP.
- Section B, Number 10- Remove all language pertaining to the review process for a building permit by Adams County. This language is not consistent with the review timelines, nor would we refer a building permit to the Planning Commission. Instead, a Design Review Committee within the HOA should be formed and any building plans should be approved by the DRC for compatibility. Please note that Adams County will not be responsible for ensuring applicant have the approval from the HOA.
- Parameters on housing materials, colors, etc. should be outlined within this document to provide for compatibility.
- School sites should be clearly designated within the PDP, and there should not be a "School Site Flex Parcel". Please have conversations with the School District as to whether a school site is desired.
- Section 5- Minimum frontage requirements based on front vs. rear loaded product would be hard to review for within a plat, unless these areas are clearly outlined as to where they are allowed in the development.

PLN13:Development standards

- The districts are hard to understand. The R-2, R-3 and R-4 should be housing types not districts. Page 15 Number 7 appears to allow R-2 and R-3 within the R-4 district? I would like to have a conversation at the RCC meeting to discuss how using housing types and a table to outline the minimum requirement would help to provide clarity and reduce the amount of text.
- I understand that the original Todd Creek PUD was laid out in this manner, however I would like to discuss opportunities to better organize the document.
- I believe both of the above can be accomplished and not cause any legal nonconforming situations within the developed portion of the PUD.

PLN14: Use Table

- Please use P for permitted, X for prohibited

---

**Commenting Division:** ROW Review

**Name of Reviewer:** David Dittmer

**Date:** 09/15/2023

**Email:**

**Complete**

ROW1: No Comment at this time.

\*\*Oil and gas operations on the properties and will require current regulation setbacks

\*\*Including the oil and gas pad within the subdivision?

---

BOARD OF COUNTY COMMISSIONERS

**Eva J. Henry**  
DISTRICT 1

**Charles "Chaz" Tedesco**  
DISTRICT 2

**Emma Pinter**  
DISTRICT 3

**Steve O'Dorisio**  
DISTRICT 4

**Lynn Baca**  
DISTRICT 5

---

**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Megan Grant

**Date:** 09/14/2023

**Email:**

**Resubmittal Required**

---

BOARD OF COUNTY COMMISSIONERS

**Eva J. Henry**  
DISTRICT 1

**Charles "Chaz" Tedesco**  
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**Emma Pinter**  
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DISTRICT 4

**Lynn Baca**  
DISTRICT 5

ENV1. Please provide proof of water supply for proposed development from the Division of Water Resources (DWR) for Todd Creek Village Metro District to be able to serve this proposed project. There are concerns about water supply from DWR.

ENV2. Please provide more information on sewer lines and installation of sewer lines. Adjacent properties in Todd Creek are on septic but proposed project is indicated as to be served by sewer; however, sewer lines do not currently exist.

The following comments apply to oil and gas wells:

ENV3. There are numerous active, plugged and abandoned, shut in, abandoned, and permitted future oil and gas wells on the subject parcels and on the surrounding parcels. All oil and gas wells and associated setbacks must be delineated on the site-specific development plan.

ENV4. The Adams County Director of Planning and Development may impose one or more of the following standards on a specific site basis as a condition of approval and/or building permits on platted or unplatted land:

a. The active oil and gas well location shall include a two-hundred-fifty (250) foot buffer in the form of an easement on the final plat or site-specific development plan. No structures may be constructed within the buffer area. Any well with the following status is considered "Active" and subject to the larger 250-foot setback: producing, shut-in, temporarily abandoned, injecting, shut-in-injecting, or active.

b. Access to the oil and gas well location shall be provided by a public street or recorded easement for private access.

c. All oil and gas well flow lines and/or easements shall be graphically depicted on the final plat or site-specific development plan.

d. All surface and subsurface agreements shall be noted on the final plat or site-specific development plan by the recorded book and page number.

ENV5. Any well with the following status is considered "Inactive" and subject to the smaller 50-foot setback: plugged and abandoned or dry and abandoned. Prior to submittal of a final plat or site-specific development plan, each plugged and abandoned well shall be located and surveyed. A well maintenance and workover setback shall be depicted on the final plat or site-specific development plan, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No permanent structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet. Refer to Adams County Development Standards and Regulations Section 4-11-02-03-05.2c.

ENV6. All known oil and gas well flow lines and/or easements shall be graphically depicted on the final plat or site-specific development plan. Though the well may be plugged and abandoned, that does not mean that the flowlines were removed. In the interest of public health and safety, Adams County recommends that the applicant verify the status of the flowlines.

ENV7. All wells within 200 feet of the subject parcel(s) must be located and mapped. These may be located off the subject parcel(s), but setback distances may impact the parcel(s). Refer to Adams County Development Standards and Regulations Section 4-11-02-03-05-2b.

ENV8. Well details and location, as well as historical aeriels and records are available through the Colorado Energy and Carbon Management Commission (ECMC), formerly the Colorado Oil & Gas Conservation Commission (COGCC), website and map features: <https://ecmc.state.co.us/maps.html#/gisonline>.

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**Commenting Division:** Neighborhood Services Review

**Name of Reviewer:** Gail Moon

**Date:** 09/07/2023

**Email:** gmoon@adcogov.org

**Complete**

NO COMMENT

---

BOARD OF COUNTY COMMISSIONERS

**Eva J. Henry**  
DISTRICT 1

**Charles "Chaz" Tedesco**  
DISTRICT 2

**Emma Pinter**  
DISTRICT 3

**Steve O'Dorisio**  
DISTRICT 4

**Lynn Baca**  
DISTRICT 5



REVISE TITLE. ALREADY A TODD CREEK FARMS FILING NO. 1

CASE NO. PRC2023-00020

PRELIMINARY DEVELOPMENT PLAN
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
207.97 ACRES - 413 LOTS / 13 TRACTS

VICINITY MAP

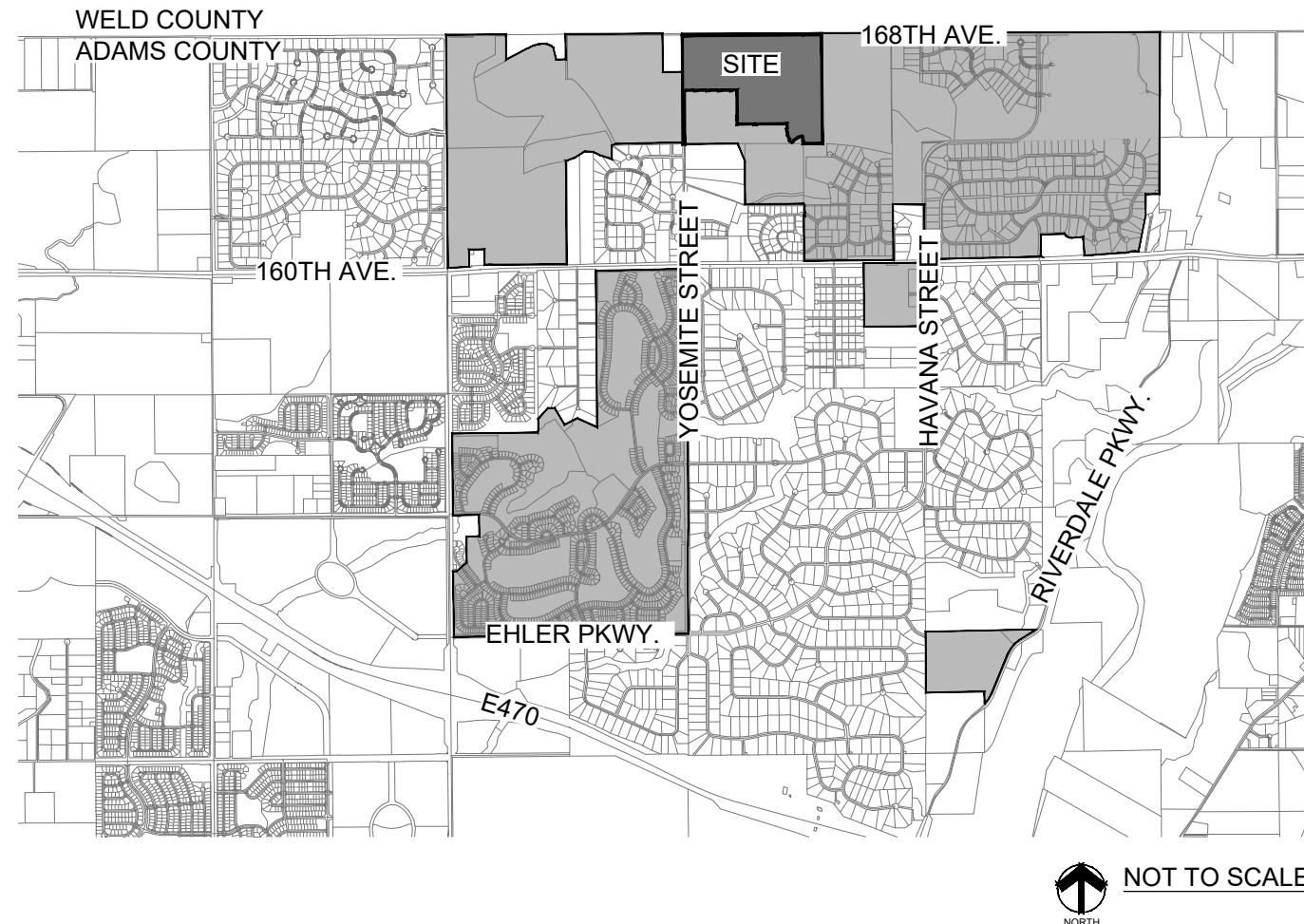


Table with 2 columns: SHEET NUMBER and SHEET TITLE. Rows include L0.0 COVER SHEET, L0.1 OVERALL SITE PLAN, L0.2 FENCE PLAN, L1.0 PLANT SCHEDULE & CALCULATIONS, L1.1 - L1.17 LANDSCAPE PLANS, and L2.0 - L2.4 LANDSCAPE & SITE DETAILS.

Prepared For Remington Homes
5740 OLDE WADSWORTH BLVD UNIT A
ARVADA, CO 80002
PHONE: 303.472.4633
MATT CAVANAUGH

Land Planning pcs group
www.pcsgroupco.com
p.o. box 18287
denver, co 80218
f 303.531.4905 . f 303.531.4908

Civil Engineering KT Engineering
12500 W. 58TH AVE #230
ARVADA, CO 80002
PHONE: 720.638.5190

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE... THIS LEGAL MUST MATCH THAT OF THE TITLE COMMITMENT PROVIDED FOR THE PLAT REVIEW INCLUDING THE REVISIONS REQUIRED BY COMMENTS PROVIDED ON THAT DOCUMENT

BEGINNING THE NORTHWEST CORNER OF SECTION 3; THENCE N 89°32'59" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3 A DISTANCE OF 2633.02 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE N 89°33'48" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 A DISTANCE OF 422.14 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000035868; THENCE S 00°26'26" E ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000035868 A DISTANCE OF 2385.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 3; THENCE S 89°37'55" W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 3 A DISTANCE OF 422.14 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 3; THENCE S 00°36'01" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3 A DISTANCE OF 1322.50 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 3; THENCE S 89°36'00" W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3 A DISTANCE OF 1322.04 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 3; THENCE N 00°27'55" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 3 A DISTANCE OF 941.36 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2015000035780; THENCE N 22°03'34" W ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 412.40 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 3; THENCE S 89°41'50" W ALONG SAID SOUTH LINE A DISTANCE OF 1167.06 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 3; THENCE N 00°19'36" W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 3 A DISTANCE OF 2378.05 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM, ANY PORTION OF SAID LAND AS CONTAINED WITHIN EAST 168TH AVENUE. EXCEPTING THEREFROM, THAT PORTION AS CONTAINED WITHIN THE SIGNAL DITCH AS THE SAME NOW EXISTS ON SAID LAND, COUNTY OF ADAMS, STATE OF COLORADO. THE ABOVE DESCRIBED PARCEL CONTAINS A GROSS AREA OF 9,059,142 SQUARE FEET OR 207.9693

CERTIFICATE OF OWNERSHIP

(TODD CREEK VILLAGE, LLC), BEING THE OWNER OR REPRESENTATIVE OF THE TODD CREEK VILLAGE PUD LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMITS THIS PRELIMINARY PLANNED UNIT DEVELOPMENT MAJOR AMENDMENT AND AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

(OWNERS SIGNATURE)

THE OWNERS SIGNATURE(S) SHALL BE ACKNOWLEDGED AS FOLLOWS: STATE) COUNTY) CITY)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS, DAY OF, 20. NOTARY PUBLIC MY COMMISSION EXPIRES:

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS, DAY OF, 20.

CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS, DAY OF, 20.

CHAIRMAN

CERTIFICATE OF THE CLERK AND RECORDER:

THIS MAJOR PUD AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT M. ON THE, DAY OF, 20.

COUNTY CLERK AND RECORDER

ADDITIONS AND DELETIONS BLOCK THE FOLLOWING ADDITIONS AND DELETIONS IN THE P.U.D. WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL.

STAFF REVIEW:

APPROVED AS TO FORM BY:

DIRECTOR OF PLANNING AND DEVELOPMENT

COUNTY ATTORNEY

TODD CREEK FARMS FILING NO. 1
PRELIMINARY DEVELOPMENT PLAN
ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

Table with 2 columns: REVISIONS and DATE. Rows 1, 2, 3.

NOT FOR CONSTRUCTION

Sheet Name COVER SHEET

Sheet Number L0.0

DEVELOPER Remington Homes
5740 OLDE WADSWORTH BLVD, UNIT A
ARVADA, CO 80002
PHONE: 303.472.4633
MATT CAVANAUGH

PLANNER/LANDSCAPE ARCHITECT PCS GROUP, INC.
200 KALAMATH ST.
DENVER, CO 80223
PHONE: 303.531.4905
JOHN PRESTWICH

CIVIL ENGINEER/SURVEYOR KT ENGINEERING, INC.
12500 W. 58TH AVE #230
ARVADA, CO 80002
PHONE: 720.638.5190
KEN TOLAND





**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

REVISIONS:	DATE:
1	
2	
3	

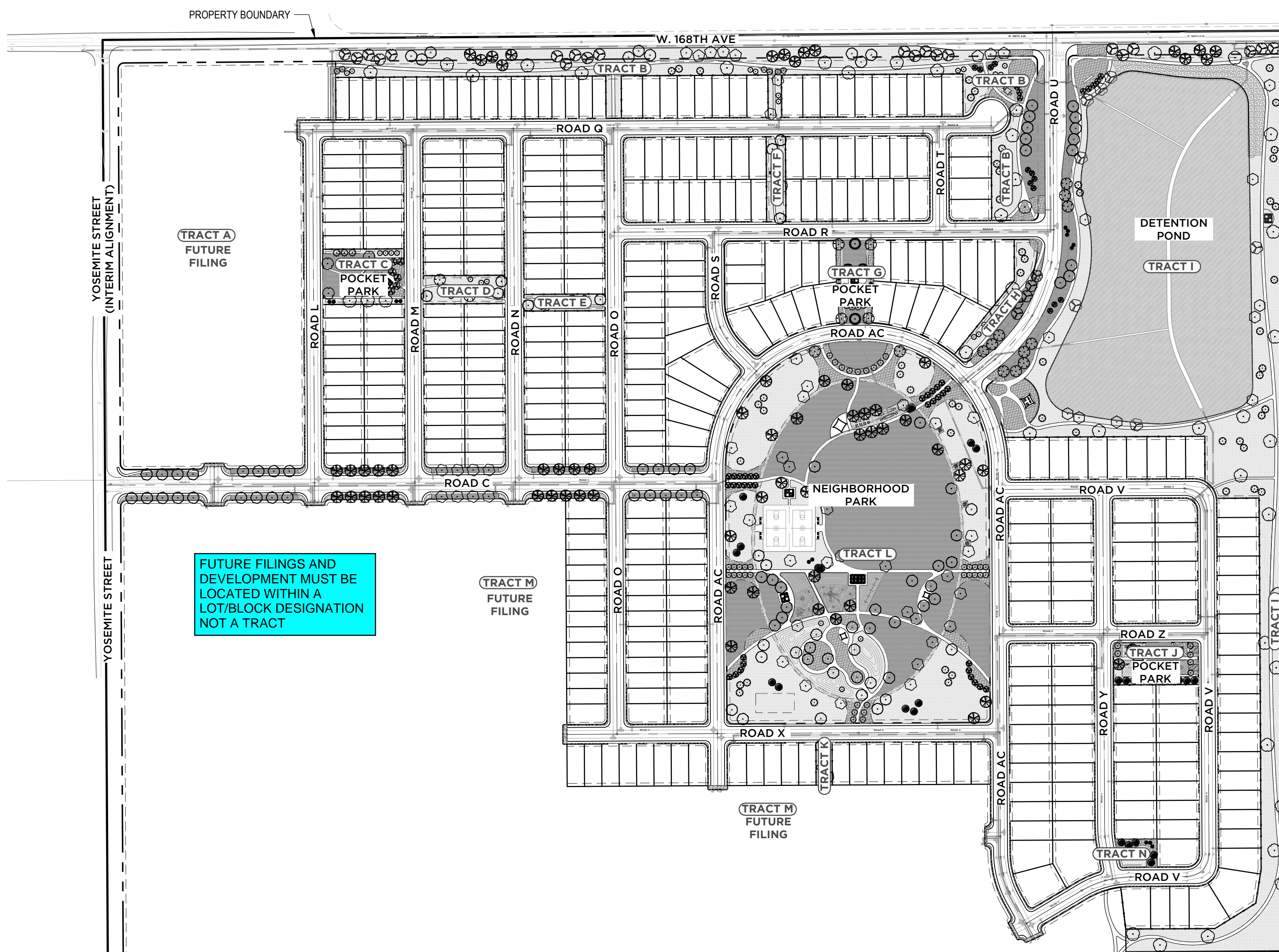
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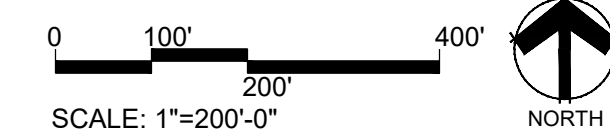
**OVERALL  
SITE PLAN**

Sheet Number

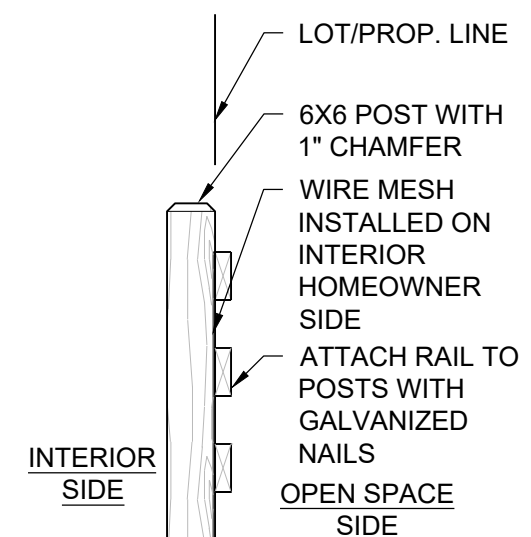
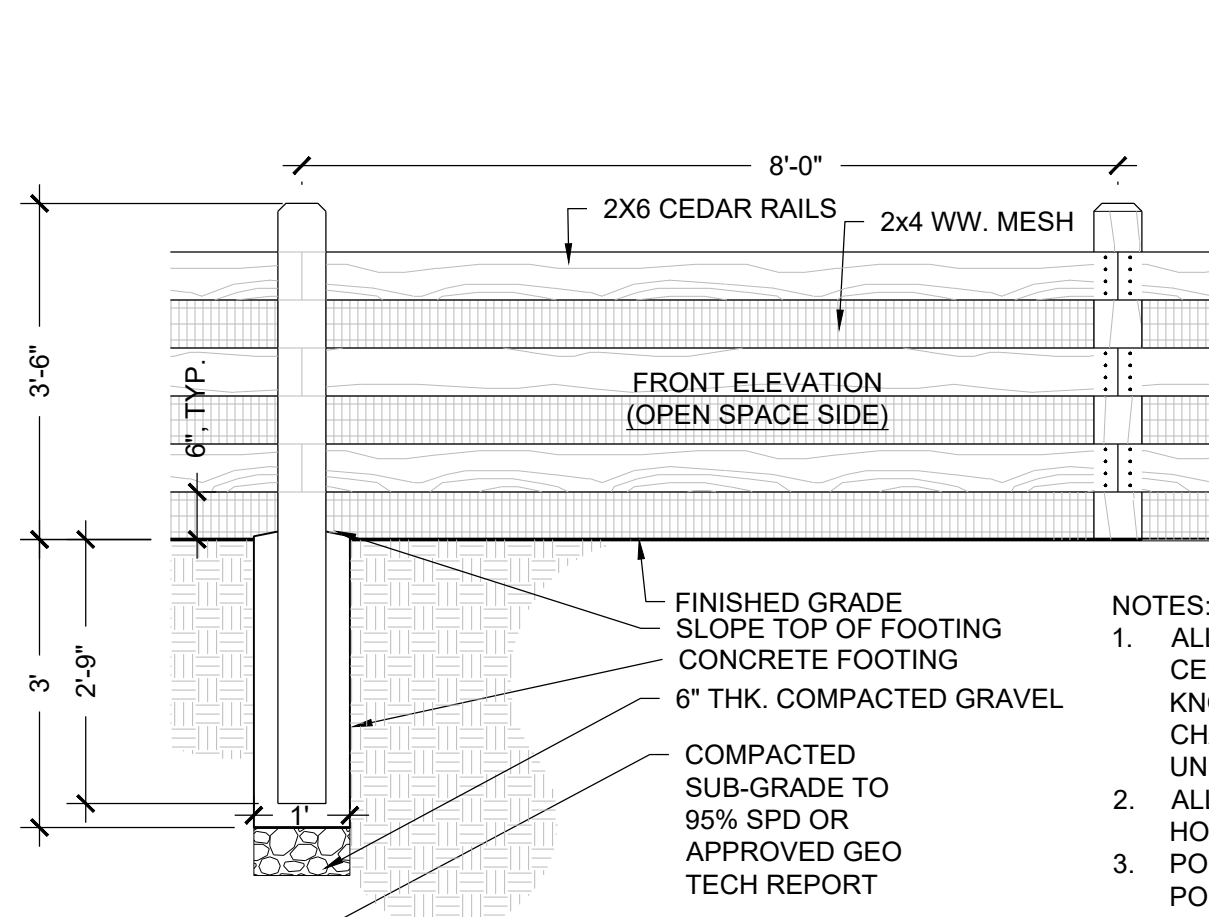
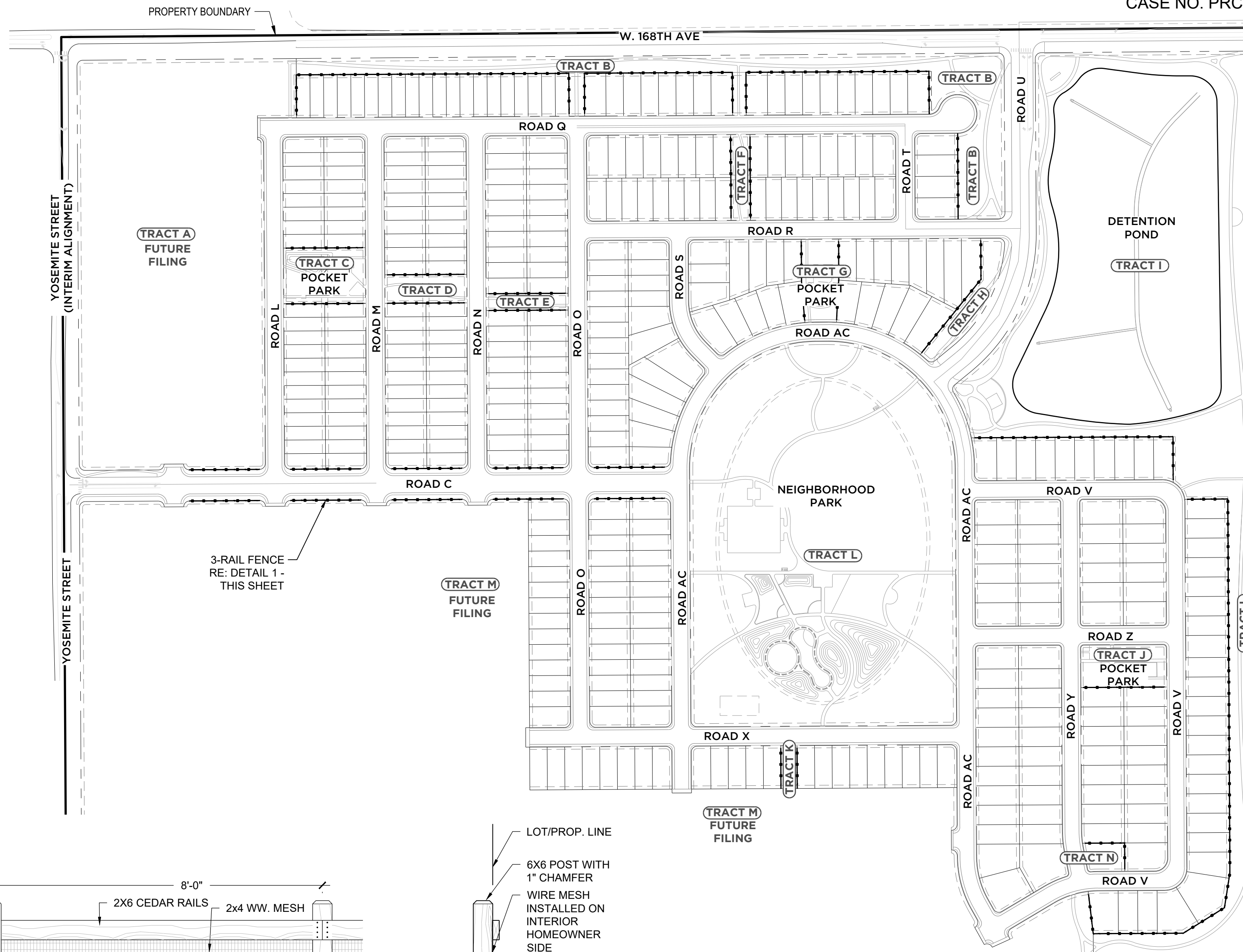
**L0.1**



DESCRIPTION	REQUIRED AREA (AC.)	PROPOSED AREA (AC.)	% OF TOTAL
TOTAL TODD CREEK AMENDMENT PUD AREA	555.2	555.2	100.0%
OPEN SPACE REQUIRED (30%)	166.56	240.5	43.3%
ACTIVE OPEN SPACE REQUIRED (25% OF OPEN SPACE)	41.64	68.2	28.4%
TOTAL PROJECT AREA = 207.97	OVERALL PD AREA (AC.)	OPEN SPACE (AC.)	% OF TOTAL PD AREA
FILING NO. 1 PD	112.24	37.74	33.6%
TRACTS A & M (FUTURE FILINGS)	95.73	N/A	N/A



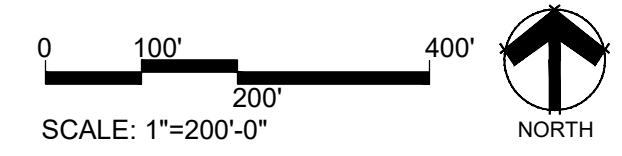




- NOTES:
1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES OR DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FROM FROM SAW MARKS.
  2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
  3. POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HRS. BEFORE BOARDS ARE NAILED.
  4. ALL EXPOSED LUMBER SHALL BE STAINED. COLOR SHALL BE SELECTED BY ARC.

1 3-RAIL FENCE

NOT TO SCALE



Prepared For  
**Remington**  
 HOMES  
 5740 OLDE WADSWORTH BLVD  
 UNIT A  
 ARVADA, CO 80002  
 PHONE: 303.472.4633  
 MATT CAVANAUGH

Land Planning  
**pcs group**  
 www.pcsgroupco.com  
 p.o. box 18287  
 denver, co 80218  
 † 303.531.4905 † f 303.531.4908

Civil Engineering  
**KT**  
 KT ENGINEERING  
 12500 W. 58TH AVE #230  
 ARVADA, CO 80002  
 PHONE: 720.638.5190

TODD CREEK FARMS FILING NO. 1  
 PRELIMINARY DEVELOPMENT PLAN  
 ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

REVISIONS:	DATE:
1	
2	
3	

NOT FOR CONSTRUCTION

Sheet Name  
**FENCE PLAN**

Sheet Number  
**L0.2**

**PLANT & GROUND COVER SCHEDULE**

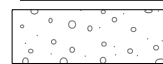


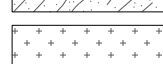
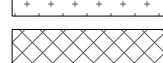



CODE	QTY	COMMON / BOTANICAL NAME	ROOT	CALIPER/HT.
<b>DECIDUOUS TREES</b>				
UA	4	Alleee Lacebark Elm / Ulmus parvifolia 'Alleee'	B & B	2"Cal
AE	9	American Elm / Ulmus x 'Frontier'	B & B	3"Cal
QM	45	Burr Oak / Quercus macrocarpa	B & B	2"Cal
CO	24	Common Hackberry / Celtis occidentalis	B & B	3"Cal
QC	5	Crimson Spire Oak / Quercus robur x alba 'Crimschmidt' TM	B & B	2.5"Cal
AE2	8	Emerald Queen Maple / Acer platanoides 'Emerald Queen'	B & B	2"Cal
UE	4	Emerald Sunshine Elm / Ulmus propinqua 'Emerald Sunshine'	B & B	2"Cal
QR	13	English Oak / Quercus robur	B & B	2"Cal
GL	23	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	B & B	3"Cal
GK	36	Kentucky Coffee Tree - 'Espresso' / Gymnocladus dioica 'Espresso'	B & B	3"Cal
PB3	7	London Plane Tree / Platanus x acerifolia 'Bloodgood'	B & B	2"Cal
AS	20	Miyabei Maple / Acer miyabei 'State Street'	B & B	2"Cal
CS	5	Northern Catalpa / Catalpa speciosa	B & B	3"Cal
QS	69	Shumard Red Oak / Quercus shumardii	B & B	3"Cal
AF	20	Sugar Maple / Acer saccharum 'Fall Fiesta'	B & B	2"Cal
GI3	42	Sunburst Common Honeylocust / Gleditsia triacanthos inermis 'Sunburst'	B & B	3"Cal
QB	10	Swamp White Oak / Quercus bicolor	B & B	2"Cal

CODE	QTY	COMMON / BOTANICAL NAME	ROOT	CALIPER/HT.
<b>EVERGREEN TREES</b>				
PN3	21	Austrian Black Pine / Pinus nigra	B & B	6'-8' Ht
PGD	31	Black Hills Spruce / Picea glauca densata	B & B	6' Ht. Min.
PH3	29	Bosnian Pine / Pinus heldreichii	B & B	6' Ht. Min.
PP6-8	49	Ponderosa Pine / Pinus ponderosa	B & B	3"Cal
PS	8	Scotch Pine / Pinus sylvestris	15 gal	3"Cal
VP8-10	8	Vanderwolf's Pyramid Pine / Pinus flexilis 'Vanderwolf's Pyramid'	B & B	6' Ht. Min.

CODE	QTY	COMMON / BOTANICAL NAME	ROOT	CALIPER/HT.
<b>ORNAMENTAL TREE</b>				
AG2	10	'Autumn Brilliance' Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	B & B	6'-8' Clump
WKH	41	'Winter King' Hawthorn / Crataegus viridis 'Winter King'	B & B	1.5"Cal
AG	33	Flame Amur Maple / Acer ginnala 'Flame'	Clump	6'-8' Clump
AH	4	Hot Wings Tatarian Maple / Acer tataricum 'Hot Wings'	B & B	6'-8' Clump
AP	8	Pattern Perfect Tatarian Maple / Acer tataricum 'Pattern Perfect'	B & B	2"Cal
CI2	6	Thornless Hawthorn / Crataegus crus-galli 'Inermis'	B & B	1.5"Cal
PT	6	Toka Plum / Prunus x americana Toka	B & B	2"Cal

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT
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**GROUND COVERS**

	32,787 sf	CRUSHER FINES / GREY BREEZE	SF
	377,476 sf	DETENTION SEED MIX / DETENTION SEED MIX	SF
	21,525 sf	FIBAR / FIBAR	SF
	691,600 sf	NATIVE SEED / LOW GROW MIX	seed
	8,297 sf	PLAY SURFACING / POURED-IN-PLACE RUBBER	SF
	42,270 sf	ROCK MULCH / 3/4"-1.5" CLEAR CREEK GRANITE	SF
	108,887 sf	SHRUB BED / SHRUB BED	mulch
	347,814 sf	SOD / RTF WATER SAVER SOD OR EQUAL	sod

**SEED & SOD MIXES**

**DRYLAND MIX**

COMMON NAME	%MIX
COMMON WHEATGRASS	20%
SLENDER WHEATGRASS	15%
MEADOW FESCUE	10%
PUBESCENT WHEATGRASS	10%
HARD FESCUE	10%
CANADA BLUEGRASS	10%
INDIAN GRASS	8%
SIDEOATS GRAMA	7%
BLUE GRAMA	5%
SWITCHGRASS	5%
	100%

SEED RATE: 15-20 LBS/AC. (DRILLED)  
SUPPLIER: ARKANSAS VALLEY SEED

**WETLAND MIX**

COMMON NAME	%MIX
CANADA WILD RYE	21%
SLENDER WHEATGRASS	14%
SAND BLUESTEM	21%
SIDEOATS GRAMA	14%
PRAIRIE DROPSEED	7%
SWITCHGRASS	6%
SAND DROPSEED	1%
ANALOGUE SEDGE	1%
AWLFRUIT SEDGE	1%
INLAND SALTGRASS	7%
CALIFORNIAL POPPY	7%
	100%

SEED RATE: 14-16 LBS/AC. (DRILLED)  
SUPPLIER: ARKANSAS VALLEY SEED

**IRRIGATED SOD**

PRODUCT: 'ENVIROTURF'  
SUPPLIER: TURF MASTER

<b>RIGHT OF WAY LANDSCAPE TABULATIONS</b>			
STREET ROW	ROW LENGTH	TREES	
		Required*	Provided
168th Ave	2342'	59	59
Road C	2106'	53	53
Road U	1665'	42	42
<b>TOTAL</b>		<b>153</b>	<b>154</b>

\*Notes:  
1) Based on the Todd Creek PUD Amendment, there shall be one (1) street tree per forty (40) linear feet of frontage.  
2) The ROW trees lie between the edge of flowline to the edge of walk.

**NO LANDSCAPING ALLOWED WITHIN COUNTY RIGHT-OF-WAY**

CASE NO. PRC2023-00020

Prepared For  
**Remington**  
H O M E S  
5740 OLDE WADSWORTH BLVD  
UNIT A  
ARVADA, CO 80002  
PHONE: 303.472.4633  
MATT CAVANAUGH

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**pcs group**  
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Civil Engineering  
**KT**  
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12500 W. 58TH AVE #230  
ARVADA, CO 80002  
PHONE: 720.638.5190

**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

REVISIONS:	DATE:
1	
2	
3	

**NOT FOR CONSTRUCTION**

Sheet Name  
**PLANTING SCHEDULE**

Sheet Number  
**L1.0**



**LEGEND**

- — — — — RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- o — o — o — FENCE

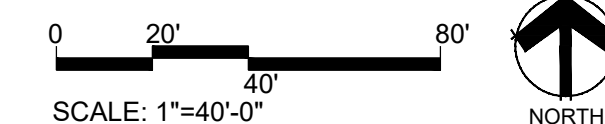
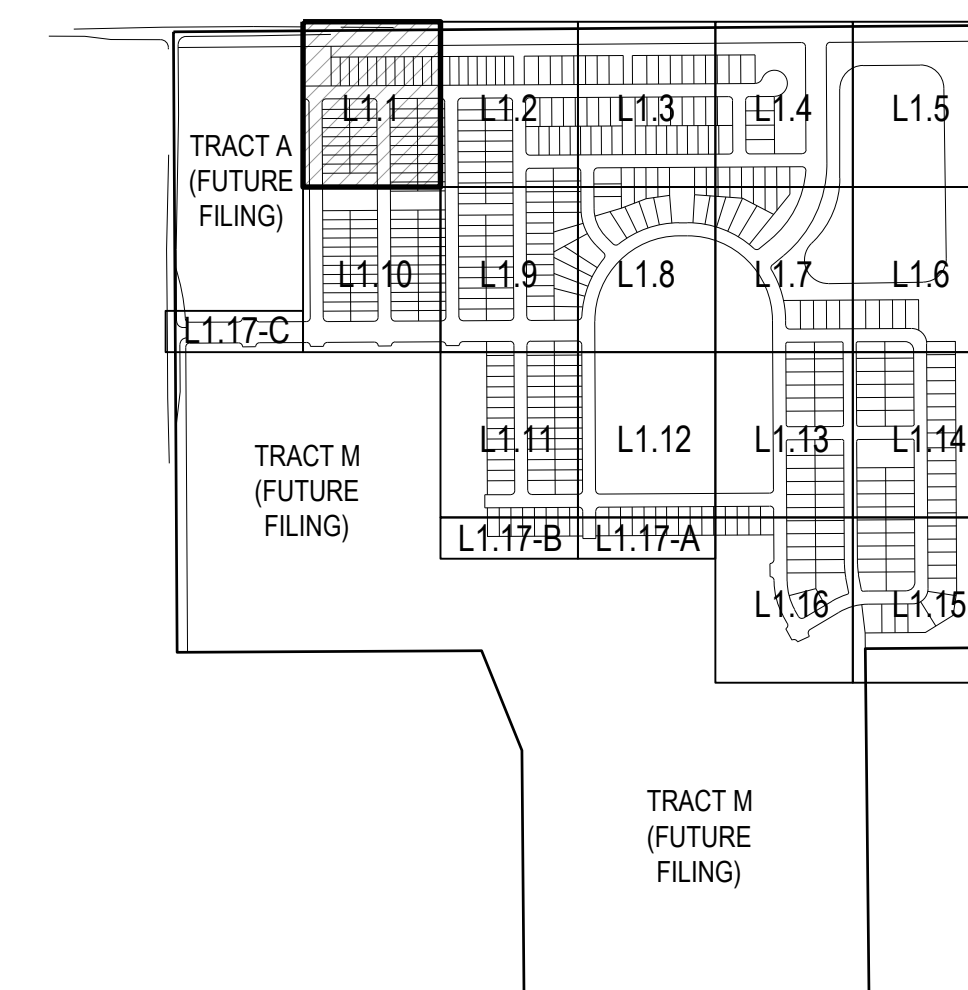
**GROUND COVERS**

-  BLUEGRASS SOD
-  FIBAR
-  PLAY SURFACING
-  PEA GRAVEL, COLOR: MULTI/GREY
-  ROCK MULCH, 2"- 4" COBBLE
-  DETENTION SEED MIX
-  NATIVE SEED MIX
-  SHRUB BEDS

**NOTES:**

1. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. TREES WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP 8' FROM THE GROUND.
2. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'
3. TREES ARE NOT TO BE PLANTED WITHIN 10' OF EITHER SIDE OF WATER, SEWER, OR STORM DRAIN MAIN LINES OR WITHIN 5' OF EITHER SIDE OF WATER AND SEWER LINES.

**KEY MAP (NOT TO SCALE)**



Prepared For

**Remington**  
H O M E S

5740 OLDE WADSWORTH BLVD  
UNIT A  
ARVADA, CO 80002  
PHONE: 303.472.4633  
MATT CAVANAUGH

Land Planning



www.pcsgroupco.com  
p.o. box 18287  
denver, co 80218  
f 303.531.4905 f 303.531.4908

Civil Engineering



12500 W. 58TH AVE #230  
ARVADA, CO 80002  
PHONE: 720.638.5190

**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

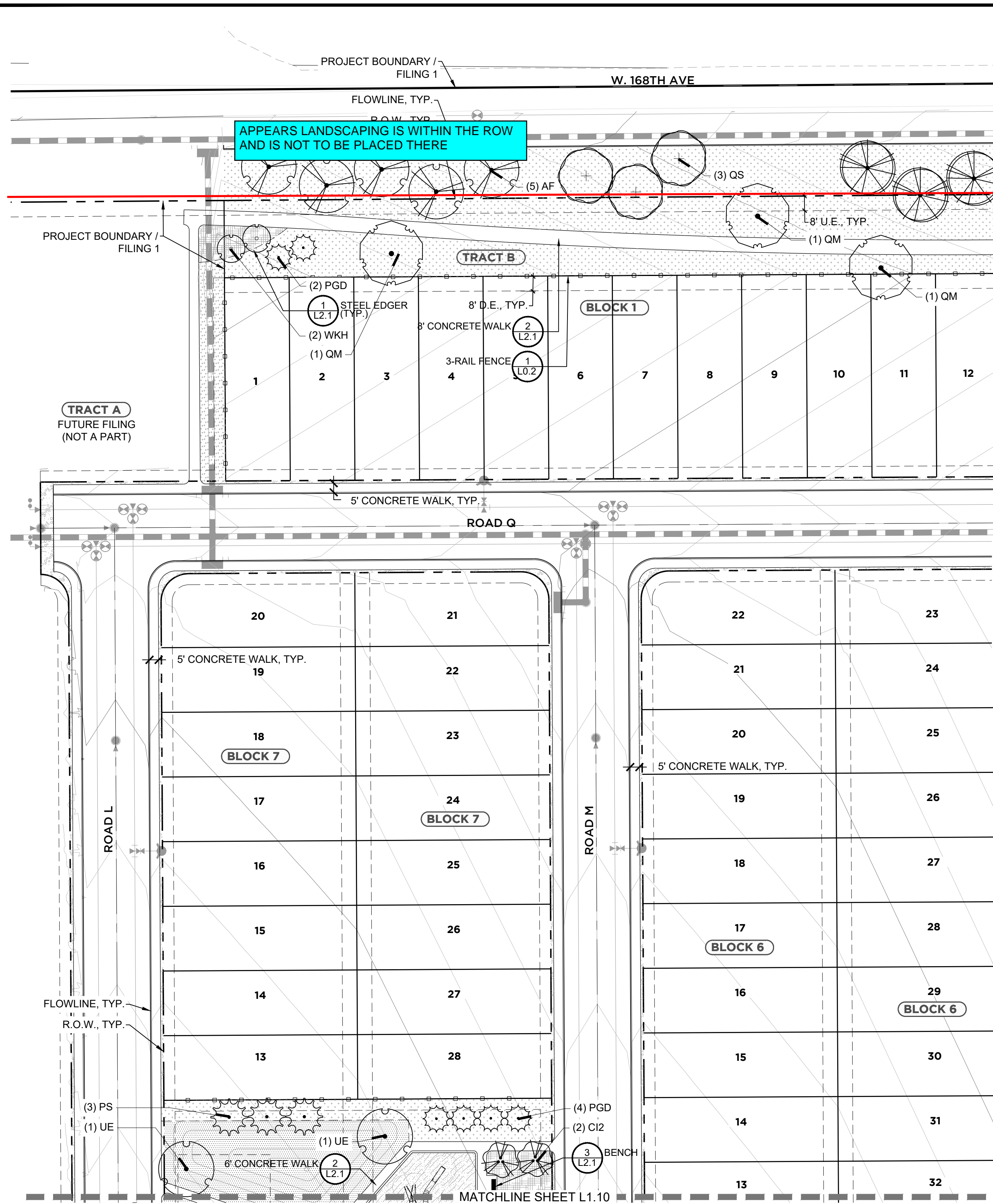
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**NOT FOR CONSTRUCTION**

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.1**







**LEGEND**

- RIGHT OF WAY
- EASEMENT
- STEEL EDGER
- DUG SPADE EDGE
- FENCE

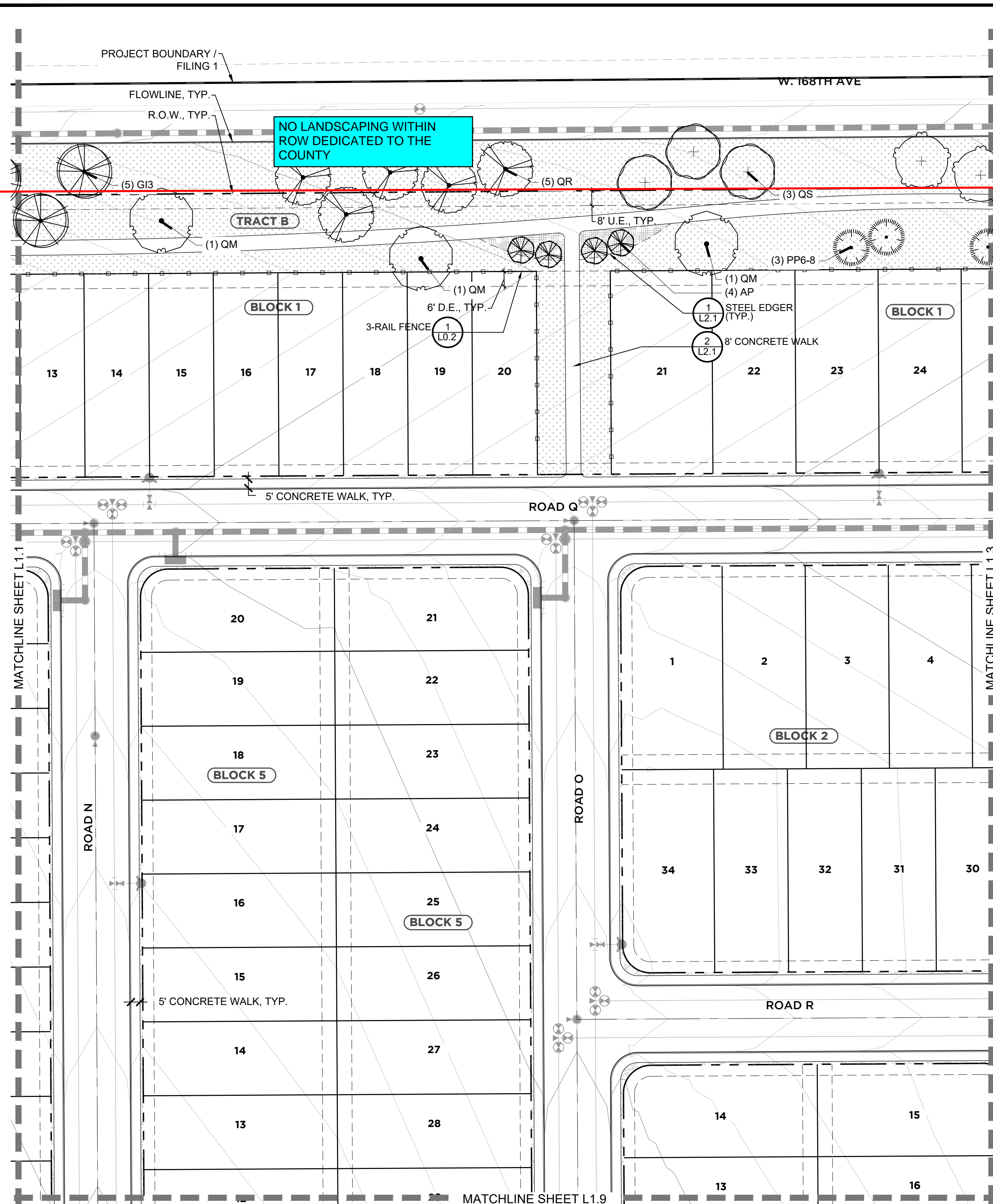
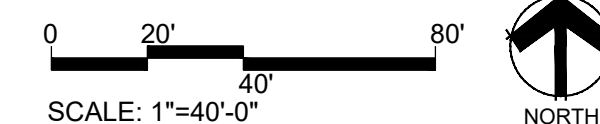
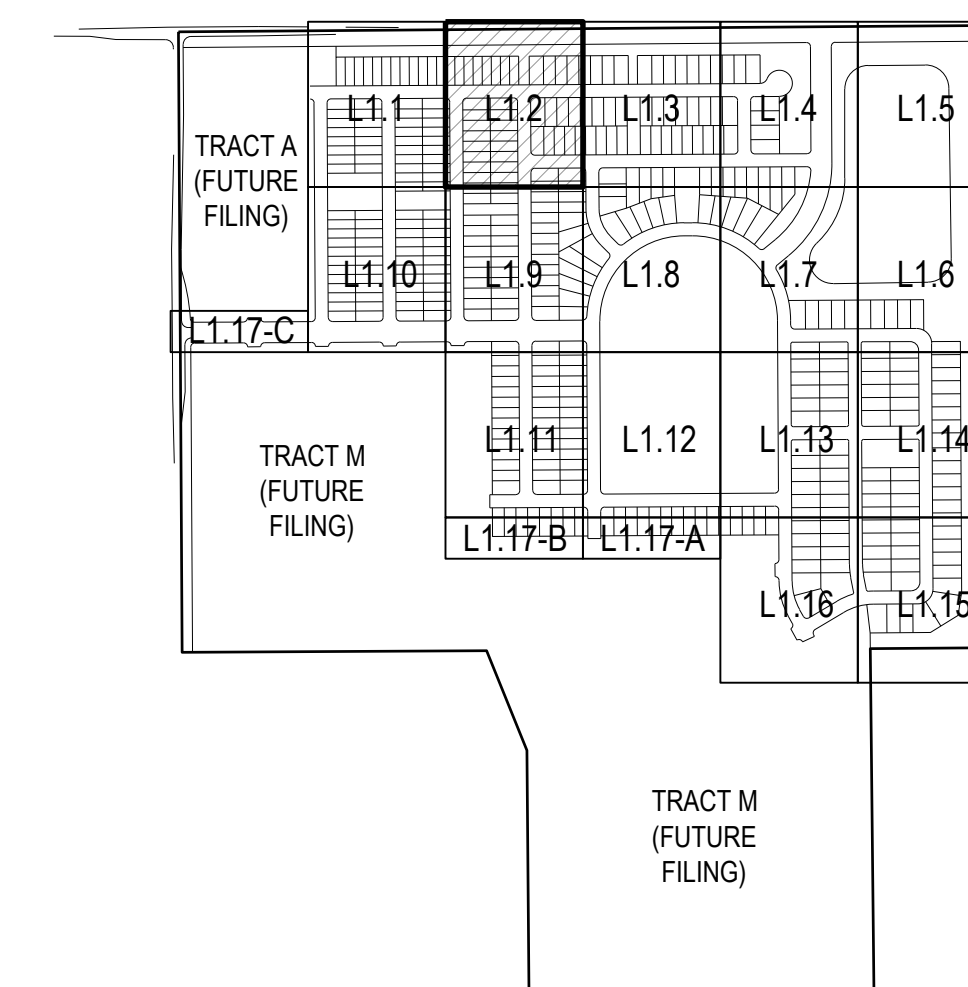
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTI/GREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
- [Pattern] SHRUB BEDS

NOTES:

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3. TREES ARE NOT TO BE PLANTED WITHIN 10' OF EITHER SIDE OF WATER, SEWER, OR STORM DRAIN MAIN LINES OR WITHIN 5' OF EITHER SIDE OF WATER AND SEWER LINES.

