

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

COVER SHEET

1 OF 26
CASE NO. _____

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)SS _____

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

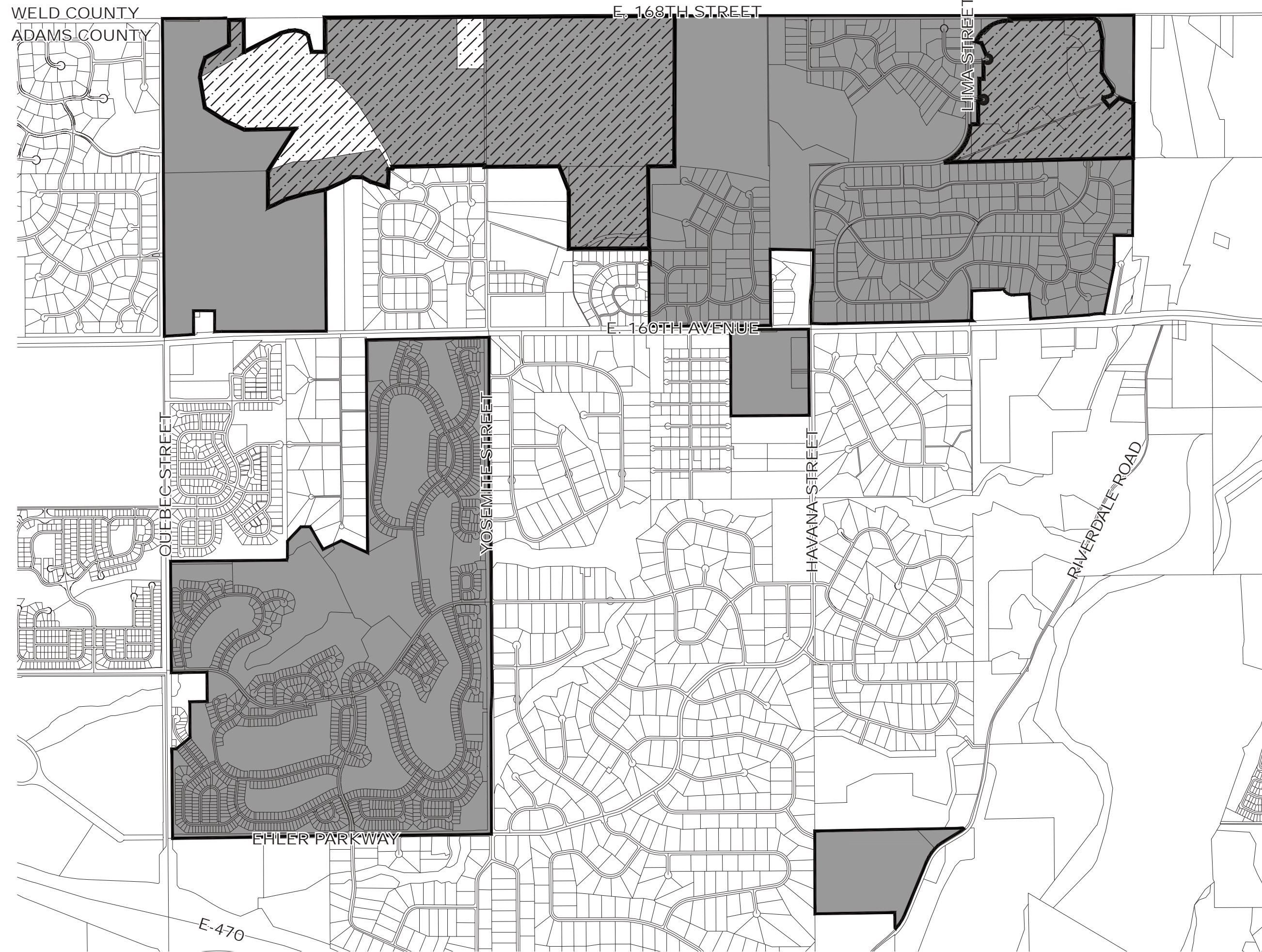
ADDITIONS AND DELETIONS BLOCK

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:

COUNTY ATTORNEY



SHEET INDEX

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LEGEND

- AREAS WITHIN ORIGINAL TODD CREEK VILLAGE P.U.D.
- AREAS SUBJECT TO TODD CREEK VILLAGE MAJOR P.U.D. AMENDMENT



NORTH

SCALE: 1" = 1,500'



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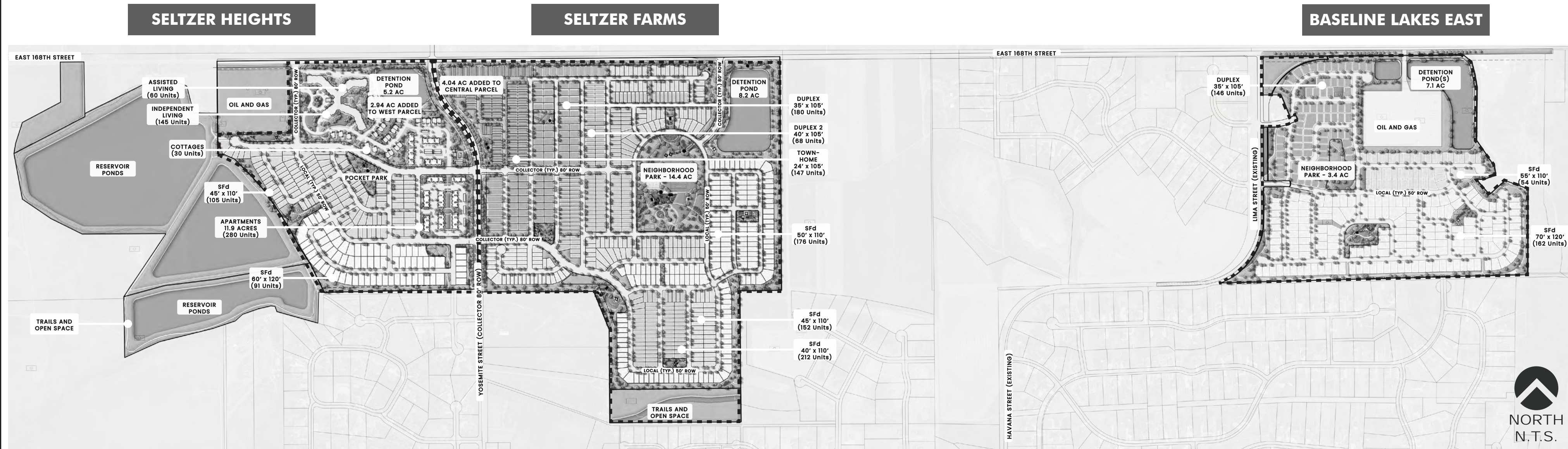
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DATE	REV
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9-9-2024	REV-3
10-31-2024	REV-4

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

CONCEPT PLAN



SELTZER HEIGHTS			
HOUSING TYPE	PROPOSED LOT SIZE	MINIMUM LOT SIZE PER PUD	DU'S DEPICTED
SFD FRONT LOAD	45' X 110'	40'X90'	105 UNITS
SFD FRONT LOAD	60' X 120'		91 UNITS
Sub Total			196
APARTMENTS	12.80 ACRES		280 UNITS
394 PARKING SPOTS DEPICTED 1.4 SPOTS PER UNIT			
Sub Total			280
ASSISTED LIVING CAMPUS	18.70 ACRES		235 UNITS
INDEPENDENT LIVING	145 UNITS		
ASSISTED LIVING	60 UNITS		
COTTAGES	30 UNITS		
Sub Total			235
TOTAL			711

SELTZER FARMS			
HOUSE TYPE	PROPOSED LOT SIZE	MINIMUM LOT SIZE PER PUD	DU'S DEPICTED
SFD FRONT LOAD	50' X 110'	40'X90'	176
SFD FRONT LOAD	45' X 105'		152
SFD FRONT LOAD	40' X 105'		212
DUPLEX	35' X 105'	35'X90'	180
DUPLEX 2	40' X 105'		68
TOWNHOME	24' X 105'	24'X80'	147
Total			935

BASELINE LAKES EAST			
HOUSE TYPE	PROPOSED LOT SIZE	MINIMUM LOT SIZE PER PUD	DU'S DEPICTED
SFD FRONT LOAD	70' X 120'	40'X90'	162
SFD FRONT LOAD	55' X 110'		54
DUPLEX	35' X 105'	35'X90'	146
Total			362

TODD CREEK OVERALL PROPERTY			
HOUSE TYPE	PROPOSED LOT SIZE	MINIMUM LOT SIZE PER PUD	DU'S DEPICTED
SFD FRONT LOAD	70' X 120'	40' X 90'	162
SFD FRONT LOAD	60' X 120'		91
SFD FRONT LOAD	55' X 110'		54
SFD FRONT LOAD	50' X 110'		176
SFD FRONT LOAD	45' X 105'		257
SFD FRONT LOAD	40' X 105'		212
DUPLEX	35' X 105'	35' X 90'	326
DUPLEX 2	40' X 105'		68
TOWNHOME	24' X 105'	24' X 80'	147
Sub Total			1,493
ASSISTED LIVING CAMPUS	20.80 ACRES		235 UNITS
INDEPENDENT LIVING	145 UNITS		
ASSISTED LIVING	60 UNITS		
COTTAGES	30 UNITS		
Sub Total			235
TOTAL			1,728

NOTE:

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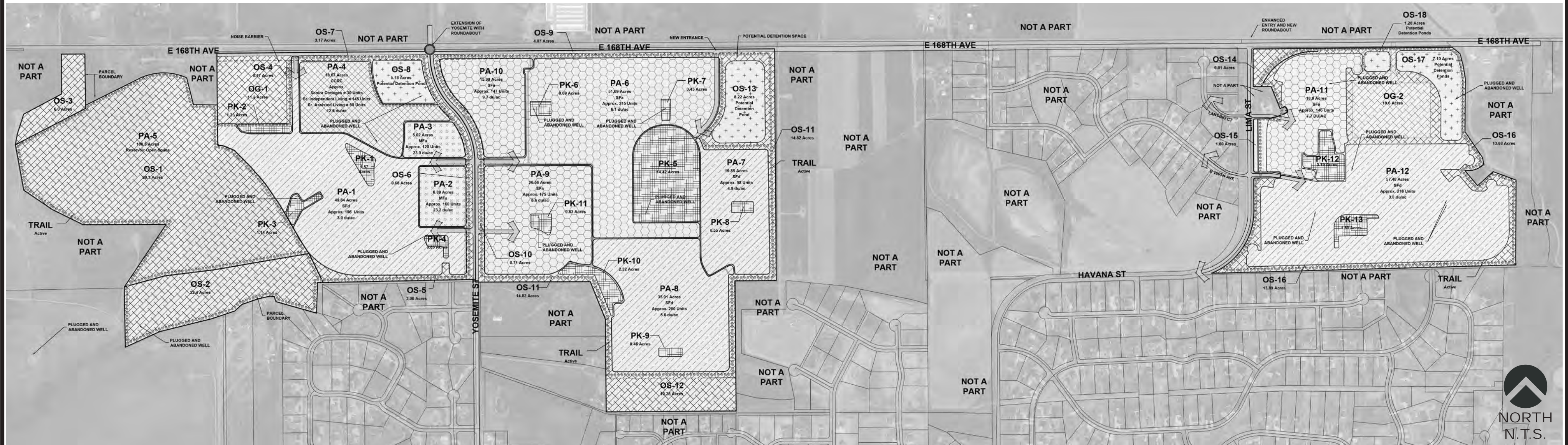
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE SUMMARY



LAND USE MATRIX
10/15/2024

A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Area in Acres	E. Percentage of Total Land Area	F. Land Use Formula (DU/AC)	G. Proposed Maximum Density (In DUs)	H. Details and Comments
1. OPEN SPACE AND TRAIL CORRIDORS	OS-1	OS	80.1	14.4%			Gross Reservoir Open Space With Trail Corridor
	OS-2	OS	22.4	4.0%			Gross Reservoir Open Space With Trail Corridor
	OS-3	OS	6.0	1.1%			Gross Reservoir Open Space
	OS-4	OS	0.8	0.1%			Gross Open Space With Trail Corridor
	OS-5	OS	3.1	0.6%			Gross Open Space With Trail Corridor
	OS-6	OS	0.7	0.1%			Gross Open Space With Trail Corridor
	OS-7	OS	3.2	0.6%			Gross Open Space With Trail Corridor
	OS-8	OS	5.2	0.9%			Potential Detention Area
	OS-9	OS	4.1	0.7%			Gross Open Space With Trail Corridor
	OS-10	OS	0.7	0.1%			Gross Open Space With Trail Corridor
	OS-11	OS	14.8	2.7%			Gross Open Space With Trail Corridor
	OS-12	OS	10.3	1.9%			Gross Open Space
	OS-13	OS	8.2	1.5%			Potential Detention Area
	OS-14	OS	6.0	1.1%			Gross Open Space With Trail Corridor
	OS-15	OS	1.6	0.3%			Gross Open Space With Trail Corridor
	OS-16	OS	13.9	2.5%			Gross Open Space With Trail Corridor
	OS-17	OS	7.1	1.3%			Potential Detention Area
	OS-18	OS	1.2	0.2%			Potential Detention Area
OG-1	OG	11.2	2.0%			Oil and Gas (Will be Open Space when wells are abandoned in future)	
OG-2	OG	10.6	1.9%				
2. PARK & RECREATION AREAS	PK-1	PK	1.6	0.3%			Pocket Park
	PK-2	PK	1.2	0.2%			Pocket Park
	PK-3	PK	1.1	0.2%			Pocket Park
	PK-4	PK	0.8	0.1%			Pocket Park
	PK-5	PK	14.4	2.6%			Neighborhood Park
	PK-6	PK	0.7	0.1%			Pocket Park
	PK-7	PK	0.5	0.1%			Pocket Park
	PK-8	PK	0.6	0.1%			Pocket Park
	PK-9	PK	0.5	0.1%			Pocket Park
	PK-10	PK	2.3	0.4%			Pocket Park
	PK-11	PK	0.8	0.1%			Pocket Park
	PK-12	PK	3.2	0.6%			Neighborhood Park
	PK-13	PK	1.8	0.3%			Pocket Park