**KEY MAP (NOT TO SCALE)**



**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
 ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

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**NOT FOR CONSTRUCTION**

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number  
**L1.2**





**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

REVISIONS:	DATE:
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NOT FOR CONSTRUCTION

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.3**

**LEGEND**

- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- □ □ □ FENCE

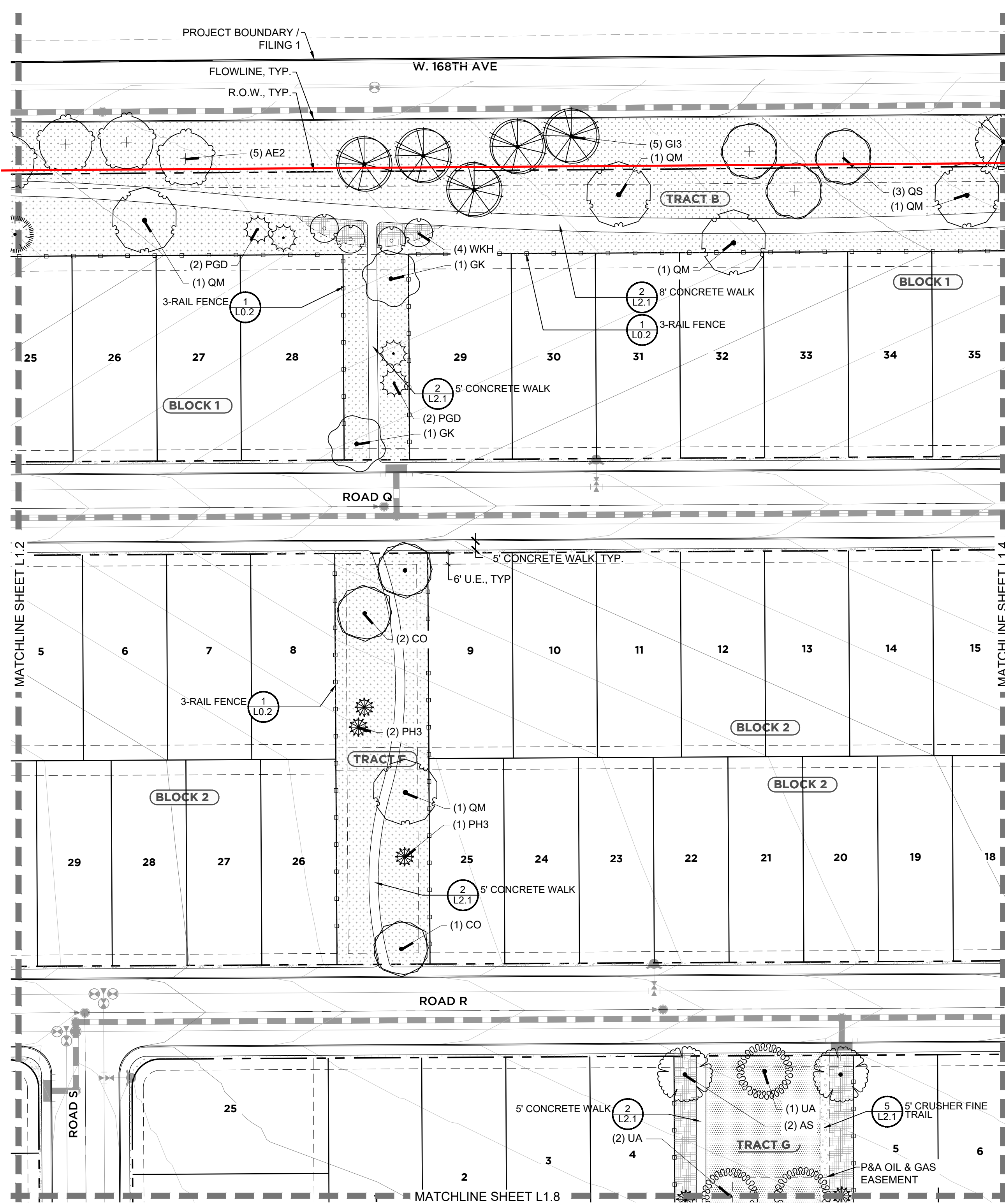
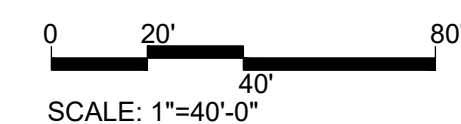
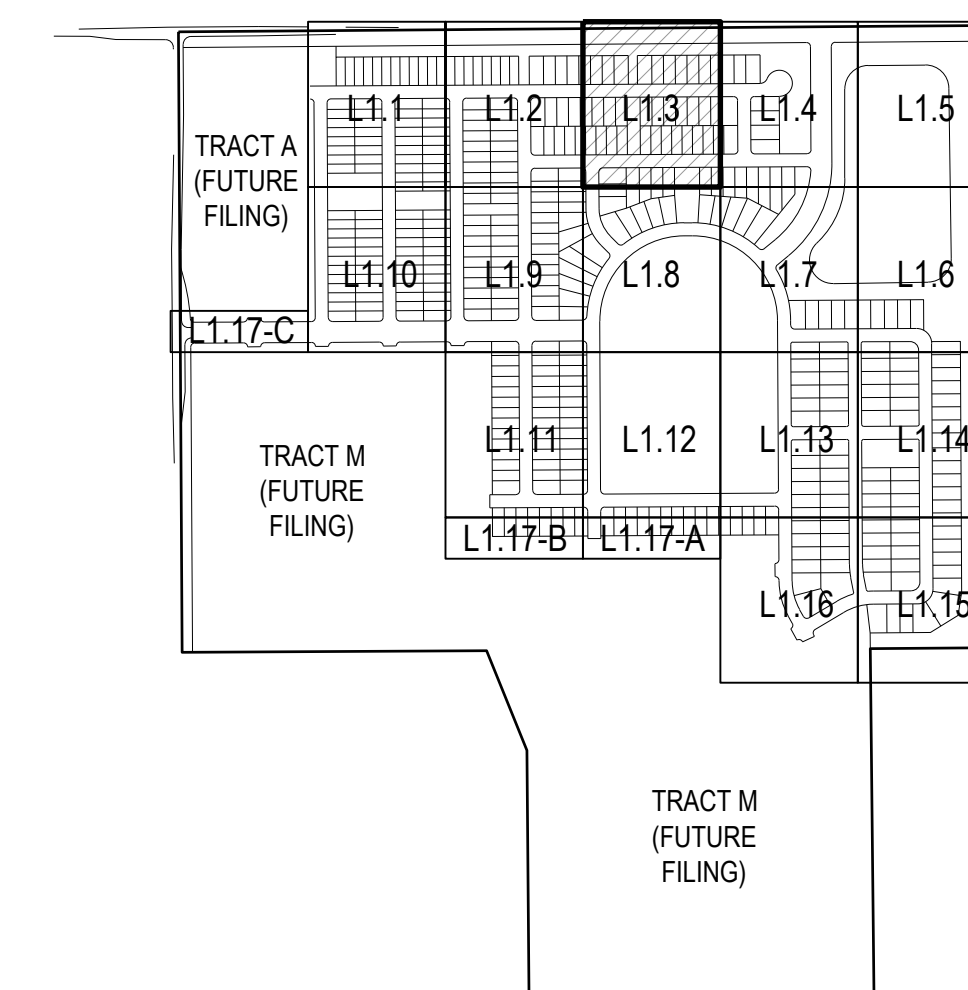
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTI/GREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
- [Pattern] SHRUB BEDS

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**KEY MAP (NOT TO SCALE)**





**LEGEND**

- RIGHT OF WAY
- EASEMENT
- STEEL EDGER
- DUG SPADE EDGE
- FENCE

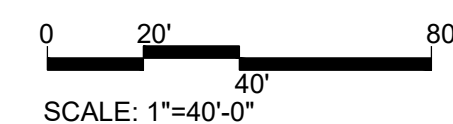
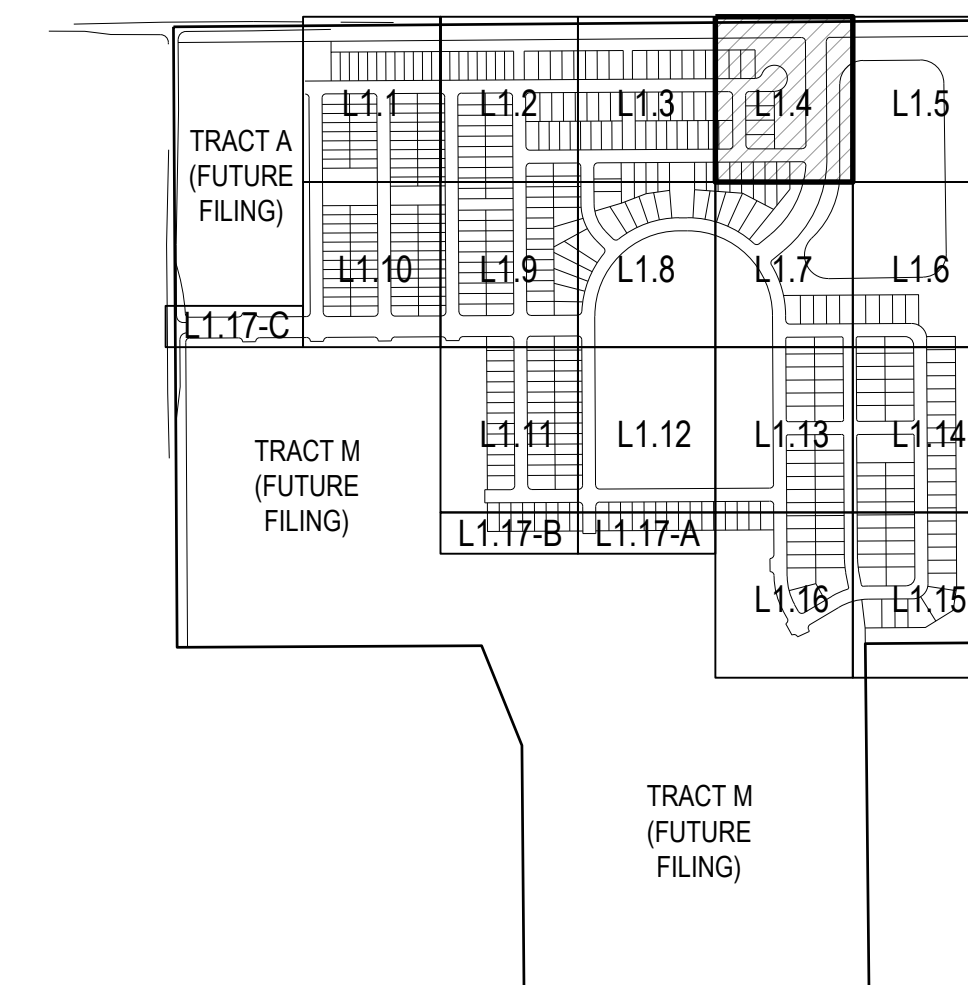
**GROUND COVERS**

- BLUEGRASS SOD
- FIBAR
- PLAY SURFACING
- PEA GRAVEL, COLOR: MULTI/GREY
- ROCK MULCH, 2"- 4" COBBLE
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**KEY MAP (NOT TO SCALE)**



Prepared For

**Remington**  
H O M E S

5740 OLDE WADSWORTH BLVD  
UNIT A  
ARVADA, CO 80002  
PHONE: 303.472.4633  
MATT CAVANAUGH

Land Planning



www.pcsgroupco.com  
p.o. box 18287  
denver, co 80218  
f 303.531.4905 . f 303.531.4908

Civil Engineering



12500 W. 58TH AVE #230  
ARVADA, CO 80002  
PHONE: 720.638.5190

**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
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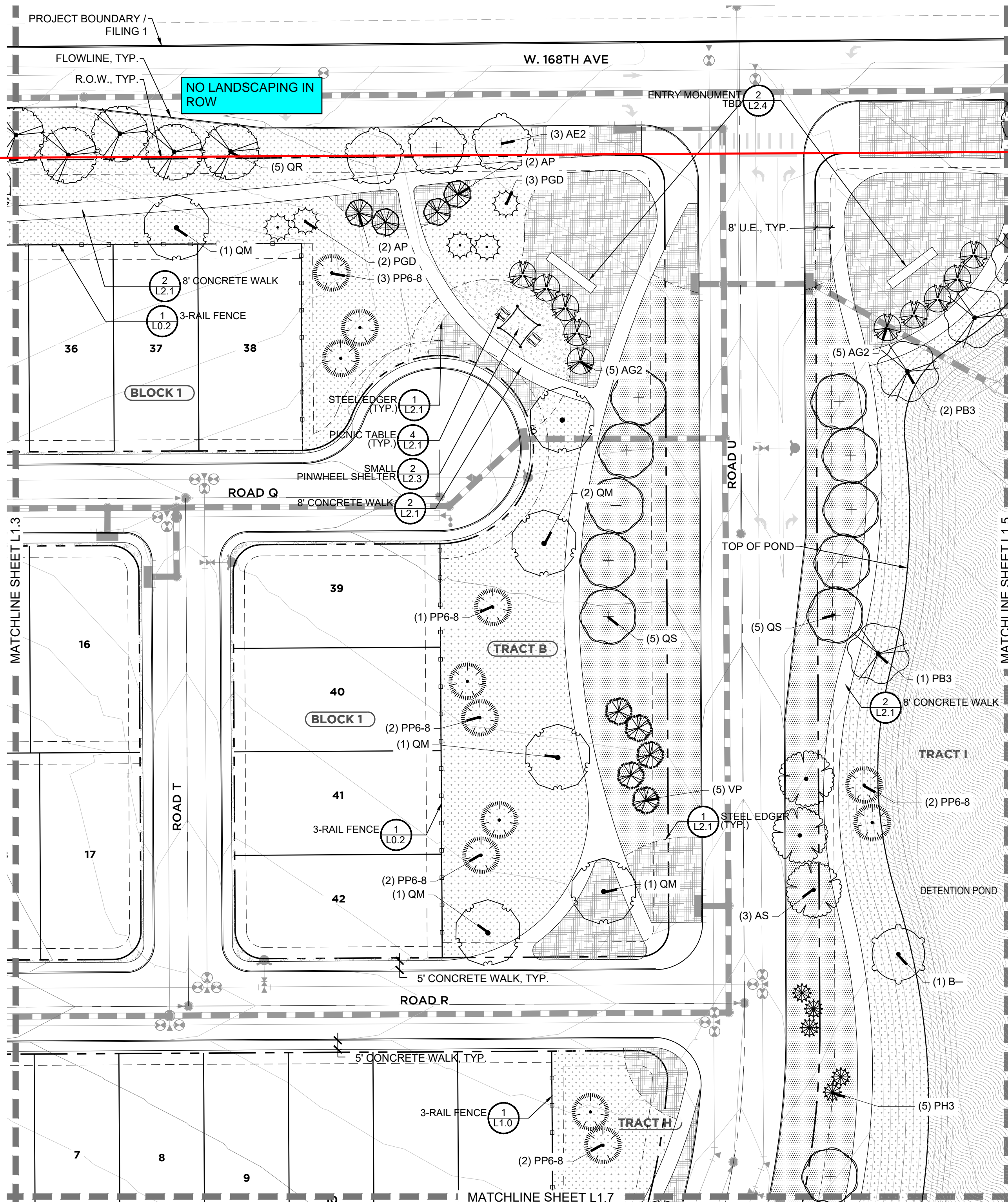
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Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.4**




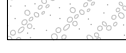
**NO LANDSCAPING IN ROW**



**LEGEND**

- — — — — RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- — — — — FENCE

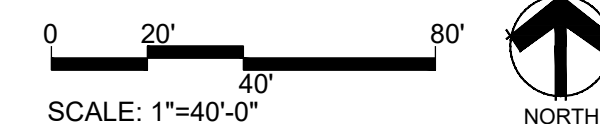
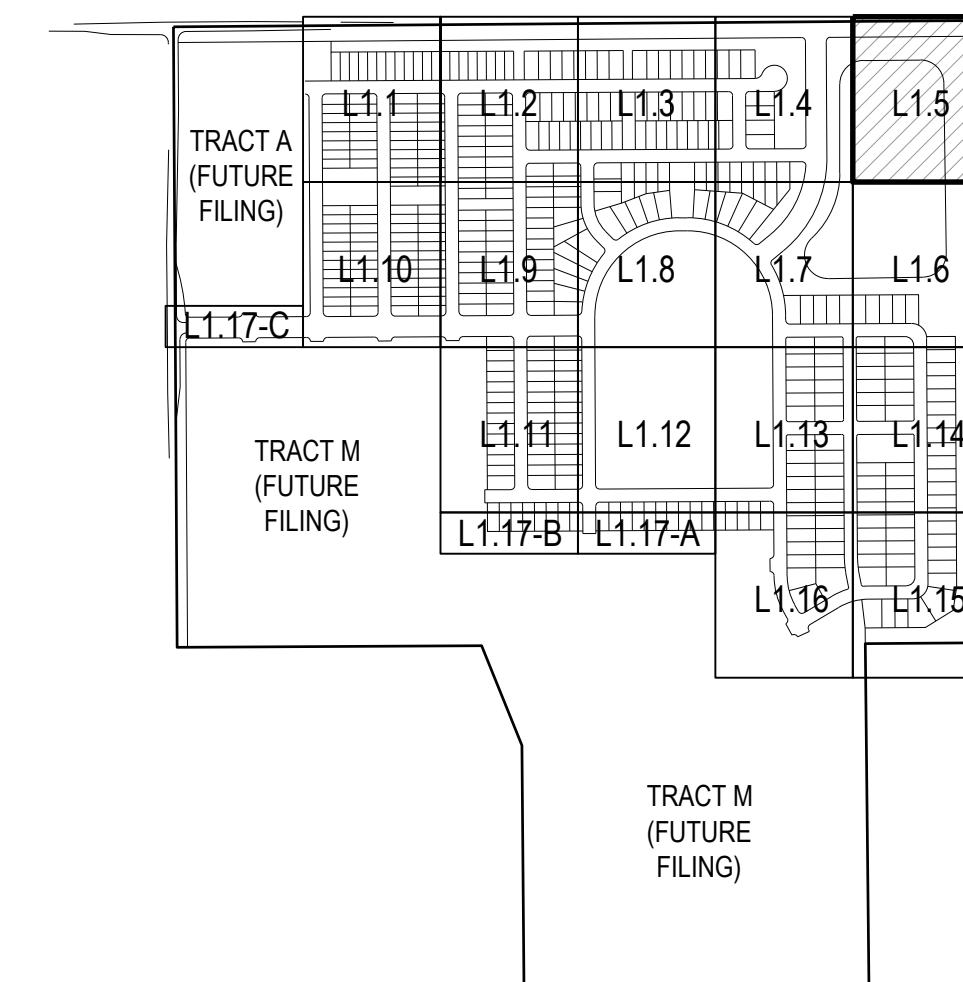
**GROUND COVERS**

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-  FIBAR
-  PLAY SURFACING
-  PEA GRAVEL, COLOR: MULTI/GREY
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**KEY MAP (NOT TO SCALE)**



Prepared For

**Remington**  
H O M E S

5740 OLDE WADSWORTH BLVD  
UNIT A  
ARVADA, CO 80002  
PHONE: 303.472.4633  
MATT CAVANAUGH

Land Planning



www.pcsgroupco.com  
p.o. box 18287  
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f 303.531.4905 . f 303.531.4908

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**TODD CREEK FARMS FILING NO. 1**  
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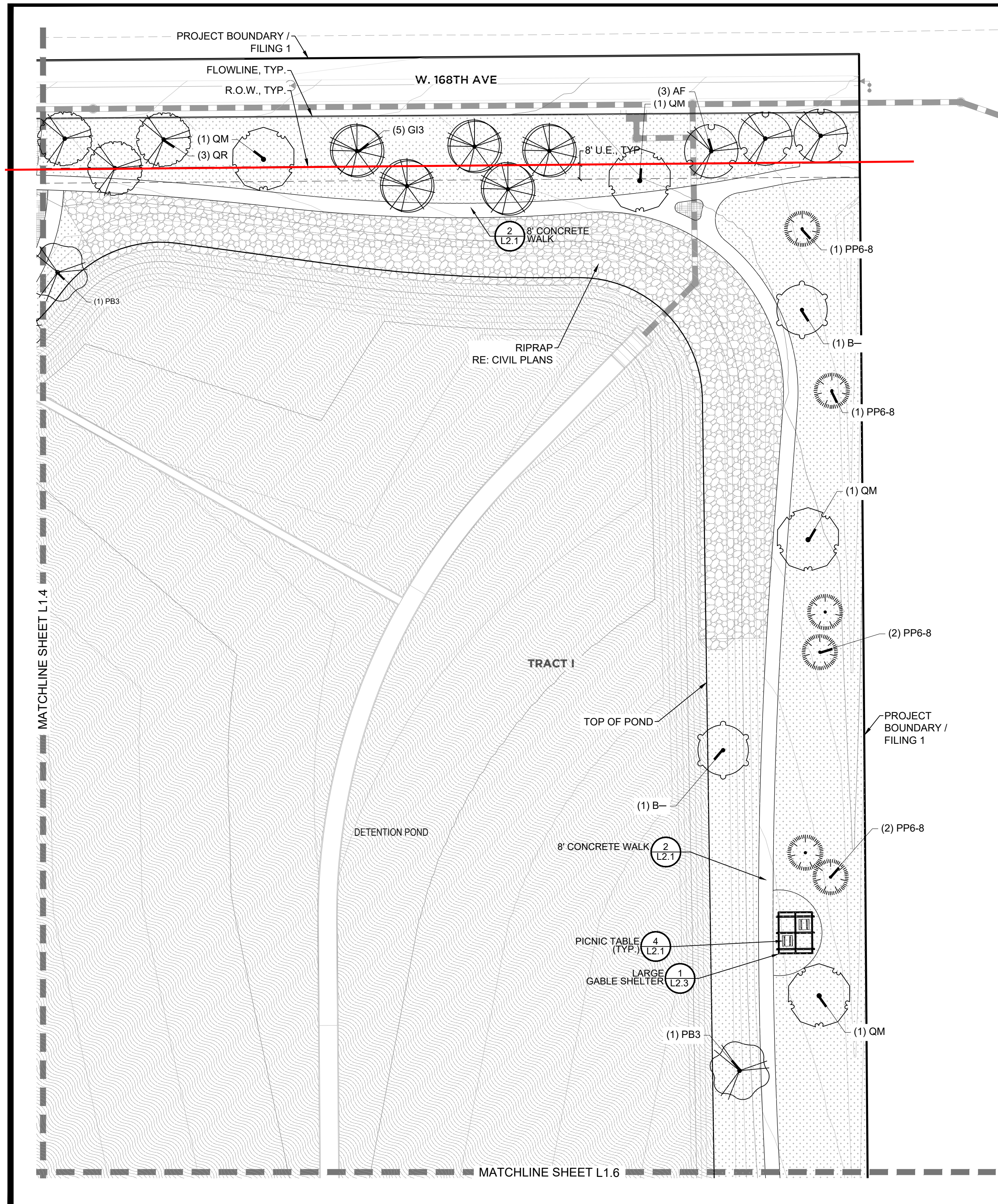
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Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.5**





**LEGEND**

- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- FENCE

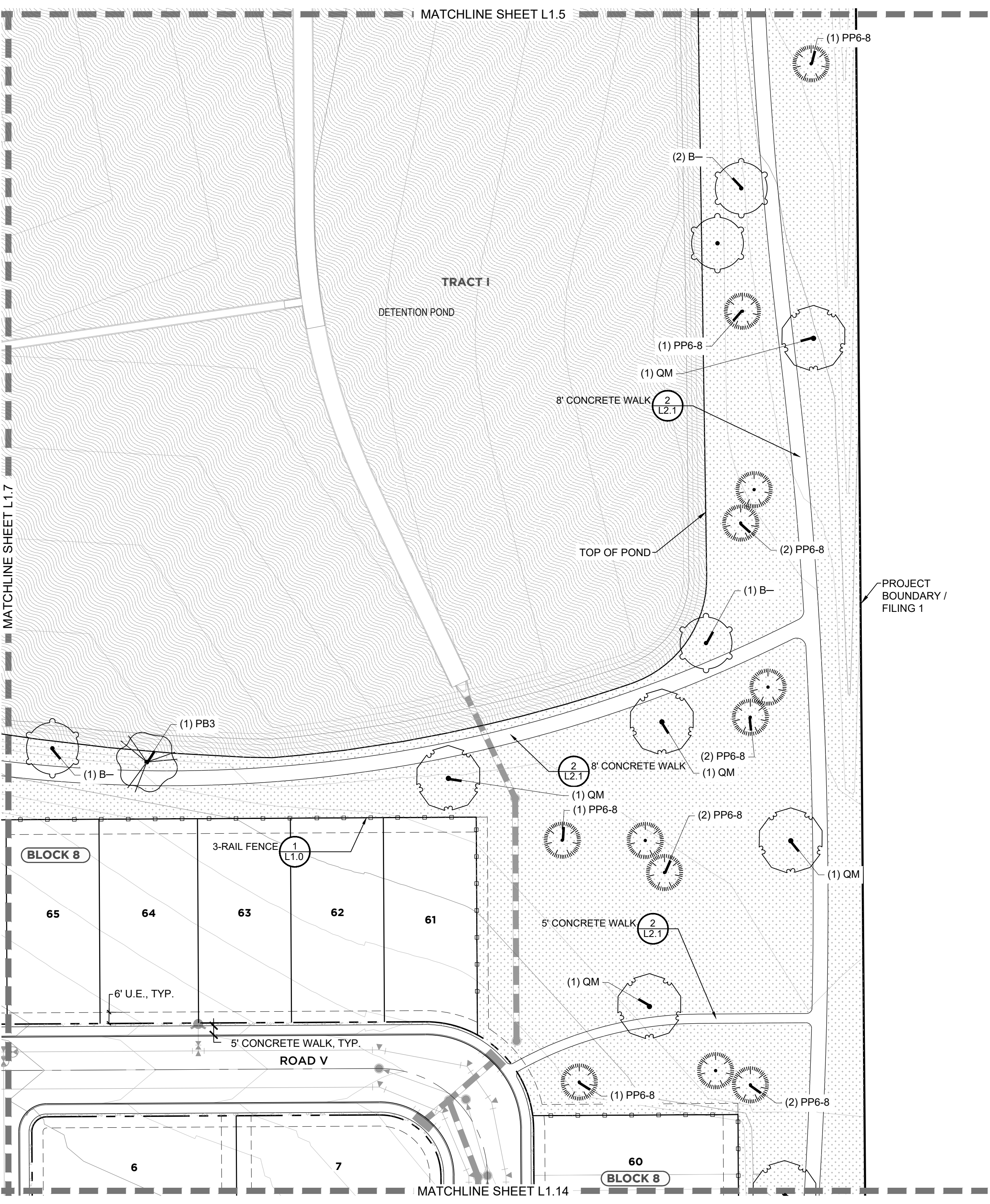
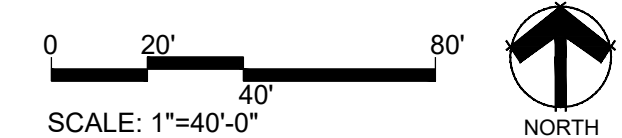
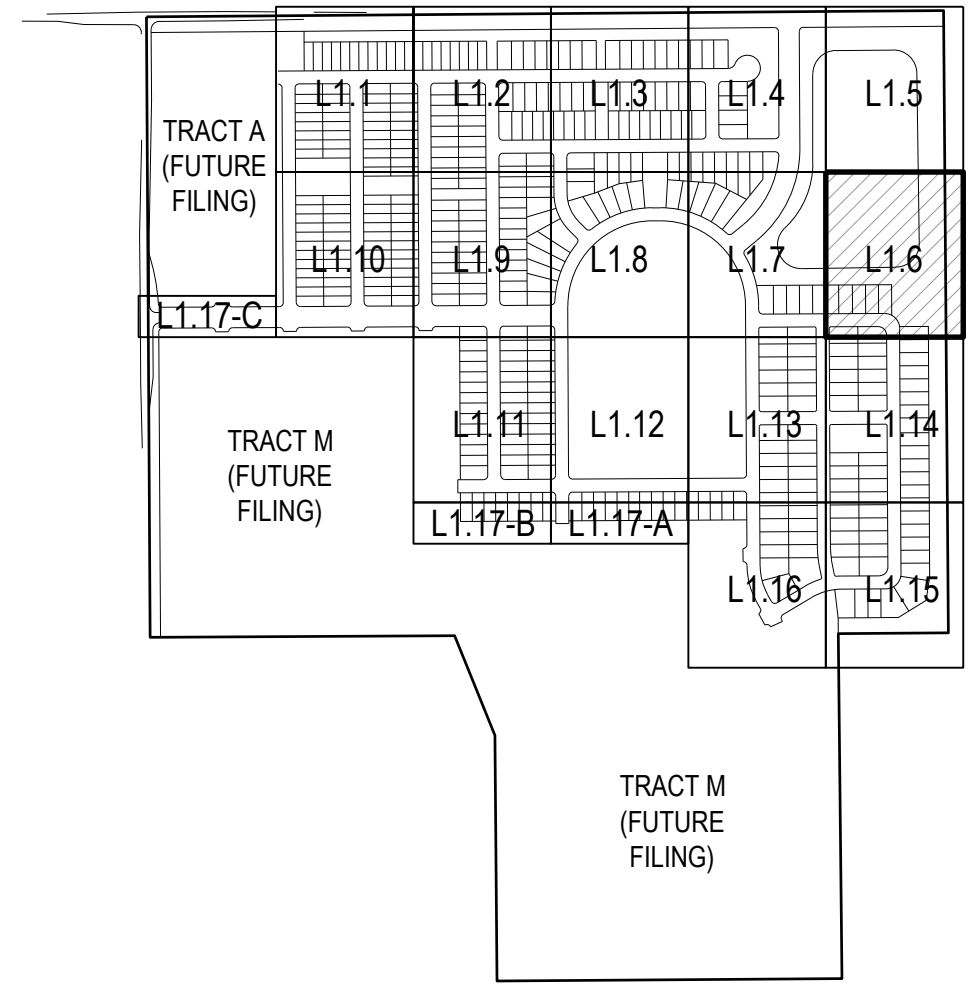
**GROUND COVERS**

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTI/GREY
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- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
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**KEY MAP (NOT TO SCALE)**



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**LANDSCAPE PLAN**

■ Sheet Number ■  
**L1.6**



**LEGEND**

- RIGHT OF WAY
- EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- □ □ □ FENCE

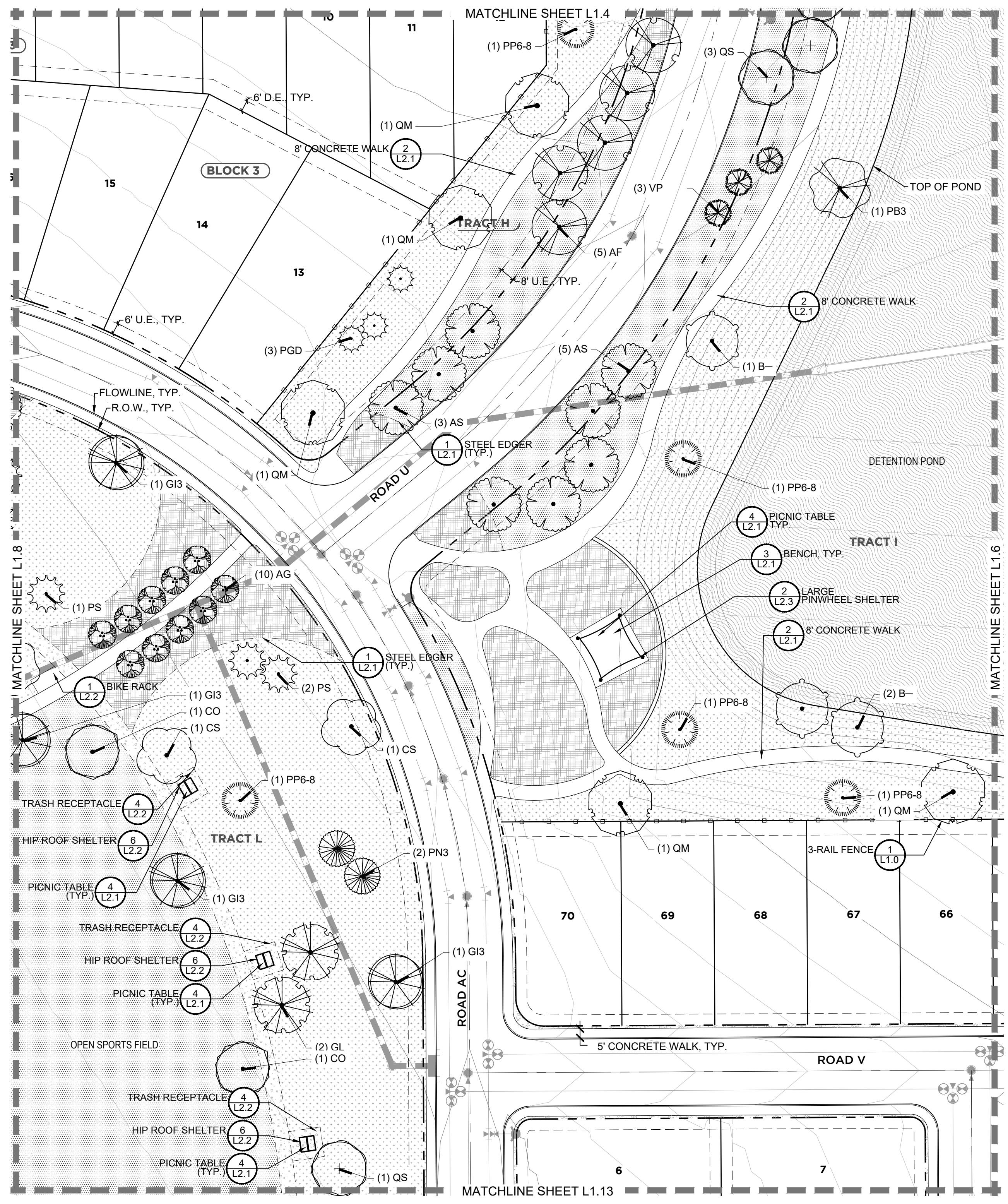
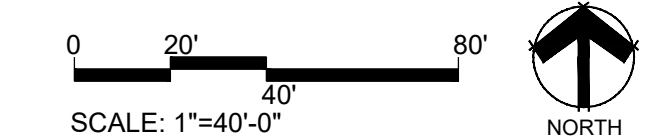
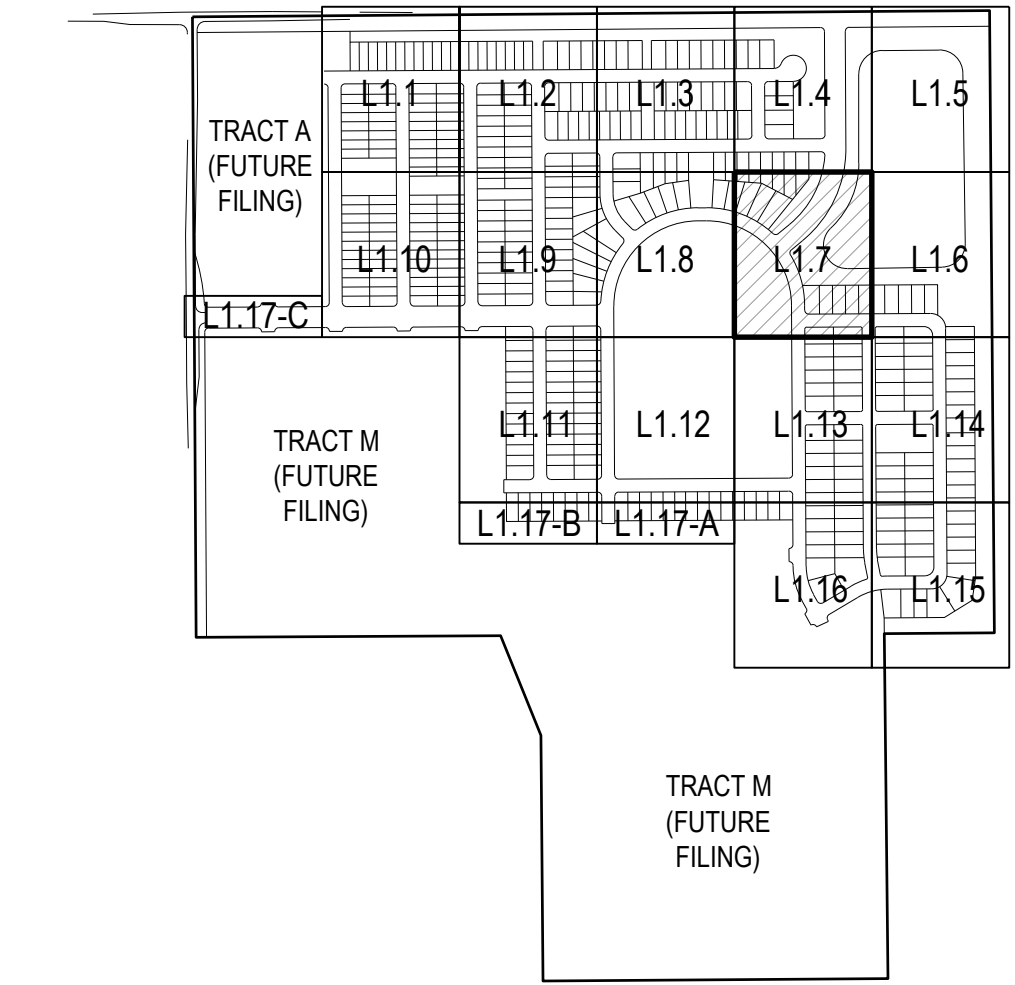
**GROUND COVERS**

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTIGREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
- [Pattern] SHRUB BEDS

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**KEY MAP (NOT TO SCALE)**



Prepared For  
**Remington HOMES**  
 5740 OLDE WADSWORTH BLVD  
 UNIT A  
 ARVADA, CO 80002  
 PHONE: 303.472.4633  
 MATT CAVANAUGH

Land Planning  
**pcs group**  
 www.pcsgroupco.com  
 p.o. box 18287  
 denver, co 80218  
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Civil Engineering  
**KT ENGINEERING**  
 12500 W. 58TH AVE #230  
 ARVADA, CO 80002  
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**TODD CREEK FARMS FILING NO. 1**  
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Sheet Name  
**LANDSCAPE PLAN**

Sheet Number  
**L1.7**

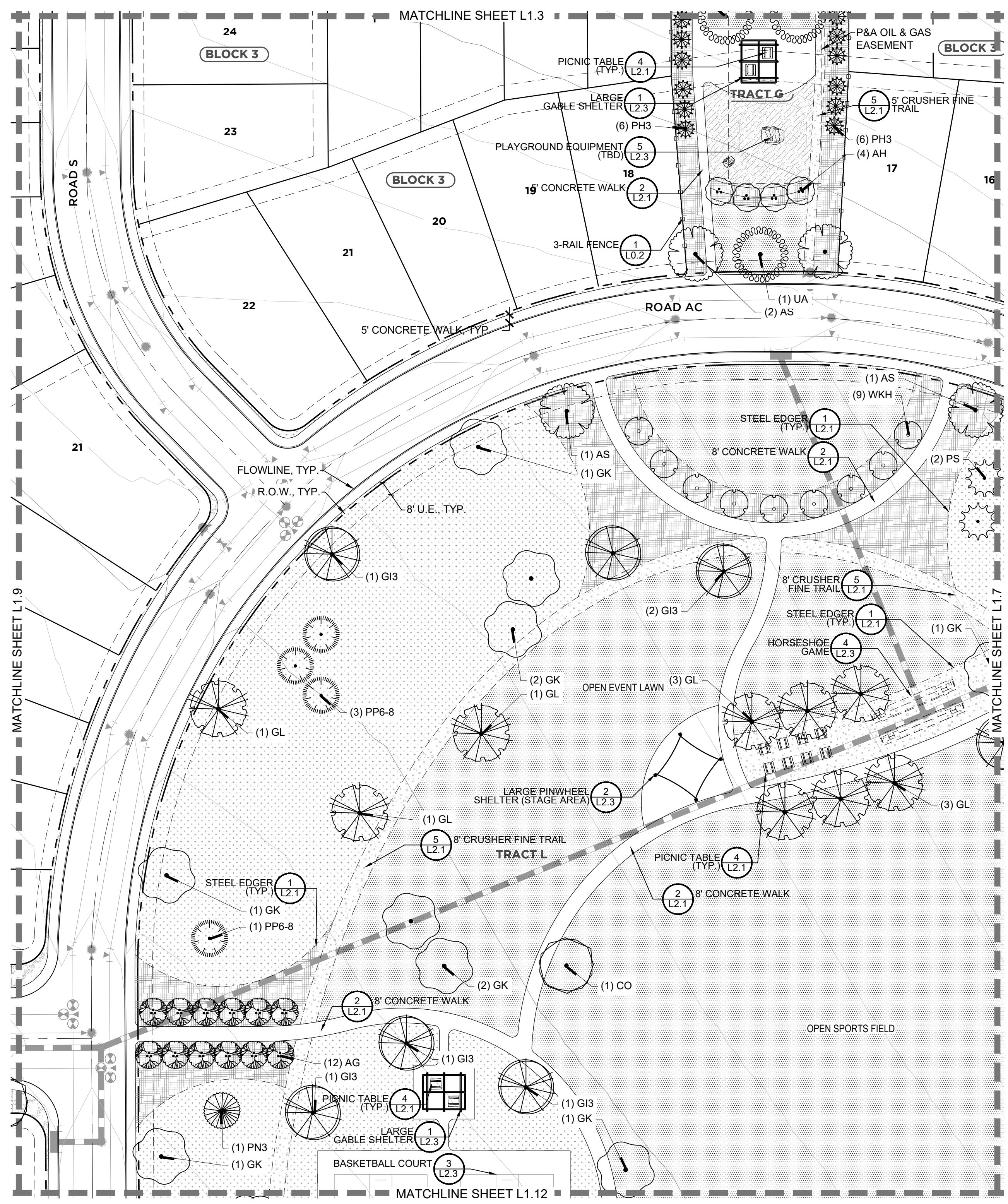
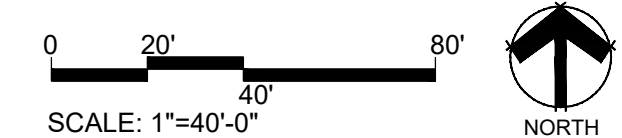
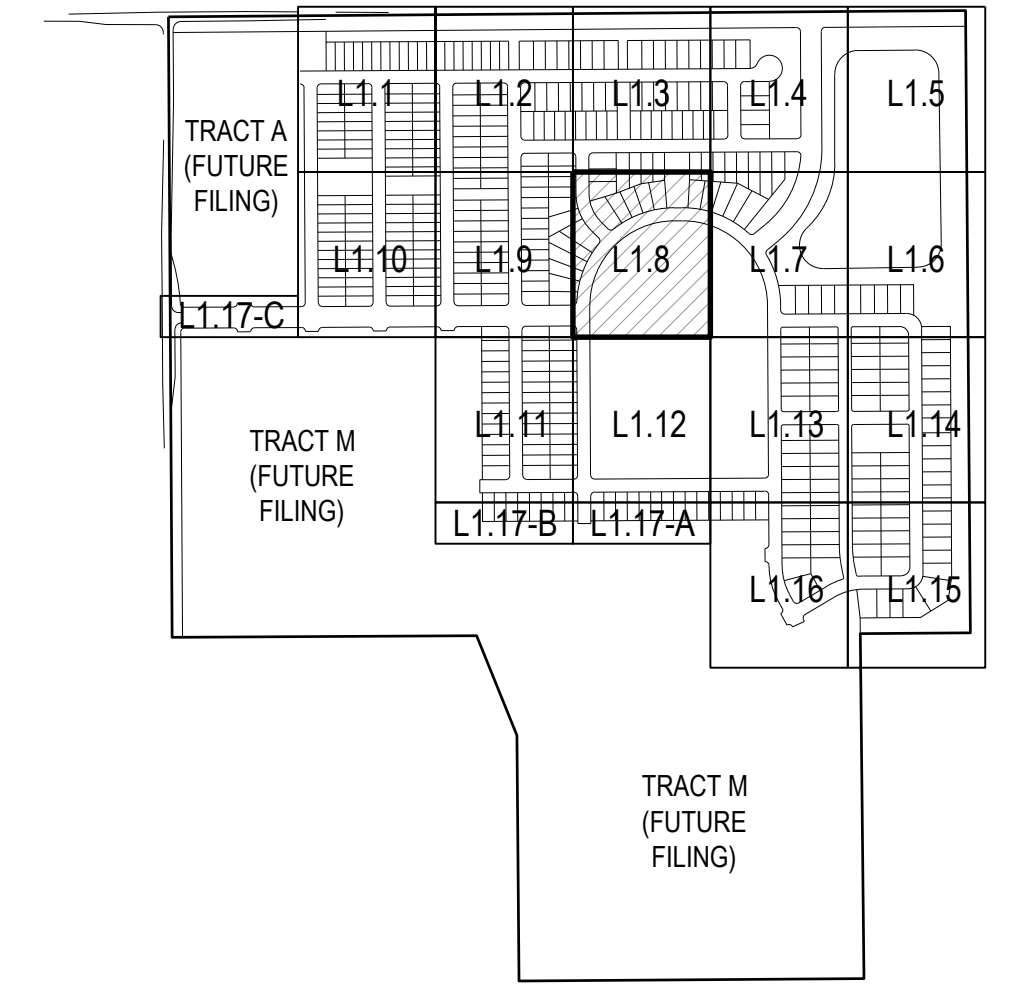


**LEGEND**

- RIGHT OF WAY
  - - - EASEMENT
  - - - STEEL EDGER
  - - - DUG SPADE EDGE
  - FENCE
- GROUND COVERS
- BLUEGRASS SOD
  - FIBAR
  - PLAY SURFACING
  - PEA GRAVEL, COLOR: MULTIGREY
  - ROCK MULCH, 2"- 4" COBBLE
  - DETENTION SEED MIX
  - NATIVE SEED MIX
  - SHRUB BEDS

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**KEY MAP (NOT TO SCALE)**



**TODD CREEK FARMS FILING NO. 1**  
 PRELIMINARY DEVELOPMENT PLAN  
 ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