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A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Area in Acres	E. Percentage of Total Land Area	F. Land Use Formula (DU/AC)	G. Proposed Maximum Density (In DUs)	H. Details and Comments
3. DEVELOPMENT AREAS	PA-1	SFd	49.8	9.0%	3.9 DU/AC	196	
	PA-2	MFa	6.9	1.2%	23.2 DU/AC	160	
	PA-3	MFa	5.0	0.9%	23.9 DU/AC	120	
	PA-4	CCRC	18.7	3.4%	12.6 DU/AC	30	Senior Cottages
						145	Senior Independent Living
	PA-4	CCRC	18.7	3.4%	12.6 DU/AC	60	Senior Assisted Living
	PA-5	N/A		0.0%	0.0 DU/AC	0	
	PA-6	SFa	51.7	9.3%	6.1 DU/AC	315	
	PA-7	SFd	19.9	3.6%	5.0 DU/AC	99	
	PA-8	Sfd	35.9	6.5%	5.6 DU/AC	200	
	PA-9	SFa	26.6	4.8%	6.6 DU/AC	175	
PA-10	SFa	15.1	2.7%	9.7 DU/AC	147		
PA-11	SFa	18.9	3.4%	7.7 DU/AC	146		
PA-12	SFd	57.5	10.4%	3.8 DU/AC	216		
4. ADJACENT ROW (YOSEMITE ST. & E. 168TH AVE)			8.8	1.6%			
5. TOTAL DEVELOPMENT AREAS - MINUS ADJACENT ROW (YOSEMITE, E-168TH AVE)			546.4	98.4%			
6. Total Map Acreage (Total figures above)			555.2	100.0%	3.62 SITE DU/AC	2,009	
7. Applicant's Acreage Listed in Application			555.2				
8. REQUIRED Open Space & Park Acreage			166.6	30%			
9. PROPOSED Open Space & Park Acreage within Property Boundaries			240.5	43.3%			