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NOT FOR CONSTRUCTION

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number  
**L1.8**





**LEGEND**

- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- FENCE

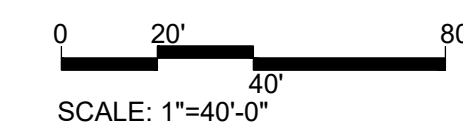
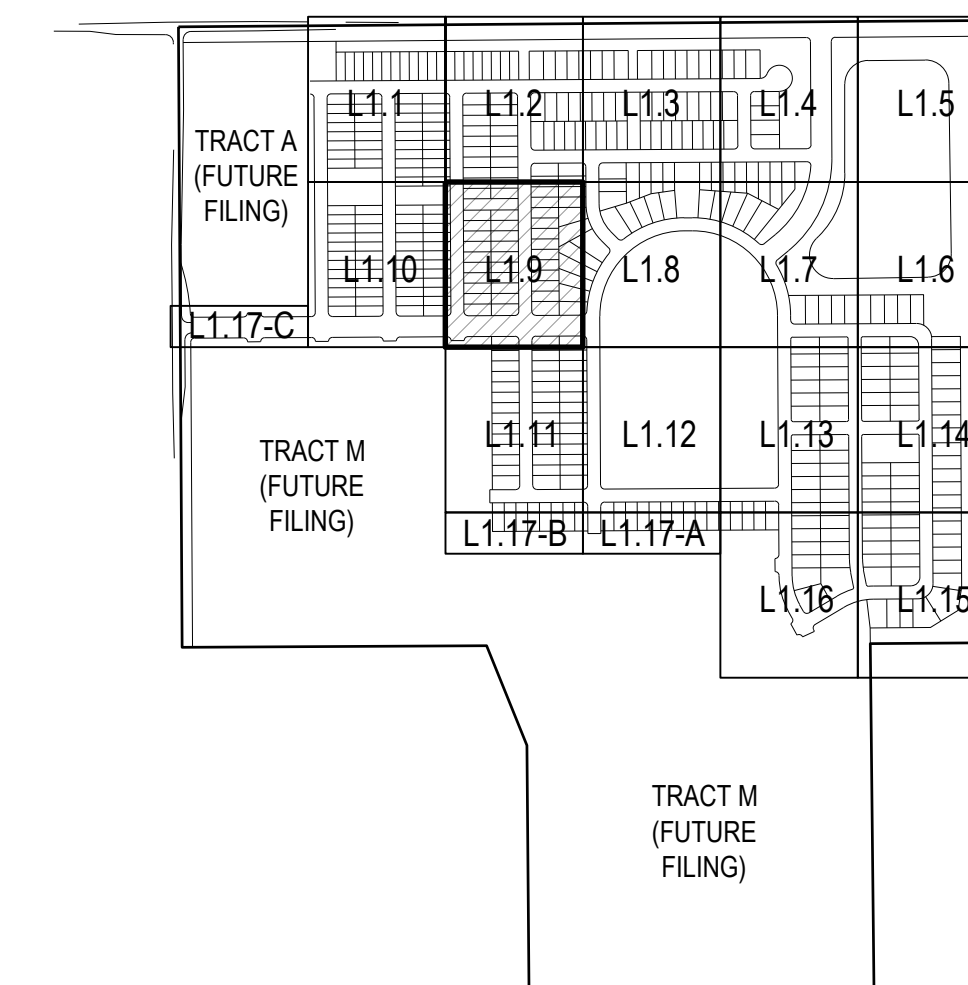
GROUND COVERS

- BLUEGRASS SOD
- FIBAR
- PLAY SURFACING
- PEA GRAVEL, COLOR: MULTIGREY
- ROCK MULCH, 2"- 4" COBBLE
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**KEY MAP (NOT TO SCALE)**



Issue Date: 02/09/2024

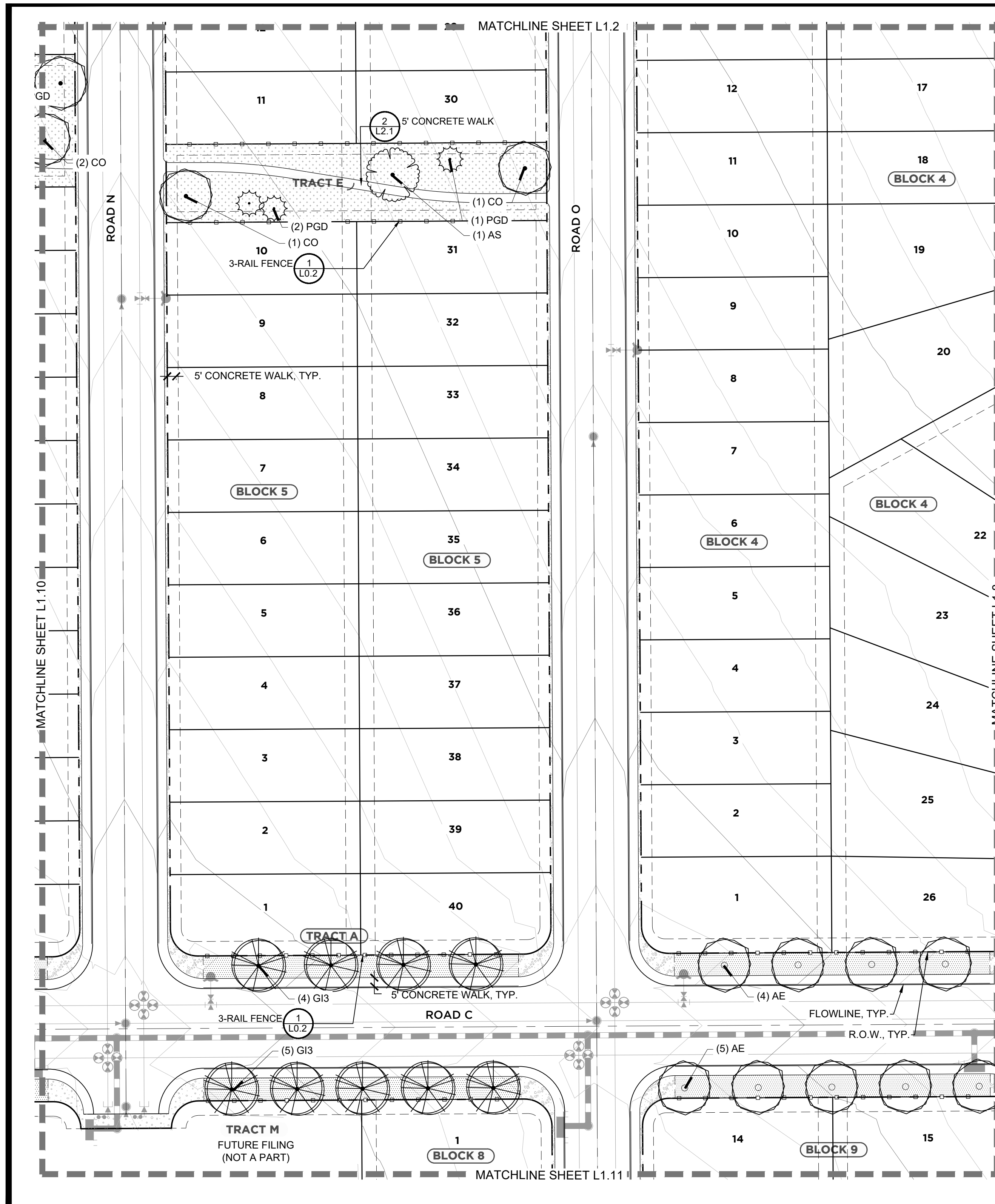
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Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.9**







**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
ADAMS COUNTY, COLORADO

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**NOT FOR CONSTRUCTION**

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.10**

**LEGEND**

- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- FENCE

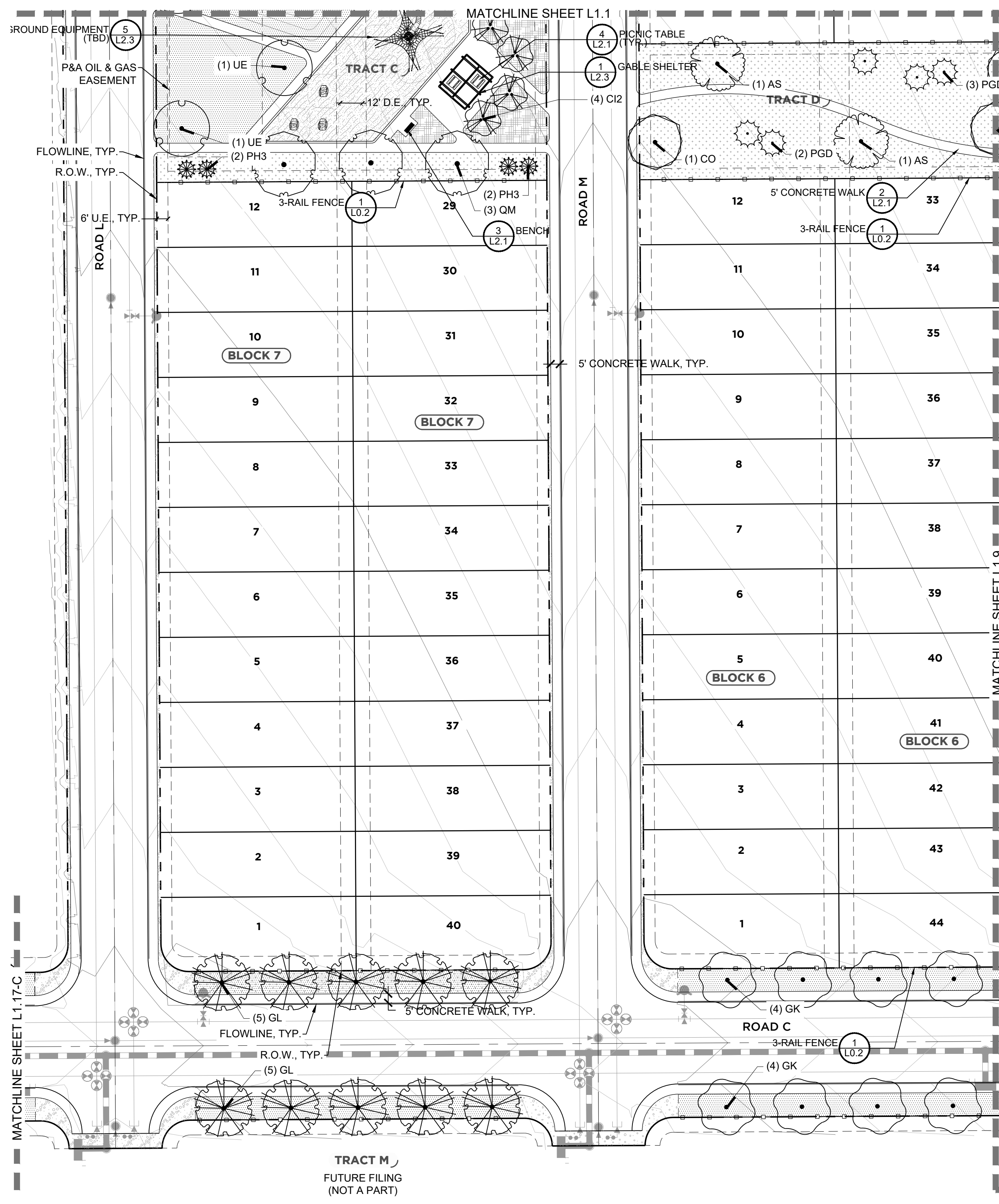
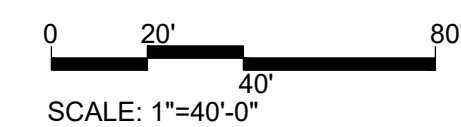
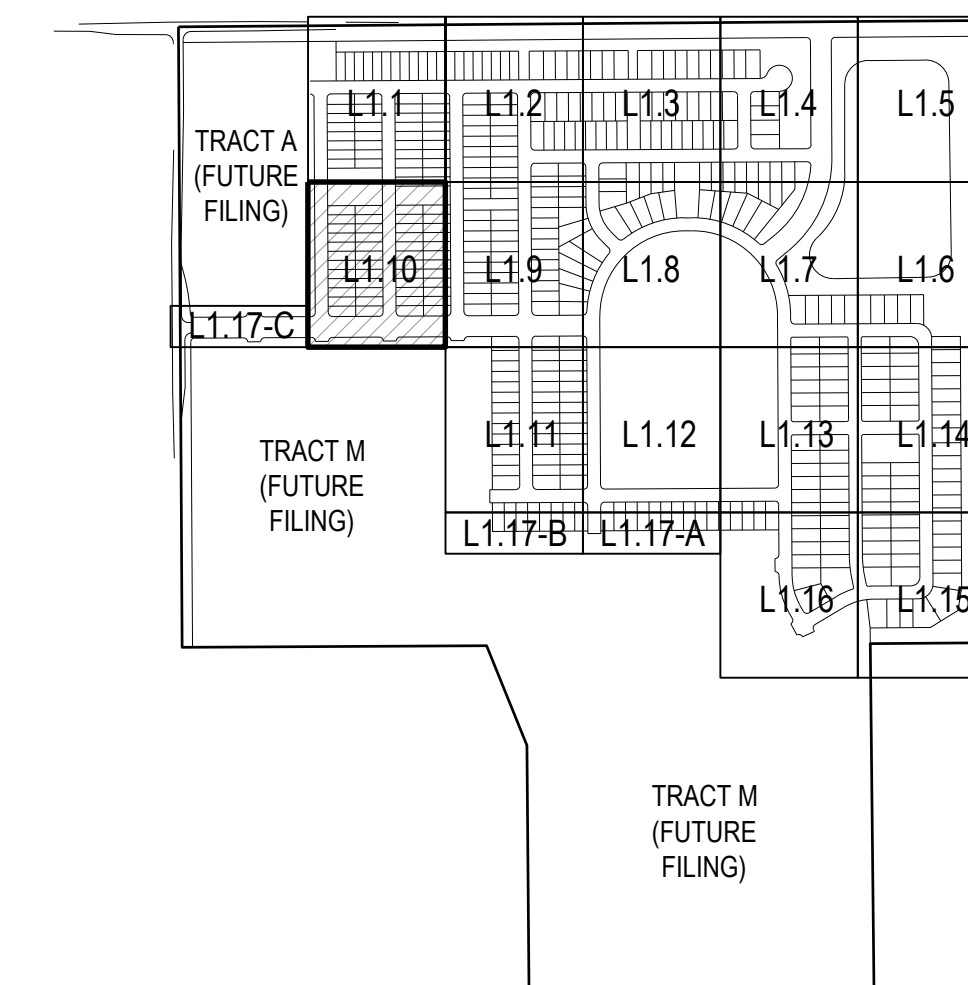
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTIGREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
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**KEY MAP (NOT TO SCALE)**





**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
ADAMS COUNTY, COLORADO

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NOT FOR CONSTRUCTION

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.11**

**LEGEND**

- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- □ □ □ FENCE

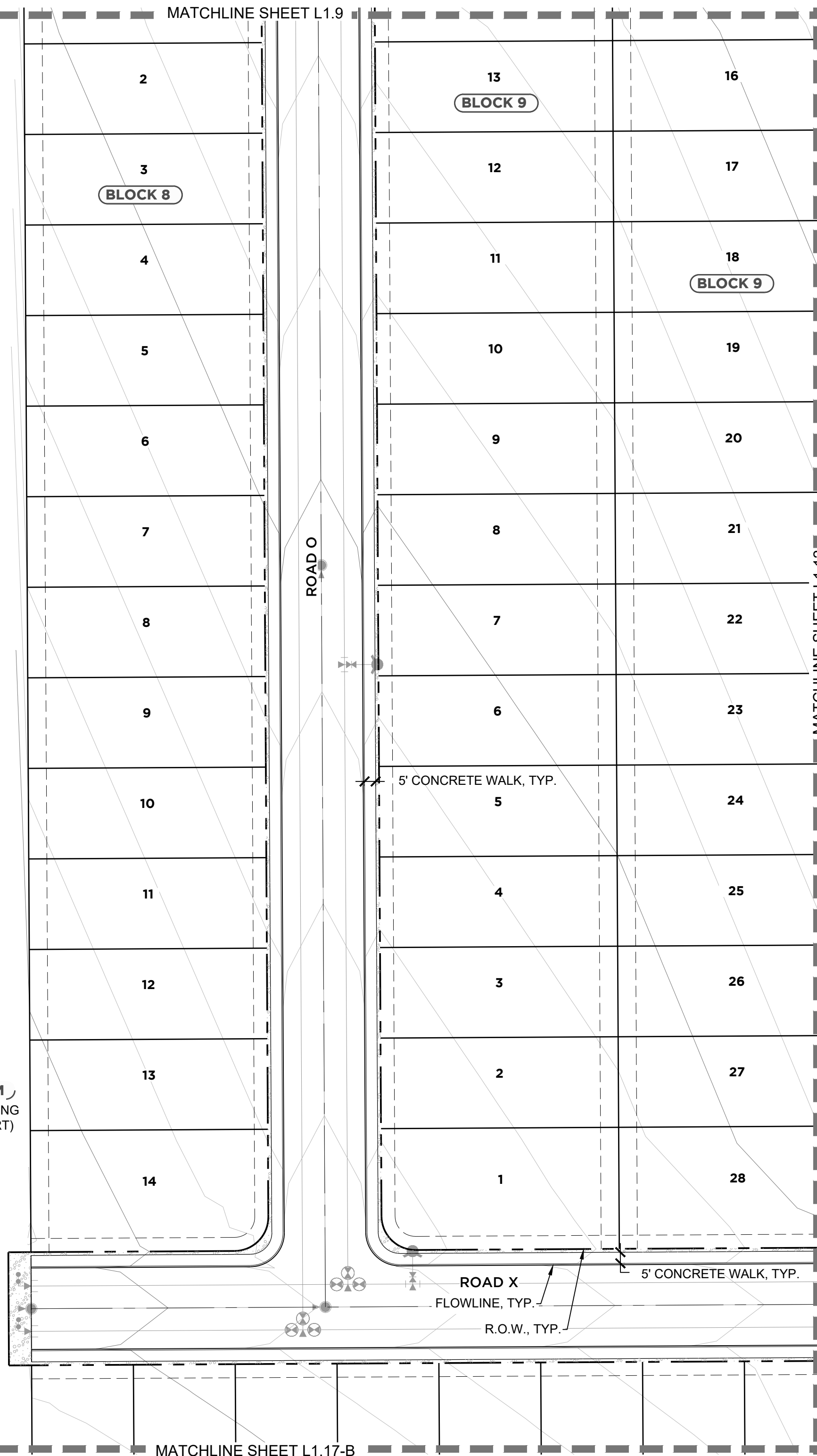
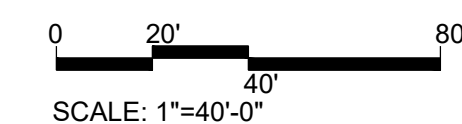
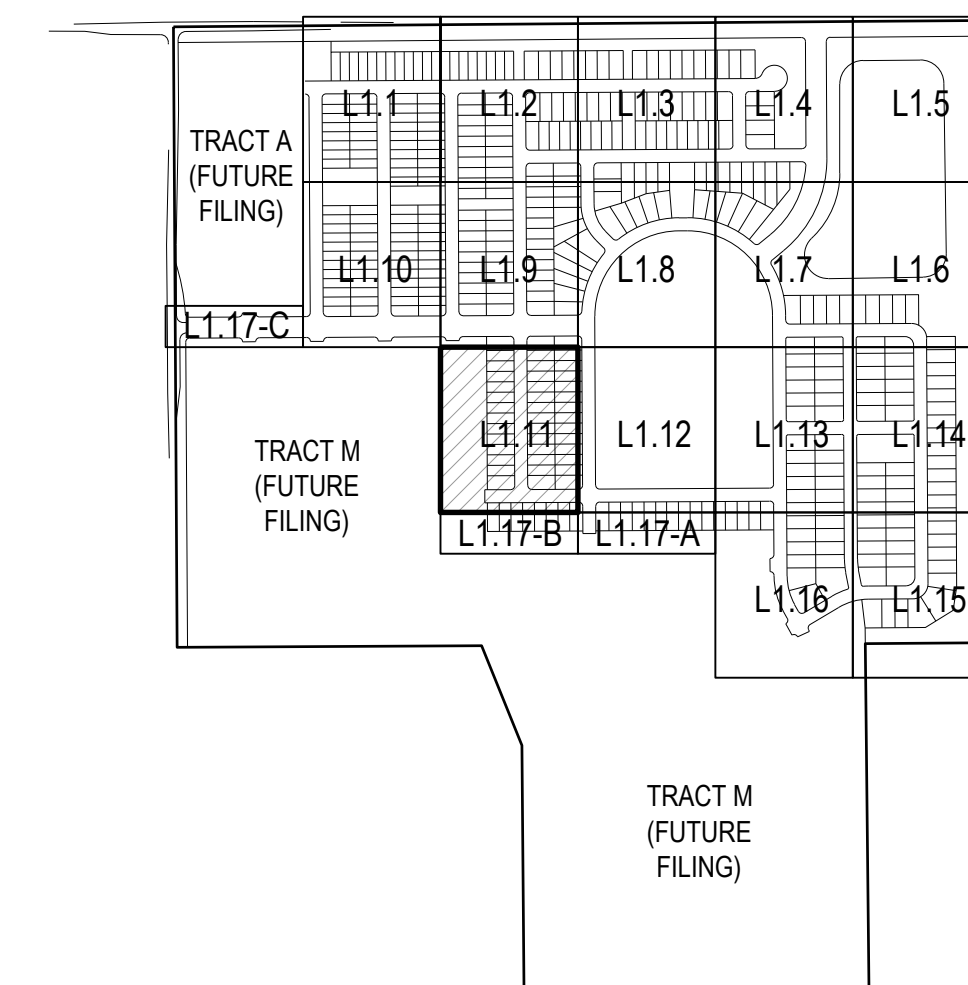
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTIGREY
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**KEY MAP (NOT TO SCALE)**



TRACT M  
FUTURE FILING  
(NOT A PART)

MATCHLINE SHEET L1.17-B



**LEGEND**

- RIGHT OF WAY
- EASEMENT
- STEEL EDGER
- DUG SPADE EDGE
- FENCE

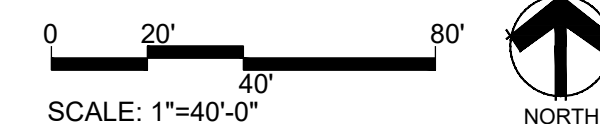
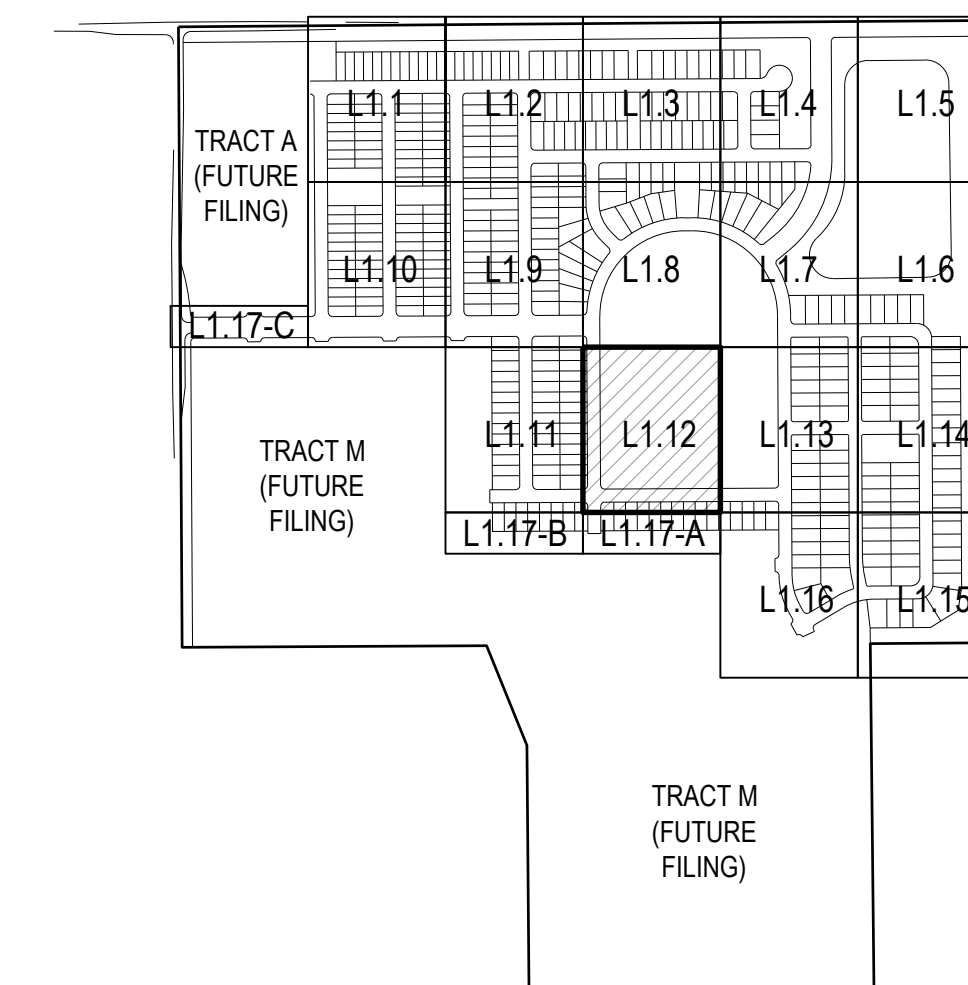
**GROUND COVERS**

- BLUEGRASS SOD
- FIBAR
- PLAY SURFACING
- PEA GRAVEL, COLOR: MULTIGREY
- ROCK MULCH, 2"- 4" COBBLE
- DETENTION SEED MIX
- NATIVE SEED MIX
- SHRUB BEDS

**NOTES:**

1. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. TREES WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP 8' FROM THE GROUND.
2. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'
3. TREES ARE NOT TO BE PLANTED WITHIN 10' OF EITHER SIDE OF WATER, SEWER, OR STORM DRAIN MAIN LINES OR WITHIN 5' OF EITHER SIDE OF WATER AND SEWER LINES.

**KEY MAP (NOT TO SCALE)**



Prepared For

*Remington*  
HOMES

5740 OLDE WADSWORTH BLVD  
UNIT A  
ARVADA, CO 80002  
PHONE: 303.472.4633  
MATT CAVANAUGH

Land Planning

pcs group

www.pcsgroupco.com  
p.o. box 18287  
denver, co 80218  
† 303.531.4905 † 303.531.4908

Civil Engineering



12500 W. 58TH AVE #230  
ARVADA, CO 80002  
PHONE: 720.638.5190

**TODD CREEK FARMS FILING NO. 1  
PRELIMINARY DEVELOPMENT PLAN  
ADAMS COUNTY, COLORADO**

Issue Date: 02/09/2024

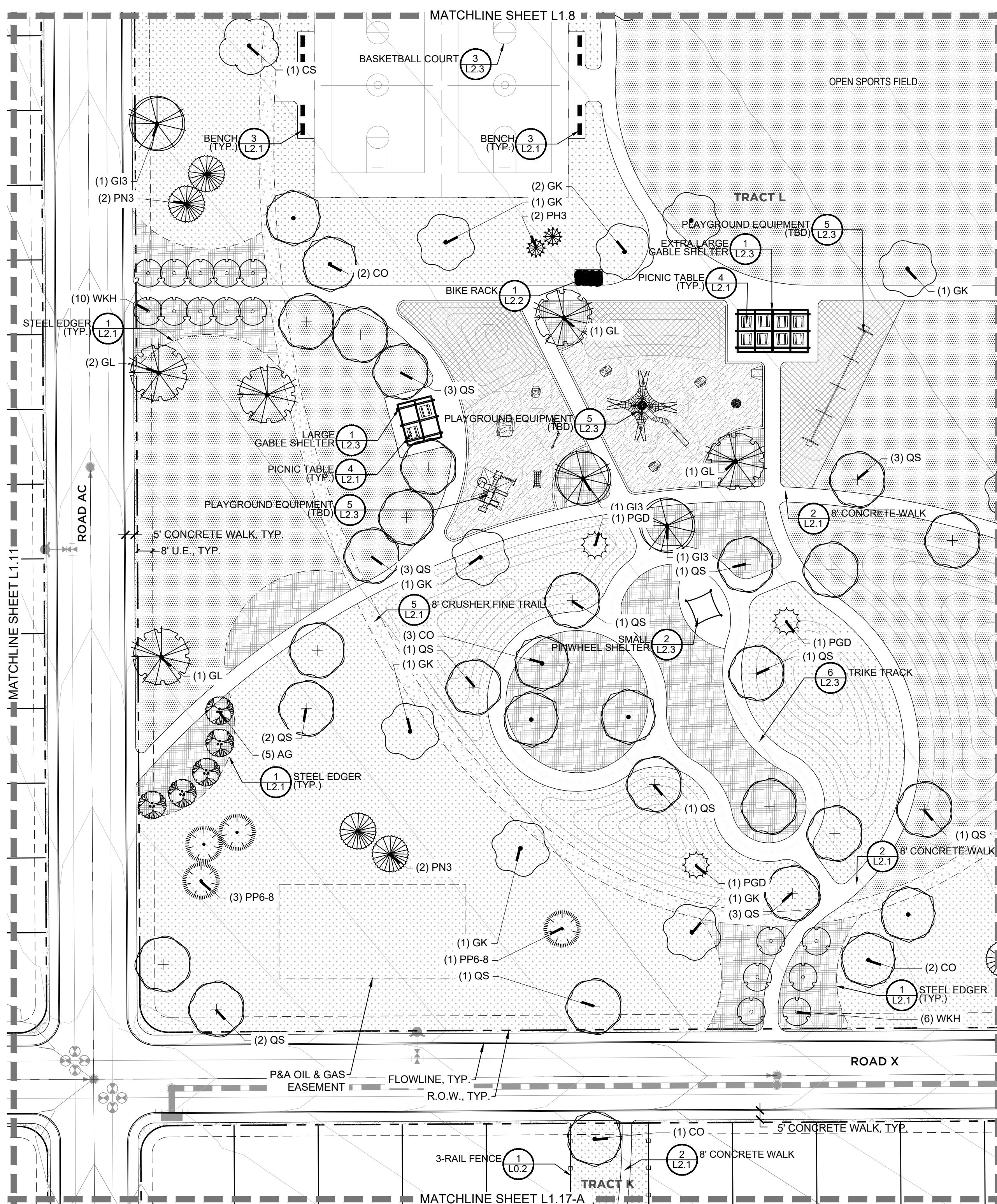
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**NOT FOR CONSTRUCTION**

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.12**







**LEGEND**

- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- FENCE

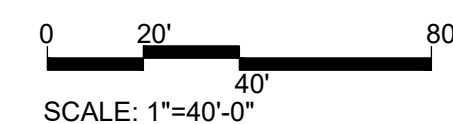
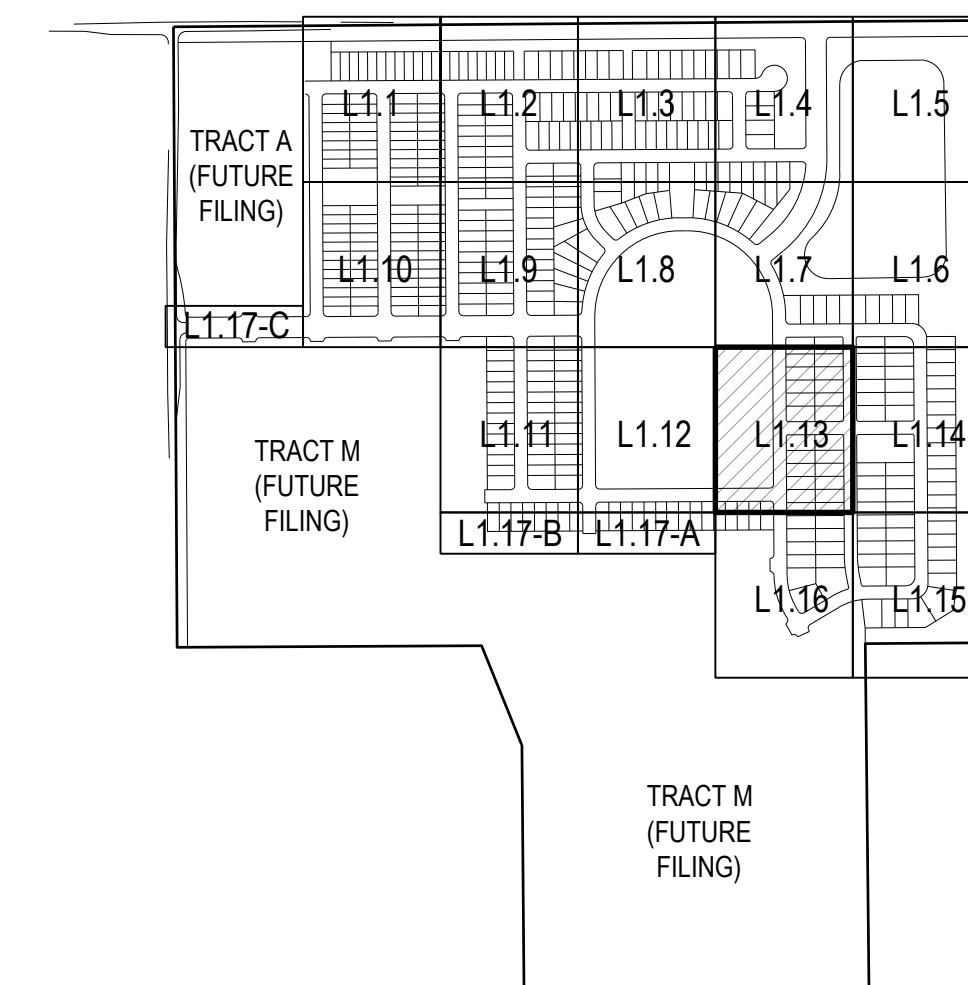
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTIGREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
- [Pattern] SHRUB BEDS

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**KEY MAP (NOT TO SCALE)**



Issue Date: 02/09/2024

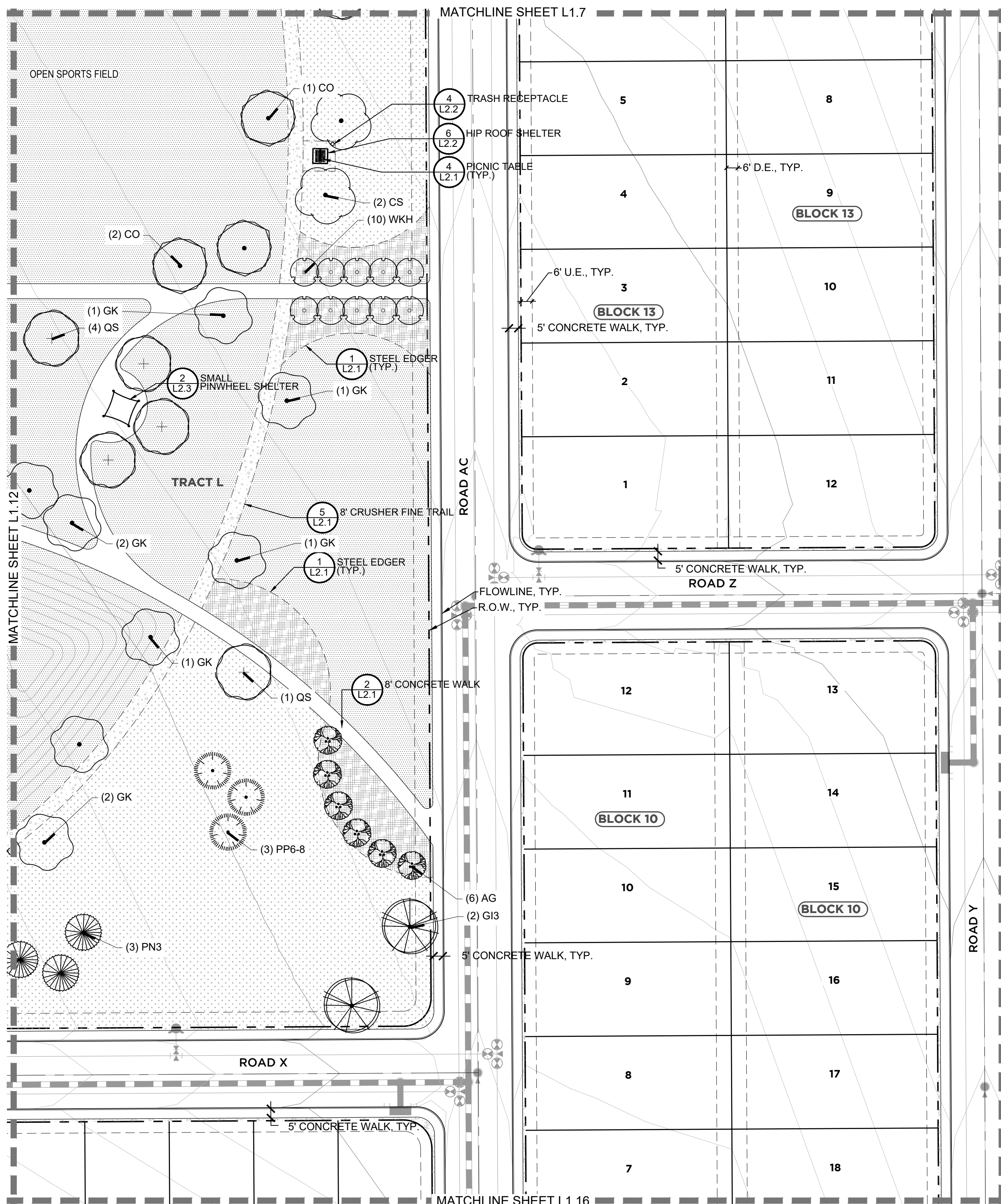
REVISIONS:	DATE:
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NOT FOR CONSTRUCTION

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.13**





**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
ADAMS COUNTY, COLORADO

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NOT FOR CONSTRUCTION

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.14**

**LEGEND**

- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- □ □ □ FENCE

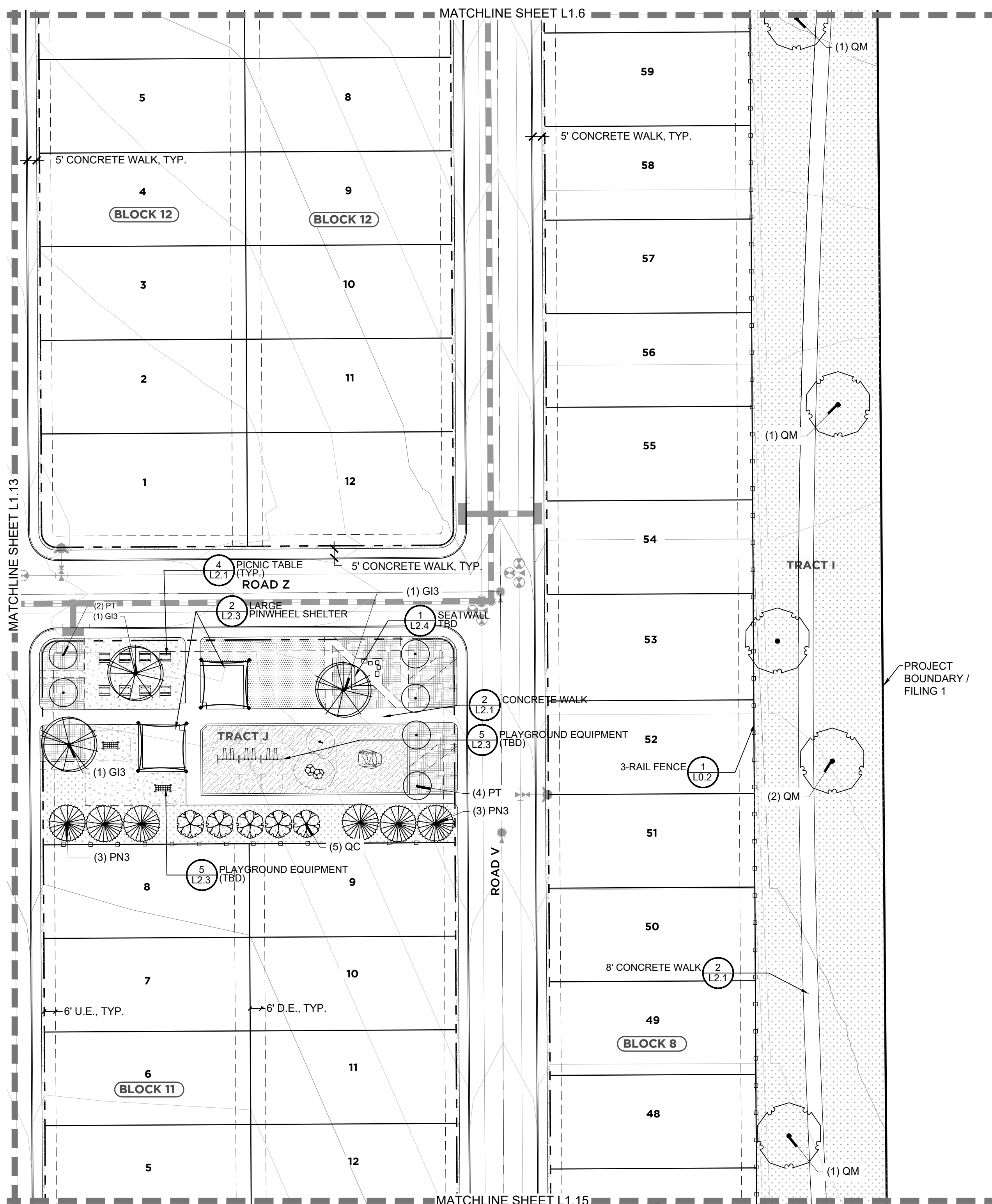
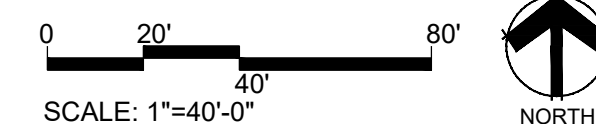
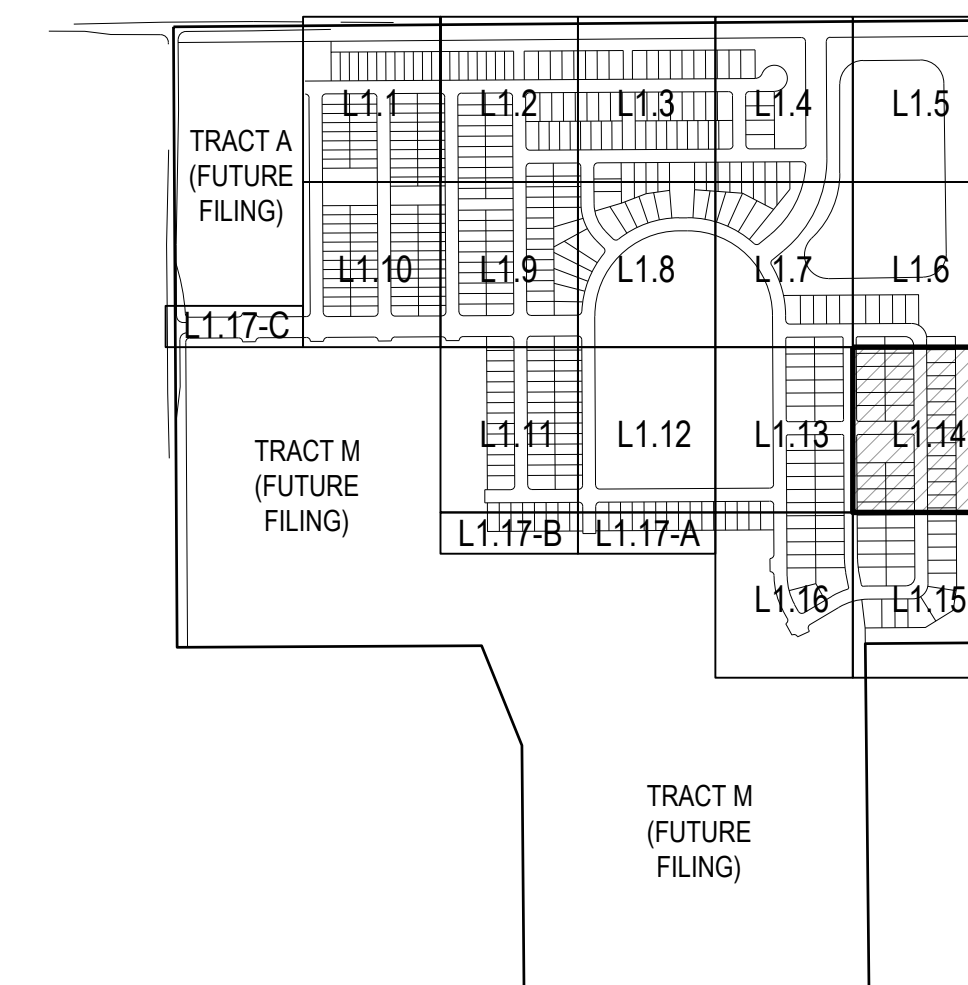
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTI/GREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
- [Pattern] SHRUB BEDS

NOTES:

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**KEY MAP (NOT TO SCALE)**



MATCHLINE SHEET L1.6

MATCHLINE SHEET L1.15

MATCHLINE SHEET L1.13

PROJECT BOUNDARY / FILING 1



**LEGEND**

- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- □ □ □ FENCE

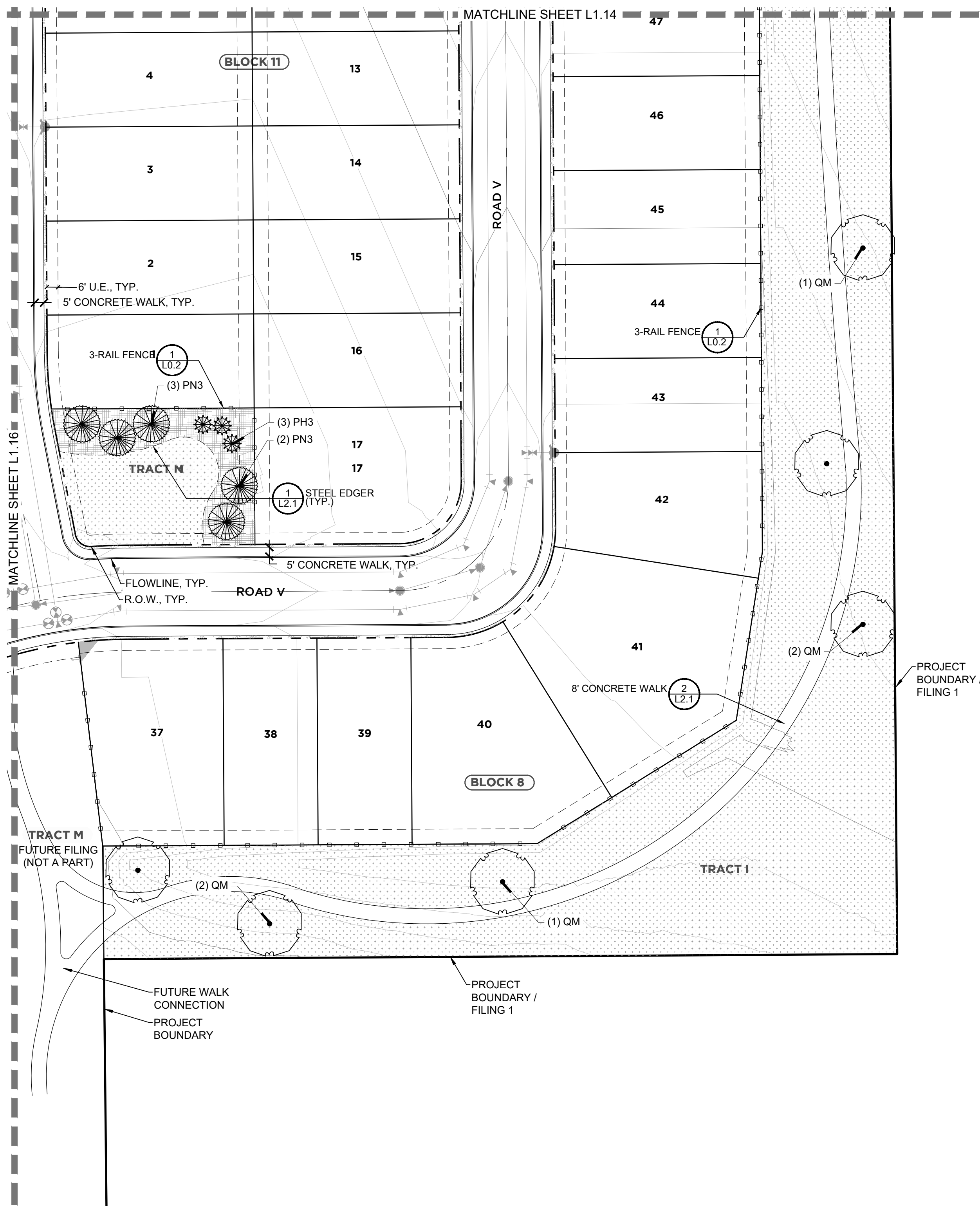
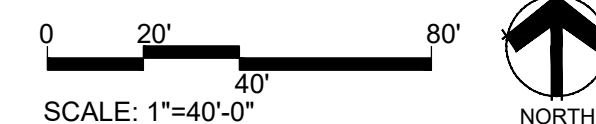
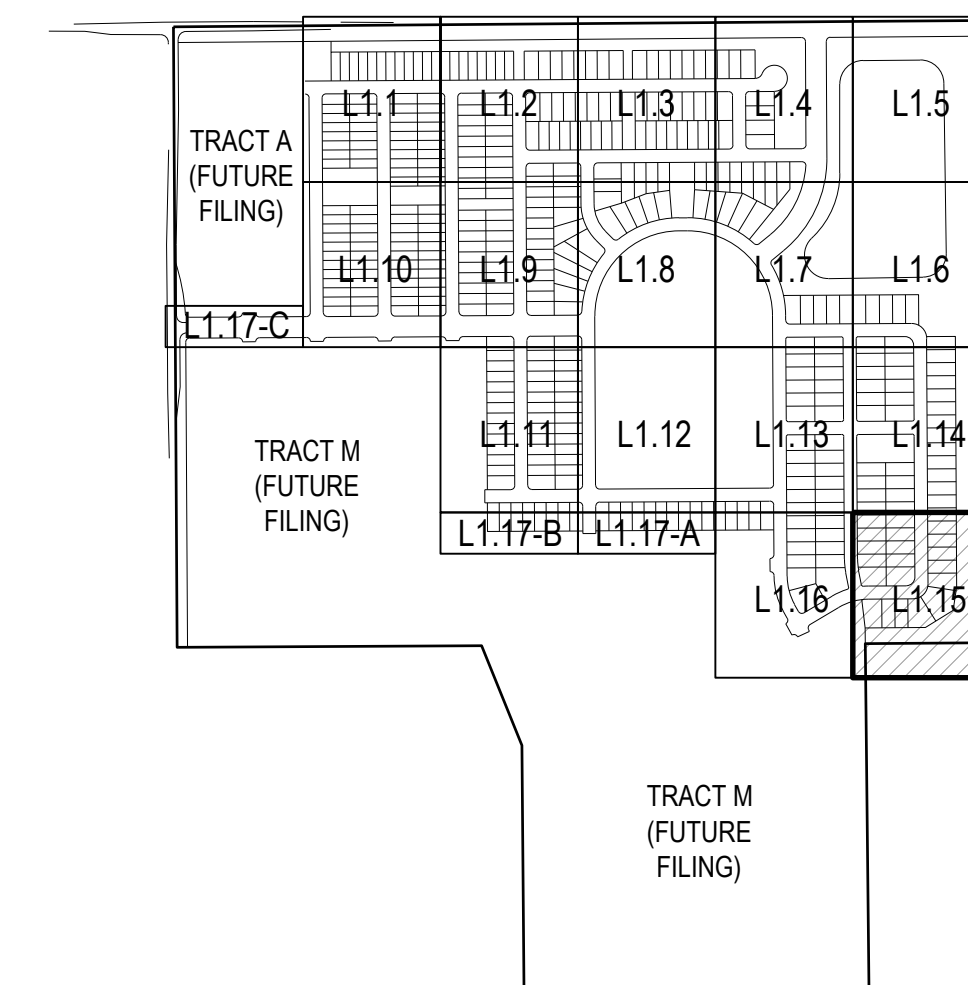
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTI/GREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
- [Pattern] SHRUB BEDS

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**KEY MAP (NOT TO SCALE)**



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ADAMS COUNTY, COLORADO

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**NOT FOR CONSTRUCTION**

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.15**



**LEGEND**

- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- □ □ □ FENCE

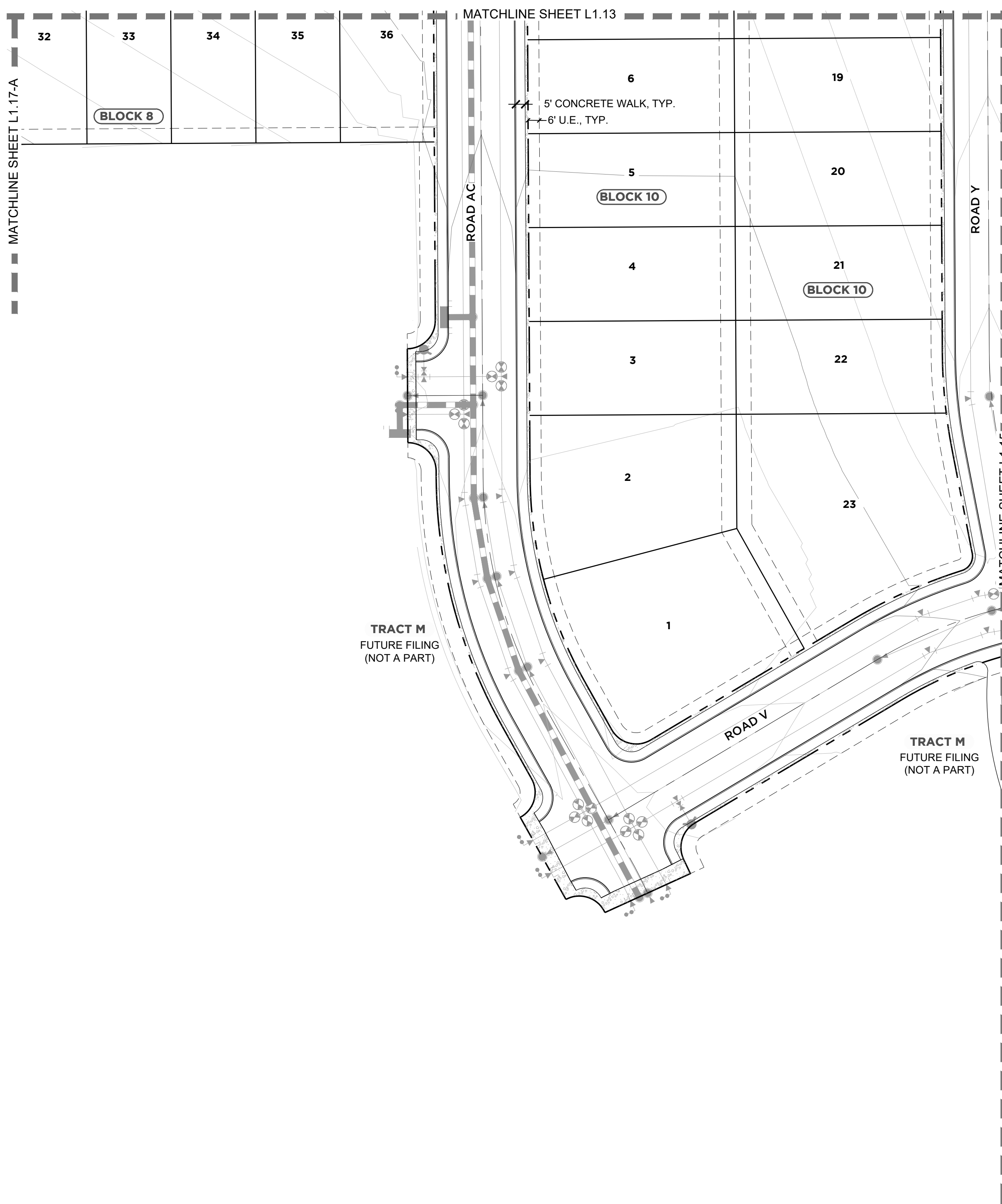
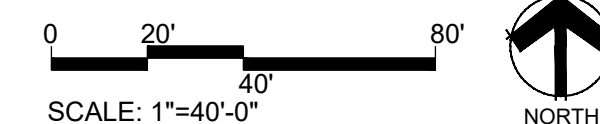
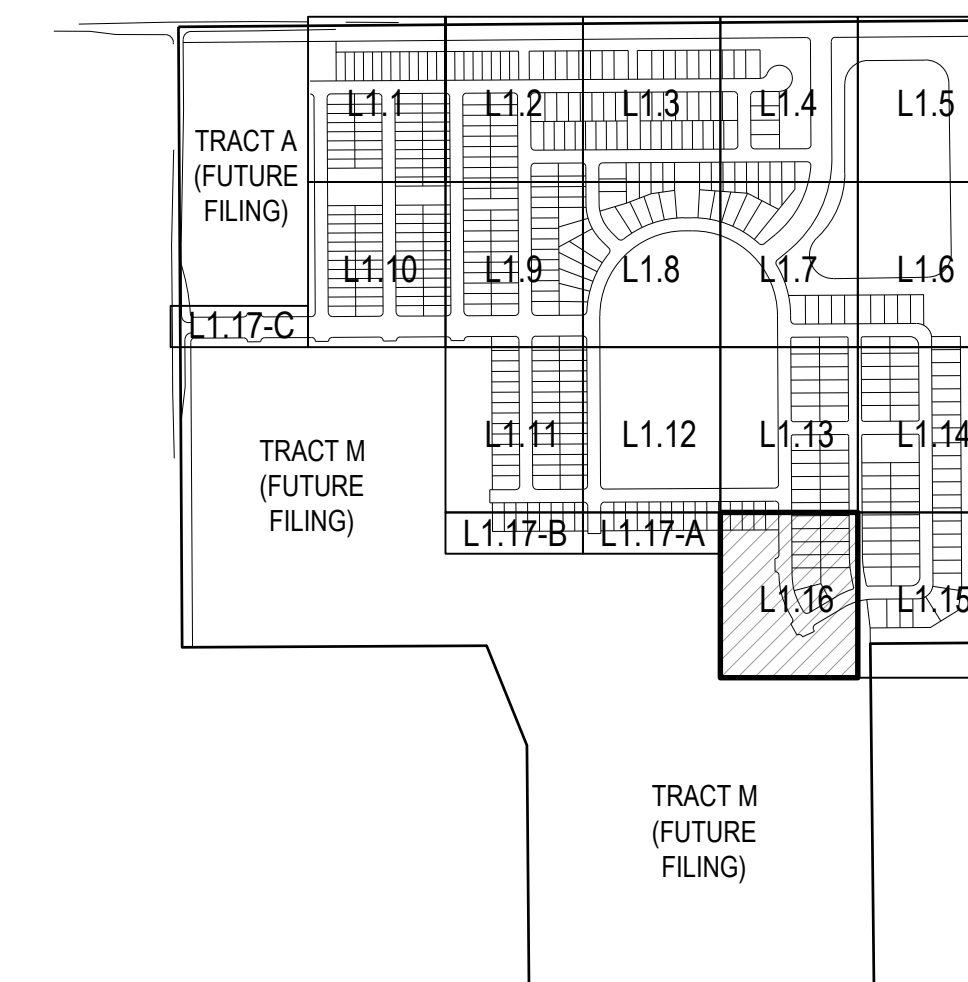
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTIGREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
- [Pattern] SHRUB BEDS

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**KEY MAP (NOT TO SCALE)**



TRACT M  
FUTURE FILING  
(NOT A PART)

TRACT M  
FUTURE FILING  
(NOT A PART)

**TODD CREEK FARMS FILING NO. 1**  
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ADAMS COUNTY, COLORADO

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**NOT FOR CONSTRUCTION**

Sheet Name  
**LANDSCAPE PLAN**

Sheet Number

**L1.16**



**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
 ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

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**NOT FOR CONSTRUCTION**

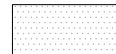







Sheet Name  
**LANDSCAPE PLAN**

Sheet Number  
**L1.17**

**LEGEND**

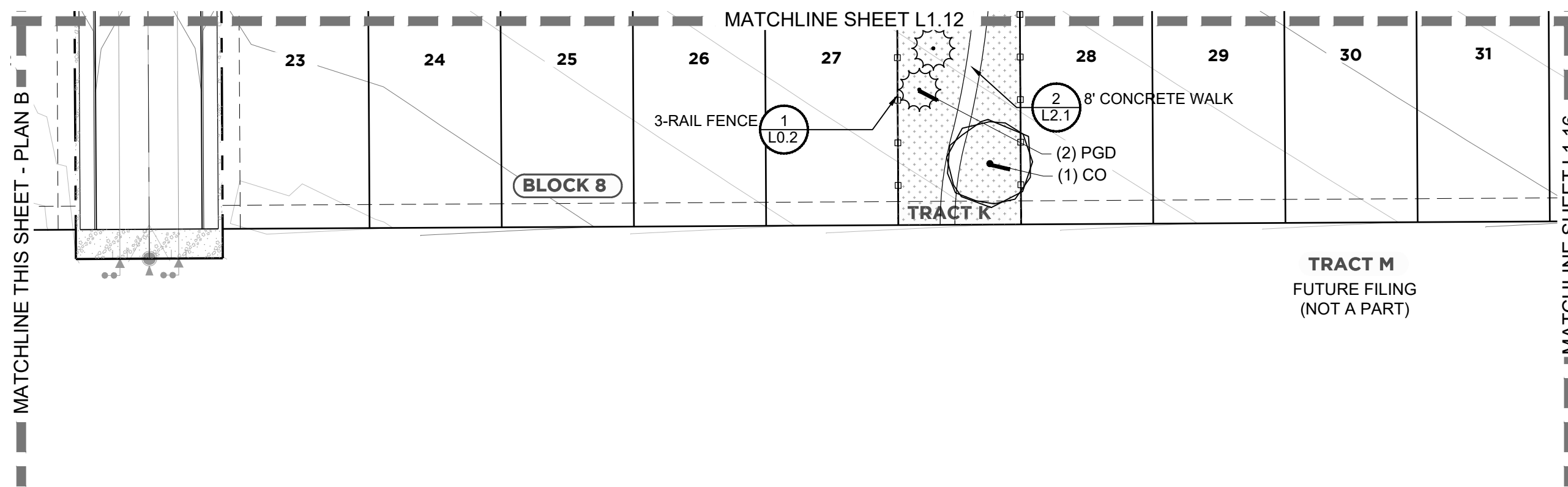
- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- □ □ □ FENCE

GROUND COVERS

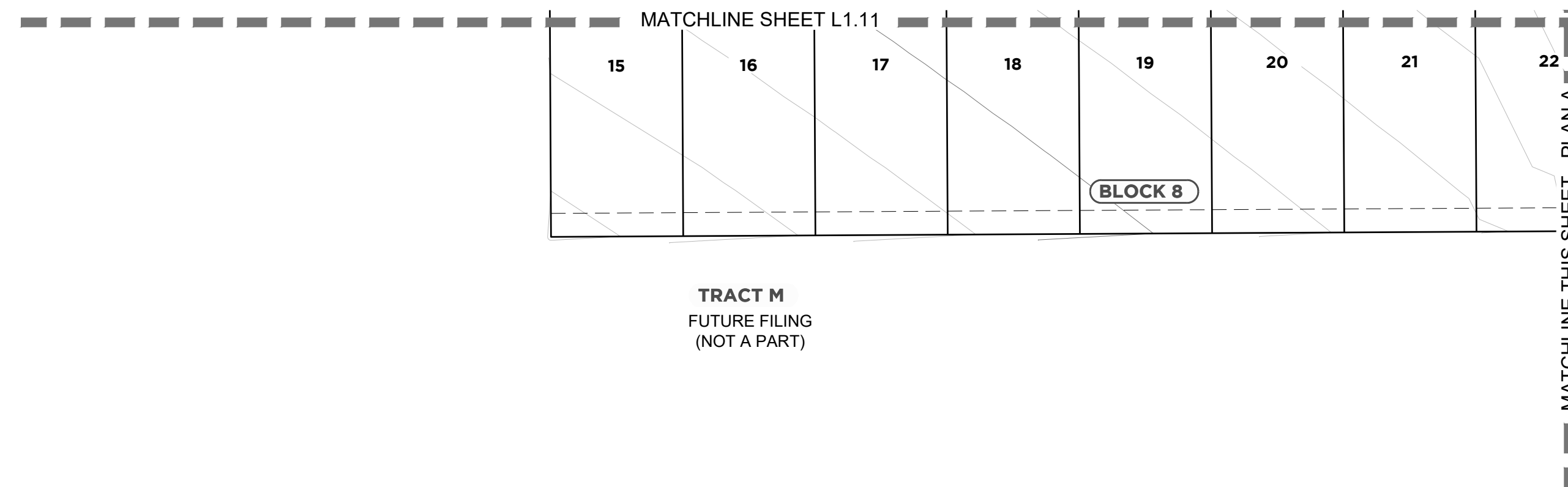
-  BLUEGRASS SOD
-  FIBAR
-  PLAY SURFACING
-  PEA GRAVEL, COLOR: MULTI/GREY
-  ROCK MULCH, 2"- 4" COBBLE
-  DETENTION SEED MIX
-  NATIVE SEED MIX
-  SHRUB BEDS

NOTES:

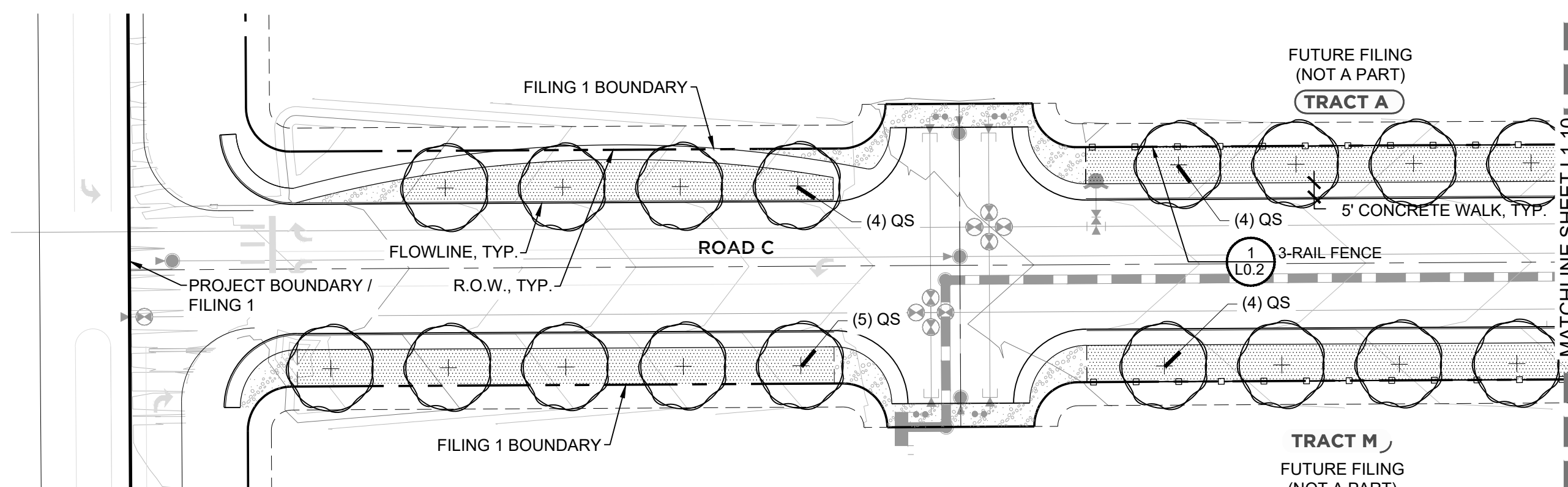
1. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. TREES WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP 8' FROM THE GROUND.
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**A - LANDSCAPE PLAN**

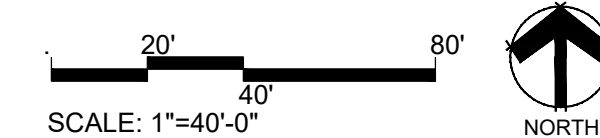
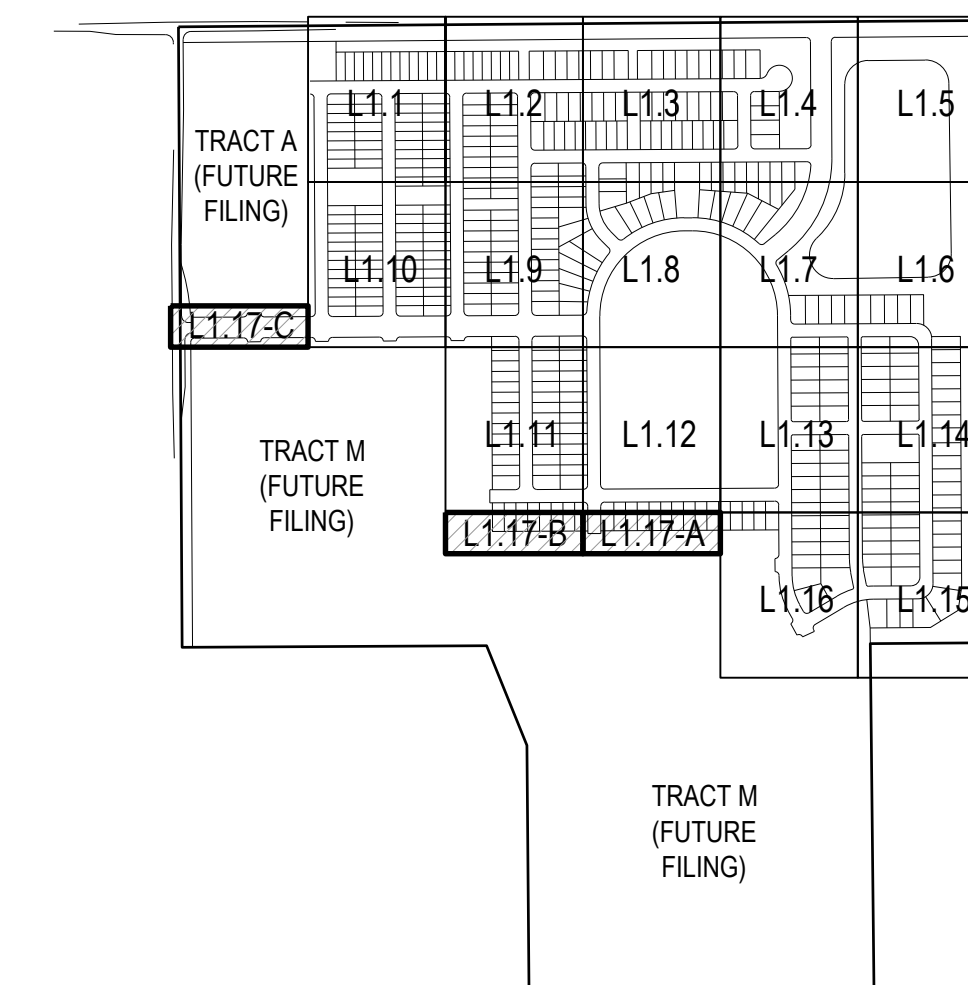


**B - LANDSCAPE PLAN**



**C - LANDSCAPE PLAN**

**KEY MAP (NOT TO SCALE)**



**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
 ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

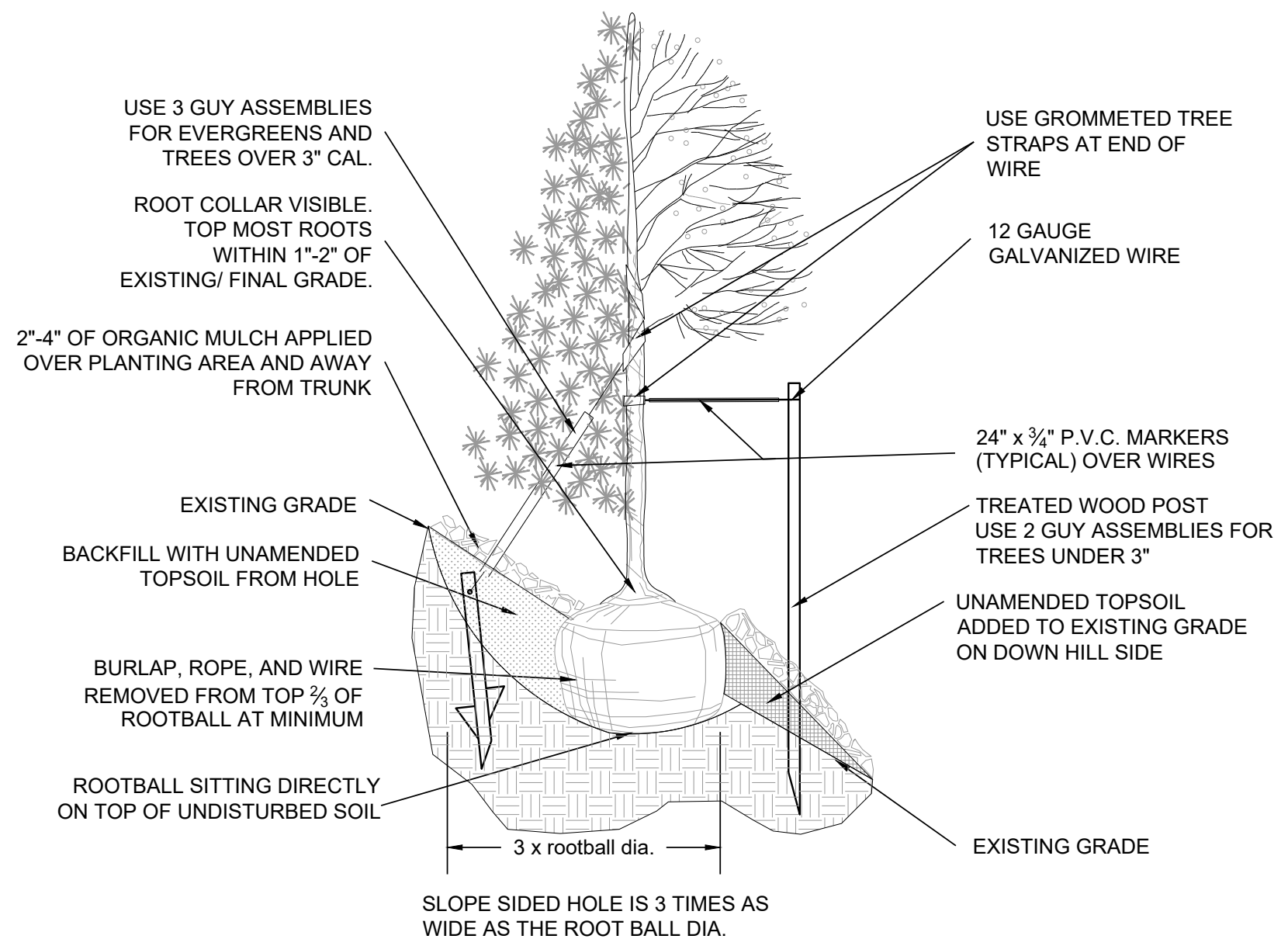
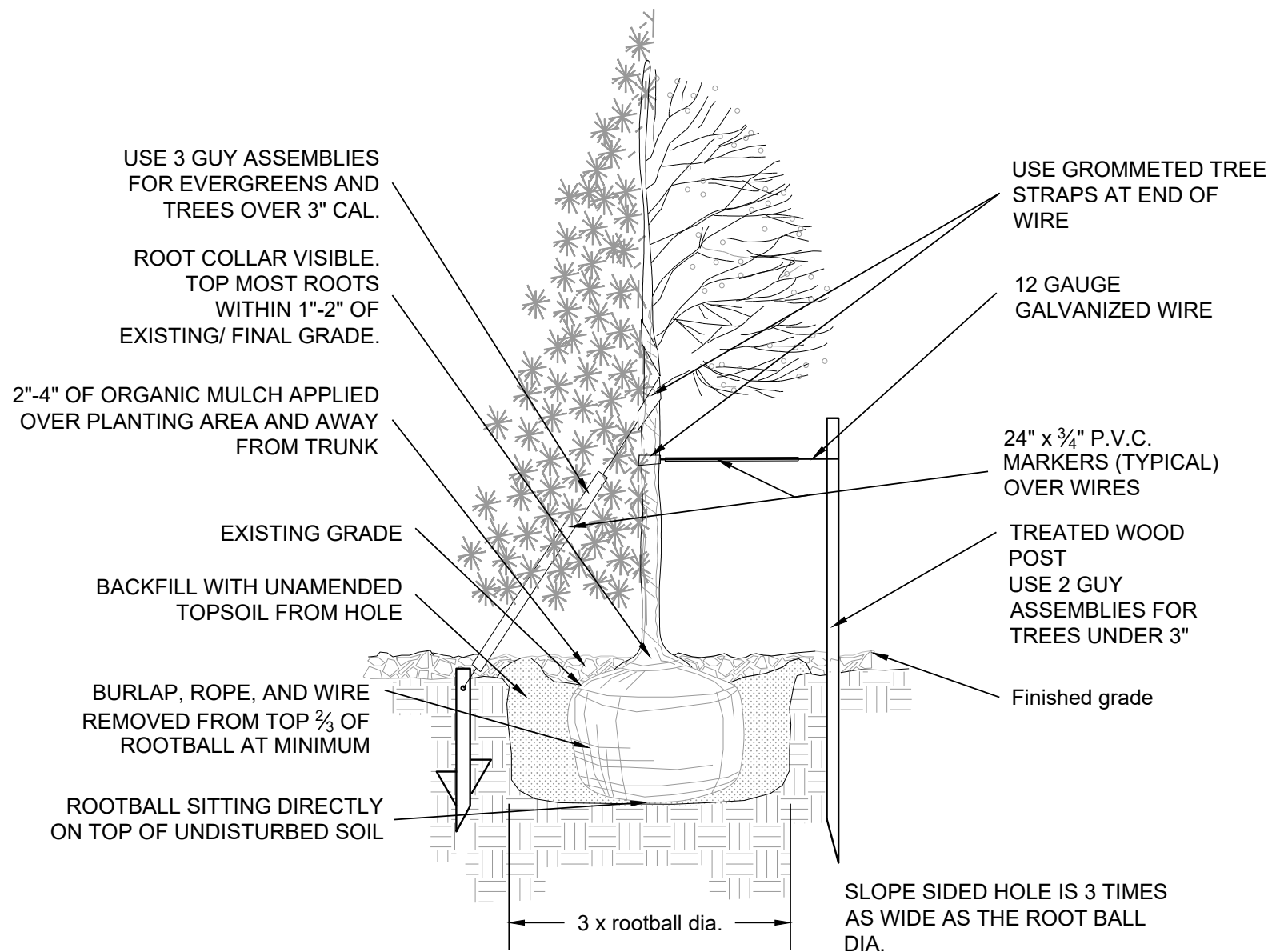
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NOT FOR CONSTRUCTION

Sheet Name  
**LANDSCAPE & SITE DETAILS**

Sheet Number

**L2.0**

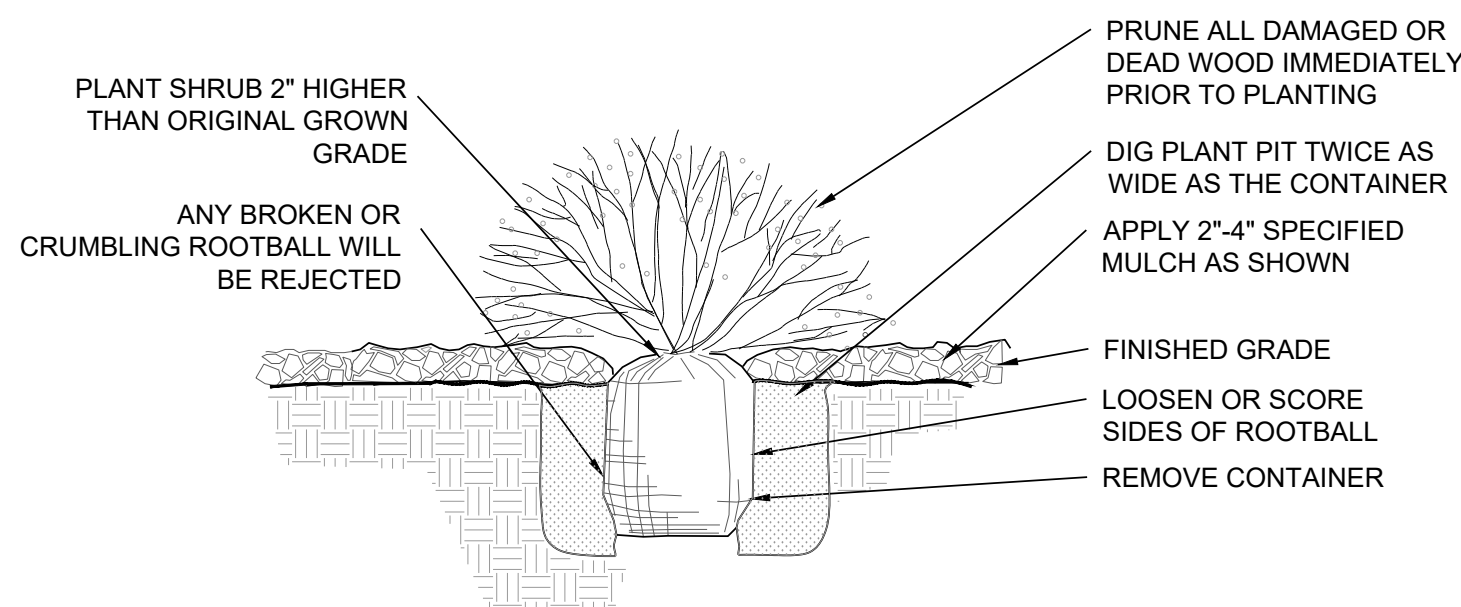


**NOTES:**

- ALL WORK TO BE DONE AT TIME OF PLANTING
- PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
- MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
- STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
- RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.
- BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

**1 TREE PLANTING**

NOT TO SCALE

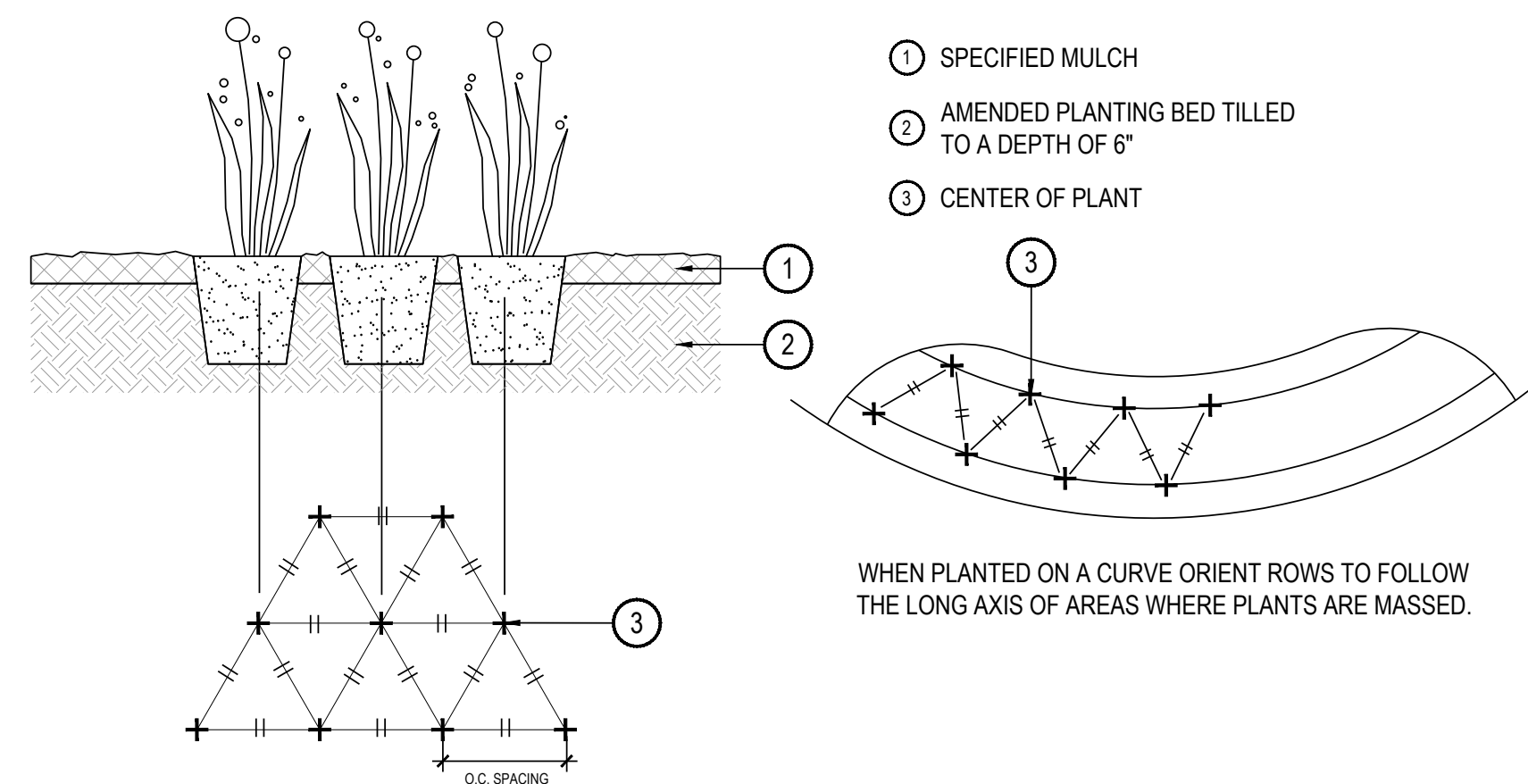


**NOTES:**

- BACKFILL AND WATER-IN THOROUGHLY.
- BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS

**2 SHRUB PLANTING**

NOT TO SCALE



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

**3 PERENNIAL PLANTING**

NOT TO SCALE



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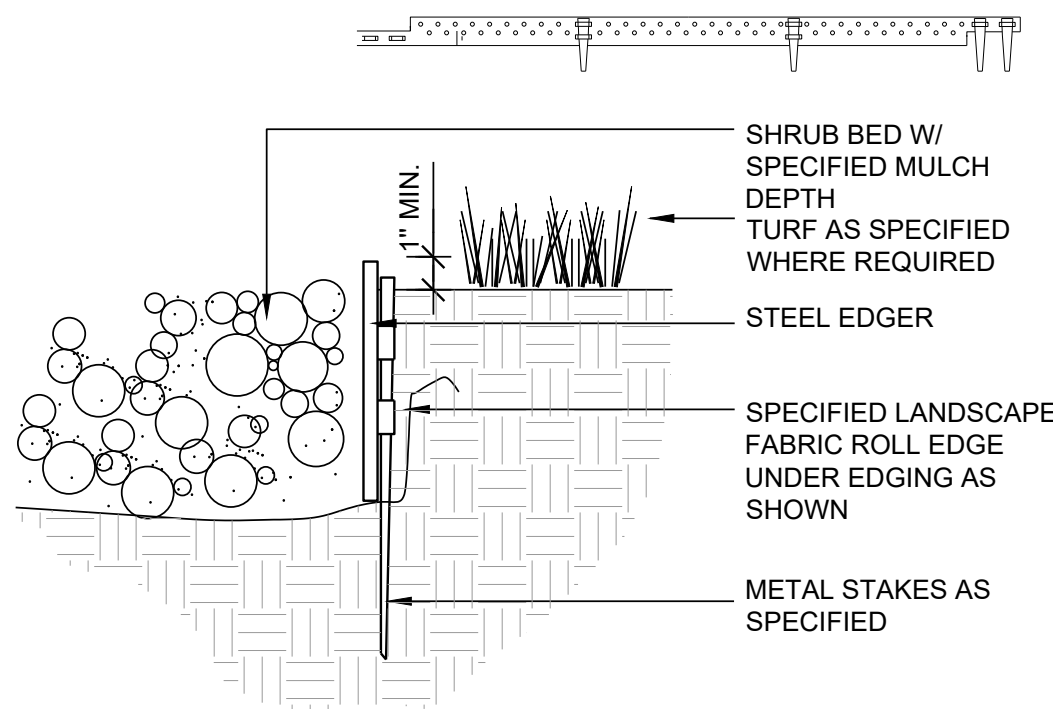
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NOT FOR CONSTRUCTION

Sheet Name  
LANDSCAPE & SITE  
DETAILS

Sheet Number

L2.1

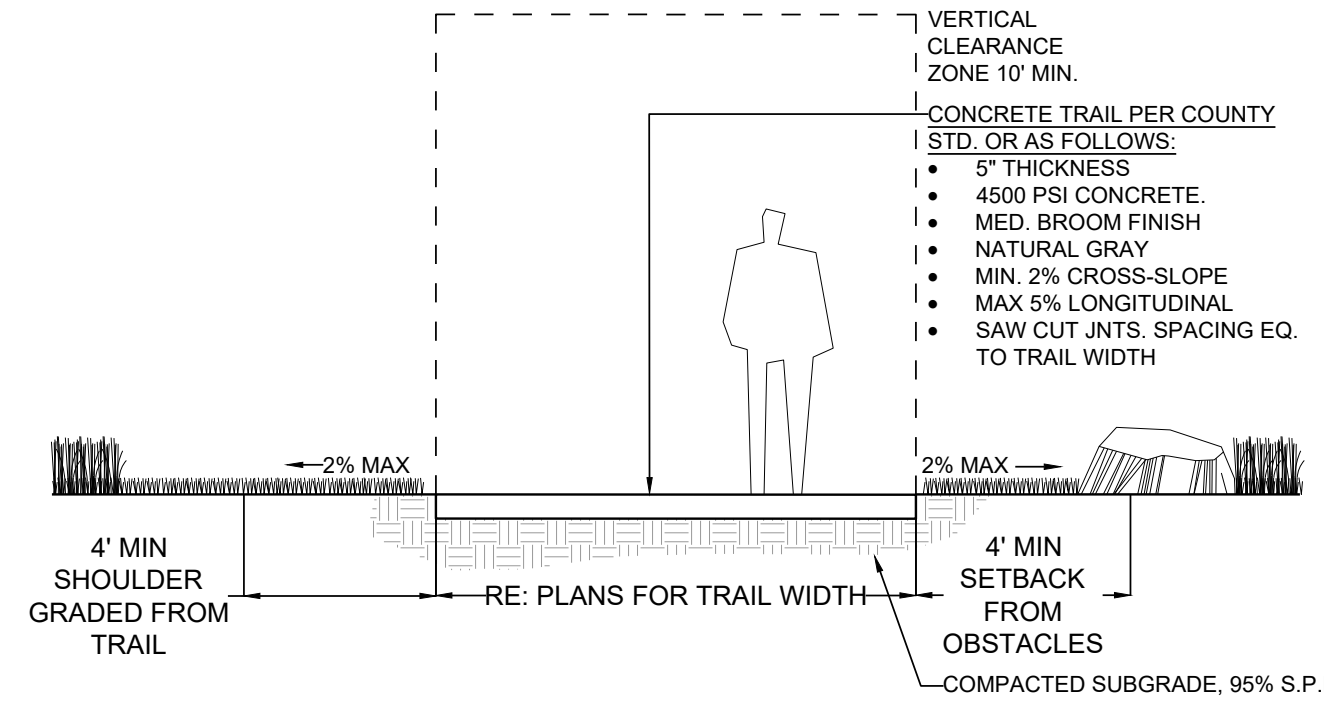


PRODUCT: PERFEDGE, 4", 16 GA.,  
ROLLED TOP  
COLOR: GREEN  
MANUF: COYOTE LANDSCAPE PRODUCTS  
4661 MONACO ST., DENVER, CO 802016  
1-800-321-1115

- NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
  2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

1 STEEL EDGER

NOT TO SCALE



2 CONCRETE WALK

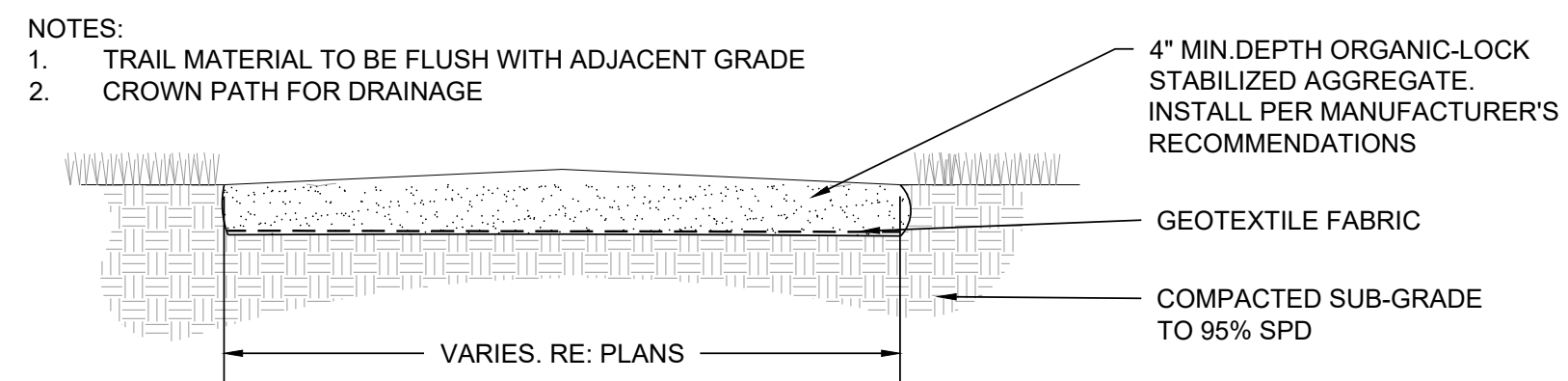
NOT TO SCALE



MANUFACTURER:  
THOMAS STEELE  
(<https://www.thomas-steele.com/>)  
PRODUCT:  
LIVINGSTON BENCH  
MATERIAL:  
EMBOSSED RECYCLED  
PLASTIC BIRCHWOOD  
POWDER COAT:  
ORANGE

3 BENCH

NOT TO SCALE



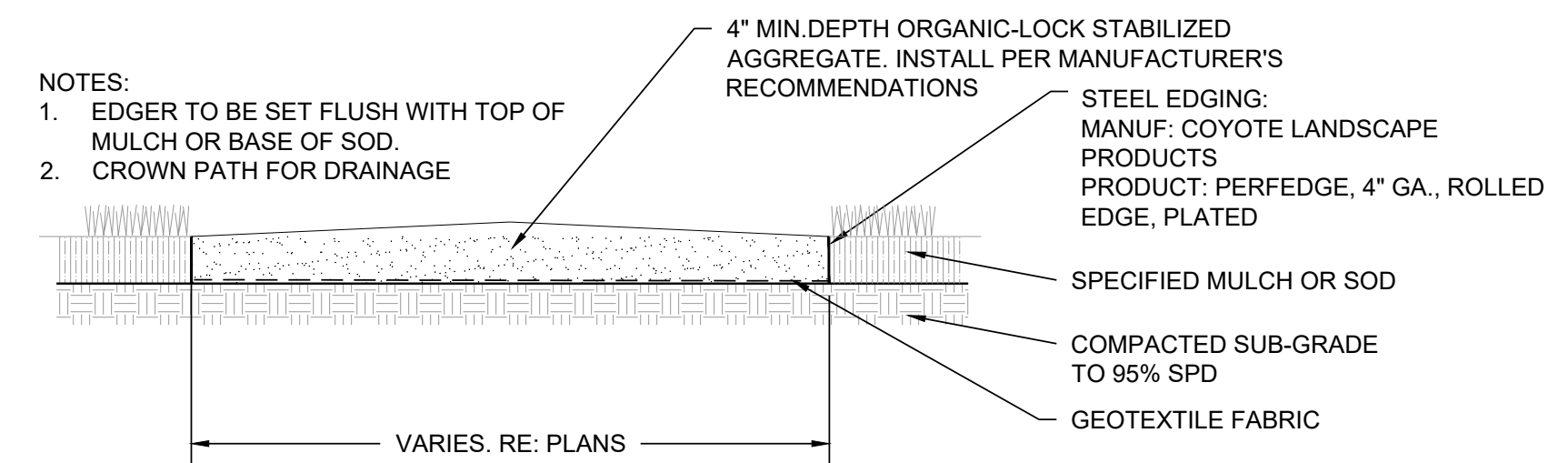
TRAIL IN NATIVE/SEEDED AREAS



MANUFACTURER:  
THOMAS STEELE  
(<https://www.thomas-steele.com/>)  
PRODUCT:  
MONONA PICNIC TABLE  
MATERIAL:  
EMBOSSED RECYCLED  
PLASTIC BIRCHWOOD  
POWDER COAT:  
ORANGE