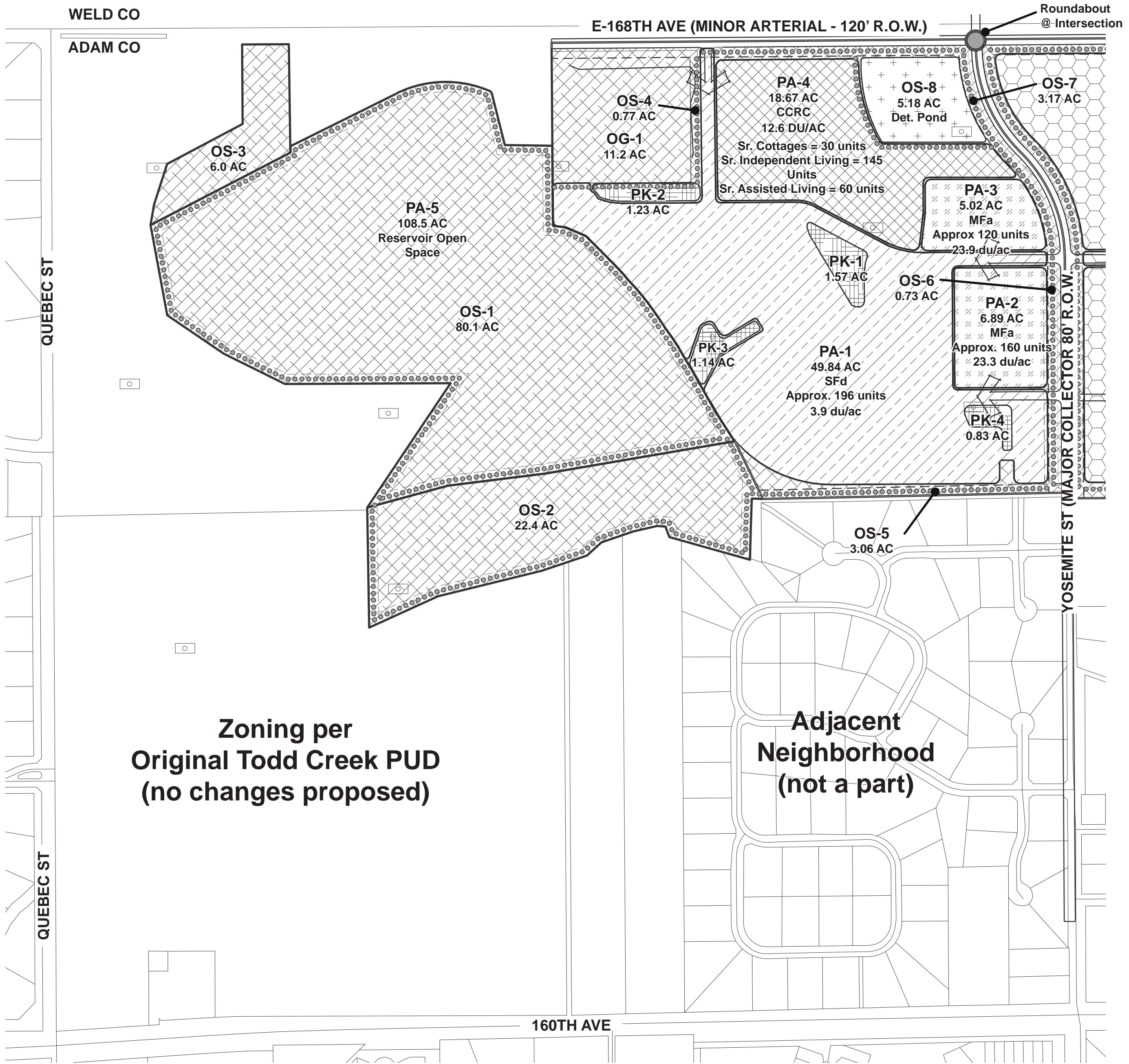


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TODD CREEK VILLAGE

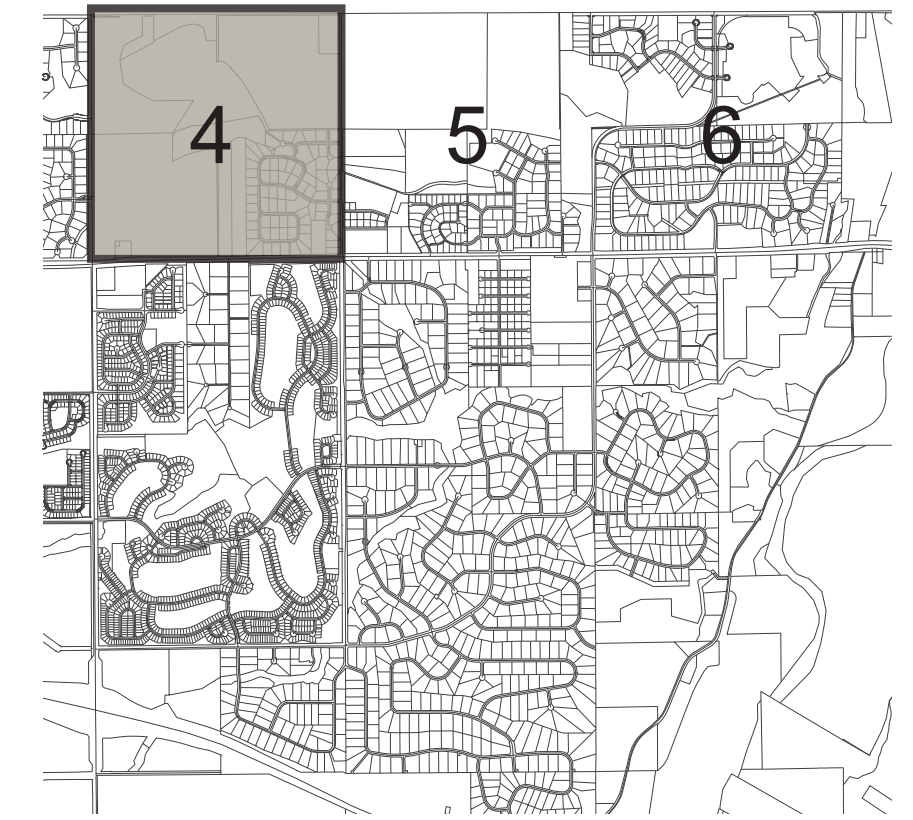
PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



Zoning per
Original Todd Creek PUD
(no changes proposed)

Adjacent
Neighborhood
(not a part)



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

- SF_d, SF_a, MF_a, CCRC PROPOSED ZONING FOR PARCEL
- PA-# PLANNING AREA
- OS-# OPEN SPACE AREA
- PK-# PARK AREA
- 29.5 AC APPROXIMATE ACREAGE OF PARCEL

SUMMARY - SELTZER HEIGHTS

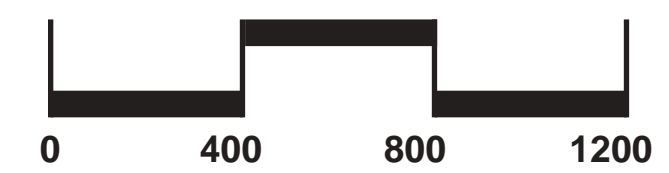
TOTAL ACREAGE: 217.80 AC
 PA-1 (SF_d) @ max. 6.0 DU/AC = 49.84 AC
 PA-2 (MF_a) @ max. 24.0 DU/AC = 6.89 AC
 PA-3 (MF_a) @ max. 24.0 DU/AC = 5.02 AC
 PA-4 (CCRC) @ max. 15.0 DU/AC = 18.67 AC
 OS = 121.41 AC
 PK = 4.77 AC
 O&G = 11.20 AC

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SCALE: 1" - 400'



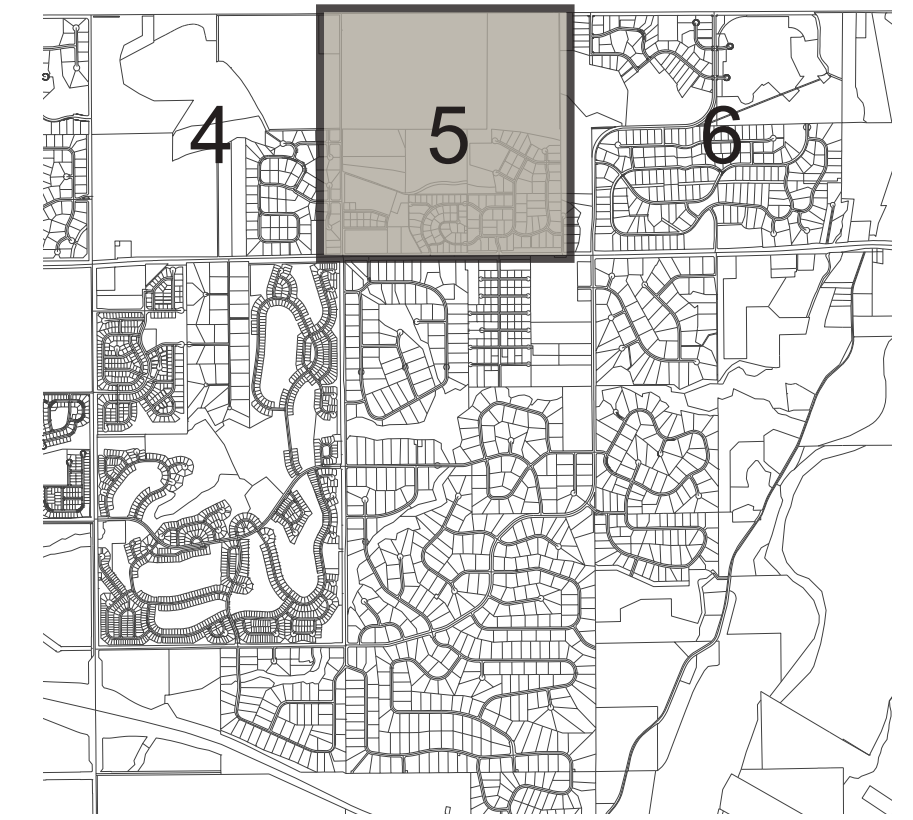
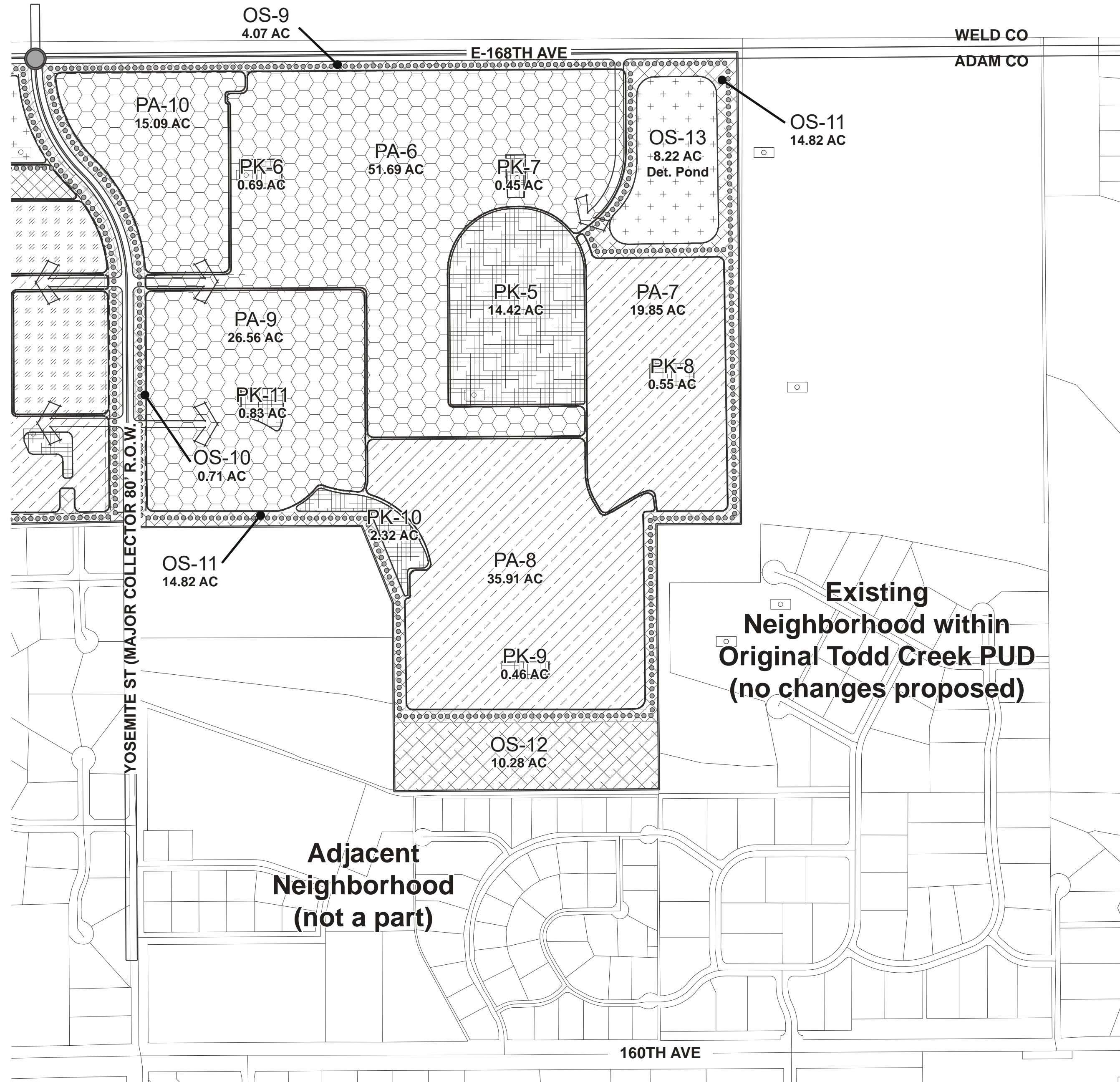
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TODD CREEK VILLAGE PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

SF_d, SF_a,
MF_a, CCRC

PROPOSED ZONING FOR PARCEL

PA-# PLANNING AREA

OS-# OPEN SPACE AREA

PK-# PARK AREA

29.5 AC APPROXIMATE ACREAGE OF PARCEL

SUMMARY - SELTZER FARMS

TOTAL ACREAGE: 207.46 AC
 PA-6 (SF_a) @ max. 11.0 DU/AC = 51.69 AC
 PA-7 (SF_d) @ max. 6.0 DU/AC = 19.85 AC
 PA-8 (SF_d) @ max. 6.0 DU/AC = 35.91 AC
 PA-9 (SF_a) @ max. 11.0 DU/AC = 26.56 AC
 PA-10 (SF_a) @ max. 11.0 DU/AC = 15.09 AC
 OS = 38.64 AC
 PK = 19.72 AC

NOTE:

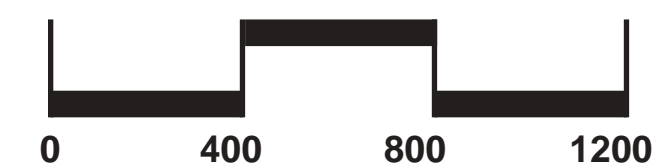
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Existing
Neighborhood within
Original Todd Creek PUD
(no changes proposed)

Adjacent
Neighborhood
(not a part)



SCALE: 1" - 400'