4 PICNIC TABLE

NOT TO SCALE

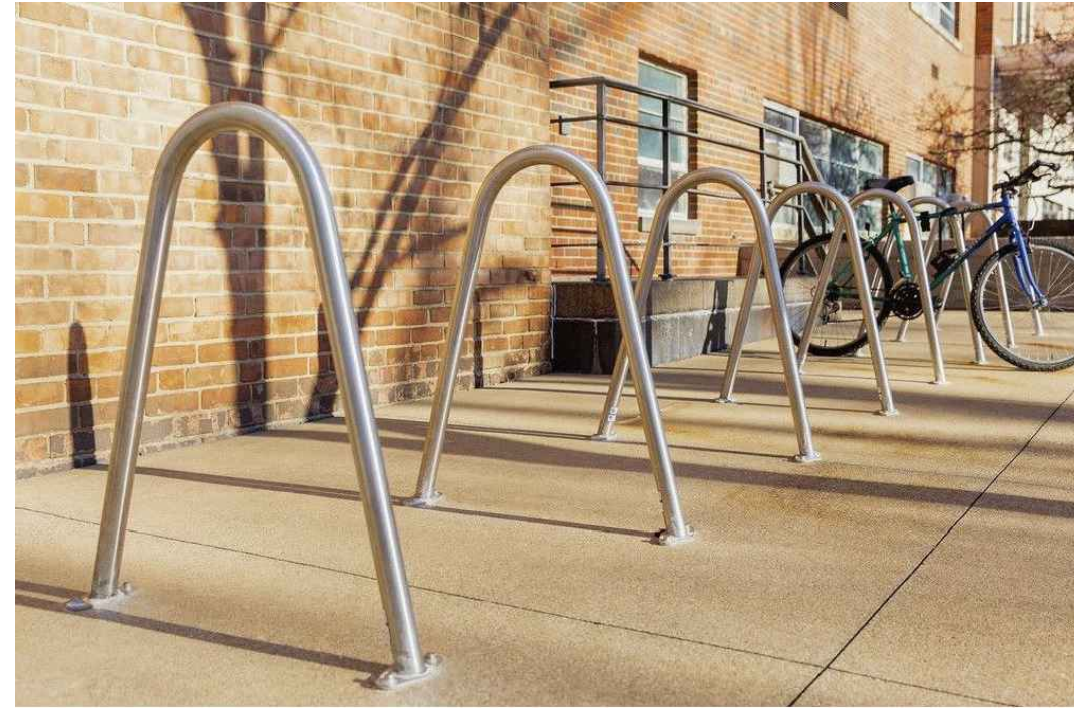


TRAIL IN ROCK/WOOD MULCH BEDS

5 CRUSHER FINE TRAIL

NOT TO SCALE

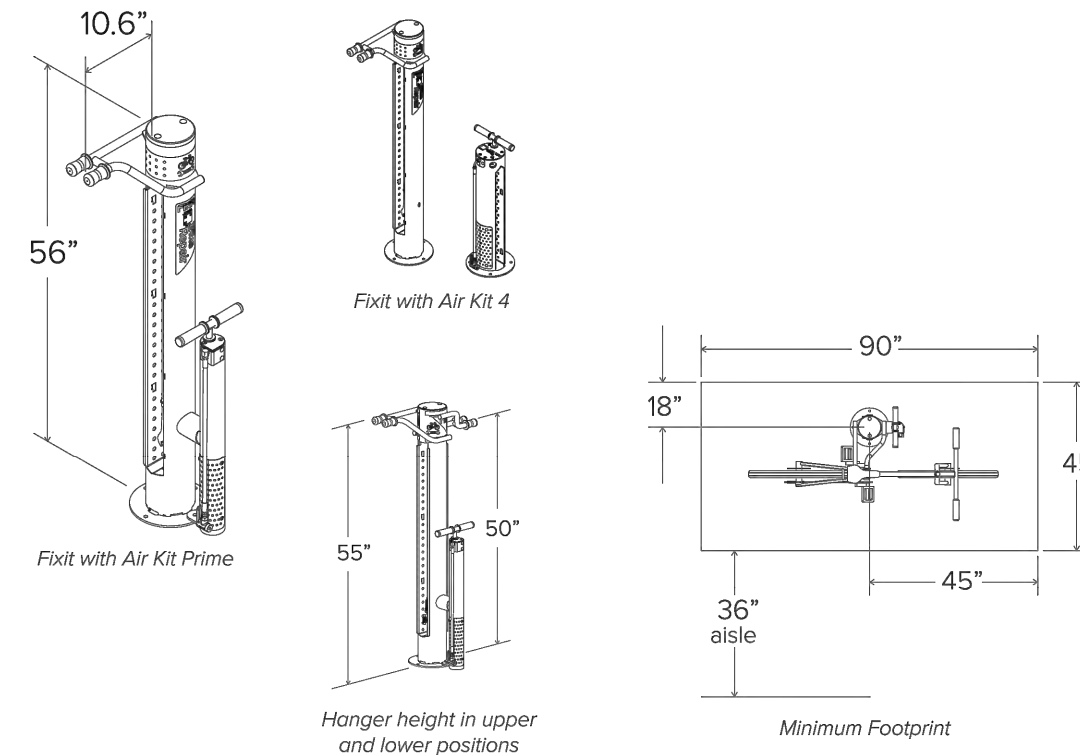




MANUFACTURER:  
THOMAS STEELE  
(<https://www.thomas-steele.com/>)  
PRODUCT:  
WINGRA BIKE RACK  
MATERIAL:  
POWDER COAT:  
GUNMETAL

1 BIKE RACK

NOT TO SCALE



MANUFACTURER:  
DERO (dero.com)  
PRODUCT:  
FIX-IT PLUS WITH AIR KIT  
PRIME (ATTACHED)  
FINISH:  
GALVANIZED

2 BIKE REPAIR STATION

NOT TO SCALE



"DOGIPOT" PET STATION IS MADE OF A COMBINATION OF ALUMINUM AND STEEL, POWDER COATED FOR LONG LIFE AND APPEARANCE. AVAILABLE IN GREEN ONLY. COMES COMPLETE WITH:

- 15.5 X 9.4 X 3.25 INCH ALUMINUM BAG DISPENSER
- LOCKING FRONT ACCESS PANEL
- CLEARLY PRINTED INSTRUCTIONS
- PLEASE CLEAN UP AFTER YOUR DOG SIGN
- 2 ROLLS (200 EA.) BIODEGRADABLE BROWN LITTER BAGS
- 8 FEET TELESCOPING GALVANIZED STEEL POST FOR DIRECT-BURY
- 10-GALLON STEEL TRASH RECEPTACLE WITH LID
- 50 HEAVY-DUTY DRAWSTRING TRASH LINER BAGS
- 12 X 18-INCH PET SIGN

3 PET WASTE STATION

NOT TO SCALE



MANUFACTURER:  
THOMAS STEELE  
(<https://www.thomas-steele.com/>)  
PRODUCT:  
CHANDLER RECEPTACLE  
MATERIAL:  
POWDER COAT:  
GUNMETAL

4 TRASH RECEPTACLE

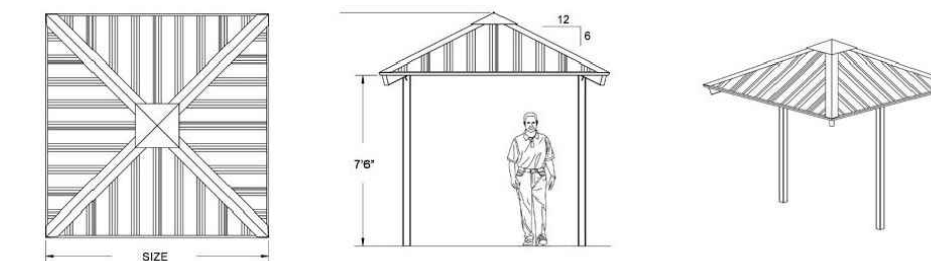
NOT TO SCALE



MANUFACTURER:  
PILOT ROCK  
(<https://www.pilotrock.com/>)  
PRODUCT:  
PREMIER PARK GRILL  
(MODEL A-20)

5 PARK GRILL

NOT TO SCALE



MANUFACTURER:  
POLIGON  
(<https://www.poligon.com>)  
PRODUCT:  
HIP ROOF SUNSHELTER  
SIZE: 10'x10'  
ROOF COLOR:  
TUDOR BROWN  
POWDERCOAT - STEEL FRAME:  
FOX-HOLLOW GRAY

6 HIP ROOF SUNSHELTER (SMALL)

NOT TO SCALE



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NOT FOR CONSTRUCTION

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LANDSCAPE &  
SITE DETAILS

Sheet Number

L2.2





MANUFACTURER:  
POLIGON  
(<https://www.poligon.com>)  
PRODUCT:  
GABLE ROOF RECTANGLE  
SIZE:  
LARGE - 20x24  
X-LARGE - 20x44  
ROOF COLOR:  
TUDOR BROWN  
POWDERCOAT - STEEL FRAME:  
FOX-HOLLOW GRAY

1 GABLE SHADE SHELTER

NOT TO SCALE

PINWHEEL SQUARE SAILS



MANUFACTURER:  
POLIGON  
(<https://www.poligon.com>)  
PRODUCT:  
PINWHEEL SQUARE SAILS  
SIZE:  
SMALL - 14X14  
LARGE - 24X24  
COLOR - FABRIC:  
SUN BLAZE  
POWDERCOAT - STEEL FRAME:  
FOX-HOLLOW GRAY

2 PINWHEEL SQUARE SHELTER

NOT TO SCALE



3 BASKETBALL COURT

NOT TO SCALE



4 HORSESHOE GAME

NOT TO SCALE



5 PLAY EQUIPMENT - TBD

NOT TO SCALE

6 TRIKE TRACK

NOT TO SCALE

TODD CREEK FARMS FILING NO. 1  
PRELIMINARY DEVELOPMENT PLAN  
ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

REVISIONS:	DATE:
1	
2	
3	

NOT FOR CONSTRUCTION

Sheet Name

LANDSCAPE &  
SITE DETAILS

Sheet Number

L2.3





1 BOULDER SEATWALL

NOT TO SCALE

2 ENTRY MONUMENT - TBD

NOT TO SCALE

3 --

NOT TO SCALE

4 --

NOT TO SCALE

5 --

NOT TO SCALE

6 --

NOT TO SCALE

TODD CREEK FARMS FILING NO. 1  
PRELIMINARY DEVELOPMENT PLAN  
ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

REVISIONS:	DATE:
1	
2	
3	

NOT FOR CONSTRUCTION

Sheet Name  
LANDSCAPE &  
SITE DETAILS

Sheet Number

L2.4



**PRC2023-00020 TODD CREEK FARMS  
ROW REVIEW COMMENTS 2<sup>ND</sup> SUBMITTAL**

**PRELIMINARY PLAT COMMENTS:**

ROW1: Revise the Title: Cannot have two Todd Creek Farms Filing No. 1 for indexing purposes.

ROW2: Add the case number to the top right-hand corner of all sheets.

ROW3: The opening heading: OWNERSHIP AND DEDICATION CERTIFICATE

ROW4: The Title Commitment provided and dated 1/31/2024 legal description must be cited verbatim. There are three parcels. If any of these do not pertain, state this in the resubmittal comments. This will be then followed by the new m/b legal description for the entire subdivision boundary with a Point of Commencement tied to a known monument with a tie to the Point of Beginning. These locations should be signified by a heavier pen weight for clarity.

ROW5: The Preliminary Plat should be identical to the Final Plat except for the following exceptions:

- Preliminary Plat is heard by the Planning Commission and Board of County Commissioners.
- Is not recorded – DO NOT put clerk and recorders recording block on this plat.
- Must have all owners and signatory's executions and approvals.
- Will allow for minor variations between layout and design between this and the Final Plat and any negotiations the owner/developer may need to complete.
- See application guidelines and check list available with the permitting applications for approved dedication statements with streets, tracts, lots, blocks, easements, etc., and approved county approval blocks required. Especially due to the Tracts, future development areas, and private roads

ROW6: The current owner as provided in the title commitment will need to provide the following information to confirm the signatory's ability to encumber the corporation:

- A copy of a recorded Statement of Authority for Seltzer Farms, Inc., or a copy of the operating agreement to verify their authority and abilities.
- Their execution block needs to be complete and typed out with name, title and for whom.

ROW7: Order of appearance for signatures/approvals:

- Owner
- Lien Holder – if applicable
- Surveyor
- Planning Commission
- Board of County Commissioners
- County Attorney's Office

ROW8: Provide the following plat notes:

- Access Provision – no direct access by any lot to E. 168<sup>th</sup> or Yosemite
- Flood Plain – in or out
- All Oil and Gas related and required notes due to operations within the property. See Chapter 4 of the Adams County DSR.
- All OWTS notes required.

ROW9: The Basis of Bearings is not a complete or legal statement. Pursuant to CRS and the PLS rules and regulations it must tie to two known monuments. See Colorado Revised Statutes and/or the PLS rules, regulations, and by-laws.

ROW10: Owner/Developer needs to provide a Land Use Chart that must include the following information:

- TRACT A SQ. FT./AC. USE OWNERSHIP MAINTENANCE RESPONSIBILITY
- NUMBER OF LOTS SQ. FT./AC. OWNERSHIP MAINTENANCE RESPONSIBILITY
- ROW PUBLIC SQ. FT./AC
- TOTAL ACREAGE AND SQ FT.

SHEET 2:

ROW11: Match Line weight is heavy. Lighten it up so it is less abrupt.

ROW12: Need to provide location of the section corners and monuments tied to the boundary.

ROW13: Private Roads must be located within a Tract. Correct designations. Public Works will provide internal road names for both private and dedicated public rights-of-way.

ROW14: Revise Match Line Legend to read 'MATCH LINE' as stated on the following sheets.

SHEET3:

ROW15: This sheet is confusing and needs to be cleaned up.

- If citing dedication documents for E. 168<sup>th</sup> Ave., recorded in Weld County, these documents must be provided for review.
- If the road has been conveyed to Weld County, or any other county or governmental entity, do not include it within the subdivision boundary. You don't own it.
- If any portion of E. 168<sup>th</sup> Ave. or Yosemite are to be dedicated to the county due to impact to surrounding infrastructure, this must be clearly and concisely stated on any sheet affected. It must state "ROW to be dedicated by this plat".
- No citations or any information is provided for Yosemite Street. If any document of record for dedication of ROW or an easement, cite the document. This should include any Road Petition, or Public Domain Resolution if no recorded documents exist. What is being dedicated?
- Lighten line weight for the match line.
- Any future development locations must be located within a Lot/Block. Tracts are not to be developed for any other use than stated on this plat.
- What corner is the section monument as stated: Northwest, Northeast???
- Legal Description on this sheet must contain the POC and POB if this is the beginning of the m/b legal description, with the tie to the section monumented location.

ROW 16 - GENERAL COMMENTS- ALL SHEETS:

- Need to identify private roads as a TRACT and these TRACTS must have delineation of termination at any intersection. They cannot meld together.
- All private road TRACTS must state – Private Road/Alley
- All Public Roads internally dedicated by this plat must state: Public ROW

- Need to understand the difference between flow lines and gathering lines. Developer is responsible to verify that the lots are developable, or the developer must remove any and all oil and gas pipelines on all lots.

ROW17: Sheet 6 is missing a required set pin. Any deviation of course and distance must have a required set pin.

ROW18: Any Oil and Gas easements and/or entitlements to the property that are to be vacated must specifically state; "TO BE VACATED BY SEPARATE INSTRUMENT". These should be vacated prior to the Final Plat recording as no building permits will be issued on all lots affected by these easements and entitlements. These pipelines, etc. MUST be removed under all publicly dedicated right-of-way prior to preliminary acceptance by Public Works.

ROW19: The owner/developer cannot blankly vacate/abandon any prescriptive irrigation ditch, i.e., Signal Ditch by this plat. Owner must contact the owner of this ditch, verify it is not in use any longer, and that abandonment be approved by them. They may need to be signatory on this plat and/or a vacation plat may be required.

ROW20: If the "RN" prior to a document citation is referring to "RECORDING NUMBER" provide this within the Legend. Also, these are RECEPTION NUMBERS, or a Book/Page. Revise accordingly.

\*ADDITIONAL COMMENTS MAY BE PROVIDED NOT INCLUDED WITH THESE UPON REVIEW OF ADDITIONAL SUBMITTED DOCUMENTS\*

**OWNERSHIP AND DEDICATION CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS THAT REMINGTON HOMES, INC., BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 BEING N 89°32'59" E AND MONUMENTED AS FOLLOWS:

**TITLE COMMITMENT COVERS THREE PARCELS. THESE LEGAL DESCRIPTIONS MUST BE PROVIDED AS CURRENTLY OWNED AND DEEDED VERBATIM. IF A PARCEL IS NOT PART OF THE PLAT DON'T INCLUDE IT. THIS LEGAL WILL THEN BE FOLLOWED BY THE NEW LEGAL DESCRIPTION BY M/B OF THE ENTIRE SUBDIVISION BOUNDARY AS "NOW BEING DESCRIBED AS" OR SIMILIAR.**

THENCE N 89°32'59" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3 A DISTANCE OF 2633.02 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3;

THENCE N 89°33'48" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 A DISTANCE OF 422.14 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT DESCRIPTION NO. 2007000025669;

THENCE N 89°33'48" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID PARCEL OF LAND RECORDED AT DESCRIPTION NO. 2007000025669 A DISTANCE OF 2385.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 3;

**PROVIDE POINT OF COMMENCEMENT - TIE TO MONUMENTED LOCATON AND POINT OF BEGINNING FOR THE SUBDIVISION BOUNDARY**

THENCE S 89°37'55" W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 3 A DISTANCE OF 422.14 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 3;

THENCE S 00°36'01" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3 A DISTANCE OF 1322.50 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 3;

THENCE S 89°36'00" W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3 A DISTANCE OF 1322.04 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 3;

THENCE N 00°27'55" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 3 A DISTANCE OF 941.36 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2015000035780;

THENCE N 22°03'34" W ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 412.40 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 3;

THENCE S 89°41'50" W ALONG SAID SOUTH LINE A DISTANCE OF 1167.06 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 3;

THENCE N 00°19'36" W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 3 A DISTANCE OF 2378.05 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM, ANY PORTION OF SAID LAND AS CONTAINED WITHIN EAST 168TH AVENUE.

EXCEPTING THEREFROM, THAT PORTION AS CONTAINED WITHIN THE SIGNAL DITCH AS THE SAME NOW EXISTS ON SAID LAND, COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS A GROSS AREA OF 9,059,142 SQUARE FEET OR 207.9693

**REVIEW THE APPLICATION PACKET AND GUIDELINES FOR APPROVED DEDICATION STATEMENTS THAT INCLUDE:  
TRACTS  
PRIVATE ROADS - TRACTS  
PUBLIC RIGHT OF WAY  
PUBLIC UTILITIES, ETC**

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AND TRACTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

**TITLE COMMITMENT HAS:  
SELTZER FARMS, INC AS FEE SIMPLE OWNER  
A RECORDED COPY OF A STATEMENT OF AUTHORITY FOR THE CORPORATION OR A COPY OF THE OPERATING AGREEMENT MUST BE PROVIDED FOR REVIEW AND VERIFY SIGNATORIES ABILITY TO ENCUMBER THE CORPORATION.  
YOU NEED ADD THEIR EXECUTION BLOCK, DATE, ETC AND THE ACKNOWLEDGMENT AS THEIR NAME AND TITLE READS VERBATIM.**

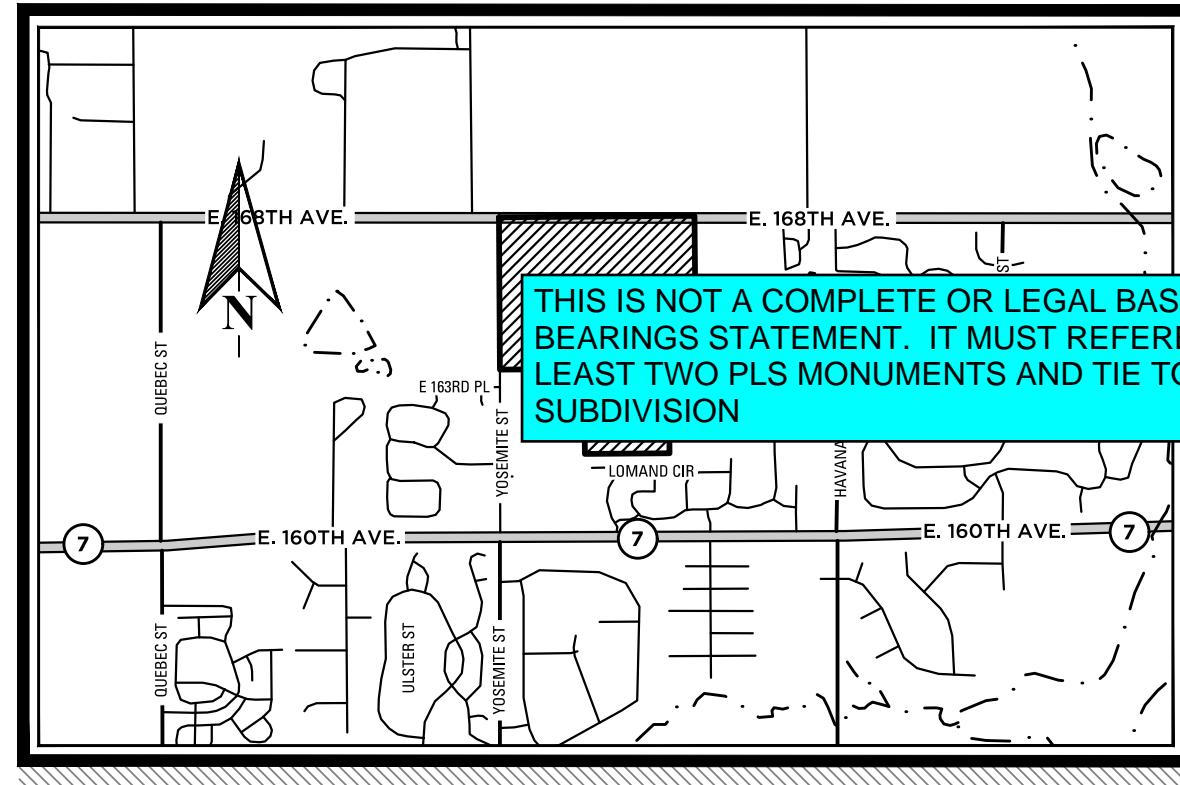
**PRELIMINARY PLAT**

**THERE IS ALREADY A TODD CREEK FARMS FILING NO. 1 CANNOT HAVE TWO FILINGS WITH THE SAME NAME FOR INDEXING PURPOSES. REVISE TO FILING NO. 2 - PRELIMINARY PLAT**

**FILING NO. 1**

**LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO**

**SHEET 1 OF 18**



**VICINITY MAP  
1" = 3000'**

**NEED ALL SIGNATURES AND APPROVAL BLOCKS:  
OWNER  
LIEN HOLDER - IF APPLICABLE  
SURVEYOR - PROVIDE CERTIFICATION AND "DRAFT"  
PLANNING COMMISSION  
BOARD OF COUNTY COMMISSIONERS  
COUNTY ATTORNEY'S OFFICE**

**ACCESS PROVISION STATEMENT  
NO LOTS WILL HAVE DIRECT ACCESS TO  
YOSEMITE OR E. 168TH AVE**

- 5. DETAILED PLAN SHEET
- 6. DETAILED PLAN SHEET
- 7. DETAILED PLAN SHEET
- 12. DETAILED PLAN SHEET
- 13. DETAILED PLAN SHEET
- 14. DETAILED PLAN SHEET
- 15. DETAILED PLAN SHEET
- 16. DETAILED PLAN SHEET
- 17. CURVE TAG TABLES
- 18. CURVE TAG TABLES

**GENERAL NOTES:**

- 1. NOTICE: ACCORDING TO THE COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, LLC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED BY KT ENGINEERING, LLC. THIS MUST BE UPDATED TO REFLECT THE RULES OF PROCEDURE AND PRACTICE OF THE BOARD OF PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NUMBER: 100-N0037848-020-CN1 WITH AN EFFECTIVE DATE OF APRIL 8, 2022. WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- 3. DISTANCES ON THIS PLAT ARE GIVEN IN FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUS 18-4-508, C.R.S.
- 5. **BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 BEING N 89°32'59" E.**
- 6. THE OWNER SHALL BE RESPONSIBLE FOR THE LOCATION OF THE WELL AND THE LOCATION OF THE WELL. PURCHASERS OF LOTS WITHIN A SUBDIVISION SHALL BE RESPONSIBLE FOR THE LOCATION OF THE WELL. THE LOCATION OF THE WELL SHALL BE THE LOCATION OF THE WELL. THE LOCATION OF THE WELL SHALL BE THE LOCATION OF THE WELL.
- 7. THERE IS RECORD OF ANY INTEREST IN THE SURFACE ESTATE HAS BEEN SEVERED, SURFACE ESTATE AND THAT THERE IS A SUBDIVISION. THERE IS A SUBDIVISION. THERE IS A SUBDIVISION. THERE IS A SUBDIVISION.

**SEE APPLICATION GUIDELINES AND CHECKLIST ALONG WITH COUNTY OIL AND GAS OPERATIONS REQUIRED NOTES AND STATEMENTS. THERE IS MORE THAN THE ONE NOTE REQUIRED.**

**EASEMENT STATEMENT:**

SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE BENEFIT OF THE APPLICABLE UTILITY PROVIDER FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.

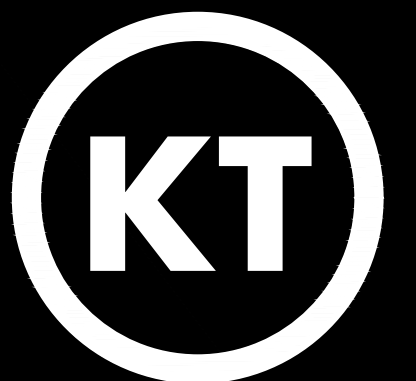
**IF ON SEPTIC ALL OWTS NOTES REQUIRED**

UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

**STORM DRAINAGE FACILITY STATEMENT:**

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

DATE SUBMITTED: <b>02.02.2024</b>		
REVISION NO.	DATE	
1		
2		
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PREPARED FOR: <b>REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899</b>		
SCALE: 1" = N/A	JOB NO: 0109-2207	BY: BSS
<b>SHEET 1 OF 18</b>		



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

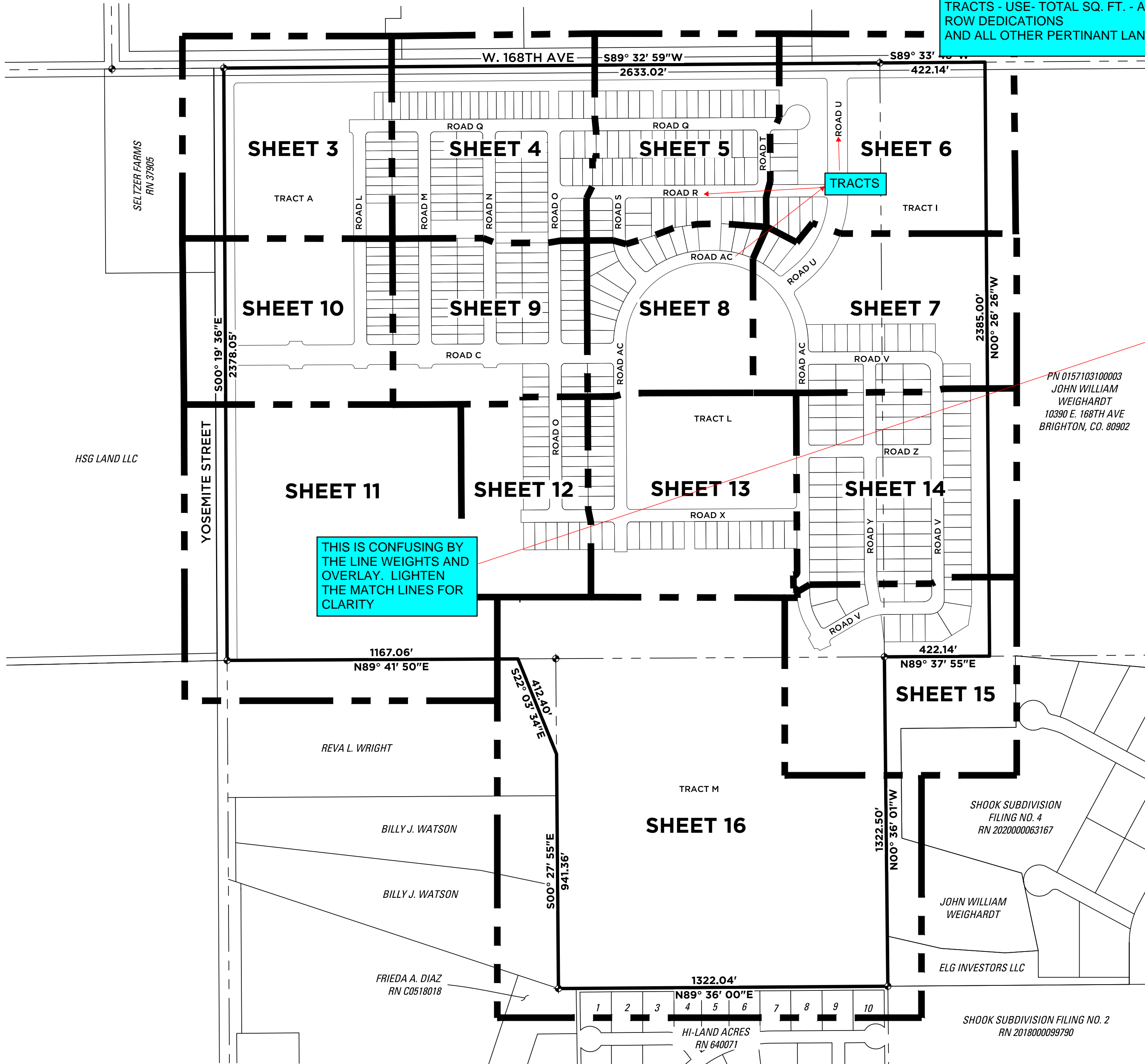


# TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 18

NEED TO PROVIDE A LAND USE CHART THAT INCLUDES:  
NUMBER OF LOTS SQ. FT. AC. OWNERSHIP AND MAINTAINANCE RESPONSIBILITY  
TRACTS - USE- TOTAL SQ. FT. - AC - OWNERSHIP - MAINTENANCE  
ROW DEDICATIONS  
AND ALL OTHER PERTINANT LAND USE INFORMATION



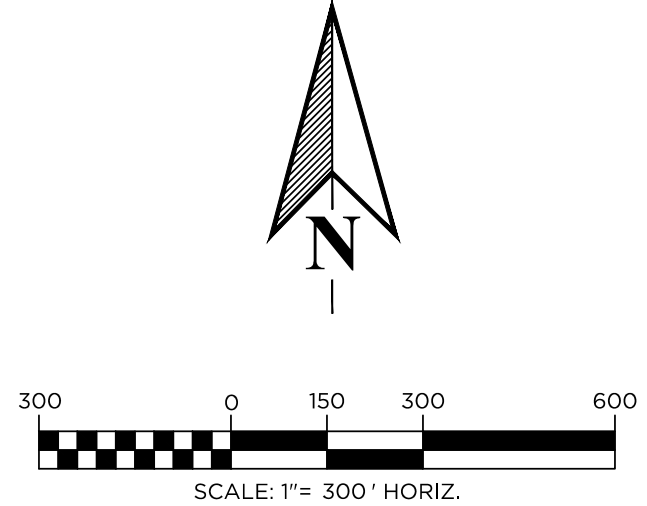
THIS IS CONFUSING BY THE LINE WEIGHTS AND OVERLAY. LIGHTEN THE MATCH LINES FOR CLARITY

**LEGEND**

- MONUMENTS (SECTION CORNERS)
- PLAT BOUNDARY
- SHEET BOUNDARY
- PARCEL BOUNDARIES / RIGHT OF WAY
- SECTION LINE

PN 0157103100003  
JOHN WILLIAM WEIGHARDT  
10390 E. 168TH AVE  
BRIGHTON, CO. 80902

SHOW SECTION CORNERS AND MONUMENTS TIED TO BOUNDARY DESCRIPTIONS



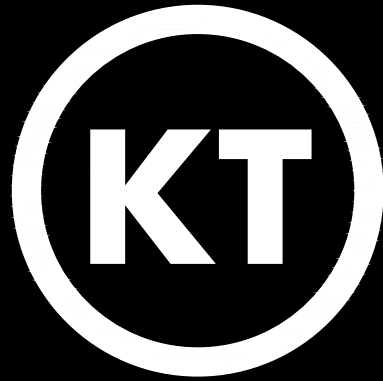
DATE SUBMITTED:  
**02.02.2024**

REVISION NO.	DATE
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PREPARED FOR:  
**REMINGTON HOMES, INC.**  
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002  
303.420.2899

SCALE: 1" = 300'	JOB NO: 0109-2207	BY: BSS
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**SHEET 2 OF 18**



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

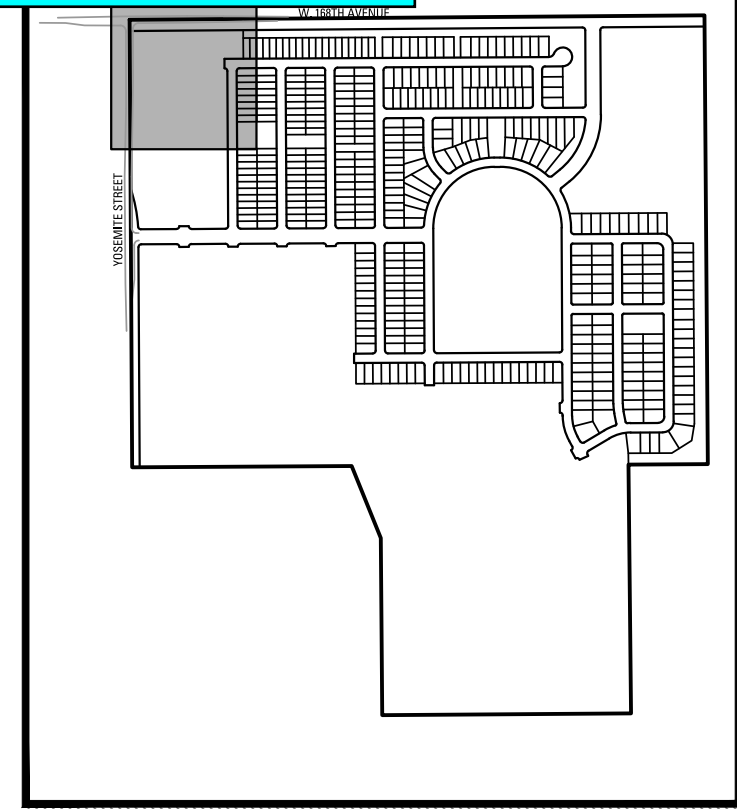
PRELIMINARY PLAT

# TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 18

CASE NO



KEYMAP  
NTS

TIE TO POC AND POB?

IF WELD COUNTY OWNS THIS YOU CAN'T  
INCLUDE IT IN THE BOUNDARY OF THE  
SUBDIVISION  
TITLE COMMITMENT DOES NOT COVER  
THESE CITATIONS AND MUST BE  
ADDED/PROVIDED FOR TO REVIEW.

21-0033

TRUST

LIGHTEN THE LINE WEIGHT  
OF THE MATCH LINES

WHICH CORNER?

NORTH CORNER SECTION 3  
FOUND 2.5" ALUMINUM CAP  
IN RANGE BOX, PARTIALLY  
ILLEGIBLE, PER MON. REC.  
DATED 1-27-15

PROVIDE ROW  
CITATIONS AS TO  
THE 80' OF ROW  
UNLESS THIS IS TO  
BE DEDICATED BY  
THIS PLAT

IS THIS 30' BEING DEDICATED?  
STATE - DEDICATED BY THIS PLAT

PRIVATE ACCESS  
ROADS/ALLEYS/DRIVES MUST  
BE LOCATED WITHIN A TRACT

MUST BE DESIGNATED  
AS A BLOCK/LOT  
CANNOT DEVELOP A  
TRACT

NEED TO INCLUDE ALL OIL AND GAS PIPELINE  
STATEMENTS AND DEVELOPMENT OBLIGATIONS.  
DEVELOPER IS REQUIRED TO ENSURE NO PIPELINES  
ARE WITHIN THE DEVELOPABLE LOT AREA AND ARE  
THE RESPONSIBILITY OF THE DEVELOPER TO  
REMOVED AT THEIR COST

OIL AND GAS WELL HEAD  
SELTZER FARMS A#2  
STATUS: SHUT IN  
LOCATION PLOTTED PER  
FIELD SURVEY

PN 01571041000020  
SELTZER FARMS  
16705 YOSEMITE ST.  
BRIGHTON, CO.  
80602  
RN 37905

40' ROW EXCEPTION B 101 P 527

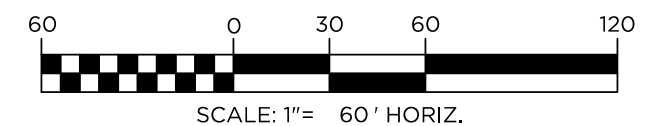
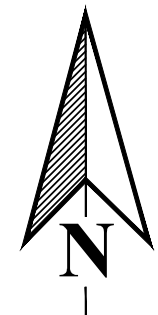
YOSEMITE STREET  
80' ROW

10' IRRIGATION DITCH ROW

MATCHLINE - SEE SHEET 10

### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- - - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



SCALE: 1" = 60' HORIZ.

DATE SUBMITTED:

02.02.2024

REVISION NO.

DATE

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PREPARED FOR:

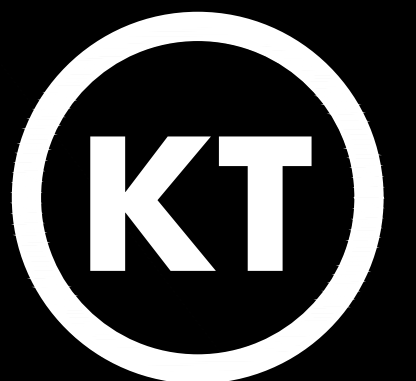
REMINGTON HOMES, INC.  
5740 OLDE WADSWORTH  
BLVD, ARVADA, CO 80002  
303.420.2899

SCALE:  
1" = 60'

JOB NO:  
0109-2207

BY:  
BSS

SHEET 3 OF 18



KT ENGINEERING  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



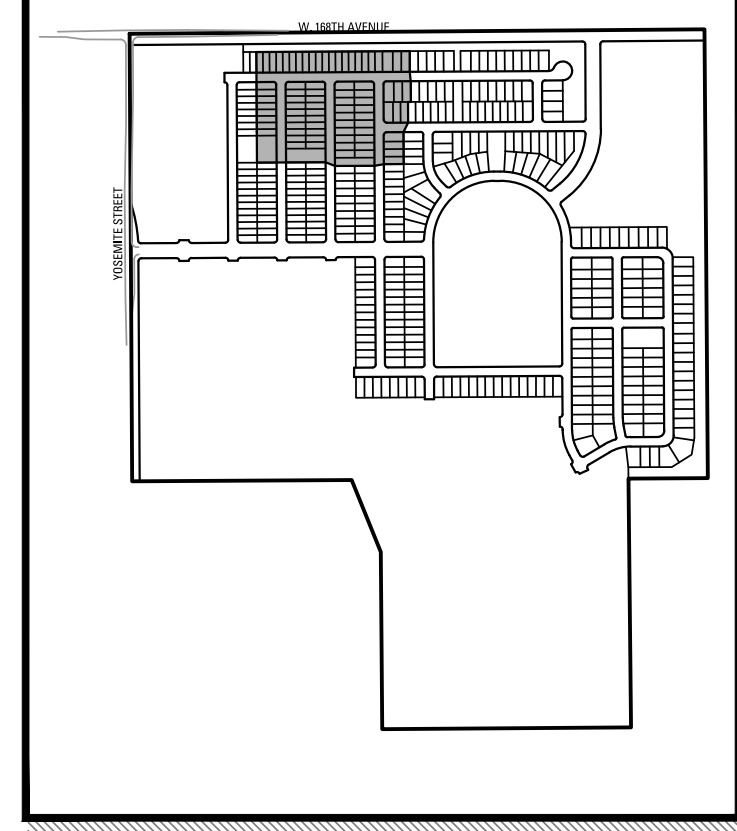
# PRELIMINARY PLAT

# TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 18

CASE NUMBER



KEYMAP  
NTS

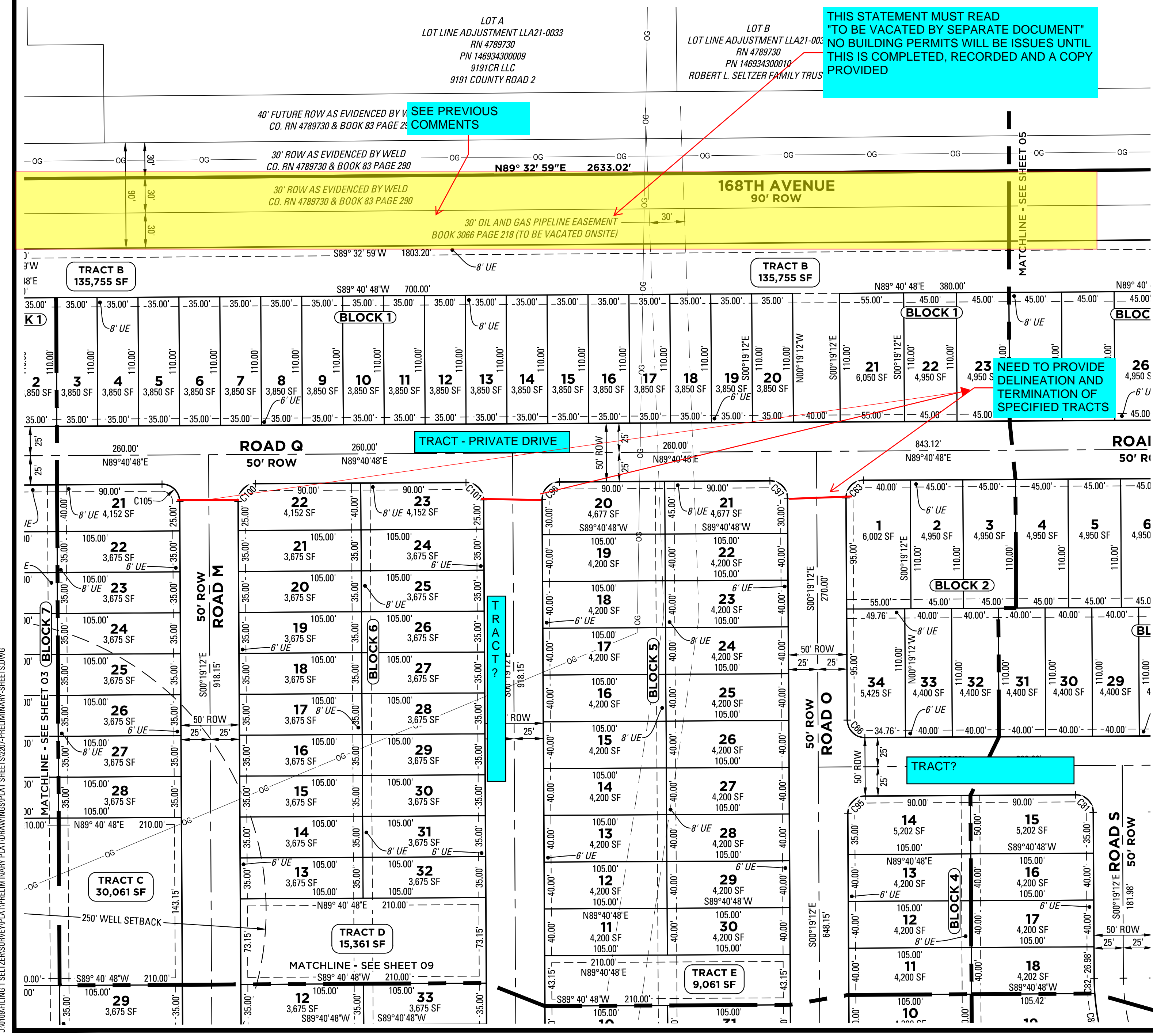
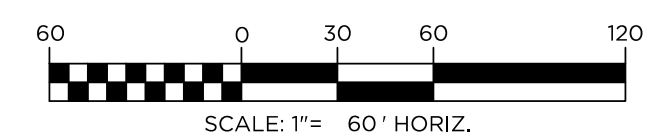
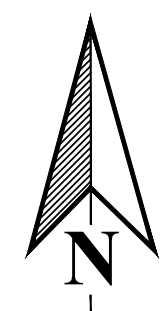
THIS STATEMENT MUST READ  
"TO BE VACATED BY SEPARATE DOCUMENT"  
NO BUILDING PERMITS WILL BE ISSUED UNTIL  
THIS IS COMPLETED, RECORDED AND A COPY  
PROVIDED

SEE PREVIOUS  
COMMENTS

NEED TO PROVIDE  
DELINEATION AND  
TERMINATION OF  
SPECIFIED TRACTS

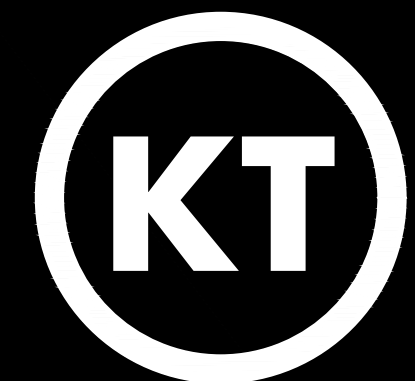
### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- - - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



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DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
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PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 4 OF 18</b>			



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

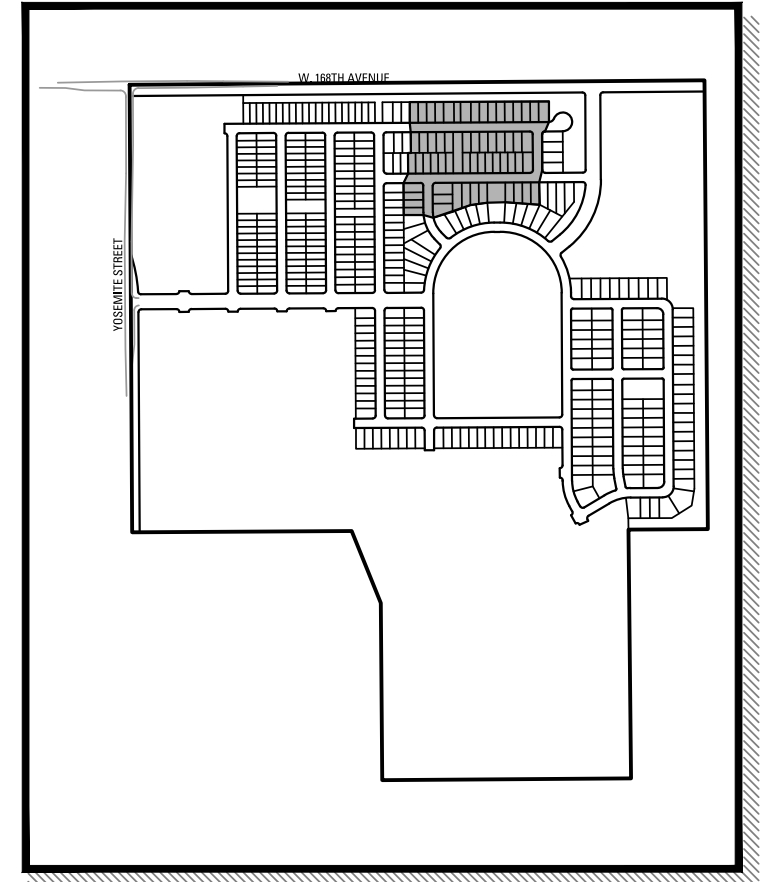


# TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 18

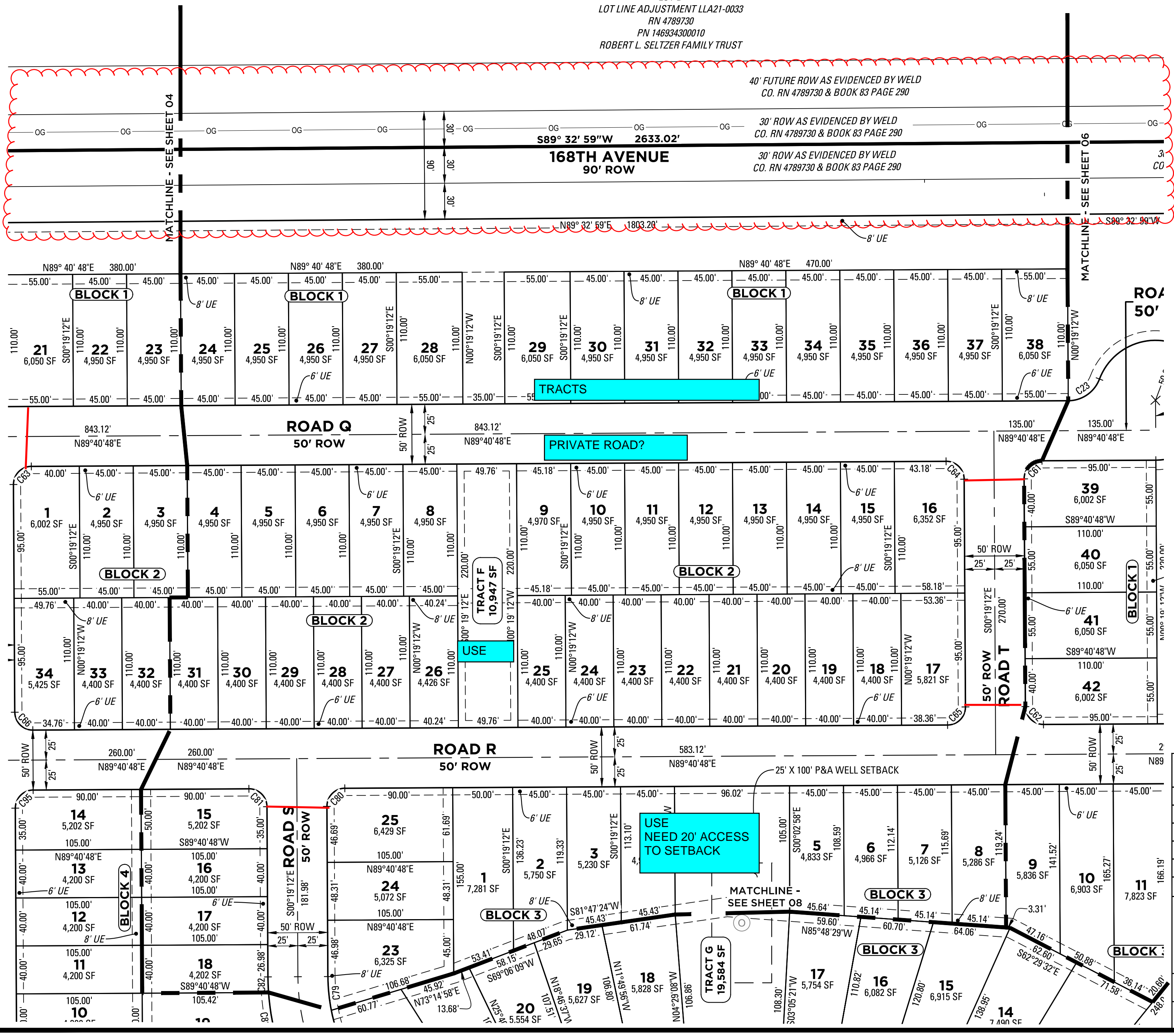
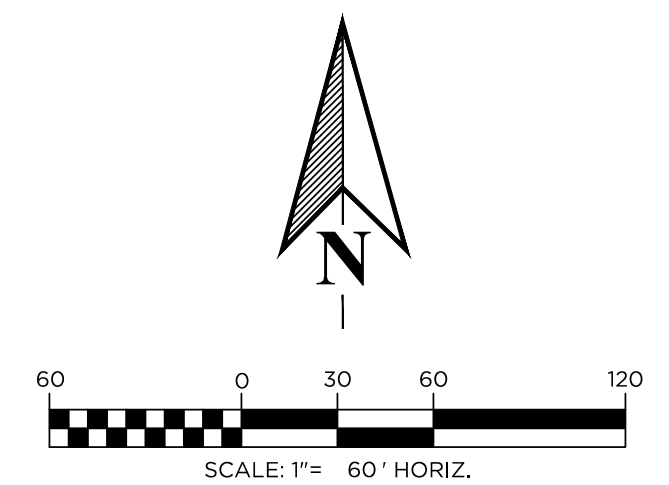
LOT B  
LOT LINE ADJUSTMENT LLA21-0033  
RN 4789730  
PN 146934300010  
ROBERT L. SELTZER FAMILY TRUST



KEYMAP  
NTS

### LEGEND

- UE UTILITY EASEMENT
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DATE SUBMITTED:  
**02.02.2024**

REVISION NO.	DATE
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PREPARED FOR:  
**REMINGTON HOMES, INC.**  
5740 OLDE WADSWORTH  
BLVD, ARVADA, CO 80002  
303.420.2899

SCALE:	JOB NO:	BY:
1" = 60'	0109-2207	BSS

**SHEET 5 OF 18**



**KT ENGINEERING**  
ENGINEERS • SURVEYORS  
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

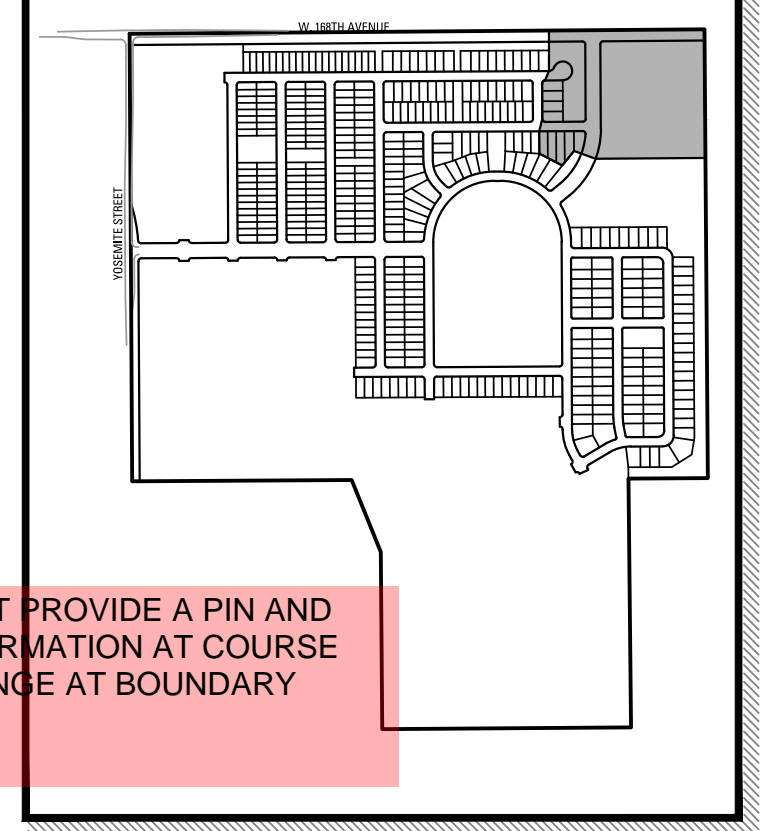


# PRELIMINARY PLAT

## TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

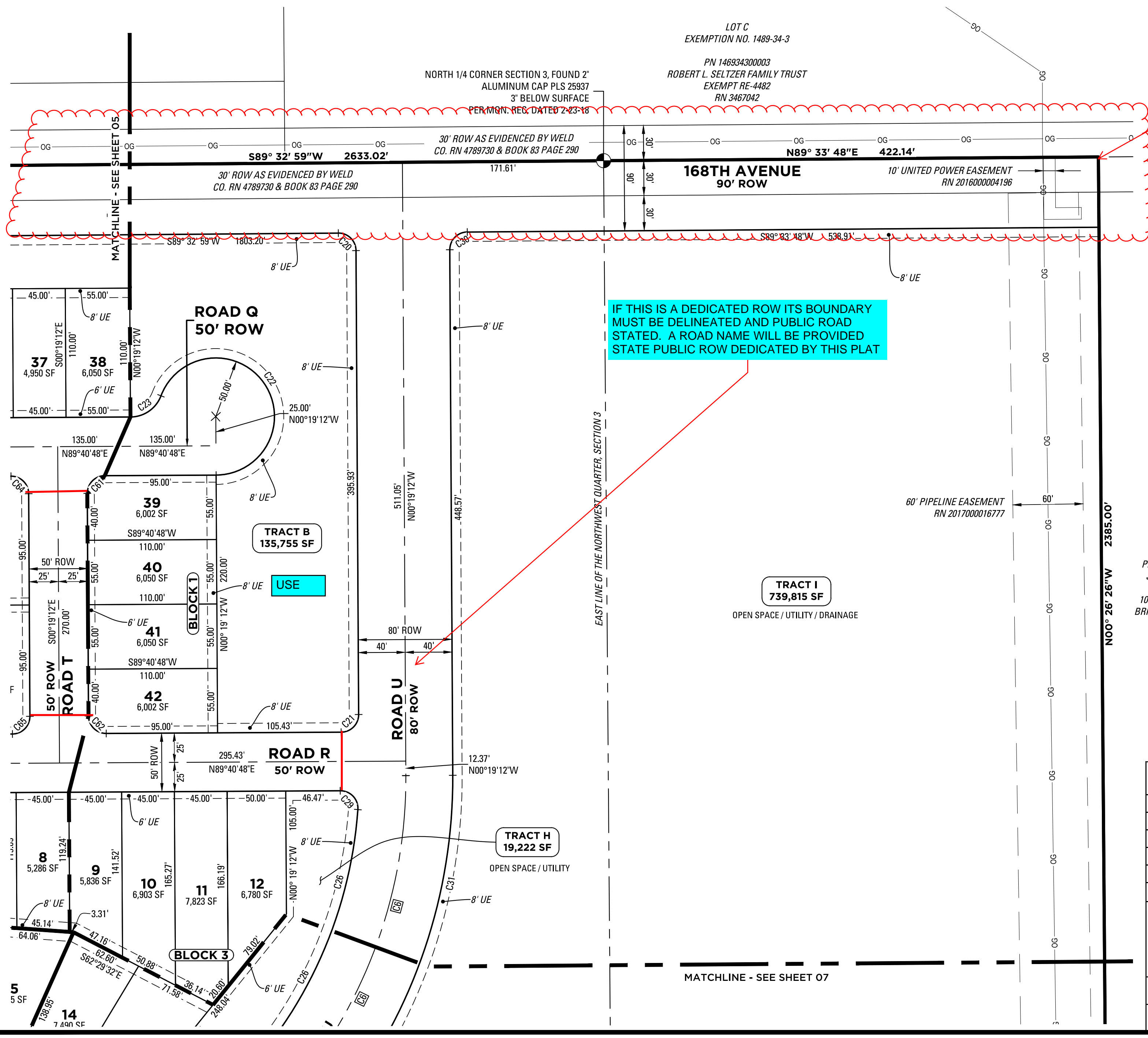
SHEET 6 OF 18



MUST PROVIDE A PIN AND INFORMATION AT COURSE CHANGE AT BOUNDARY

LOT C  
EXEMPTION NO. 1489-34-3  
  
PN 146934300003  
ROBERT L. SELTZER FAMILY TRUST  
EXEMPT RE-4482  
RN 3467042

NORTH 1/4 CORNER SECTION 3, FOUND 2" ALUMINUM CAP PLS 25937 3' BELOW SURFACE PER MON. REG. DATED 2-23-18

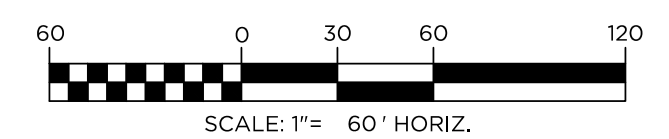
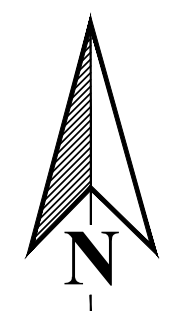


IF THIS IS A DEDICATED ROW ITS BOUNDARY MUST BE DELINEATED AND PUBLIC ROAD STATED. A ROAD NAME WILL BE PROVIDED STATE PUBLIC ROW DEDICATED BY THIS PLAT

### LEGEND

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- ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- SECTION LINE
- STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)

PN 0157103100003  
JOHN WILLIAM WEIGHARDT  
10390 E. 168TH AVE  
BRIGHTON, CO. 80902



DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
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PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002			
303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 6 OF 18</b>			



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12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

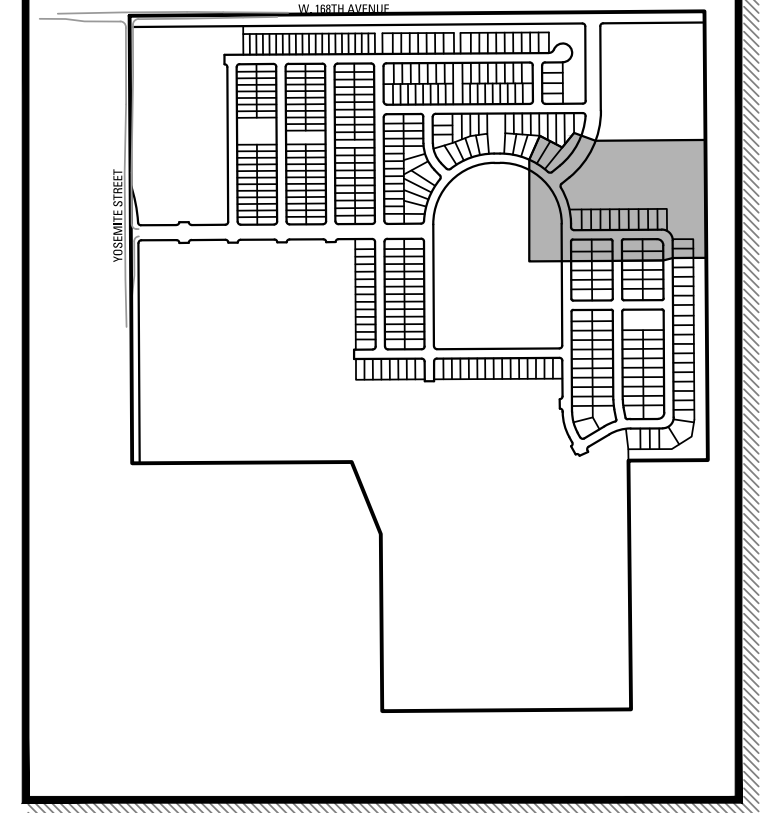
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# PRELIMINARY PLAT

## TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 18

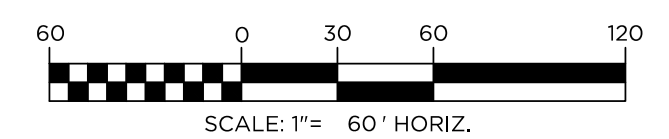
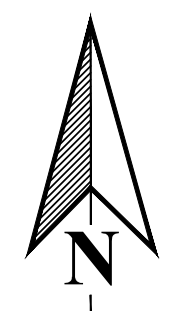


KEYMAP  
NTS

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PN 0157103100003  
JOHN WILLIAM  
WEIGHARDT  
10390 E. 168TH AVE  
BRIGHTON, CO. 80902

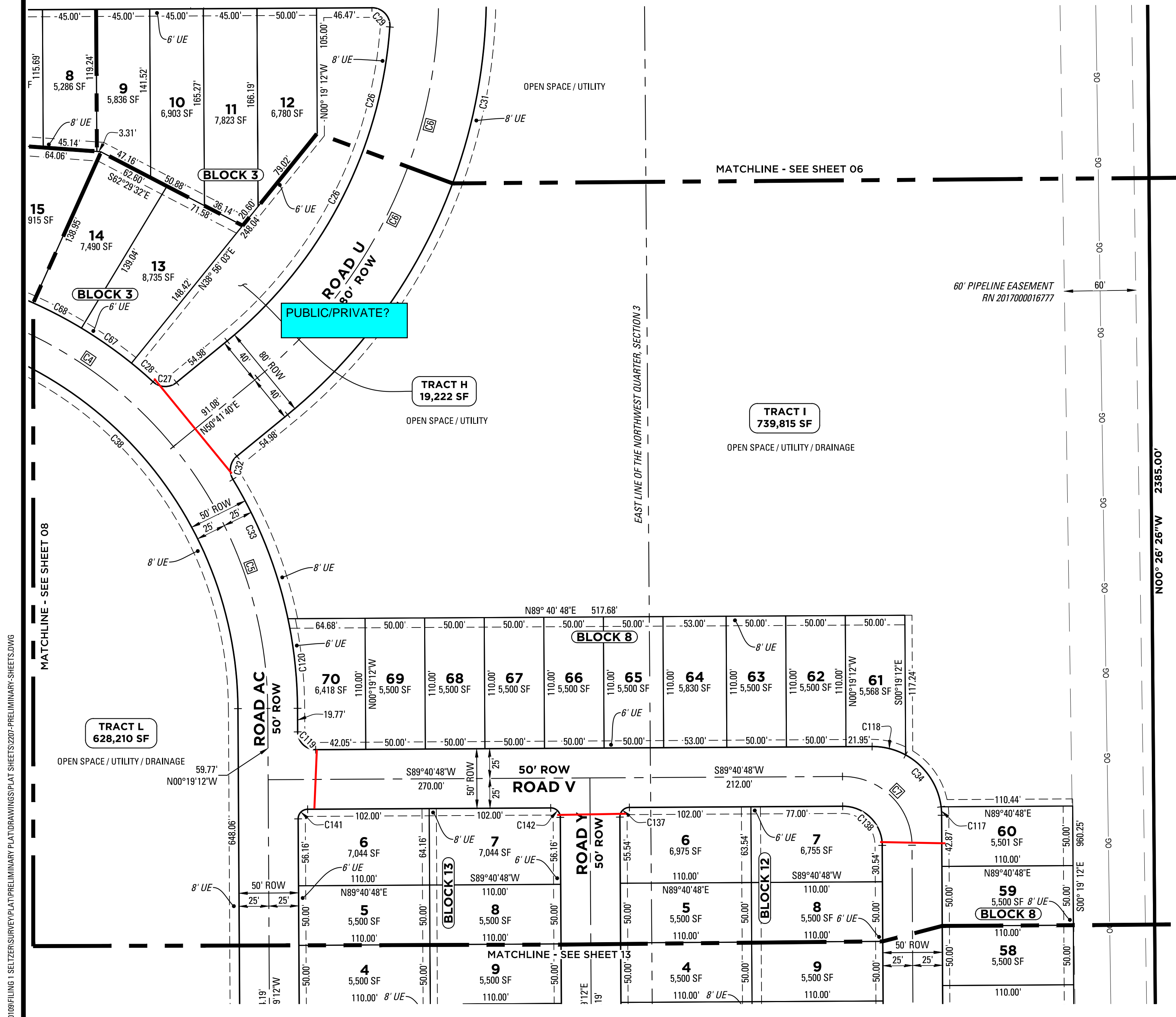


DATE SUBMITTED:		02.02.2024	
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PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 7 OF 18</b>			



**KT ENGINEERING**  
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12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



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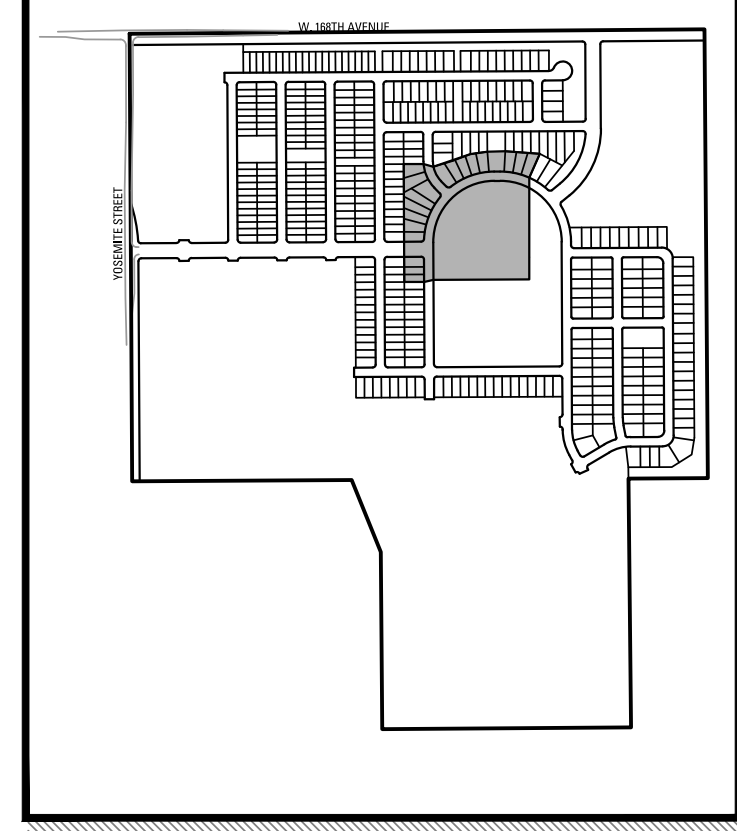


PRELIMINARY PLAT

# TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

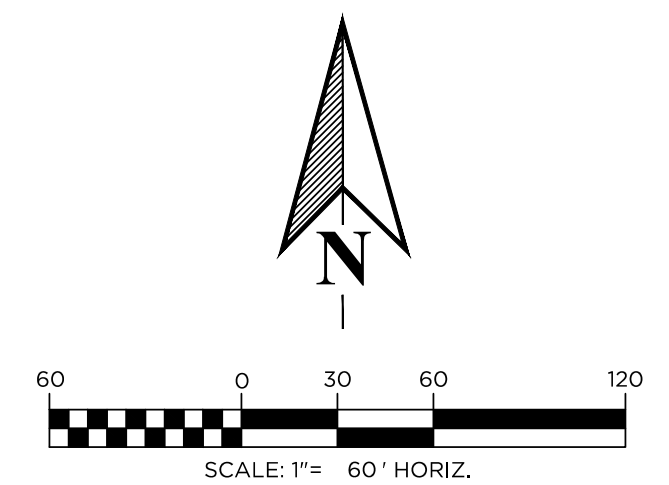
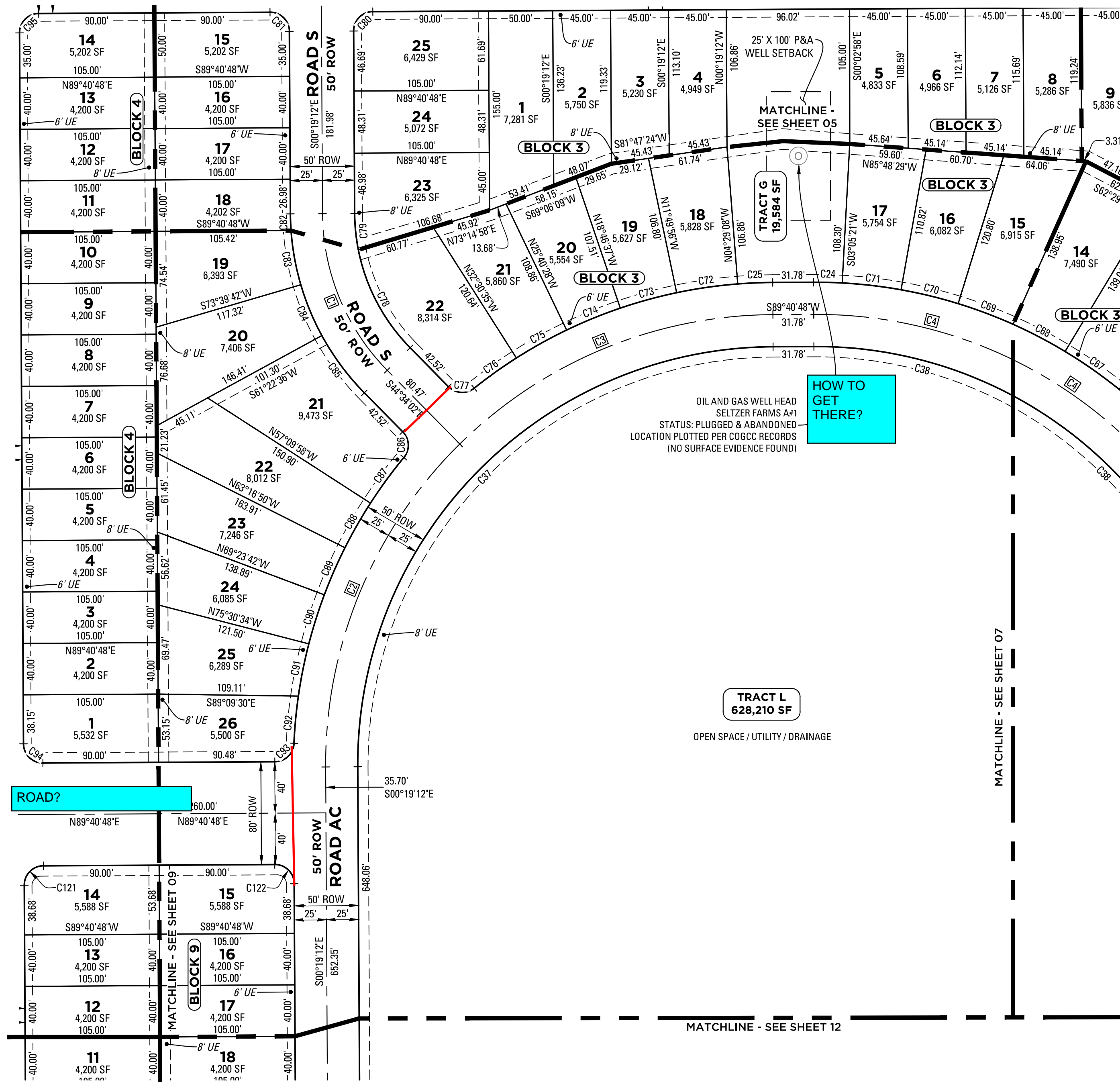
SHEET 8 OF 18



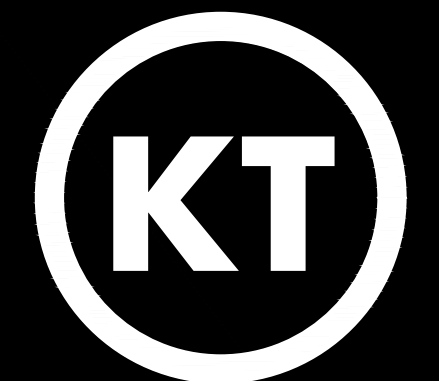
KEYMAP  
NTS

LEGEND

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5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 8 OF 18</b>			



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12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

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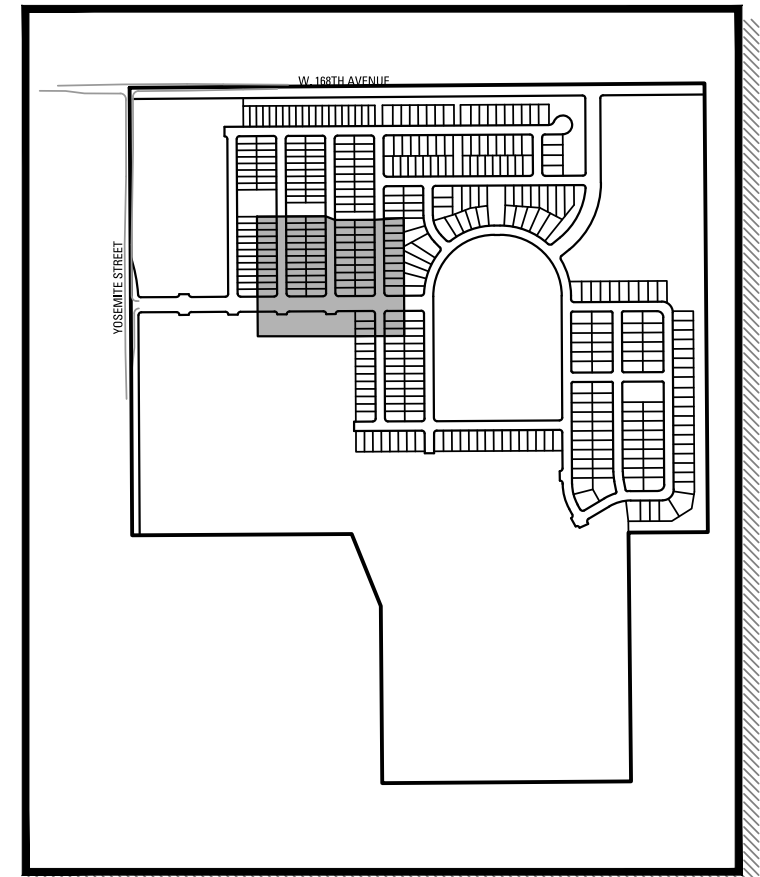


# PRELIMINARY PLAT

# TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

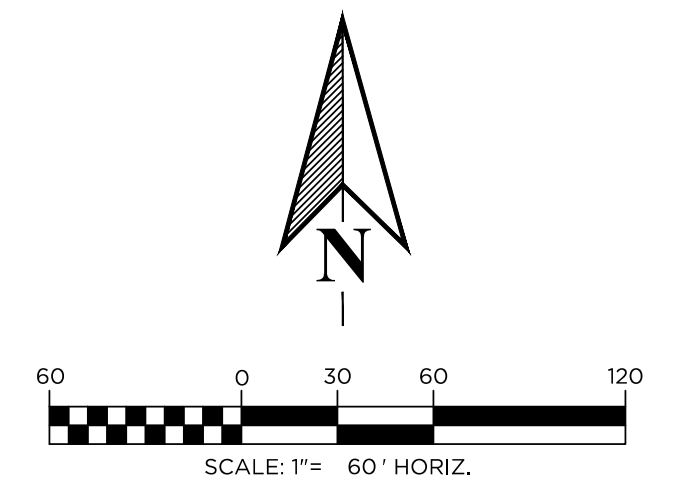
SHEET 9 OF 18



KEYMAP  
NTS

### LEGEND

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- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
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- - - OIL AND GAS SETBACK
- - - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)

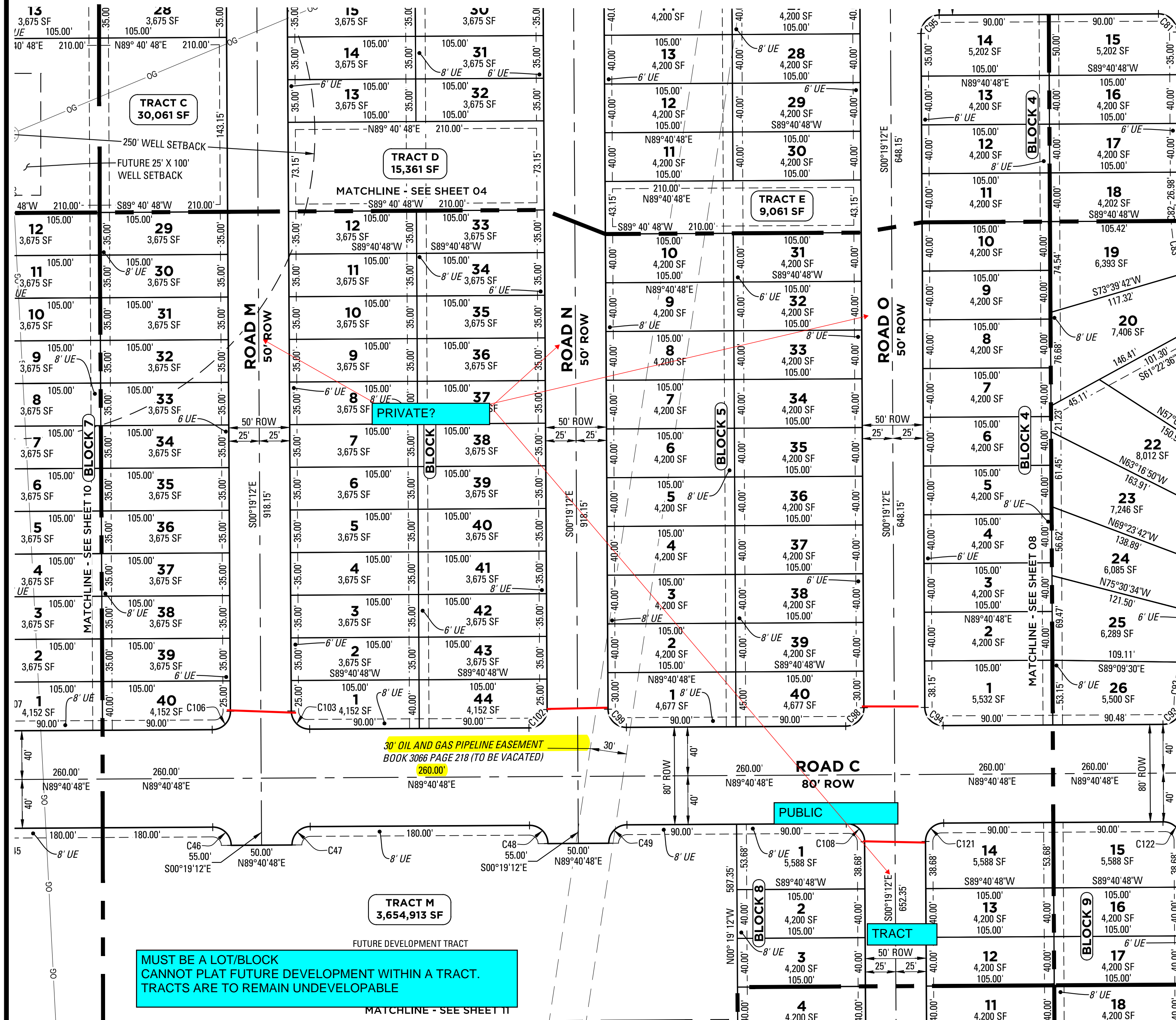


DATE SUBMITTED: 02.02.2024		
REVISION NO.	DATE	
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PREPARED FOR: <b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS
SHEET 9 OF 18		



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12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



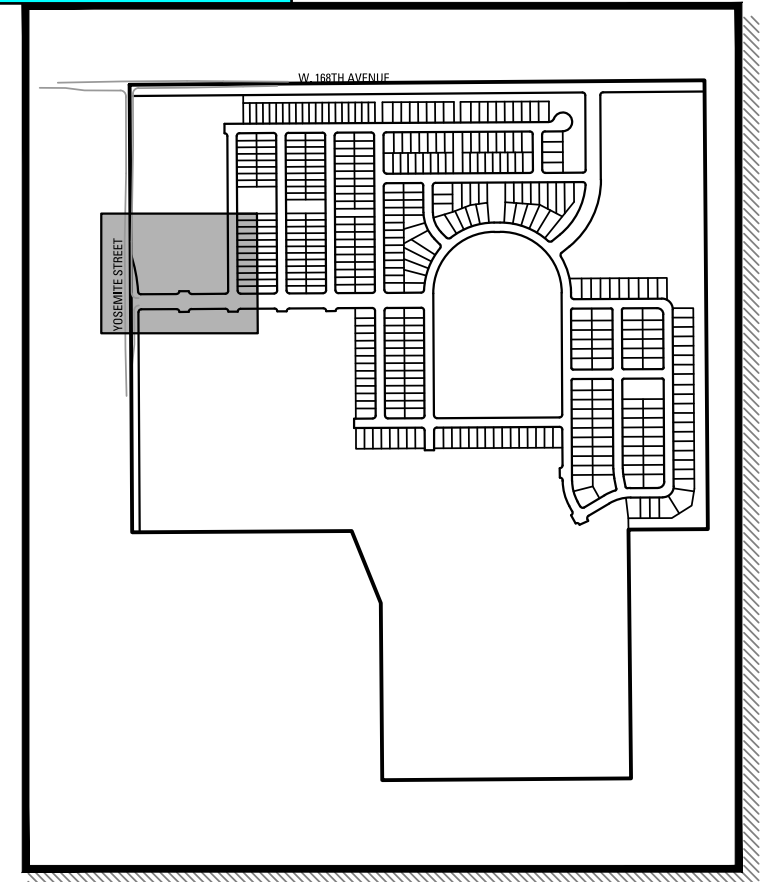
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# PRELIMINARY PLAT TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

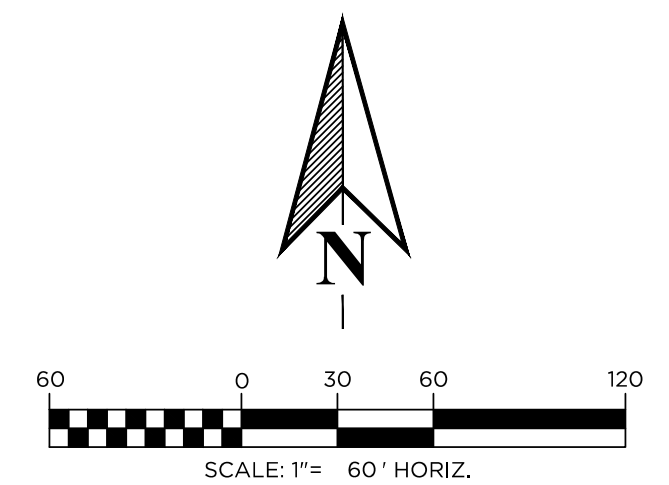
SHEET 10 OF 18



KEYMAP  
NTS

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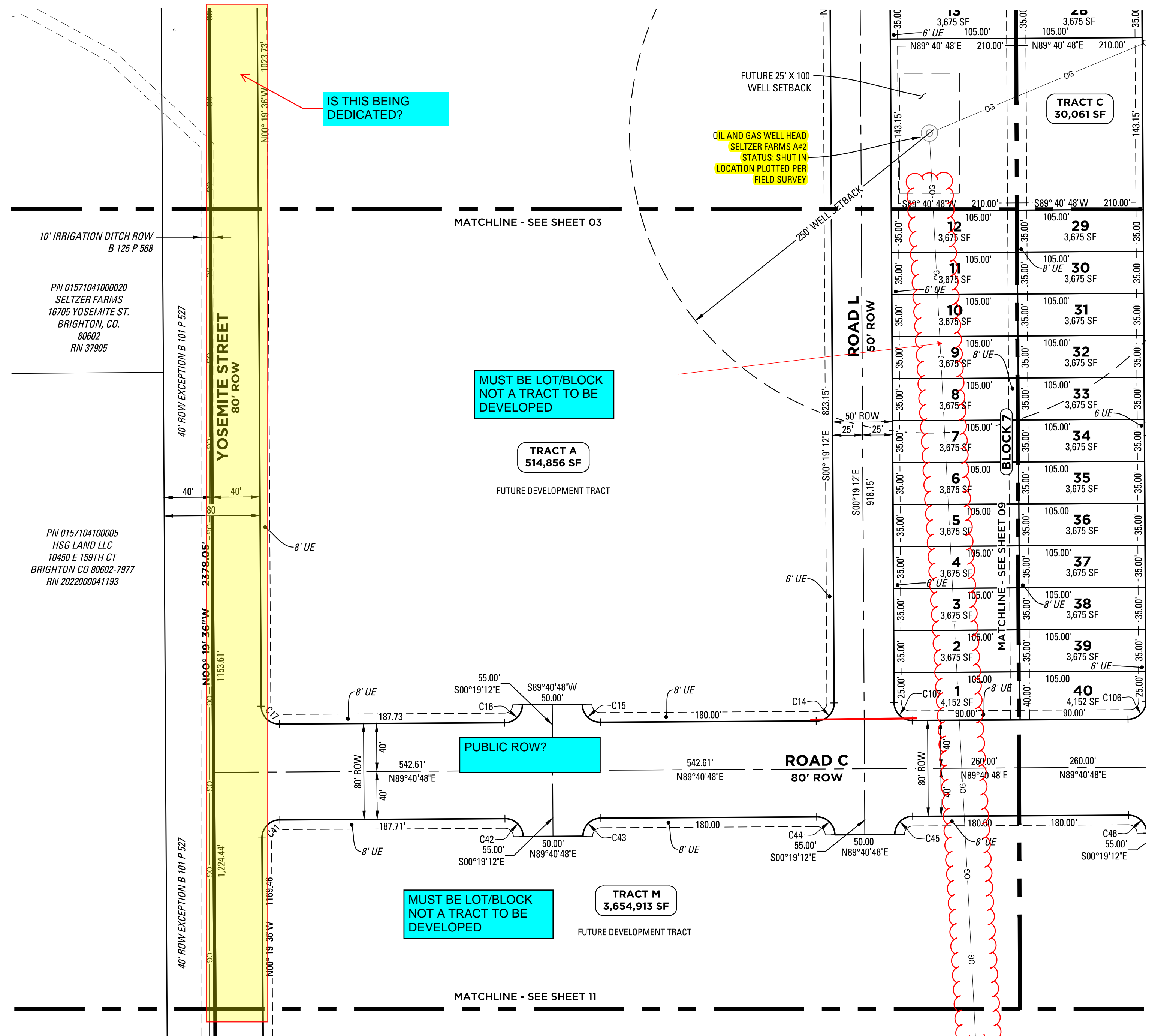


DATE SUBMITTED: 02.02.2024	
REVISION NO.	DATE
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PREPARED FOR: <b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899	
SCALE: 1" = 60'	JOB NO: 0109-2207
BY: BSS	
<b>SHEET 10 OF 18</b>	



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12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



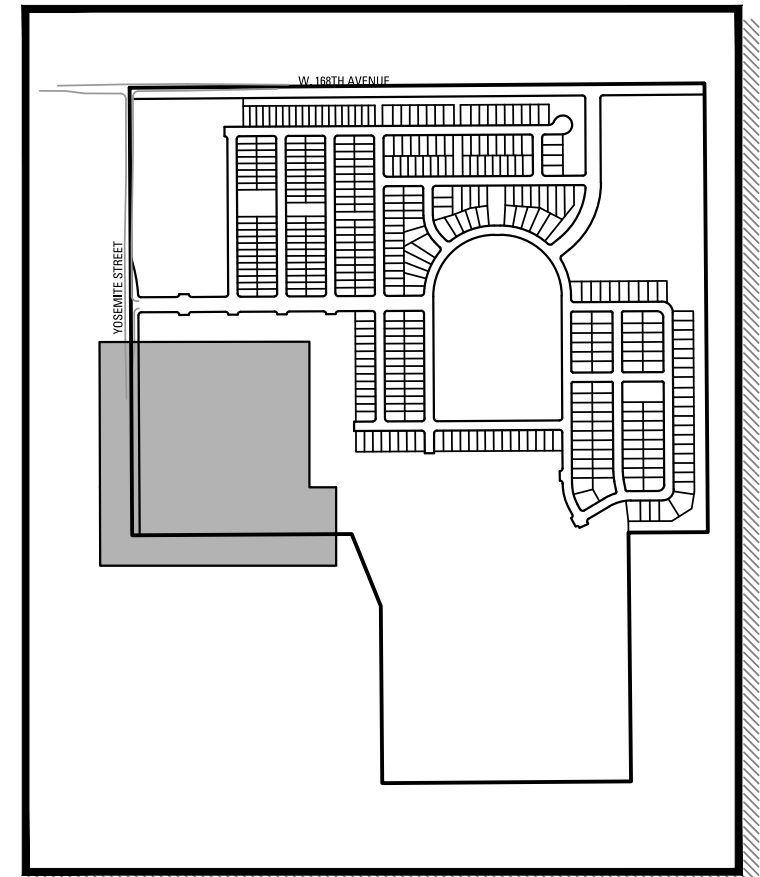
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# PRELIMINARY PLAT

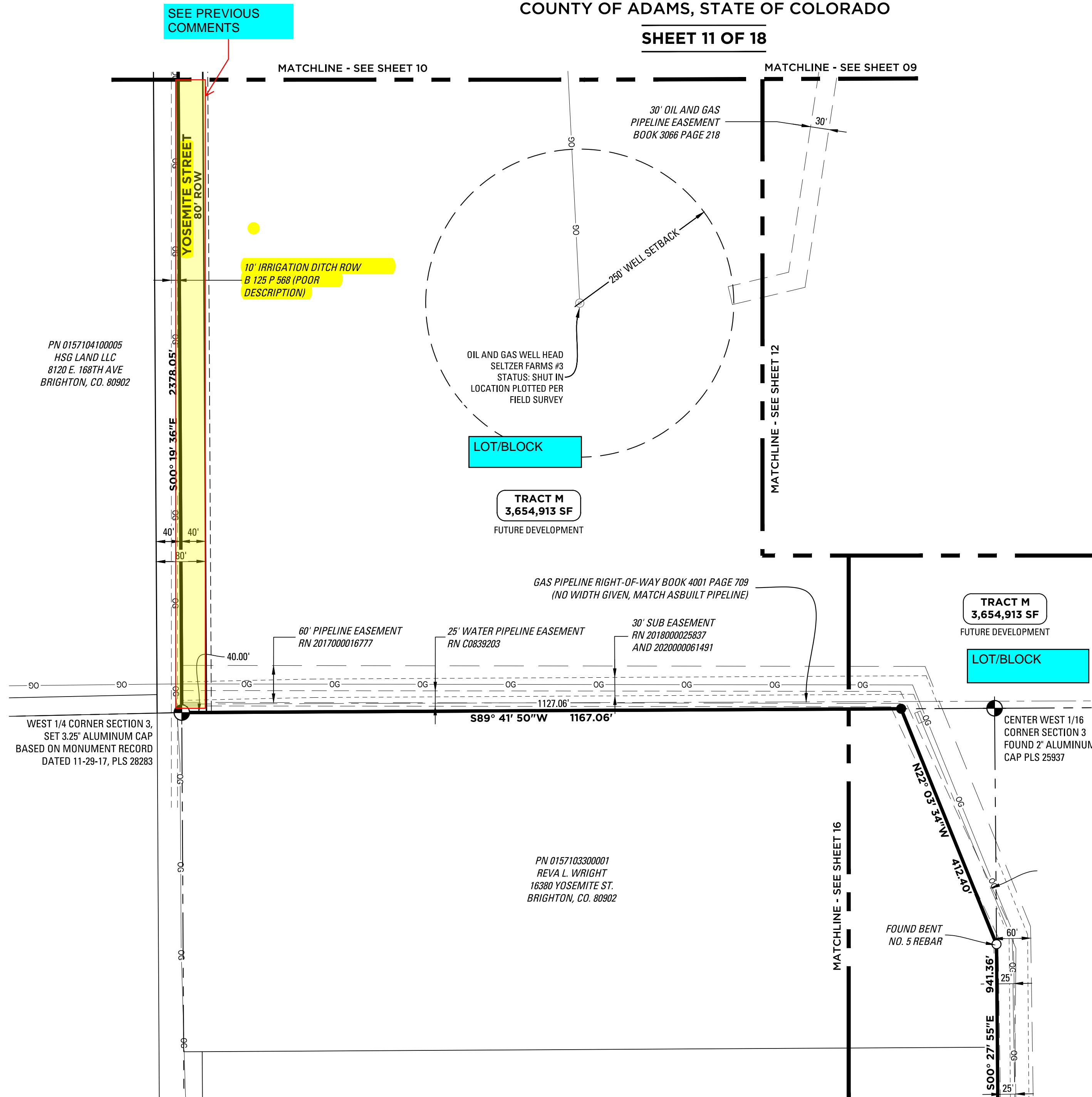
# TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 18



KEYMAP  
NTS



PN 0157104100005  
HSG LAND LLC  
8120 E. 168TH AVE  
BRIGHTON, CO. 80902

**TRACT M**  
3,654,913 SF  
FUTURE DEVELOPMENT

**TRACT M**  
3,654,913 SF  
FUTURE DEVELOPMENT

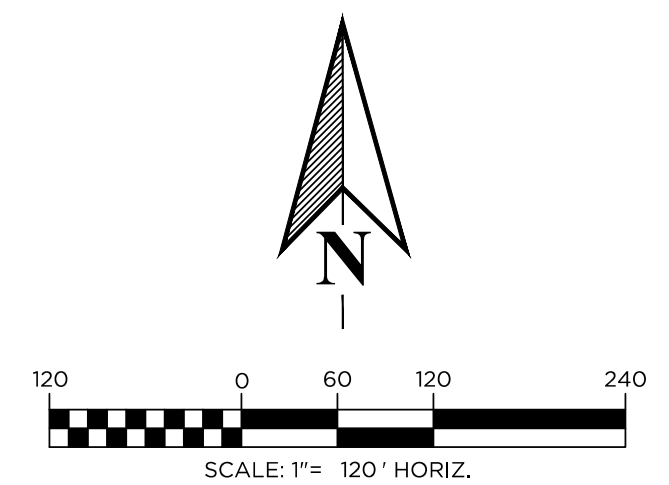
WEST 1/4 CORNER SECTION 3,  
SET 3.25" ALUMINUM CAP  
BASED ON MONUMENT RECORD  
DATED 11-29-17, PLS 28283

PN 0157103300001  
REVA L. WRIGHT  
16380 YOSEMITE ST.  
BRIGHTON, CO. 80902

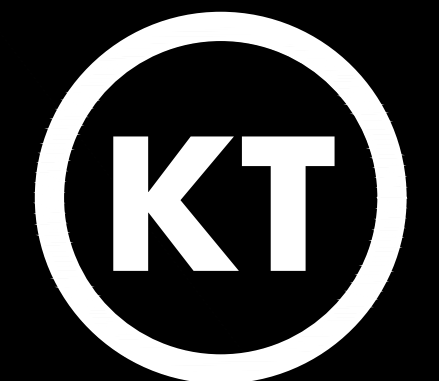
CENTER WEST 1/16  
CORNER SECTION 3  
FOUND 2" ALUMINUM  
CAP PLS 25937

### LEGEND

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<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BVLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 120'	0109-2207	BSS	
<b>SHEET 11 OF 18</b>			



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12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