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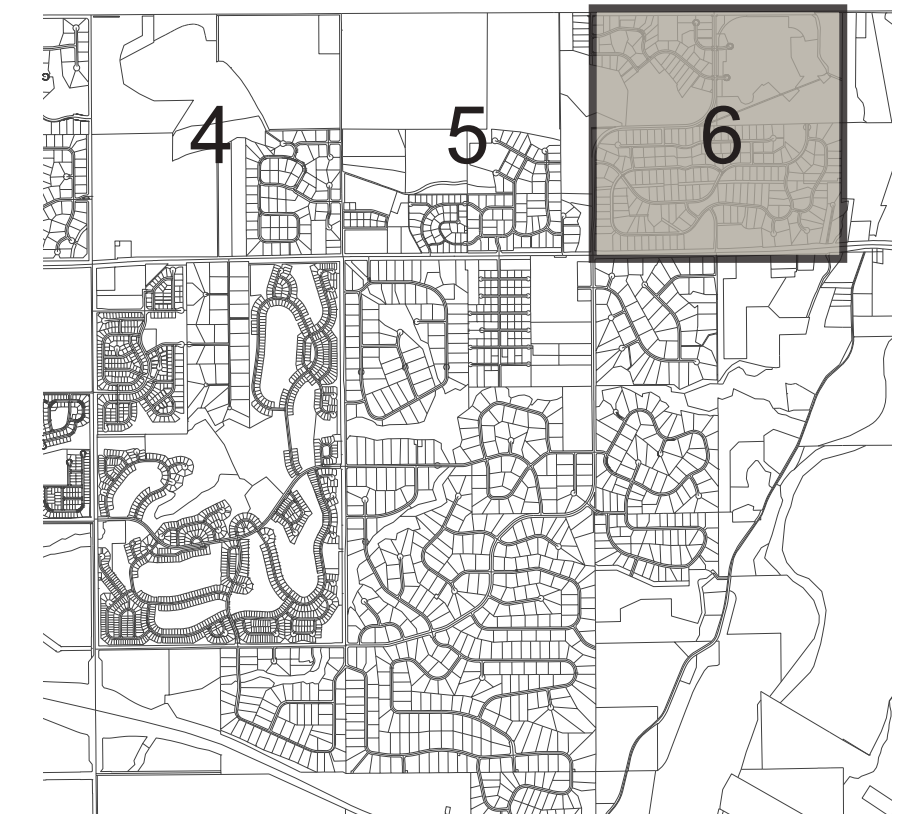
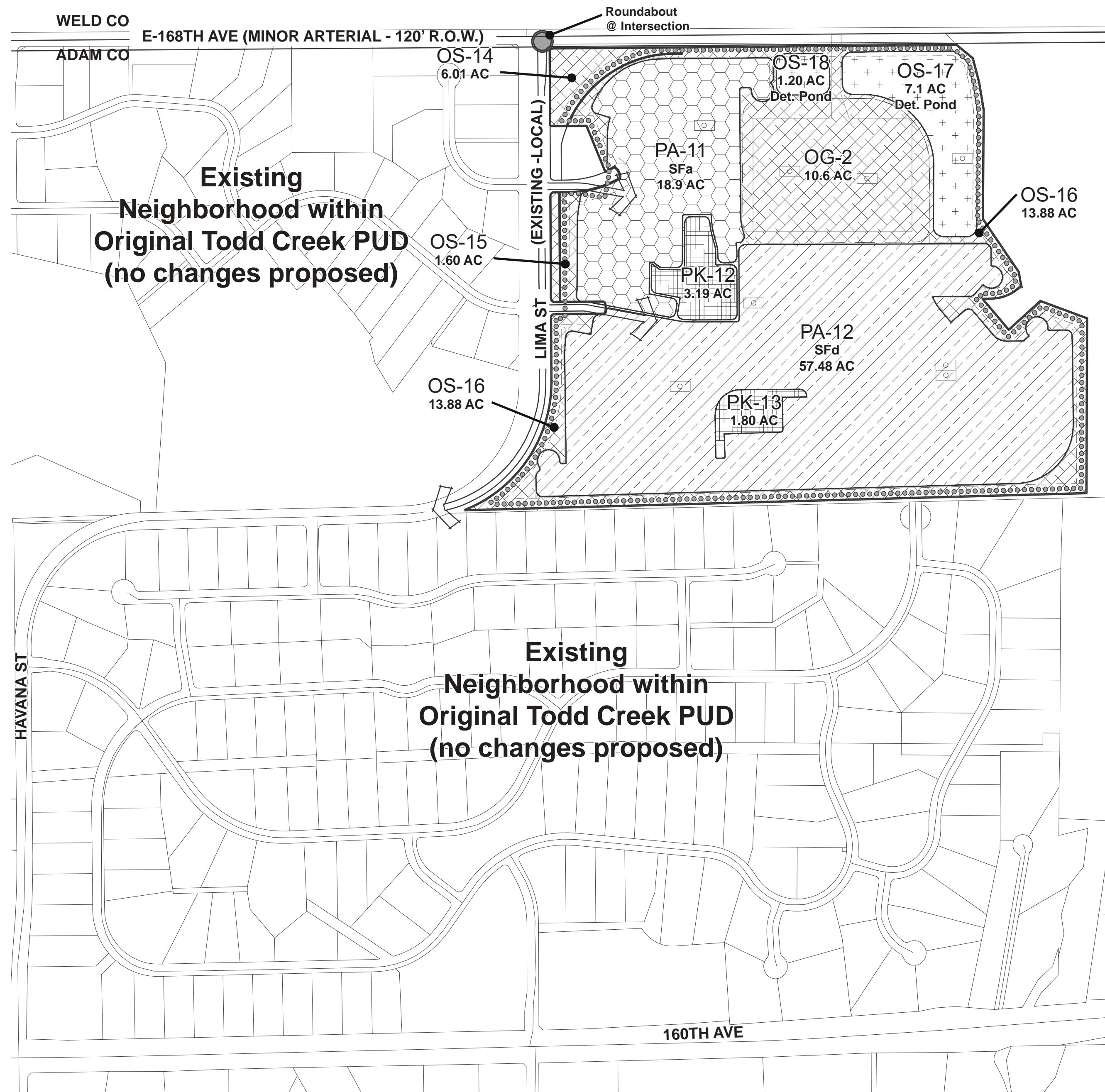
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

- SF_d, SF_a, MF_a, CCRC PROPOSED ZONING FOR PARCEL
- PA-# PLANNING AREA
- OS-# OPEN SPACE AREA
- PK-# PARK AREA
- 29.5 AC APPROXIMATE ACREAGE OF PARCEL

SUMMARY - BASELINE LAKES EAST

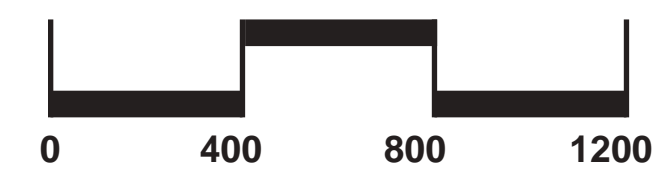
TOTAL ACREAGE: 121.77 AC
 PA-11 (SF_a) @ max. 11.0 DU/AC = 18.90 AC
 PA-12 (SF_d) @ max. 6.0 DU/AC = 57.48 AC
 OS = 29.8 AC
 PK = 4.99 AC
 O&G = 10.60 AC

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SCALE: 1" - 400'



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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS

NOTE: This section is the PUD Major Amendment Land Use and Zoning Development Standards. Areas within the PUD Amendment Area boundary will be subject to these amended Land Use and Zoning Development Standards. Areas outside of the PUD Amendment Area Boundary shall retain the Original PUD Land Use and Zoning Development Standards. If any criteria is not addressed within these amended standards, the previous standards will apply.