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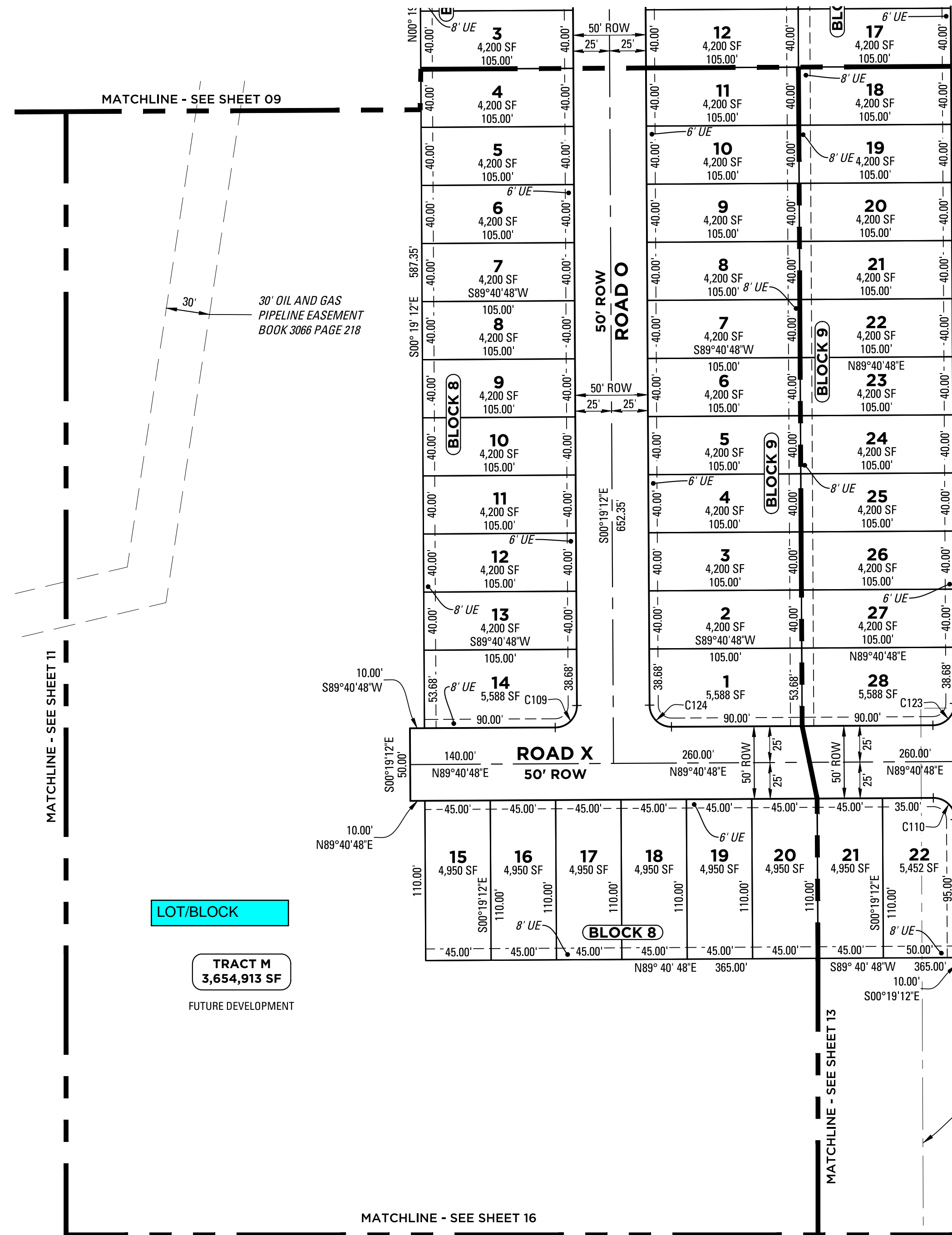
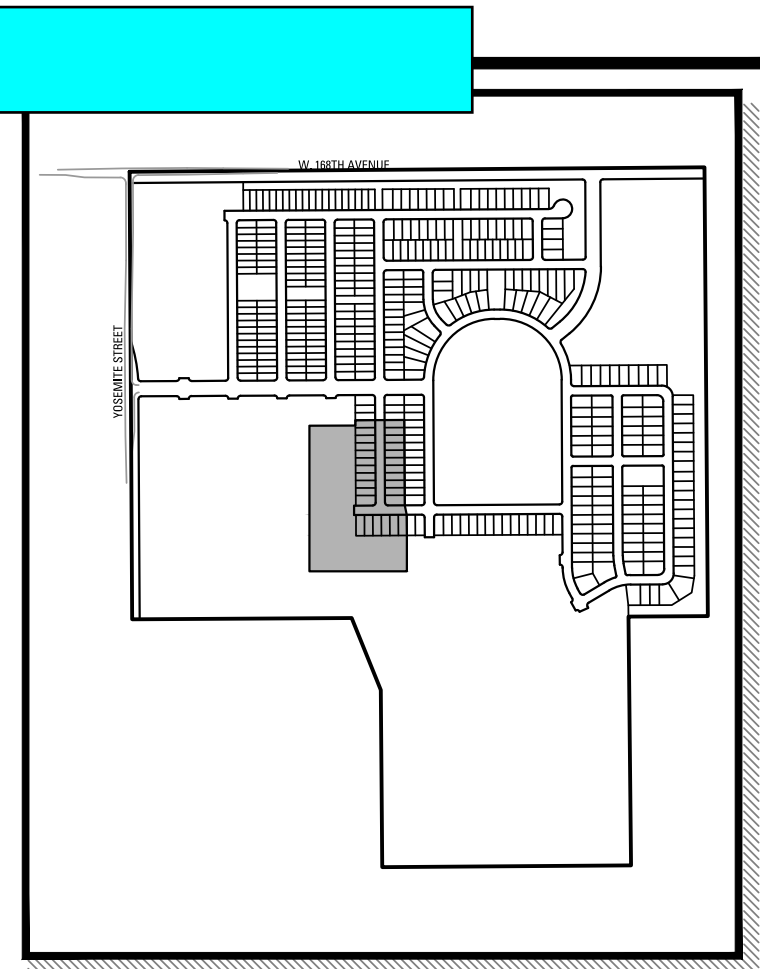


# PRELIMINARY PLAT

# TODD CREEK FARMS FILING NO. 1

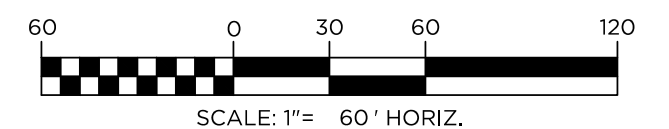
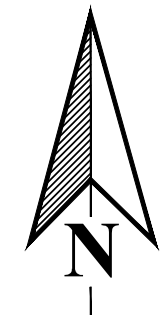
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 12 OF 18



### LEGEND

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<b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899	
SCALE:	JOB NO:
1" = 60'	0109-2207
	BY:
	BSS
<b>SHEET 12 OF 18</b>	

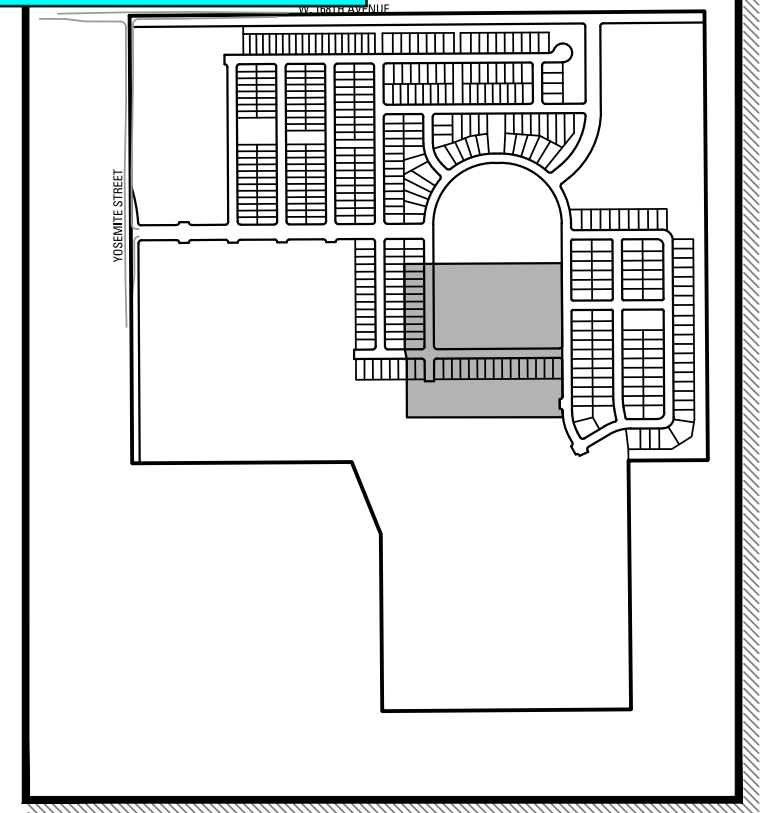


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ENGINEERS • SURVEYORS

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PRELIMINARY PLAT  
**TODD CREEK FARMS FILING NO. 1**  
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 COUNTY OF ADAMS, STATE OF COLORADO

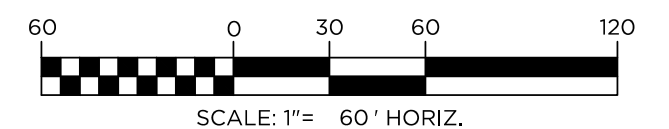
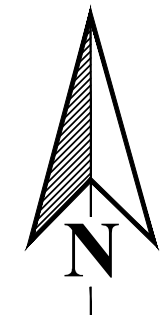
SHEET 13 OF 18



KEYMAP  
NTS

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- OIL AND GAS WELL HEAD
- ▬ PLAT BOUNDARY
- - - SHEET MATCHLINE
- ▬ ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- ▬ SECTION LINE
- ▬ STREET CENTERLINE
- ▬ UTILITY EASEMENT
- ▬ OIL AND GAS SETBACK
- OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



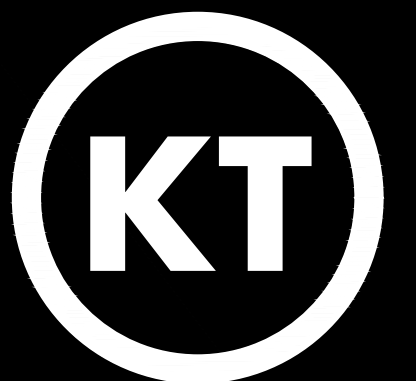
DATE SUBMITTED:  
**02.02.2024**

REVISION NO.	DATE
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PREPARED FOR:  
**REMINGTON HOMES, INC.**  
 5740 OLDE WADSWORTH  
 BLVD, ARVADA, CO 80002  
 303.420.2899

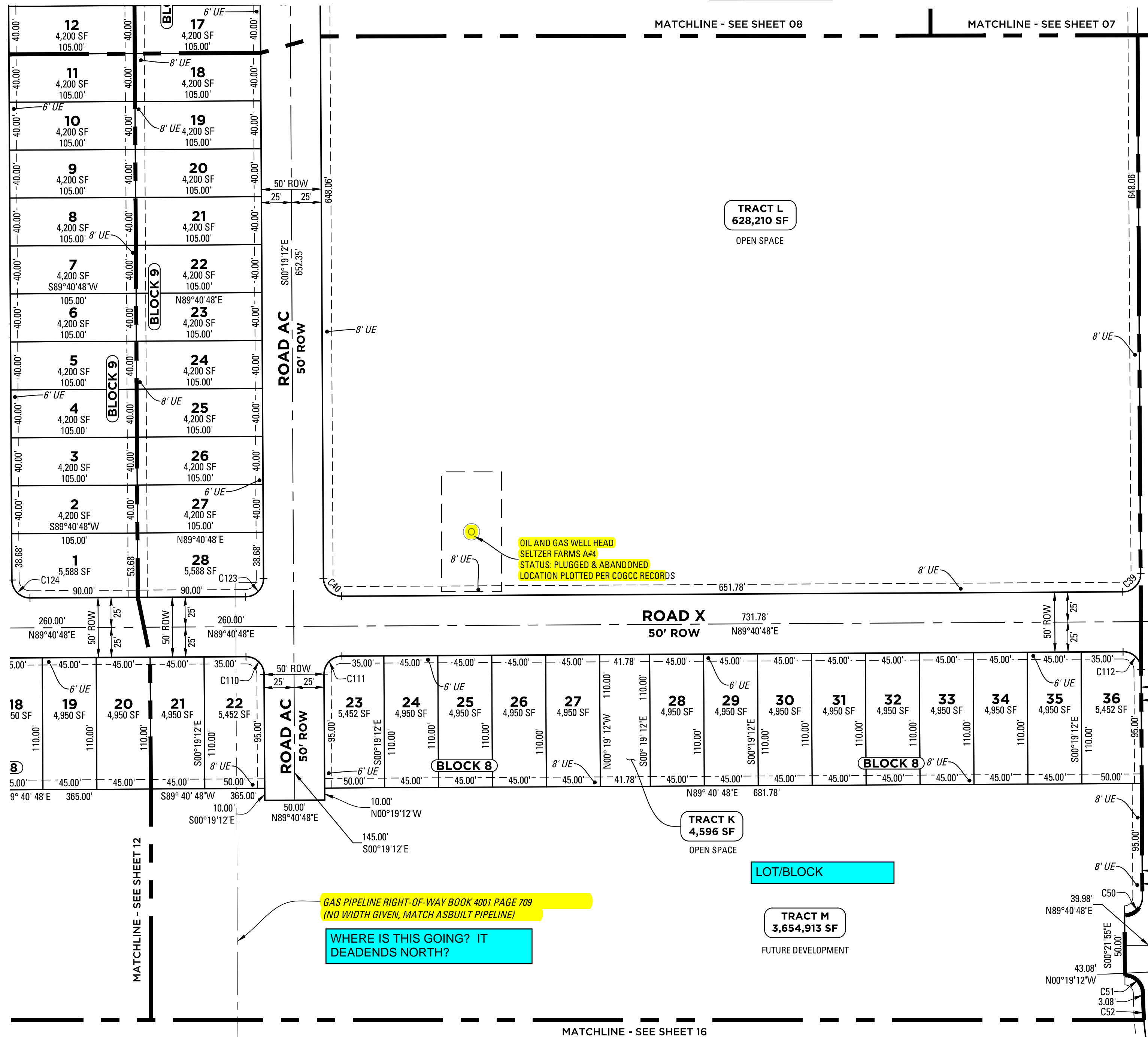
SCALE:	JOB NO:	BY:
1" = 60'	0109-2207	BSS

**SHEET 13 OF 18**



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12500 W. 58th AVE. #230  
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 PH: 720.638.5190

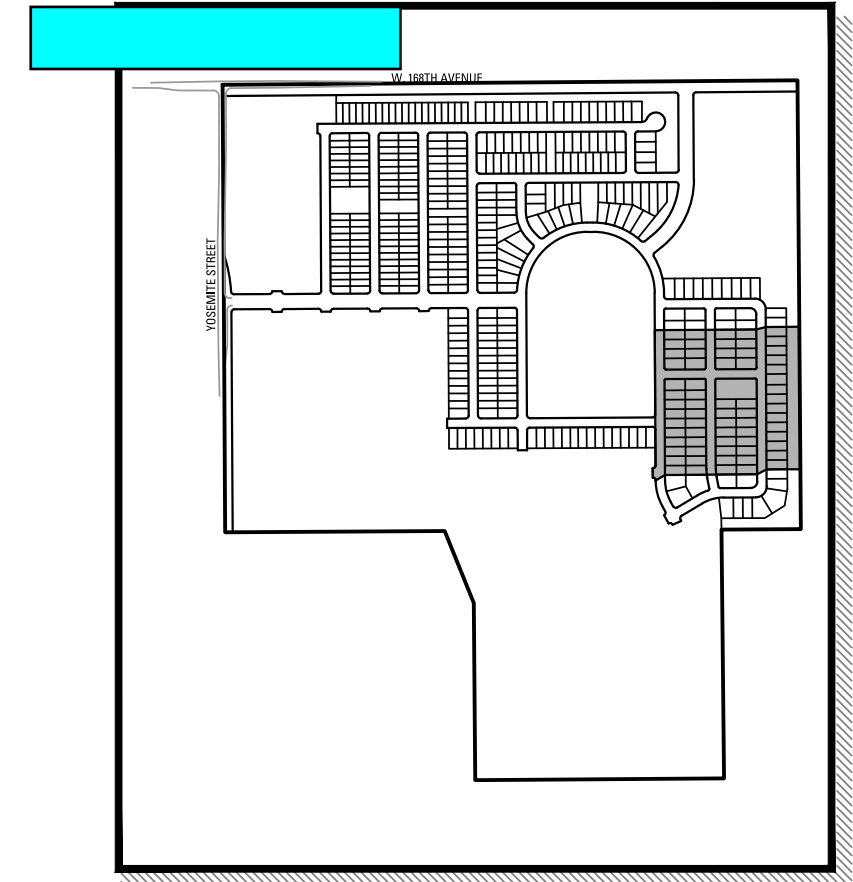


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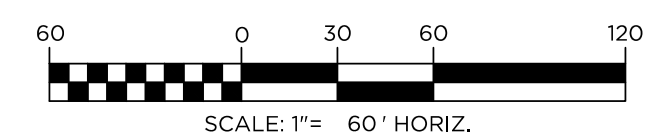
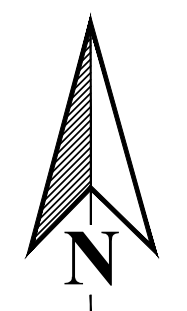
PRELIMINARY PLAT  
**TODD CREEK FARMS FILING NO. 1**  
 LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
 RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 14 OF 18

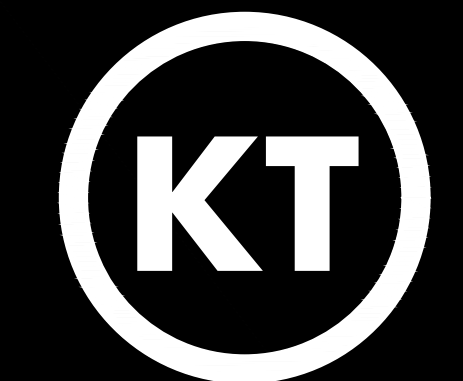


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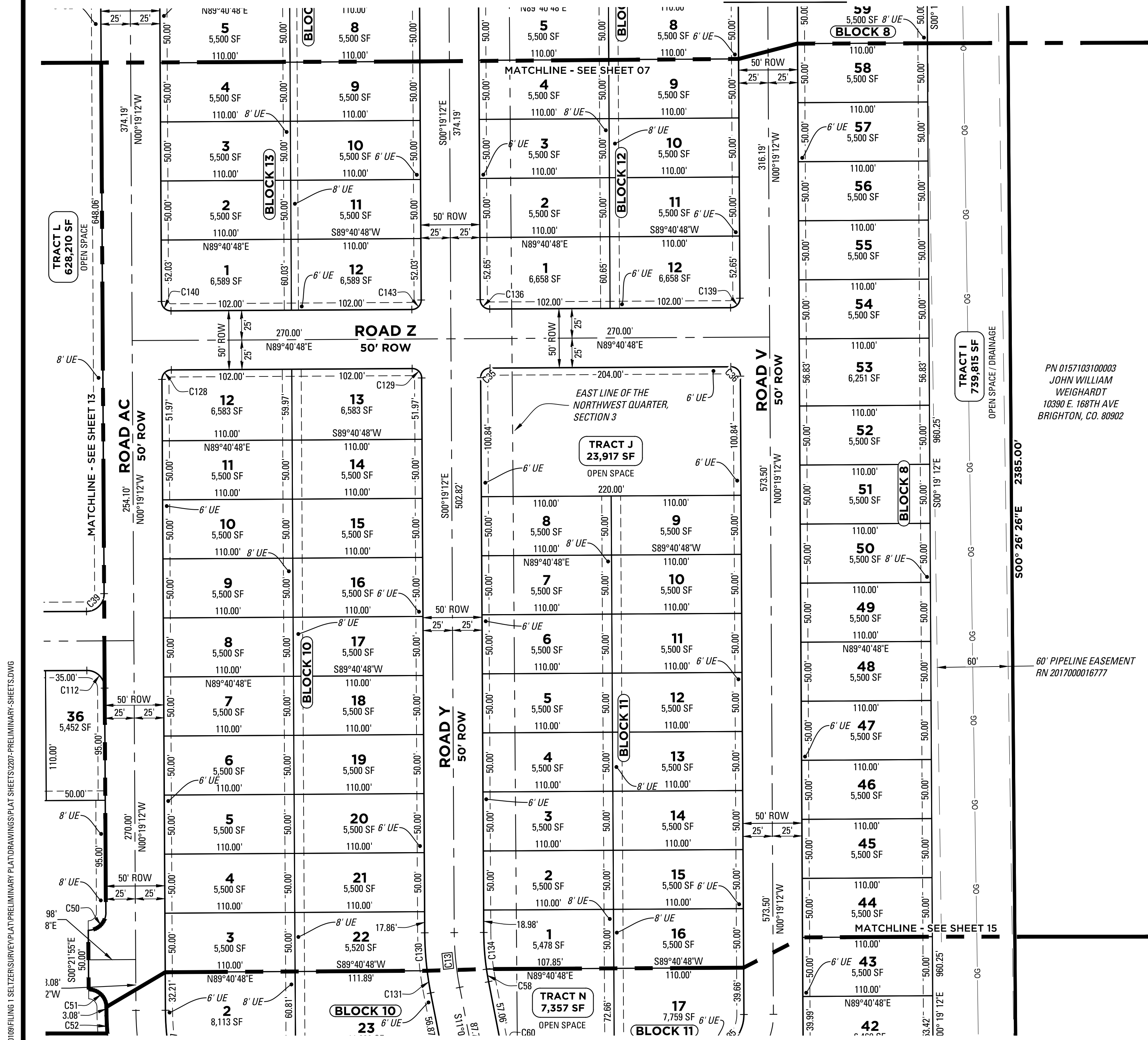
- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
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DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
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PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BVLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 14 OF 18</b>			



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PN 0157103100003  
 JOHN WILLIAM  
 WEIGHARDT  
 10390 E. 168TH AVE  
 BRIGHTON, CO. 80902

60' PIPELINE EASEMENT  
 RN 2017000016777

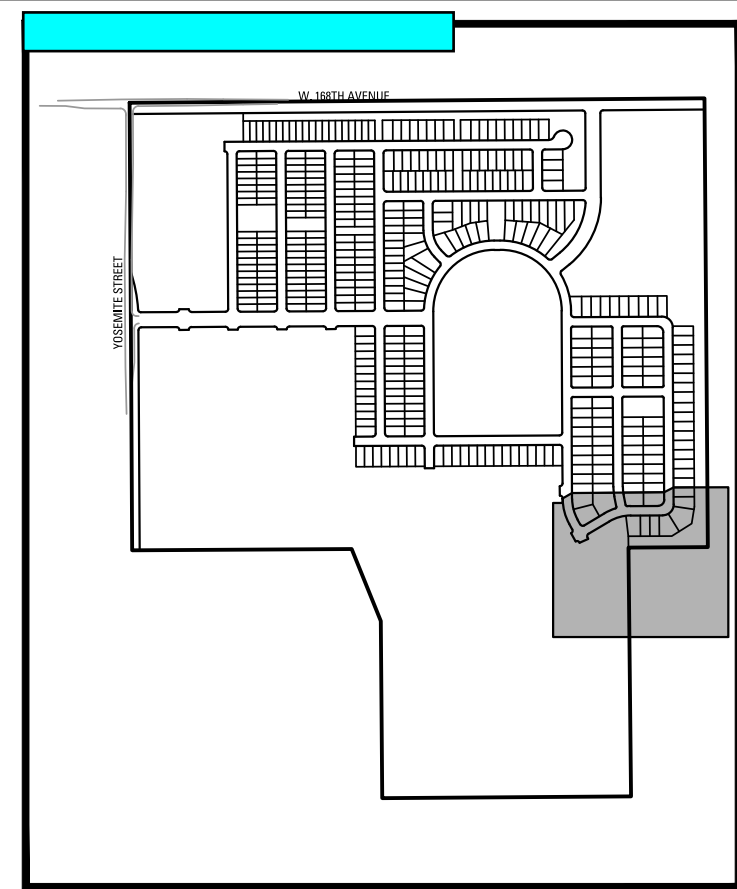
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PRELIMINARY PLAT

# TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

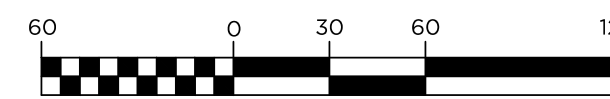
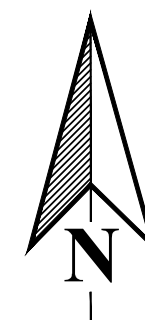
SHEET 15 OF 18



KEYMAP  
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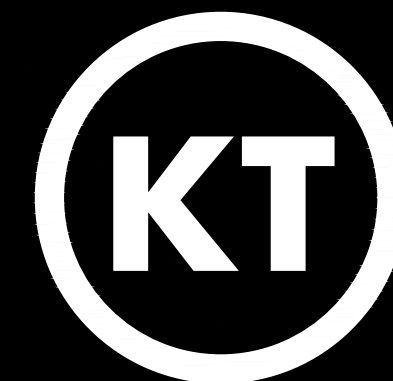
### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
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- UTILITY EASEMENT
- OIL AND GAS SETBACK
- OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



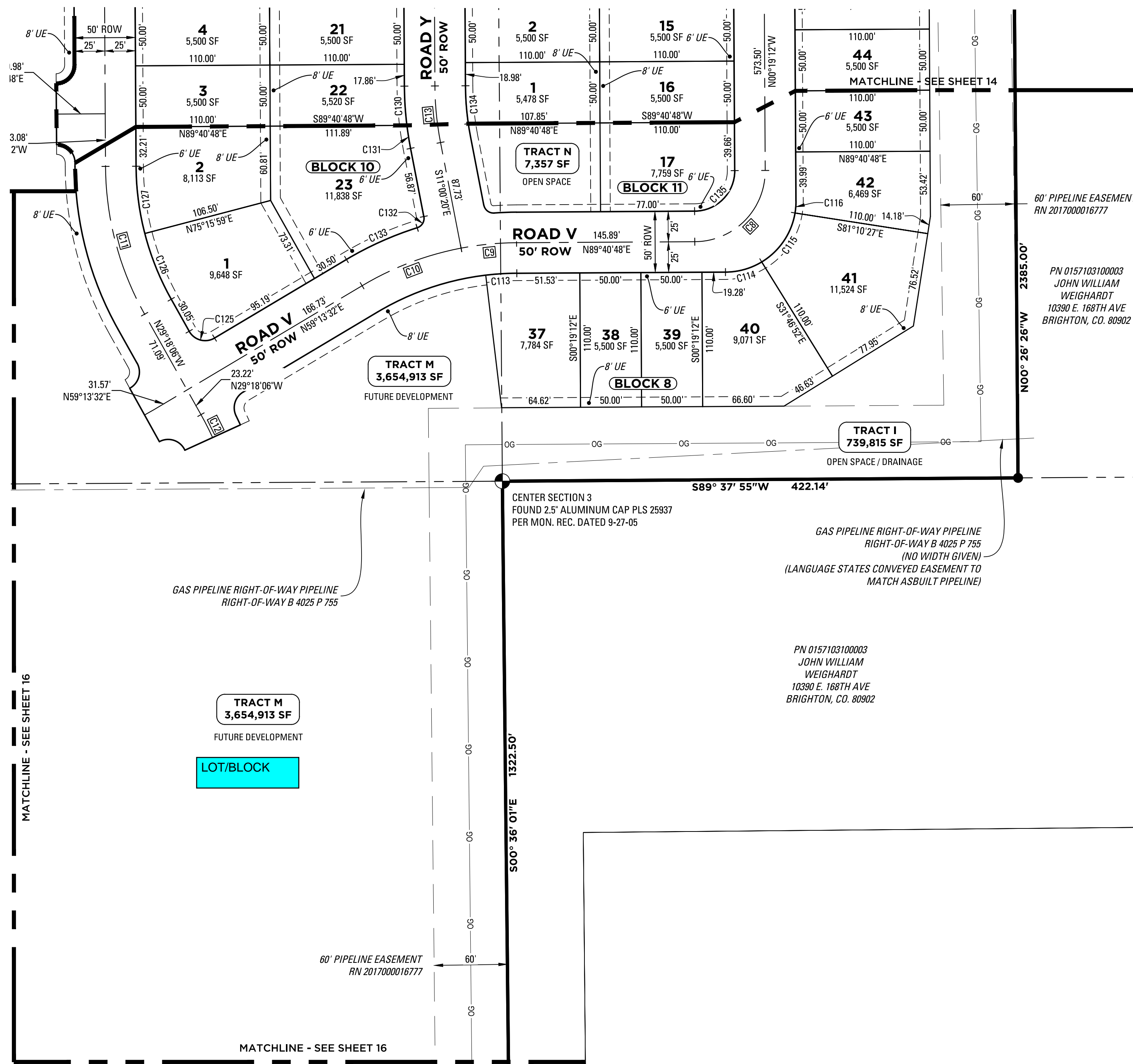
SCALE: 1" = 60' HORIZ.

DATE SUBMITTED:		
02.02.2024		
REVISION NO.	DATE	
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PREPARED FOR:		
REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS
SHEET 15 OF 18		



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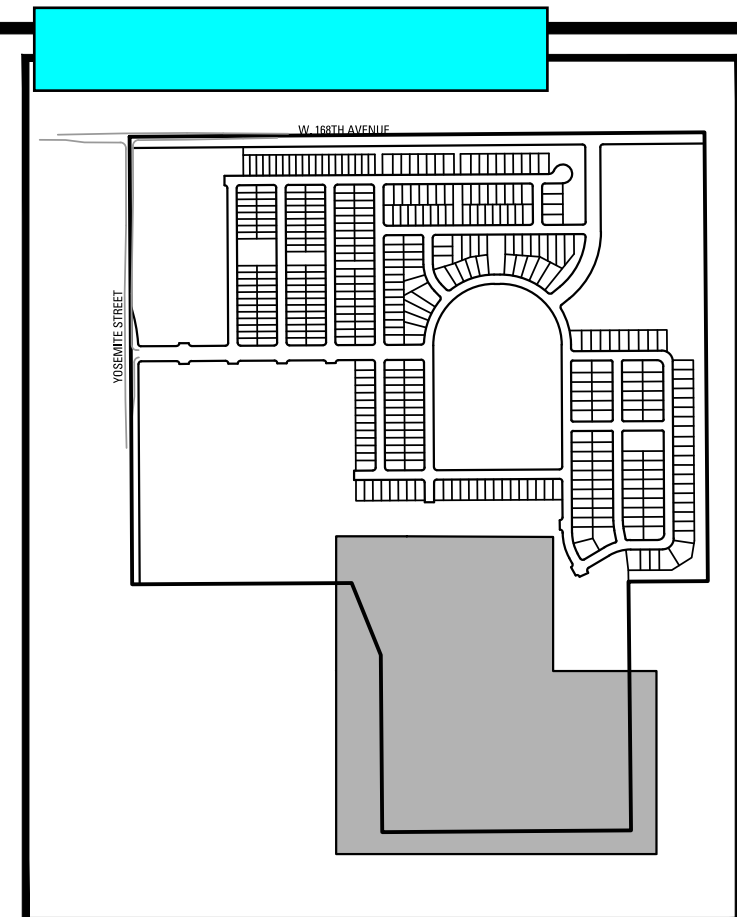


# PRELIMINARY PLAT

# TODD CREEK FARMS FILING NO. 1

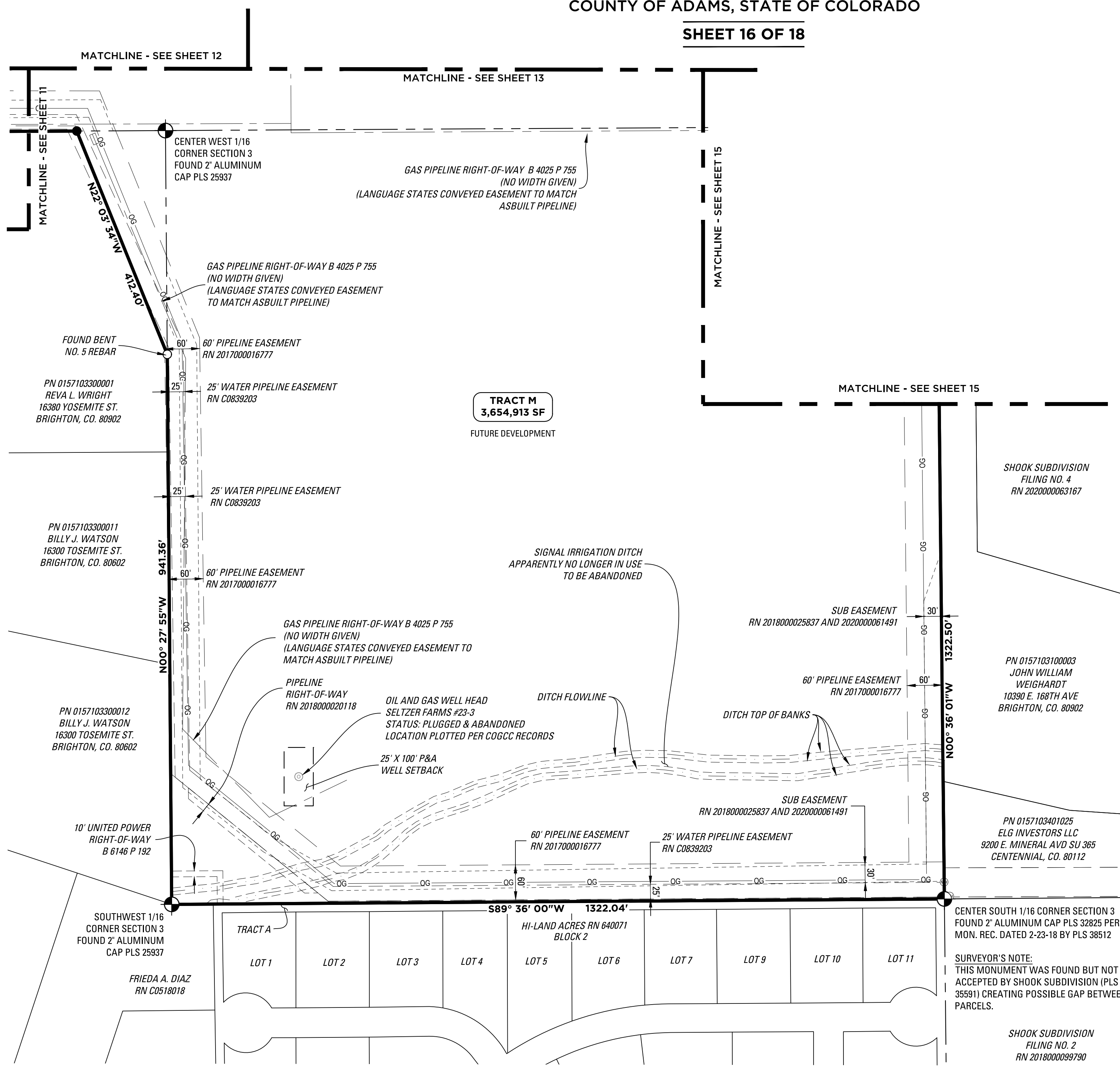
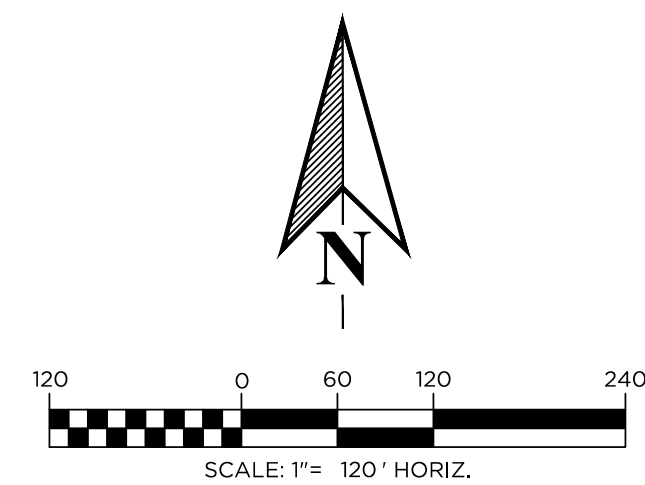
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 16 OF 18



### LEGEND

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CENTER SOUTH 1/16 CORNER SECTION 3 FOUND 2" ALUMINUM CAP PLS 32825 PER MON. REC. DATED 2-23-18 BY PLS 38512

**SURVEYOR'S NOTE:**  
THIS MONUMENT WAS FOUND BUT NOT ACCEPTED BY SHOOK SUBDIVISION (PLS 35591) CREATING POSSIBLE GAP BETWEEN PARCELS.

SHOOK SUBDIVISION  
FILING NO. 2  
RN 2018000099790

DATE SUBMITTED: <b>02.02.2024</b>	
REVISION NO.	DATE
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PREPARED FOR: <b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899	
SCALE: 1" = 120'	JOB NO: 0109-2207
	BY: BSS
<b>SHEET 16 OF 18</b>	



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PRELIMINARY PLAT  
**TODD CREEK FARMS FILING NO. 1**

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
 RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 17 OF 18

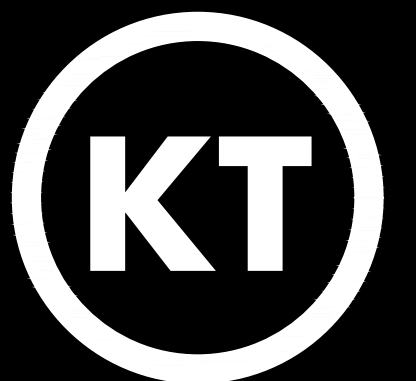
LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C14	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C15	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C16	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C17	89°59'36"	15.00'	23.56'	N45°19'24"W	21.21'
C18	89°52'35"	15.00'	23.53'	N44°36'42"E	21.19'
C19	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C20	90°07'49"	15.00'	23.60'	S45°23'07"E	21.24'
C21	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C22	248°57'46"	50.00'	217.26'	N34°48'05"W	82.43'
C23	68°57'46"	28.00'	33.70'	S55°11'55"W	31.70'
C24	3°24'33"	375.00'	22.31'	N88°36'56"W	22.31'
C25	4°09'55"	375.00'	27.26'	S87°35'50"W	27.26'
C26	46°43'55"	374.10'	305.12'	N27°23'17"E	296.74'
C26	46°43'55"	374.10'	305.12'	S27°23'17"W	296.74'
C27	83°22'27"	14.78'	21.51'	N88°21'33"W	19.66'
C28	5°08'04"	266.85'	23.91'	N49°14'21"W	23.90'
C29	94°16'57"	15.01'	24.71'	S43°07'09"E	22.01'
C30	89°53'00"	15.00'	23.53'	S44°37'18"W	21.19'
C31	51°00'52"	455.00'	405.12'	S25°11'14"W	391.87'
C31	51°00'52"	455.00'	405.12'	S25°11'14"W	391.87'
C32	81°53'34"	15.00'	21.44'	S9°44'53"W	19.66'
C33	19°18'18"	375.00'	126.35'	S21°32'45"E	125.75'
C34	54°01'00"	58.00'	54.68'	S34°23'09"E	52.68'
C35	90°00'00"	8.00'	12.57'	N44°40'48"E	11.31'
C36	90°00'00"	8.00'	12.57'	S45°19'12"E	11.31'
C37	90°00'00"	325.00'	510.51'	N44°40'48"E	459.62'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C38	90°00'00"	325.00'	510.51'	N45°19'12"W	459.62'
C38	90°00'00"	325.00'	510.51'	S45°19'12"E	459.62'
C39	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C40	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C41	90°00'24"	15.00'	23.56'	N44°40'36"E	21.21'
C42	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C43	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C44	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C45	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C46	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C47	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C48	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C49	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C50	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C51	89°50'59"	15.00'	23.52'	S45°14'41"E	21.19'
C52	28°58'54"	275.00'	139.10'	N14°48'39"W	137.62'
C52	28°58'54"	275.00'	139.10'	S14°48'39"E	137.62'
C53	91°10'49"	15.00'	23.87'	S16°17'18"W	21.43'
C54	93°51'05"	15.00'	24.57'	S71°24'44"E	21.91'
C55	1°41'45"	275.00'	8.14'	N25°20'04"W	8.14'
C56	85°24'29"	15.00'	22.36'	N16°31'17"E	20.35'
C57	23°57'37"	225.00'	94.09'	N71°12'21"E	93.41'
C58	2°45'44"	225.00'	10.85'	N9°37'28"W	10.85'
C59	3°49'08"	275.00'	18.33'	S87°46'14"W	18.33'
C60	83°08'00"	8.00'	11.61'	N52°34'20"W	10.62'

CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	44°14'49"	175.00'	135.14'	S22°26'37"E	131.81'
C2	45°45'11"	350.00'	279.49'	S22°33'23"W	272.12'
C3	44°14'49"	350.00'	270.29'	S67°33'23"W	263.62'
C4	51°00'52"	350.00'	311.63'	N64°48'46"W	301.44'
C5	38°59'08"	350.00'	238.15'	N19°48'46"W	233.58'
C6	51°00'52"	415.00'	369.50'	N25°11'14"E	357.42'
C7	90°00'00"	58.00'	91.11'	N45°19'12"W	82.02'
C8	90°00'00"	58.00'	91.11'	N44°40'48"E	82.02'
C9	10°28'32"	250.00'	45.71'	N84°25'24"E	45.64'
C10	19°57'36"	250.00'	87.09'	N69°12'20"E	86.65'
C11	28°58'54"	250.00'	126.46'	N14°48'39"W	125.11'
C12	4°48'55"	250.00'	21.01'	N26°53'39"W	21.00'
C13	10°41'08"	250.00'	46.62'	S05°39'46"E	46.56'

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DATE SUBMITTED: 02.02.2024		
REVISION NO.	DATE	
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PREPARED FOR: <b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: NA	JOB NO: 0109-2207	BY: BSS
<b>SHEET 17 OF 18</b>		



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ARVADA, CO 80002  
PH: 720.638.5190



PRELIMINARY PLAT  
**TODD CREEK FARMS FILING NO. 1**  
 LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
 RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 18 OF 18

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C61	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C62	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C63	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C64	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C65	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C66	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C67	7°50'43"	375.00'	51.35'	N54°59'18"W	51.31'
C68	6°58'57"	375.00'	45.70'	N62°24'08"W	45.67'
C69	6°58'40"	375.00'	45.67'	N69°22'56"W	45.64'
C70	6°59'38"	375.00'	45.78'	N76°22'05"W	45.75'
C71	7°02'45"	375.00'	46.11'	N83°23'17"W	46.09'
C72	7°20'48"	375.00'	48.08'	S81°50'28"W	48.05'
C73	6°56'41"	375.00'	45.45'	S74°41'44"W	45.43'
C74	6°53'51"	375.00'	45.14'	S67°46'27"W	45.12'
C75	6°50'07"	375.00'	44.74'	S60°54'28"W	44.71'
C76	6°10'14"	375.00'	40.39'	S54°24'18"W	40.37'
C77	84°06'47"	15.00'	22.02'	N86°37'25"W	20.10'
C78	33°24'46"	150.00'	87.47'	N27°51'39"W	86.24'
C79	10°50'03"	150.00'	28.36'	N5°44'14"W	28.32'
C80	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C81	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C82	3°43'57"	200.00'	13.03'	S2°11'11"E	13.03'
C83	12°17'09"	200.00'	42.89'	S10°11'44"E	42.80'
C84	12°17'06"	200.00'	42.88'	S22°28'51"E	42.80'
C85	15°56'38"	200.00'	55.65'	S36°35'43"E	55.47'
C86	84°06'47"	15.00'	22.02'	S2°30'38"E	20.10'
C87	6°42'44"	375.00'	43.93'	S36°11'24"W	43.91'
C88	6°06'52"	375.00'	40.02'	S29°46'36"W	40.00'
C89	6°06'52"	375.00'	40.02'	S23°39'44"W	40.00'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C90	6°06'52"	375.00'	40.02'	S17°32'52"W	40.00'
C91	6°20'26"	375.00'	41.50'	S11°19'13"W	41.48'
C92	5°38'01"	375.00'	36.87'	S5°19'59"W	36.86'
C93	87°09'49"	15.00'	22.82'	S46°05'53"W	20.68'
C94	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C95	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C96	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C97	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C98	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C99	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C100	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C101	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C102	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C103	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C104	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C105	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C106	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C107	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C108	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C109	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C110	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C111	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C112	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C113	6°29'38"	225.00'	25.50'	N86°25'59"E	25.49'
C114	30°46'53"	58.00'	31.16'	N74°17'21"E	30.79'
C115	49°20'52"	58.00'	49.95'	N34°13'29"E	48.42'
C116	9°52'15"	58.00'	9.99'	N4°36'55"E	9.98'
C117	8°21'37"	48.97'	7.15'	N3°50'56"W	7.14'
C118	27°07'29"	61.77'	29.24'	N75°51'26"W	28.97'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C119	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C120	11°34'24"	375.00'	75.75'	N6°06'24"W	75.62'
C121	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C122	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C123	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C124	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C125	91°28'22"	15.00'	23.95'	N75°02'17"W	21.48'
C126	14°48'20"	225.00'	58.14'	N21°53'57"W	57.98'
C127	14°10'35"	225.00'	55.67'	N7°24'30"W	55.53'
C128	90°00'00"	8.00'	12.57'	N44°40'48"E	11.31'
C129	90°00'00"	8.00'	12.57'	S45°19'12"E	11.31'
C130	6°42'45"	275.00'	32.22'	S3°40'34"E	32.20'
C131	3°58'23"	275.00'	19.07'	S9°01'08"E	19.07'
C132	83°28'26"	8.00'	11.66'	S30°43'53"W	10.65'
C133	13°14'34"	275.00'	63.56'	S65°50'49"W	63.42'
C134	7°55'24"	225.00'	31.11'	N4°16'54"W	31.09'
C135	90°00'00"	33.00'	51.84'	S44°40'48"W	46.67'
C136	90°00'00"	8.00'	12.57'	N45°19'12"W	11.31'
C137	90°00'00"	8.00'	12.57'	N44°40'48"E	11.31'
C138	90°00'00"	33.00'	51.84'	S45°19'12"E	46.67'
C139	90°00'00"	8.00'	12.57'	S44°40'48"W	11.31'
C140	90°00'00"	8.00'	12.57'	N45°19'12"W	11.31'
C141	90°00'00"	8.00'	12.57'	N44°40'48"E	11.31'
C142	90°00'00"	8.00'	12.57'	S45°19'12"E	11.31'
C143	90°00'00"	8.00'	12.57'	S44°40'48"W	11.31'

J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2007-PRELIMINARY-SHEETS.DWG

DATE SUBMITTED: <b>02.02.2024</b>		
REVISION NO.	DATE	
1		
2		
3		
4		
5		
PREPARED FOR: <b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: NA	JOB NO: 0109-2207	BY: BSS
<b>SHEET 18 OF 18</b>		



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

## Greg Barnes

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**From:** Thyne - DNR, Ailis <ailis.thyne@state.co.us>  
**Sent:** Monday, March 18, 2024 10:41 AM  
**To:** Comaniciu - DNR, Ioana; Greg Barnes  
**Subject:** Re: For Review: Todd Creek Farms (PRC2023-00020)  
**Attachments:** PRC2023-00020\_Adams.pdf

Please be cautious: This email was sent from outside Adams County

Dear Greg Barnes,

The new referral information references a will serve letter from Todd Creek Village being attached; however, a will serve letter was not attached with the new referral information, and no additional information was provided regarding the water supply. Therefore, our comments from the letter dated September 18, 2023 (attached) are still valid.

If you have any questions, please contact me at [ailis.thyne@state.co.us](mailto:ailis.thyne@state.co.us).

Regards,

Ailis Thyne, P.E.  
Water Resource Engineer



P 303.866.3581 x 8216  
1313 Sherman Street, Room 818, Denver, CO 80203  
[ailis.thyne@state.co.us](mailto:ailis.thyne@state.co.us) | [www.colorado.gov/water](http://www.colorado.gov/water)

----- Forwarded message -----

**From:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Date:** Tue, Mar 5, 2024 at 10:46 AM  
**Subject:** For Review: Todd Creek Farms (PRC2023-00020)  
**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>

The Adams County Planning Commission and Board of County Commissioners previously requested comments on the following applications: **1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD); 2. Rezoning to change the zone district designation of 79 acres (Parcel Number: 0157104200001) to Planned Unit Development (PUD) from Agriculture-3 (A-3); 3. Rezoning to change the zone district designation of 8 acres (Parcel Number: 0157104000020) to Planned Unit Development (PUD) from Agriculture-1 (A-1).** This notice is to inform you that an additional application has been filed to be processed with the prior three applications: **4. Preliminary Plat for Major Subdivision to create approximately 416 lots and 14 tracts on approximately 208 acres.** If you previously provided comments on this development proposal, your comments are still on file as part of this case.

The Assessor's Parcel Numbers associated with this development proposal are: 0157102100003, 0157102100004, 0157102101014, 0157103000014, 0157103300009, 0157104000006, 0157104000020, 0157104100005, and 0157104200001. The applicant is Matt Cavanaugh of Remington Homes, 5740 Olde Wadsworth Blvd., Ste. A, Arvada, CO 80002.