INTENT OF THIS PUD

The intent of the PUD Major Amendment is to create a master development plan for Residential and Parks/ Open Space Areas herein for this PUD Amendment known as Todd Creek Village. These uses are according to the Amended PUD Todd Creek Land Use Plan on Sheet 3.

(PA) Planning Areas, PA-1 through PA-12 are being established with this PUD Major Amendment. Development within PA-1 through PA-12, excluding PA-5, will be subject to SFd, SFa, MFa or CCRC (senior assisted/independent living) standards depending on the product types that are established with the Preliminary Development Plans for the site specific areas. PA-5 will be a unique open space planning area that will accommodate the reservoirs and facilities that will be required to manage them. A conceptual illustrative planning study has been provided to depict the general intent for the future Preliminary Development Plans on Sheet 2.
 SFd - Single Family Residential - Detached = 3.5 - 6.0 du/ac max.
 SFa - Single Family Residential - Detached & Attached = 6.0 - 11.0 du/ac max.
 MFa - Multifamily Residential = up to 24.0 du/ac max.
 CCRC - Senior Assisted/Independent Living = up to 15.0 du/ac max.
 Reservoir Open Space

PREVIOUS APPROVALS

- I. The Todd Creek PUD was approved and recorded on the 23rd of August 2022.
- II. This PUD Amendment calls out specific areas that are requesting revisions from the existing PUD Standards in support of the new Adams County Comprehensive Plan.

PUD DEVELOPMENT PARAMETERS

I. PARKING

- A. SFd/SFa - Single Family Residential - Detached
 - Two (2) off street parking spaces to be provided to each dwelling unit, in addition to the parking spaces provided within the garage attached to each unit.
 - These spaces shall be provided for in the driveway.
- B. SFa - Single Family Residential - Attached - Duplex
 - Two (2) off street parking spaces to be provided to each dwelling unit, in addition to the parking spaces provided within the garage attached to each unit.
 - These spaces shall be provided for in the driveway.
- C. SFa - Single Family Residential - Attached - Townhome
 - Two (2) off street parking spaces to be provided to each dwelling unit, in addition to the parking spaces provided within the garage attached to each unit.
 - Plus, one (1) additional guest parking space per every three (3) dwelling units.
 - These spaces shall be provided for in the driveway; or
 - A designated off-street parking area located within 250 feet of the primary entrance to the unit; or
 - Located on-street within 250 feet of the primary entrance to the unit (only applicable where on-street parking is allowed).
- D. MFa - Multi-Family Residential
 - For Multi-Family development the requirements shall defer to Section 4-15-04 of the Adams County Development Standards and Regulations.
- E. CCRC - see CCRC standards sheet 24
- F. Off-Street Parking Requirements for all Residential Districts:
 1. The off-street parking area shall be provided in the garage/carport and or on a paved driveway surface/parking pad such as concrete or pavers.
 2. Vehicles shall not be parked and/or stored on required front and side yard landscape areas.
- G. PK & OS - Parks and Open Spaces
 1. The # of Parking Spaces will be determined by use within a park or open space area, as follows:
 - a. Multi-purpose/sports field: 5 spaces per field
 - b. Tennis court, or similar: 1 per court
 - c. Basketball courts: 2 per court
 - d. Swimming pool deck: 2 spaces per 2,000 s.f.
 - e. Playground: 1 space per 1,000 s.f.
 - f. Picnic shelter: 1 space per 200 s.f. or 1 space per shelter (if shelter is less than 200 s.f.)
 2. The above required parking spaces may include on-street parking adjacent to the park or open space.
- H. Reservoir Open Space / PA-5
 1. Two (2) parking space for every mile of trail. The required parking spaces may include on-street parking adjacent to the Reservoir Open Space.
 2. Any buildings located on-site will follow Adams County Standards per primary use parking requirements.

II. STREET STANDARDS

- A. SFd - Single Family Residential - Detached, SFa - Single Family Residential - Detached & Attached, and MFa - Multi-Family Residential/Assisted Living Facility
 1. Local collector streets will be 36 feet of paving flow line to flow line in a 60 foot right-of-way with attached or detached sidewalks at the developers option on both sides of the street within the right-of-way. No parking on both sides.
 2. Local streets will be 30 feet of paving flow line to flow line in a 50-foot right-of-way with attached or detached sidewalks at developers option on both sides of the street within the right-of-way.
 3. Cul-de-sac turnarounds and knuckles will be 76 feet minimum diameter paving flow line to flow line with a 100-foot minimum diameter right-of-way. Landscape islands maybe incorporated within cul-de-sacs and knuckles.

III. LANDSCAPING AND OPEN SPACE

A. Open Space requirements for the P.U.D. Amendment Areas:

1. Percentage of Open Space: A minimum of 30% Open Space shall be required in this P.U.D. or as determined by the Board of County Commissioners per Adams County Code Section 3-34-03-05-06.
2. The open space requirements for the overall PUD includes dedicated tracts for parks, trails and open space. It does not include open space on individual lots.
3. Use of Open Space: At least twenty-five (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 as per Adams County Code Section 3-34-03-05-03.

B. Residential Landscape Standards

1. For: SFd/SFa - Single Family Residential - Detached & Duplex
 - a. Front and corner yard landscaping for each lot within Single Family Residential Areas shall be provided by the homebuilder. The minimum landscape to be provided by the homebuilder shall be on the lot and must include the following:

For Lots larger than 5,000 s.f.

Front: 10 shrubs
 2 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

Front and Corner:

15 shrubs
 3 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

For Lots smaller than 5,000 s.f.

Front: 5 shrubs
 1 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

Front and Corner:

8 shrubs
 2 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

- b. Landscaping shall be installed no later than the next growing season of the Certificate of Occupancy for the home.

C. For: SFa - Single Family Residential - Attached - Townhomes

1. Front and corner yard landscaping for each lot within Single Family Residential Areas shall be provided by the homebuilder. The minimum landscape to be provided by the homebuilder shall include the following:

- a. Provide permanent landscaping in the front yard of each home. There shall be a minimum of 60 percent of the gross front yard area, excluding driveways, landscaped with live plant materials. Mature tree and shrub canopies may count toward the 60 percent requirement.
- b. Install landscaping within the side and rear yard such that 30 percent of the combined (side and rear) yards is landscaped with live plant material.