## Greg Barnes

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**From:** Aaron Eyl - CDOT <aaron.eyl@state.co.us>  
**Sent:** Tuesday, March 5, 2024 11:19 AM  
**To:** Greg Barnes  
**Cc:** steven.loeffler  
**Subject:** Re: For Review: Todd Creek Farms (PRC2023-00020)

Please be cautious: This email was sent from outside Adams County

Greg,

CDOT reviewed this location in October of 2023, which was a review of a TIS. Our previous comments still stand.

In regards to the additional application for the preliminary plat for major subdivision, CDOT has no comment.

Thank you for the opportunity to review this referral.

On Tue, Mar 5, 2024 at 10:47 AM 'Greg Barnes' via CDOT\_R1\_AccessPermitting\_GroupF <[cdot\\_r1access\\_groupf@state.co.us](mailto:cdot_r1access_groupf@state.co.us)> wrote:

The Adams County Planning Commission and Board of County Commissioners previously requested comments on the following applications: **1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD); 2. Rezoning to change the zone district designation of 79 acres (Parcel Number: 0157104200001) to Planned Unit Development (PUD) from Agriculture-3 (A-3); 3. Rezoning to change the zone district designation of 8 acres (Parcel Number: 0157104000020) to Planned Unit Development (PUD) from Agriculture-1 (A-1).** This notice is to inform you that an additional application has been filed to be processed with the prior three applications: **4. Preliminary Plat for Major Subdivision to create approximately 416 lots and 14 tracts on approximately 208 acres.** If you previously provided comments on this development proposal, your comments are still on file as part of this case.

The Assessor's Parcel Numbers associated with this development proposal are: 0157102100003, 0157102100004, 0157102101014, 0157103000014, 0157103300009, 0157104000006, 0157104000020, 0157104100005, and 0157104200001. The applicant is Matt Cavanaugh of Remington Homes, 5740 Olde Wadsworth Blvd., Ste. A, Arvada, CO 80002.

Please forward any additional written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601, or call (720) 523-6800 by 03/27/2024 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be

obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/current-land-use-cases](http://www.adcogov.org/current-land-use-cases). It may take a few business days for the case materials to be posted to the website. Thank you for your review of this case.



**Greg Barnes** Pronouns: he/him/his

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

[adcogov.org](http://adcogov.org)

**My work schedule is:**

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)

Tuesday: 7:30 am – 5:00 pm (in office)

Wednesday: 7:00 am – 4:30 pm (work from home)

Thursday: 7:30 am – 5:00 pm (in office)

Friday: 7:30 am – 5:00 pm (in office)

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You received this message because you are subscribed to the Google Groups "CDOT\_R1\_AccessPermitting\_GroupF" group.

To unsubscribe from this group and stop receiving emails from it, send an email to

[cdot\\_r1access\\_groupf+unsubscribe@state.co.us](mailto:cdot_r1access_groupf+unsubscribe@state.co.us).

To view this discussion on the web visit

[https://groups.google.com/a/state.co.us/d/msgid/cdot\\_r1access\\_groupf/PH8PR09MB9343F1FAA9045BAC1100209EDD222%40PH8PR09MB9343.namprd09.prod.outlook.com](https://groups.google.com/a/state.co.us/d/msgid/cdot_r1access_groupf/PH8PR09MB9343F1FAA9045BAC1100209EDD222%40PH8PR09MB9343.namprd09.prod.outlook.com).

For more options, visit <https://groups.google.com/a/state.co.us/d/optout>.

--

**Aaron Eyl**  
Permit Unit - Region 1





P 720.703.5737  
2829 W. Howard Place, Denver CO 80204  
[aaron.eyl@state.co.us](mailto:aaron.eyl@state.co.us) | [codot.gov](http://codot.gov) | [cotrip.org](http://cotrip.org)



Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

### **Hazardous and Solid Waste**

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:  
<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:  
<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing [comments.hmwmd@state.co.us](mailto:comments.hmwmd@state.co.us) or calling 303-692-3320.

### **Water Quality**

The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.





## Clean Water Requirements

### Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: [cdphe\\_ceos\\_support@state.co.us](mailto:cdphe_ceos_support@state.co.us) or [cdphe\\_wqcd\\_permits@state.co.us](mailto:cdphe_wqcd_permits@state.co.us)

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

### Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

*“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”*

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>



## Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

*A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:*

*(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.*

*(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.*

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing [cdphe.commentswqcd@state.co.us](mailto:cdphe.commentswqcd@state.co.us) or calling 303-692-3500.

## Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.





## Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: [http://www.colorado.gov/airquality/ss\\_map\\_wm.aspx](http://www.colorado.gov/airquality/ss_map_wm.aspx).

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado’s APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

### **Asbestos and Lead-Based Paint**

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: <https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos> and the following website for lead-based paint: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado’s asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE’s APCD by emailing [cdphe.commentsapcd@state.co.us](mailto:cdphe.commentsapcd@state.co.us) or calling 303-692-3100.

### **Environmental Justice and Health Equity**

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.





ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.



We have included some general resources for your reference.

**Resources:**

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)





## Greg Barnes

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**From:** Cicione - CDPHE, Brendan <brendan.cicione@state.co.us>  
**Sent:** Monday, March 18, 2024 9:47 AM  
**To:** Greg Barnes  
**Subject:** Re: For Review: Todd Creek Farms (PRC2023-00020)

You don't often get email from brendan.cicione@state.co.us. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hi Greg,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,  
Brendan

On Mon, Mar 11, 2024 at 8:46 AM Localreferral - CDPHE, CDPHE <[cdphe\\_localreferral@state.co.us](mailto:cdphe_localreferral@state.co.us)> wrote:  
Hello,

Please see the email below. Please let me know if you have any comments by 3/25.

Thank you!

----- Forwarded message -----

**From:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Date:** Tue, Mar 5, 2024 at 10:46 AM  
**Subject:** For Review: Todd Creek Farms (PRC2023-00020)  
**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>

The Adams County Planning Commission and Board of County Commissioners previously requested comments on the following applications: **1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD); 2. Rezoning to change the zone district designation of 79 acres (Parcel Number: 0157104200001) to Planned Unit Development (PUD) from Agriculture-3 (A-3); 3. Rezoning to change the zone district designation of 8 acres (Parcel Number: 0157104000020) to Planned Unit Development (PUD) from Agriculture-1 (A-1).** This notice is to inform you that an additional application has been filed to be processed with the prior three applications: **4. Preliminary Plat for Major Subdivision to create approximately 416 lots and 14 tracts on approximately 208 acres.** If you previously provided comments on this development proposal, your comments are still on file as part of this case.

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## Greg Barnes

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**From:** Gosselin, Steve <SGosselin@northmetrofire.org>  
**Sent:** Tuesday, March 5, 2024 11:04 AM  
**To:** Greg Barnes  
**Subject:** RE: For Review: Todd Creek Farms (PRC2023-00020)

Please be cautious: This email was sent from outside Adams County

Good morning, Greg.

The subject parcels lie outside the jurisdictional boundaries of North Metro Fire. As such, the Fire District has not comments regarding the proposal.

Have a great day!

**Steven Gosselin**  
**Division Chief - Fire Prevention**  
**North Metro Fire Rescue District**  
101 Spader Way  
Broomfield, CO 80020  
Phone: (303) 252-3540  
Fax: (720) 887-8336  
E-mail: [sgosselin@northmetrofire.org](mailto:sgosselin@northmetrofire.org)  
Website: [www.northmetrofire.org](http://www.northmetrofire.org)



**"Excellence Through Each Individual Act."**



Be safe. Stay healthy. Stay happy!

---

**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Tuesday, March 5, 2024 10:45 AM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** For Review: Todd Creek Farms (PRC2023-00020)

You don't often get email from [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org). [Learn why this is important](#)

The Adams County Planning Commission and Board of County Commissioners previously requested comments on the following applications: **1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD); 2. Rezoning to change the zone district designation of 79 acres (Parcel Number: 0157104200001) to Planned Unit Development (PUD) from Agriculture-3 (A-3); 3. Rezoning to change the zone district designation of 8 acres (Parcel Number: 0157104000020) to Planned Unit Development (PUD) from Agriculture-1 (A-1).** This notice is to inform you that an additional application has been filed to be processed with the prior three applications: **4. Preliminary Plat for Major Subdivision to create approximately 416 lots and 14 tracts on approximately 208 acres.** If you previously provided comments on this development proposal, your comments are still on file as part of this case.

The Assessor's Parcel Numbers associated with this development proposal are: 0157102100003, 0157102100004, 0157102101014, 0157103000014, 0157103300009, 0157104000006, 0157104000020, 0157104100005, and 0157104200001. The applicant is Matt Cavanaugh of Remington Homes, 5740 Olde Wadsworth Blvd., Ste. A, Arvada, CO 80002.



## Greg Barnes

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**From:** Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>  
**Sent:** Tuesday, March 26, 2024 8:37 AM  
**To:** Greg Barnes  
**Subject:** RE: For Review: Todd Creek Farms (PRC2023-00020)

You don't often get email from clayton.woodruff@rtd-denver.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Greg,

The RTD engineering review has no exceptions to this project at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thank you,



**C. Scott Woodruff**

**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)

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**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Tuesday, March 05, 2024 10:45 AM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** For Review: Todd Creek Farms (PRC2023-00020)

The Adams County Planning Commission and Board of County Commissioners previously requested comments on the following applications: **1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD); 2. Rezoning to change the zone district designation of 79 acres (Parcel Number: 0157104200001) to Planned Unit Development (PUD) from Agriculture-3 (A-3); 3. Rezoning to change the zone district designation of 8 acres (Parcel Number: 0157104000020) to Planned Unit Development (PUD) from Agriculture-1 (A-1).** This notice is to inform you that an additional application has been filed to be processed with the prior three applications: **4. Preliminary Plat for Major Subdivision to create approximately 416 lots and 14 tracts on approximately 208 acres.** If you previously provided comments on this development proposal, your comments are still on file as part of this case.

The Assessor's Parcel Numbers associated with this development proposal are: 0157102100003, 0157102100004, 0157102101014, 0157103000014, 0157103300009, 0157104000006, 0157104000020, 0157104100005, and 0157104200001. The applicant is Matt Cavanaugh of Remington Homes, 5740 Olde Wadsworth Blvd., Ste. A, Arvada, CO 80002.





**TODD CREEK FARMS FILING NO. 1**  
**PRELIMINARY DEVELOPMENT PLAN**  
ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

REVISIONS:	DATE:
1	
2	
3	

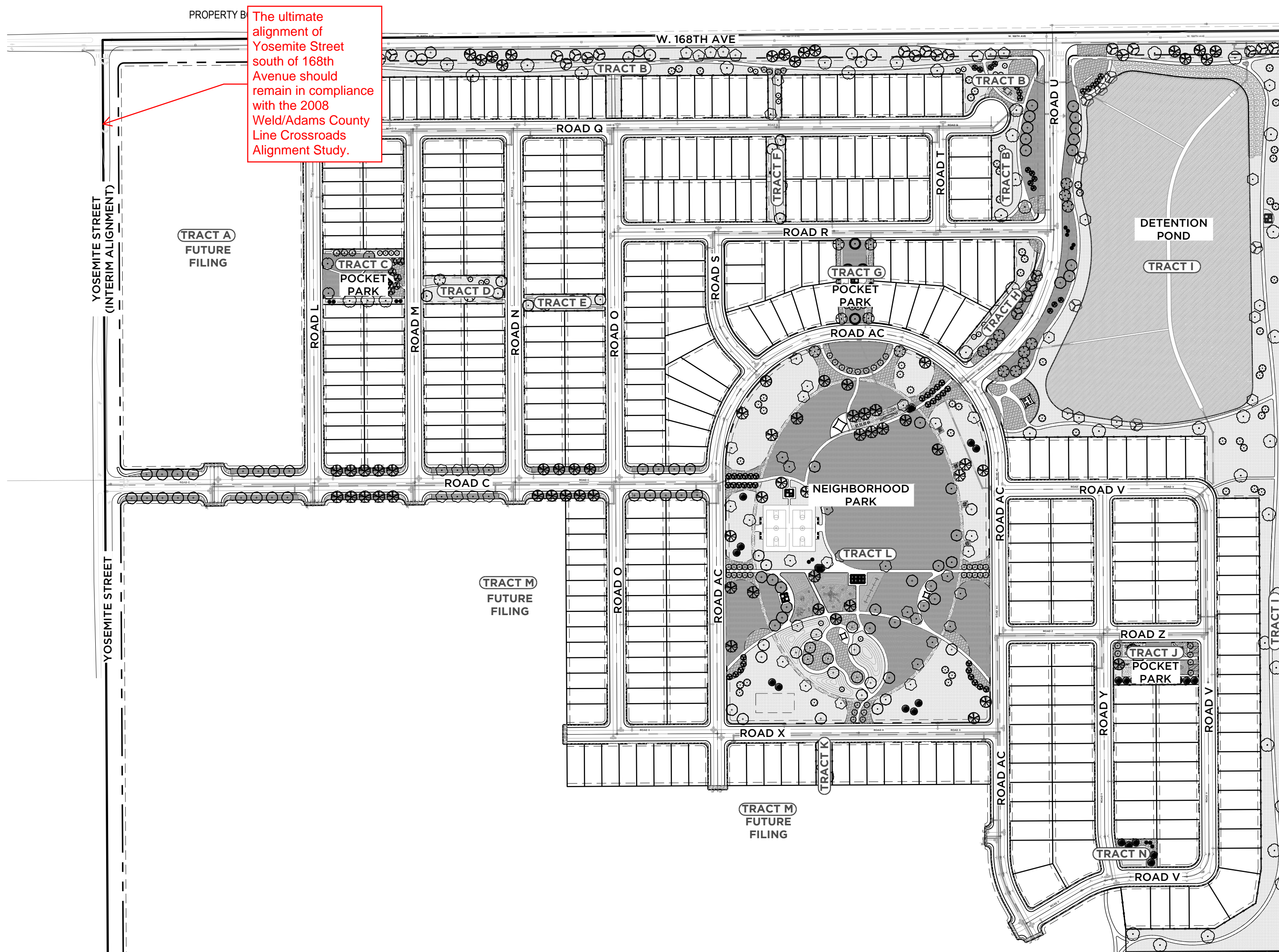
**NOT FOR CONSTRUCTION**

Sheet Name

**OVERALL  
SITE PLAN**

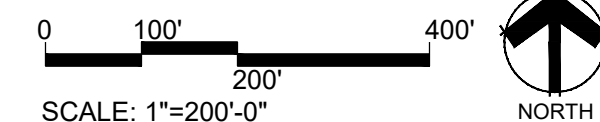
Sheet Number

**L0.1**



The ultimate alignment of Yosemite Street south of 168th Avenue should remain in compliance with the 2008 Weld/Adams County Line Crossroads Alignment Study.

OPEN SPACE TABULATIONS			
DESCRIPTION	REQUIRED AREA (AC.)	PROPOSED AREA (AC.)	% OF TOTAL
TOTAL TODD CREEK AMENDMENT PUD AREA	555.2	555.2	100.0%
OPEN SPACE REQUIRED (30%)	166.56	240.5	43.3%
ACTIVE OPEN SPACE REQUIRED (25% OF OPEN SPACE)	41.64	68.2	28.4%
TOTAL PROJECT AREA = 207.97	OVERALL PD AREA (AC.)	OPEN SPACE (AC.)	% OF TOTAL PD AREA
FILING NO. 1 PD	112.24	37.74	33.6%
TRACTS A & M (FUTURE FILINGS)	95.73	N/A	N/A







City Hall  
9500 Civic Center Drive  
Thornton, Colorado 80229-4326

City Development Department  
303-538-7295  
FAX 303-538-7373  
[www.thorntonco.gov](http://www.thorntonco.gov)

March 27, 2024

Greg Barnes  
Adams County Community and Economic Development Department  
4430 South Adams County Parkway  
Brighton, CO 80602

RE: Request for comments for Todd Creek Farms (PRC2023-00020) –  
PLOSR202400346

Dear Mr. Barnes:

City of Thornton staff have reviewed the proposal and have the following comments:

**TRAFFIC ENGINEERING (TE)**  
**Traffic Engineer (Darrell Alston, 720-977-6480)**

1. See attached red-lines for comments from the city's Traffic Engineer.

**END OF COMMENTS**

Please feel free to contact me at 303-538-7301, or via e-mail at [erinn.rogowski@thorntonco.gov](mailto:erinn.rogowski@thorntonco.gov) for questions related to this response. You can also reach out to the staff member listed for specific comment information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erinn Rogowski".

Erinn Rogowski  
Planner II

cc: Greg Barnes, [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)  
Mike Garrott, Planning Director  
Warren Campbell, Current Planning Manager  
Collin Wahab, Principal Planner



March 27, 2024

Adams County | Community & Economic Development  
4430 South Adams County Parkway  
Brighton, CO 80601

Re: PRC2023-00020 Todd Creek Farms Preliminary Application and Rezone

Dear Greg:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Todd Creek Preliminary Development Plan Amendment and Rezoning. After review of the information, we have the following comments:

- United Power has no concern with the zoning changes from A-1 and A-3 to PUD.
- United Power has existing electrical distribution in the area that may or may not need to be upgraded or relocated depending on the requirements of your site. Please note that any cost associated with this would be at the expense of the applicant.
- **Front or Rear Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. Typically, with electric in the rear of the subdivision lots. We will need 8' to 10' wide dry utility easements in the rear of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts. If gas and electric will be sharing front lot distribution, we will need a 10' to 15' wide dry utility easements in the front of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts as well.
- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracts on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.
- Tracts/Open Space/Parks – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If Blanket utility easement(s) cannot be given, we request 10'-12' easements along perimeter of tracts abutting roads, and through tracts between lots.



- Streetlights – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.
- All dry Utility Easements must be noted and called out clearly in all lots and sections upon future review of all Plats.
- Landscaping within a Utility Easement - When placing landscaping above underground lines or within utility easements, we cannot have any deep rooting vegetation or trees planted over our lines. Only shallow roots, such as, bushes, shrubs, and grasses. The trunk/base of the tree(s) should be minimum of 5' away from the underground electric line. Any landscaping should be a minimum clearance distance of 10-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe if needed.

Please have the property owner/developer/contractor submit an application for new electric service, any modification to existing facilities including relocation and/or removal along with CAD data via <https://www.unitedpower.com/construction>. United Power would like to work early with the applicant in the construction process to get an electric design prepared so that we can request any additional easements. When possible, we prefer these easements are dedicated on the plat rather than obtaining by separate instrument. Obtaining easements via a separate instrument can be time consuming and could cause delays.

***As a Reminder:*** No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions can be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,



Emily Fore  
United Power, Inc.  
Right of Way Agent  
M: 970-515-0128 | Email: [platreferral@unitedpower.com](mailto:platreferral@unitedpower.com)



Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
violeta.ciocanu@xcelenergy.com

March 28, 2024

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 1<sup>st</sup> Floor, Suite W2000A  
Brighton, CO 80601

Attn: Greg Barnes

**Re: Todd Creek Farms, Case # PRC2023-00020**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined an **engineering review** is necessary for the above captioned project. Public Service Company has an existing high-pressure natural gas *transmission* pipeline and associated land rights within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at: [encroachment requests \(xcelenergy.com\)](https://www.xcelenergy.com/encroachment-requests) (scroll down to Encroachment Requests and click on APPLY NOW).

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

*Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision or platted area identified as **single-family lots**. Ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to all public streets, and around the perimeter of each **commercial/industrial** and **multi-family** lot in the subdivision or platted area including tracts, parcels and/or open space areas.*



*These easements are dedicated to the County of Adams for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

PSCo also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: [violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

## Greg Barnes

---

**From:** Jill Belleau <belleau.jill@gmail.com>  
**Sent:** Friday, March 29, 2024 11:55 AM  
**To:** Greg Barnes  
**Subject:** PRC2023-00020

[You don't often get email from belleau.jill@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Please be cautious: This email was sent from outside Adams County

Hi. I am writing to comment/ask questions regarding the development on WCR 2 and Yosemite. We have lived in this area since 1996 in Lakeview Estates.

Here are some items of concern. When we moved in, the water system approved for our development was not properly sized to handle the 35 homes that were built. We spent many years running out of water, unable to landscape, even shower some mornings. We ultimately had to secure an attorney and sue the developer and city for the short comings in the planning. We had to issue bonds to go into debt and put in a new system and then again extend the bonds to pay water taps to the city of Thornton to get adequate water. Now the city of Thornton has stopped all permits because they cannot secure their future water sources. I also have friends in various developments in unincorporated Adams County along highway 7 that cannot secure water for their properties because of community well systems that were inadequate at the time of construction.

It appears that this an unincorporated Adams County development as well. Where is the water coming from for such high density housing?

I realize that the business decision dictates higher density because of the price of real estate, however, I wish we could keep the agricultural feel in this area and a more sensible density. Adams county continues to abandon its agricultural roots. We were active with the Adams County 4H program and the commissioners have since traded the fairgrounds and arenas used by the horse and cow project for a dog shelter. Kids need things to do besides indoors and group activities at rec centers. This development does not foster any of the agricultural heritage that is around it. There are numerous people on WCR 2 that were also active 4H members. When Covid happened, it was a wake up call that rural life would not come with all the restrictions needed in a city environment. My children are now seeking to leave this area to have the same type of rural childhood. It would be nice if we could transition to Weld County in a more rural setting rather than just adding a high density housing development.

The last question is in regard to traffic. Highway 7 is in such disrepair and should be a 4 lane divided highway for safety. WCR 2 is now an autobahn used to avoid highway 7 or the tolls. Lots of accidents and deaths because of the speeds. I regularly wait through several cycles of the Quebec and Yosemite lights on highway 7 to come out of my neighborhood. My father lives in Weld County and it appears that they force the developers to widen the highway as part of the approval to accommodate the future traffic. We all just swerve down Highway 7 avoiding damage to our cars. My son had a pot hole so big it caused a flat tire and broke the strut in his new car he had for a week. Total bill \$4000.

Overall, I feel we need to take care of the fast development that Adams County and Colorado has experienced and then look forward to what a responsible plan would be, not just how much money can we get off of some farm land since they paid a high price for it. This entire development is too much too fast and will only add to the frustrations we all are experiencing along this corridor.

Sincerely,



Jill A Belleau  
Todd D Belleau

## Greg Barnes

---

**From:** Carl Blesch <dunselguy@gmail.com>  
**Sent:** Monday, March 11, 2024 3:37 PM  
**To:** Greg Barnes  
**Subject:** Todd Creek Farms rezone

You don't often get email from dunselguy@gmail.com. [Learn why this is important](#)

**Please be cautious: This email was sent from outside Adams County**

Our objection is simple, and is almost universally held by area residents: We do not have the roads and other infrastructure to support this development and others adjacent to it. Regardless of statements to the contrary, we believe this fact is known to all involved.

Please do not proceed unless and until adequate infrastructure is present.

Carl Blesch  
14819 Syracuse Way



## Greg Barnes

---

**From:** Jennice Casady <jen1of3@hotmail.com>  
**Sent:** Saturday, March 30, 2024 11:59 AM  
**To:** Greg Barnes  
**Subject:** Project: PRC2023-00020

You don't often get email from jen1of3@hotmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Dear Greg Barnes,

I am a Todd Creek resident, and I received the letter regarding the rezoning of Agriculture land to PUD.

Project number: PRC2023-00020

The master land plan for Todd Creek is for acre 1.5 to 2 acre homes. To change the master plan, and rezone the Todd Creek area would mean to change the original master plan that creates a unique and desired living space for families. As a Todd Creek resident I think it is wrong to change the original zoning master plan because takes away from the openness of our area that people enjoy and purposefully come here for.

Also, the roads in this area are not updated to handle a huge influx of traffic that these apartments would create. The roads are single lane country roads; not city roads. This area is designed for country living; not city living. There are tons of apartments being built all around Brighton and Thornton, and it is not necessary to change our zoning for apartments.

I say no to the rezoning of Todd Creek Farms, and say that it should be kept for the 1.5 to 2 acre housing that it was originally intended for.

I would like to be informed regarding the public hearing dates.

Thank you for listening to my comments regarding the zoning of Todd Creek Farms.

Jennice Casady  
Todd Creek Resident  
15695 Akron Street  
Brighton, CO 80602

## Greg Barnes

---

**From:** Sarah Fish <sarahjoannafish@gmail.com>  
**Sent:** Sunday, March 31, 2024 9:58 PM  
**To:** Greg Barnes  
**Cc:** fishman1718@gmail.com  
**Subject:** Project number prc2023-00020

[You don't often get email from sarahjoannafish@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Please be cautious: This email was sent from outside Adams County

Hello,

I am writing in response to the request for comments. My husband and I are requesting that this additional application be denied. We are homeowners in Todd Creek Meadows and sit directly across and south from this field. This change would not be beneficial for anyone in our neighborhood and would create an enormous amount of new traffic that is not wanted or safe for the current layout of the neighborhood and community. We also have limited water and sewage lines in Todd Creek as it is without adding an additional subdivision into these fields and straining the already thin resources.

Please keep my information on file to update my husband and I of updates.

Thank you very much for your time.

Sarah and Ryan Fish



## Greg Barnes

---

**From:** Andrew Huie <ahuie7618@sbcglobal.net>  
**Sent:** Monday, March 25, 2024 10:54 AM  
**To:** Greg Barnes  
**Subject:** Todd Creek Farms Preliminary Applications and Rezone / Project #PRC2023-00020

You don't often get email from ahuie7618@sbcglobal.net. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

March 25, 2024

Hello Adams County Planning Commission and Board of County Commissioners,

We have previously responded to the August 15, 2023, Request for Comments letter related to this Project and requested to have the staff report and notice of public hearing dates shared with us. To date, we have not received any information until the March 5, 2024, Request for Comments that an additional application has been filed to be processed with the prior three applications.

We are again requesting for the staff report and notice of public hearing dates be forwarded to us. We are also requesting that these comments be taken into consideration verbatim.

Currently we are opposed to the applications in the above as this is NOT consistent with the Adams County Comprehensive Plan. The Plan updates three fundamental long-range planning documents to accommodate the future growth, transportation, and livability needs of the county through the Comprehensive Plan (Comp Plan), Transportation Master Plan (TMP), and Parks, Open Space, and rails (POST) Plan. This coordinated planning effort is to recognize the intersections between land use, transportation, and an integrated parks and trails system to support a livable and thriving community; however, the applications do not address/resolve issues with transportation in the proposed applications.

In addition, Adams County has a rich history in agriculture, and agricultural land uses are the cultural heritage backbone of Adams County. Agriculture continues to be a regional asset and cultural keystone but is threatened by development expansion. Availability of water, utilities, and services also constrain future development and growth.

There are many other residential sites that are in progress or under construction that addresses the "Middle Missing Housing", and the proposed applications should not be implemented due to the lack of alignment with the existing zoning and Amended Comprehensive Plan. There is a lack of transportation infrastructure to support the proposed density and increase of 1,600 residences and the existing zoning of the A-1 and A-3 are <1 DU/AC and not an average of 6 DU/AC (Residential Low as proposed). In addition, the ideal mobility for the A-1 and A-3 are moderate capacity road corridors and limited street network.

Adams County's policy is to promote smart growth that concentrates higher residential densities in areas served by transit and with access to employment, education, and amenities, while limiting

residential growth in areas of significant agricultural value or with environmental sensitivity. The proposed applications are contrary to the policy.

Strategy COH 1.1.04: Conduct a nexus study to evaluate impacts on housing of new development and explore options for mitigating those impacts.

Strategy COH 1.1.05: Preserve existing productive agricultural lands, open space, designated view corridors, wildlife habitat, and sensitive environmental areas.

The Applications should be denied based on the fact that it is not consistent with the Adams County Comprehensive Plan, that the agricultural land uses are the cultural heritage backbone of Adams County and is threatened by these projects and contradicts the Adams County policy to promote smart growth.

Thanks,

Andrew & Debby Huie

15912 Wabash Ct.

Thornton, CO 80602

Ahuie7618@sbcglobal.net

## Greg Barnes

---

**From:** Greg Barnes  
**Sent:** Tuesday, April 2, 2024 3:39 PM  
**To:** Greg Barnes  
**Subject:** Public Comment: Todd Creek (PRC2023-00020)

Jeff called to say he objected to the application based off of concerns for the traffic congestion on Highway 7.



**Greg Barnes** Pronouns: he/him/his  
Principal Planner, *Community and Economic Development Dept.*  
ADAMS COUNTY, COLORADO  
4430 S. Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601-8216  
720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)  
[adcogov.org](http://adcogov.org)

**My work schedule is:**

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)  
Tuesday: 7:30 am – 5:00 pm (in office)  
Wednesday: 7:00 am – 4:30 pm (work from home)  
Thursday: 7:30 am – 5:00 pm (in office)  
Friday: 7:30 am – 5:00 pm (in office)



## Greg Barnes

---

**From:** Peter Johnson <peterj4899@gmail.com>  
**Sent:** Monday, March 11, 2024 3:18 PM  
**To:** Greg Barnes  
**Subject:** Comments on PRC2023-00020

[You don't often get email from peterj4899@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Please be cautious: This email was sent from outside Adams County

Hello,

These comments pertain to the parcel numbers: 0157102100003, 0157102100004, 0157102101014, 0157103000014, 0157103300009, 015704000006, 0157104000020, 0157104100005, and 0157104200001.

New home building along Highway 7 (168th Avenue) east of Colorado avenue should be suspended until Highway 7 is improved to four lanes. The traffic along this part of Highway 7 already exceeds the carrying capacity of a two lane road. There are already several new developments going in and this will make the traffic even worse. Access to water is also a major concern, it does seem that Thornton, Brighton, and properties to the north are paying very high water rates. I understand that new homes are important but not at the expense of the people already living here.

Peter Johnson  
15695 Xenia Way  
Thornton, CO 80602

## Greg Barnes

---

**From:** John Laatsch <jclaatschinc@gmail.com>  
**Sent:** Wednesday, March 13, 2024 4:11 PM  
**To:** Greg Barnes; jclaatschinc@gmail.com  
**Subject:** Todd Creek Farms

You don't often get email from jclaatschinc@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

I have no questions regarding the rezoning nor the development plan, however the concern is the condition of West 168th Avenue, Yosemite Street and the intersection of Yosemite Street and Highway 7. The added traffic will present an additional burden on 168<sup>th</sup> which is not the best built road and the same for Yosemite.

The Yosemite / 7 intersection is being stressed with the significant increased traffic on 7 and the rapidly deterioration of the road. While I understand that 7 is a State Highway, in general with the growth in this corridor, all of us that use 7 on a daily basis face dangerous conditions and it almost feels like it is getting worse on a weekly basis.

John Laatsch  
Retired Landscape Architect/Planner/Urban Design  
8005 Heritage Drive  
Thornton, CO 80602  
970 379-9136  
jclaatschinc@gmail.com

3-28-2024

Via Email to GJBarnes@adcogov.org

Greg Barnes  
Principal Planner  
Adams County  
Community and Economic Development Department  
4430 South Adams County Parkway  
Suite W2000A  
Brighton, CO 80601-8216

RE: Todd Creek Farms Preliminary Application and Rezone  
Project Number: PRC2023-00020  
Applications 1, 2, 3 and 4

Dear Greg Barnes:

In response to the Adams County Planning Commission's request for comments concerning the 4 applications as to the above referenced Project for 1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD), 2. Rezoning to change the zone district designation of 79 acres to PUD from Agriculture -3 (A-3)-Parcel Number 0157104200001, 3. Rezoning to change the zone district designation of 8 acres to PUD from Agriculture -1 (A-1)- Parcel Number 0157104000020, and 4. Preliminary Plat for Major Subdivision to create approximately 416 lots and 14 tracts on approximately 208 acres, I am providing the following comments:

First, I still do not believe that the proposed applications are in the best interest of our community in the Todd Creek area, as the project will add an excessive number of homes to our area. I live in the Heritage Todd Creek community and know first-hand the very poor status of the surrounding roads and deficient water sources available. This is a rural area, and this project clearly intends to convert the area into an urban scenario which I do not wish to live in.

Second, the available water sources in this area contain PFAS (forever chemicals) in excess of what the federal Environmental Protections Agency (EPA) allows for safe human consumption. Both the City of Thornton and the Todd Creek Village Metro District (TCVMD) have notified consumers like me in the Todd Creek area of the presence of these dangerous chemicals in their water and this, in turn, has caused many of us who can afford to do so to have to purchase additional water filtration systems for our homes. Until such time as Thornton and TCVMD can provide water treated to safely remove the dangerous chemicals from our water, it would be wrong for Adams County Planning Commission to approve the above-referenced applications concerning PRC2023-00020.

Third, the roads in and around the Todd Creek area are in very poor shape, especially Highway 7 which is unsafe. The maintenance of the roads in the area, including Highway 7, involves constant pothole patching instead of properly re-paving. Although I realize there is proposed improvement of Highway 7



involving some paving planned for later this year, Highway 7 desperately needs widening and extensive repaving to handle the existing traffic and won't be able to safely handle the vast increase in cars and traffic that will result from the above-referenced Major Amendment and Rezoning applications concerning PRC2023-00020. Additionally, many of the roads become flooded during serious rainfall such as we have experienced this past Spring and Summer. The Developer(s) of the proposed developments in these 4 applications must be required to pay for the reconstruction of Highway 7 and the other roads surrounding and impacted by the proposed developments.

Please do not place the monetary desires of the backers involved with PRC2023-00020 over the best interests of the existing community members.

Thank you,

Janna L. Lambert  
7832 E 151<sup>st</sup> Place  
Thornton, CO 80602

## Greg Barnes

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**From:** R. Meadows <drmeadows@hotmail.com>  
**Sent:** Tuesday, March 26, 2024 10:19 AM  
**To:** Greg Barnes  
**Subject:** Comment on PRC2023-00020 Todd Creek Prelim Applications

[You don't often get email from drmeadows@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Please be cautious: This email was sent from outside Adams County

We have one question:

What is the County's and State's plan for accommodating the much higher volume of traffic on 160th Avenue (CO-7) between Brighton and I-25, resulting from these 4 PDUs?

Respectively,  
Roy & Delores Meadows  
15818 Valentia St  
Thornton CO 80602  
7/9-425-7581

## Greg Barnes

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**From:** Sean Mills <smills44@sbcglobal.net>  
**Sent:** Thursday, March 28, 2024 10:42 AM  
**To:** Greg Barnes  
**Subject:** Comments PRC2023-00020

You don't often get email from smills44@sbcglobal.net. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Thank you for the opportunity to share some past experiences in other places I have lived. My wife and I moved to Heritage Todd Creek last June. We previously lived in Rockwall, TX. When we moved to Rockwall in 2005 the population was roughly 25,000 in the city and 40,000 in the county. Over those 17 years growth came as it will, many subdivisions were added, many business parks were built and except for one category the life changes were mostly positive. Currently, the city population is roughly 65,000 and the county grew to 125,000.

The major negative was the lack of additional ROADS or planning for all the additional traffic. Until recently, the main thorough fare in Rockwall - SH 205 - was a single lane thru the entire county. Very similar to our CO- 7. The traffic to get thru downtown was backed up in every direction and what used to take 15 minutes to get to Costco - a 5 mile trip - now takes upwards of 45 minutes to an hour at peak times. The traffic problem is real and is a major factor in negative impacts to quality of life in a city or county.

With the major additions of residential growth along Quebec St coupled with this new project I fear a repeat of the disastrous lack of planning in Rockwall will occur here as well. CO-7 is already a very poorly maintained road with hundreds of potholes from I-25 to Hwy 85 alone. The traffic already backs up at peak times in downtown Brighton or when a train comes through. With the projected timelines for completing these new subdivisions and the bureaucracy of widening and repairing roads it appears Adams County is already way behind in the traffic flow improvements.

Thank you for time

Sean W Mills

214-404-9494

smills44@sbcglobal.net



## Greg Barnes

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**From:** Jane Moulton <jmmoutlaw@msn.com>  
**Sent:** Sunday, March 17, 2024 9:04 AM  
**To:** Greg Barnes  
**Subject:** Project PRC2023-00020

You don't often get email from jmmoutlaw@msn.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hello, my name is Jane Moulton, 8012 E 152nd Dr. Thornton CO

I am not opposed to new housing.

I am opposed to bad planning-

Water- there already seems to be a shortage in HTC, pressure is low. Never mind water is generally in short supply depending where you live. Will the newly approved water from northern CO be used for these homes or will they use the Todd creek water?

Oil wells - bad previous city planning allowed so many subdivisions to be built on/around existing wells. This has caused hate & discontent toward oil & gas from these uninformed people.

Infrastructure- extremely lacking, from roads (look at the condition of Hwy 7), emergency services, police, public transportation, HOA maintenance (current law suits) and uninspired trac housing.

And there are not enough E/W roads over the South Platte river.

Honestly, help solve these issues and I say build baby build.

Thank you,  
Jane Moulton  
jmmoutlaw@msn.com

## Greg Barnes

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**From:** jloliver2@gmail.com  
**Sent:** Monday, March 18, 2024 9:04 AM  
**To:** Greg Barnes  
**Cc:** 'Jessica M. Johnson'  
**Subject:** Comments - Todd Creek Farms Preliminary Applications and Rezone

You don't often get email from jloliver2@gmail.com. [Learn why this is important](#)

**Please be cautious: This email was sent from outside Adams County**

Please note I am a homeowner in Promontory Todd Creek. We oppose to the rezoning request. Todd Creek is known for its large lots and A3/A1 zoning – this is why people purchase homes here. If you intent to put in affordable housing neighborhoods this is going to degrade/decrease our property and home values as well as introduce more crowding and crime to an area that is a desirable place to live if you want a bit or space and more isolation.

We oppose the re-zoning change.

## Greg Barnes

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**From:** Krissie Reetz <krissie.reetz@gmail.com>  
**Sent:** Friday, March 22, 2024 12:21 PM  
**To:** Greg Barnes  
**Subject:** Todd Creek Farms Preliminary Applications and Rezone, PRC2023-00020

You don't often get email from krissie.reetz@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hello Greg,

I am emailing to express some concerns about the proposal mentioned in my subject line.

In terms of planning-water, green belts, open spaces, and adequate parkways are foremost on my mind when talking about this large of a development. In addition, I feel we do not have the current infrastructure to absorb this type of growth. Our post office is over taxed and I am concerned we do not have enough community parks and facilities to keep our youth and residents constructively occupied. Our roads definitely do not support more people at this time. A sea of houses is not conducive to a balanced community.

Most importantly, I have major concerns about water. We need to be very conservative in any future developments all over Colorado, and especially in Thornton/Brighton when we are thinking about clean water.

I assume that the rezoning of these agricultural areas will be too much for our community to absorb and I ask that these decisions be made with great care.

I would like to know of any future hearings.

Thank you,

Kristine Reetz  
8110 Tamarac Ct, Thornton, CO 80602



## Greg Barnes

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**From:** Greg Barnes  
**Sent:** Tuesday, March 19, 2024 10:35 AM  
**To:** Greg Barnes  
**Cc:** Matthew Emmens  
**Subject:** Todd Creek Public Comment (Sakata)

There was a comment amendment made by telephone on March 19<sup>th</sup>. Joanne Sakata has concerns that the traffic study does not account for agricultural activity/machinery using the roadways in the area during the warmer months, and that is a unique characteristic of this area.

Hello,

We are writing as homeowners in Todd Creek Promontory neighborhood located off Hwy 7. We moved out of a neighborhood that had over 200 homes to a neighborhood that is zoned for bigger lots, larger space between homes and acreage on every parcel. This proposed neighborhood with all its parcels is absolutely terrifying to us. The main roads into the neighborhoods in Todd Creek are extremely crowded and in terribly poor condition already. The school district our son is enrolled in is already overcrowded and neighborhoods to the southwest of us off of Quebec is promising to bulge the district even further. These under construction lots to the southwest off Quebec will be compounding the traffic of single lane roads along Hwy 7 without adding this new proposed neighborhood. This neighborhood will be providing smaller lot homes for this area as it is. There are so few large lot zoned areas, and we don't want this changing zoning. Adding to our concern is the reputation and poor-quality home reviews that are all over Google reviews for Remington Homes. Todd Creek has long had a reputation for expansive lots, higher end homes and less populated neighborhoods. I would assume Todd Creek's property taxes increasing 41% over last year speaks to the high value of the homes and million-dollar properties. We need to maintain the larger lot homes that we are currently zoned for versus changing the zoning to allow for massive amounts of homes to drown out the remaining acreage this community has. We vehemently oppose this development proposal and hope that our county hears what its residents are saying. We are the ones who maintain and pay taxes in this neighborhood and appreciate our comments being taken seriously.

Sincerely,

Walter and Melanie Summers

16217 Galena Court

Brighton, CO 80602

## Greg Barnes

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**From:** Greg Barnes  
**Sent:** Tuesday, April 2, 2024 3:42 PM  
**To:** Greg Barnes  
**Subject:** Public comment: todd creek (prc2023-00020)

Paul Wagner called. He is concerned about density in the area, the increased traffic and infrastructure needed along Highway 7, and the condition of roads if such large scale construction begins.



**Greg Barnes** Pronouns: he/him/his

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

[adcogov.org](http://adcogov.org)

### My work schedule is:

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)

Tuesday: 7:30 am – 5:00 pm (in office)

Wednesday: 7:00 am – 4:30 pm (work from home)

Thursday: 7:30 am – 5:00 pm (in office)

Friday: 7:30 am – 5:00 pm (in office)



## Greg Barnes

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**From:** Debbie W <dj019283@gmail.com>  
**Sent:** Friday, March 29, 2024 9:40 AM  
**To:** Greg Barnes  
**Cc:** Eva Henry; Debbie W  
**Subject:** PRC2023-00020 Comments

Please be cautious: This email was sent from outside Adams County

Re PUD Amendment PRC2023-00020

While it is appreciated that some of the concerns addressed in not only mine but others' comments were addressed, to the extent they were not, I fully incorporate my personal email response of 9/10/23 as well as the Todd Creek Riverside homeowner's group response of 9/5/23. I further incorporate both responses for any partially considered areas as well, rather than fully re-state the details.

I do want to reiterate I am not against development generally, just the high density and small lot plans (many of which are less than 4000 sq ft) in Todd Creek. Todd Creek was created and sold as an acre+ community and clearly does not have the infrastructure -- which is acknowledged in that, while you are attempting to bring in high and medium density housing, schools are not allowed.

As I've pointed out, there are vast amounts of land in Adams County more suitable to the Adams County Comprehensive Plan which have adequate roadways, public transportation, schools, public services, etc.

The specific areas I believe are not addressed, are not addressed satisfactorily, or open new questions include:

- It appears that the County and the applicant's response only address from the original submission the area at 168<sup>th</sup> and Yosemite (east ½ towards Havana) at the "vicinity map" where it shows "site" at page 30.
  - If accurate, what is being addressed from the original submission east of that area at the N.E. corner of Havana at 168<sup>th</sup> adjacent to Todd Creek Riverside?
  - What are all of the areas now entitled "future development" and how will all of the same concerns be addressed in those areas?

- Please confirm that I understand correctly that no “collector roads” will be added within any existing community – including Todd Creek Riverside.
  - And even more specifically – since it is not clear what is going on to the N.E. corner of Havana at 168<sup>th</sup> adjacent to Todd Creek Riverside based on these revised submissions, will that stay true under Adams County’s approval towards any “future developments”?
  
- While I understand you are Adams and not Weld County, the responses give vague comments about 168<sup>th</sup> on the Weld County side – are they working with Weld County regarding the issues the developments will have at 168<sup>th</sup> previously commented on? And is Adams County concerned about the impact it will have to Adams County residents and voters?
  - See example response to A.2. “MHFD didn’t really want to be involved since most of the drainage discharges into Weld County.”
  
- I saw nothing addressing the concern of Hwy 7 at Colorado where the bridge prohibits road widening to accommodate continued development.
  
- What if any of the matters such as drainage, public services, and infrastructure fail? See some examples:
  - “RESPONSE: (PCS) – The County requires a traffic study to be completed as part of the approval process. In this traffic study, the types of housing and estimated increase in population assesses the required road improvements and infrastructure to accommodate the population increase.”
  - “RESPONSE: (PCS) – As part of the review process Emergency Response, Police and the School District will review and comment on the proposal. “
  
- Please clarify, as I can’t tell, if there still apartments planned (while they may not be shown on the maps, there is a lot of open “future development” space).
  - All of the concerns about apartments within this area addressed in earlier comments stands (such as buses, etc.)
  
- I did not see anything in the developer’s response or from Adams County itself regarding addressing the following questions of our 9/5/23 letter.

- The “financial impact” questions (see 9/5/23 ltr, page 3).
  - The costs for homes under this so called affordable housing (see 9/5/23 ltr page 4).
- 
- Page 3 of the applicant’s response concerning “Rezone” includes a comment from Adams County itself that the “staff does not have further comments ... as the subject parcels meet the minimum 1-acre requirement for a rezone to planned unit development”
    - Where on these plans are there acre lot homes?

Thank you and I look forward to future communications and updates.

- Debbie Werth.



Community & Economic Development Department

4430 South Adams County parkway

1st floor, Suite W2000B

Brighton, CO. 80601

Case Name: Todd Creek Farms Preliminary Application and Rezone

Project Number PRC2023-00020

While I recognize that new development is needed, and which is going to happen sometime in our area, I have deep reservations with the County lack of planning for traffic.

1. Highway 7 or 168 th Ave is one of the worst paved roads in the state. It has only for the most part 2 lanes which with all the increase in traffic coming will not handle this from just East of York to Brighton.
2. Quebec is the ONLY exit from E 470 and the 2 lanes there pose the same problem with what is currently Heritage Todd Creek homes and the new developments currently being built West of Quebec and North of E 470.
3. The increase in traffic on Quebec is going to be a nightmare for all the homes within Todd Creek.
4. I think that the County needs to build the infrastructure first to support all this new development first before continuing to approve the current and future new developments don't wait until we have multiple fatalities on these two roads that feed our developments.

Gary Wickham

14843 Roslyn Way

Thornton, Co 80602

Gwickham51@hotmail.com

## Greg Barnes

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**From:** ejwilson43@comcast.net  
**Sent:** Thursday, March 14, 2024 2:09 PM  
**To:** Greg Barnes  
**Subject:** Todd Creek Farms Preliminary Applications and Rezone

You don't often get email from ejwilson43@comcast.net. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hello Mr. Barnes

I am responding to the second Request for Comments received for Todd Creek Farms preliminary applications to rezone. While I understand the need for growth I must say I am extremely concerned about the overall planning. I will admit that I do not feel as though our voice is strong enough against developers, but you asked, so.

I now feel compelled to say that I am very concerned about the change. I recognize that there seems to be a need for additional housing, but what is being done to ensure the area can handle it. Just because there is land it doesn't mean we need us use it for more buildings. More buildings means more people and more vehicles on the roads and additional facilities such as school, gas stations, stores. My concerns are the infrastructure which I do not feel can currently handle all the new construction. Are there plans to improve the roads needed to access this new development. This is not the only development along Highway 7, so looking at all of the changes I am really worried. Quebec is has already been impacted with additional housing currently going in yet I don't see it being widened or additional lights. It appears the main exit road for this development will be on to 168<sup>th</sup> which is a narrow two lane road and obviously not build for heavy traffic are there plans to make it safer to access. In addition to traffic on 168<sup>th</sup> I anticipate Highway 7 will also be impacted. Highway 7 is in disrepair, heavily travelled with constant accidents – some fatal. Because of additional traffic speeds on the highway are often down to 40 miles per hour. This might seem OK however I witnessed cars passing slow moving vehicles and almost colliding head on. Additionally do we have enough water to sustain all the new growth. I believe the water for this development will come from Todd Creek Water which already has heavy fees. Will we also be responsible for subsidizing water to this new development. What about schools will we be asked to pay for additional schools.

I am very sad to see land changed from agricultural to business/residential without considering the ramifications and individual costs that home owners/tax payers will have to pay for roads, water, public safety, schools and the impact on the environment and quality of life in the surrounding communities. So I am saying **no to changing the zoning from agricultural**. I will close by saying I sincerely hope there is a group with a master plan for development or we may loose the things we love about the area, i.e. the views, feeling safe, less stressful travel than the Denver city areas.

Thank you for the opportunity to speak my voice

Jo-Ann Wilson

## Greg Barnes

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**From:** Holly Wolters <hollygeostar@gmail.com>  
**Sent:** Tuesday, March 12, 2024 10:53 AM  
**To:** Greg Barnes  
**Subject:** Request for Comments - Todd Creek PRC2023-00020

You don't often get email from hollygeostar@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Greg,

Per our phone conversation, please provide more clarity North of Highland Acres. My address is 16145 Lomand Circle Brighton, CO 80602.

Thank you,



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Holly Wolters VP of Business Development



[hollygeostar@gmail.com](mailto:hollygeostar@gmail.com)



720-384-8786

[www.geostarseismic.com](http://www.geostarseismic.com)



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