2. For Green Court Areas:

- a. Install trees in the tract, a minimum of one tree per 1,500 square feet of landscaped area, distributed on the site.
- b. Install a minimum of one shrub per 150 square feet of landscaped area. Shrubs shall be grouped and distributed throughout the site. Trees may be substituted for up to one-half of the required shrubs at the rate of one tree for ten shrubs and vice-versa.
- c. Install groundcover, either irrigated turf maintained to appropriate standards for active recreation in active recreation areas, or where appropriate, native grass for areas that will not function as active recreation areas. Native grass shall be weed-free and maintained at an appropriate height according to species.
- d. Provide a water-efficient irrigation system for all landscaped areas, excluding native seed areas which may be temporarily irrigated.
- e. Maintain the landscaping within the common open spaces and adjacent street right-of-way.
- f. Provide a minimum of 50 percent of the entire site with landscaping of live plant materials.

3. The selection of trees shall be a mix of large deciduous (10%-30%), ornamental (10%-30%), and evergreen (50%) trees.
4. Landscaping shall be installed no later than the next growing season of the Certificate of Occupancy for the home.



D. For all Zone Districts

1. Landscaping shall be provided by the home builder or owner as illustrated at the time of Final P.U.D Plan. Landscaping shall be installed no later than the next growing season of the Certificate of Occupancy for the home.

2. Landscaping of the parks, trails or common open space within Todd Creek Village shall be provided by the developer as illustrated at the time of Final P.U.D. Plan. and then responsibility of the respective metro district or HOA thereafter.
3. Landscaping of dedicated Parks and Open Spaces (Zoned - PK or OS) within Todd Creek Village shall be the responsibility of the respective metro district or HOA developer and illustrated at the time of the Final P.U.D. Plan.
4. Open Space shall include all developed and undeveloped open space tracts within Todd Creek Village PUD. These may include drainage corridors, flood plains, detention areas, developed parks with irrigation, native areas with temporary or no irrigation, trail corridors, landscape meadows, pedestrian landscape areas, and right-of-way landscaping. The improvements shall be illustrated at the time of Final P.U.D. Plan. Maintenance of the tracts shall be the responsibility of the respective HOA or Metro District.
5. Street trees shall be provided by the respective HOA or Metro District for all streets. Street trees shall be spaced a minimum of 40 feet on center and shall be at least 2 1/2" caliper shade trees or 6-8' height evergreen trees.
6. Minimum plant sizes for Todd Creek Village PUD Amendment:
 - a. Shrubs - minimum of 5 gallons
 - b. Ornamental trees - 2" caliper
 - c. Shade tree - 2 1/2" caliper
 - d. Evergreen tree - 6'-8' height
7. Maintenance of all common open space such as parks, trails, and right-of-way landscaping shall be maintained by the respective metro district or HOA.

IV. SIGNS

- A. Todd Creek Village signage will be planned and located within the appropriate filings. Signage shall be illustrated at the time of Final P.U.D Plan. Plans shall illustrate the actual design, copy, and dimensions. All signage shall comply with Adams County standards and must be approved by the County and respective Metro District within Todd Creek Village.
- B. Height – Maximum Height. The maximum height of monument signs shall be determined by the location as follows, measured from grade to top of the sign:
 1. Along arterial streets: 12 feet
 2. Along other streets: 8 feet
- C. Minimum/Maximum Size – The maximum size of a monument sign face is 96 square feet, with a minimum of 16 square feet.
- D. Design Quality –
 1. Architectural and Visual Compatibility. Sign type, scheme, size, and illumination within a development shall be coordinated and compatible with the site's character.
 2. Sign Shape. The silhouette of signs shall be simple and compatible with the site surroundings
 3. Illumination. Illumination shall be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so light does not stray above the light source horizontally. All lighting elements shall be kept in working condition.
 4. Materials. Materials and textures of signs shall be consistent with the character of the site. Supporting sign structures of monument signs shall match the primary finish and colors of the sign face. Sign materials not permitted include plywood, fabric/paper (except for temporary signs), wall siding, fencing, or roofing material, and plain concrete masonry units.
- E. Setbacks -
 1. Minimum of four feet from back of sidewalk or 21 feet from flow line; and
 2. Shall not be placed within any applicable site triangle.
 3. Shall not be placed within the public right-of-way.

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TODD CREEK VILLAGE

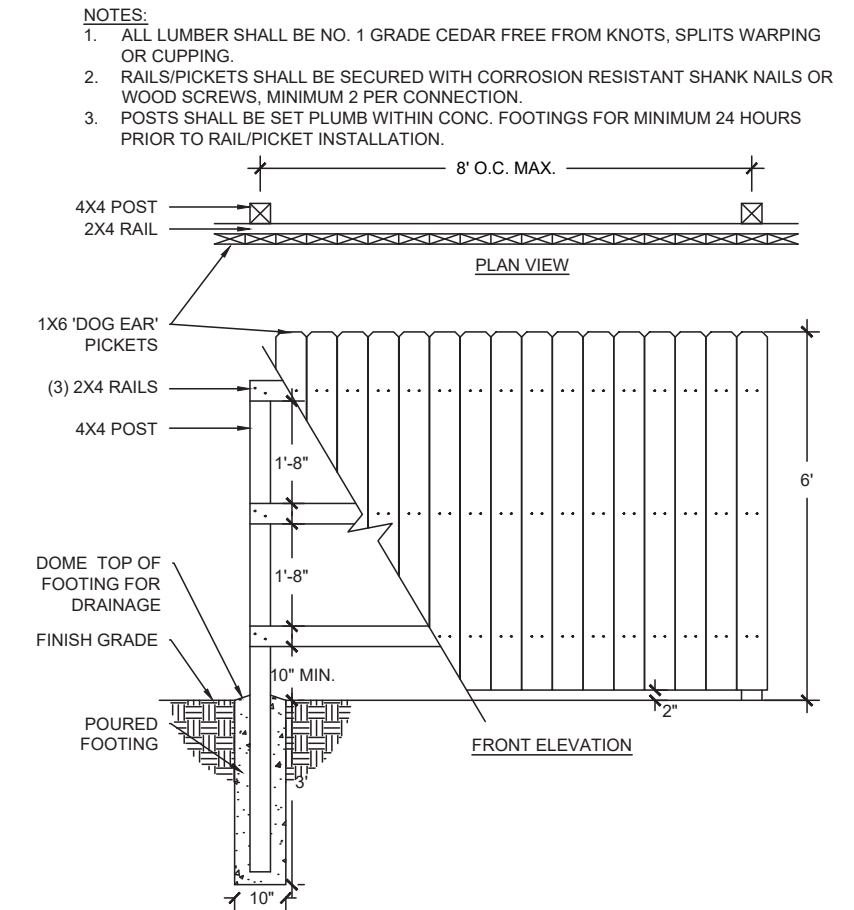
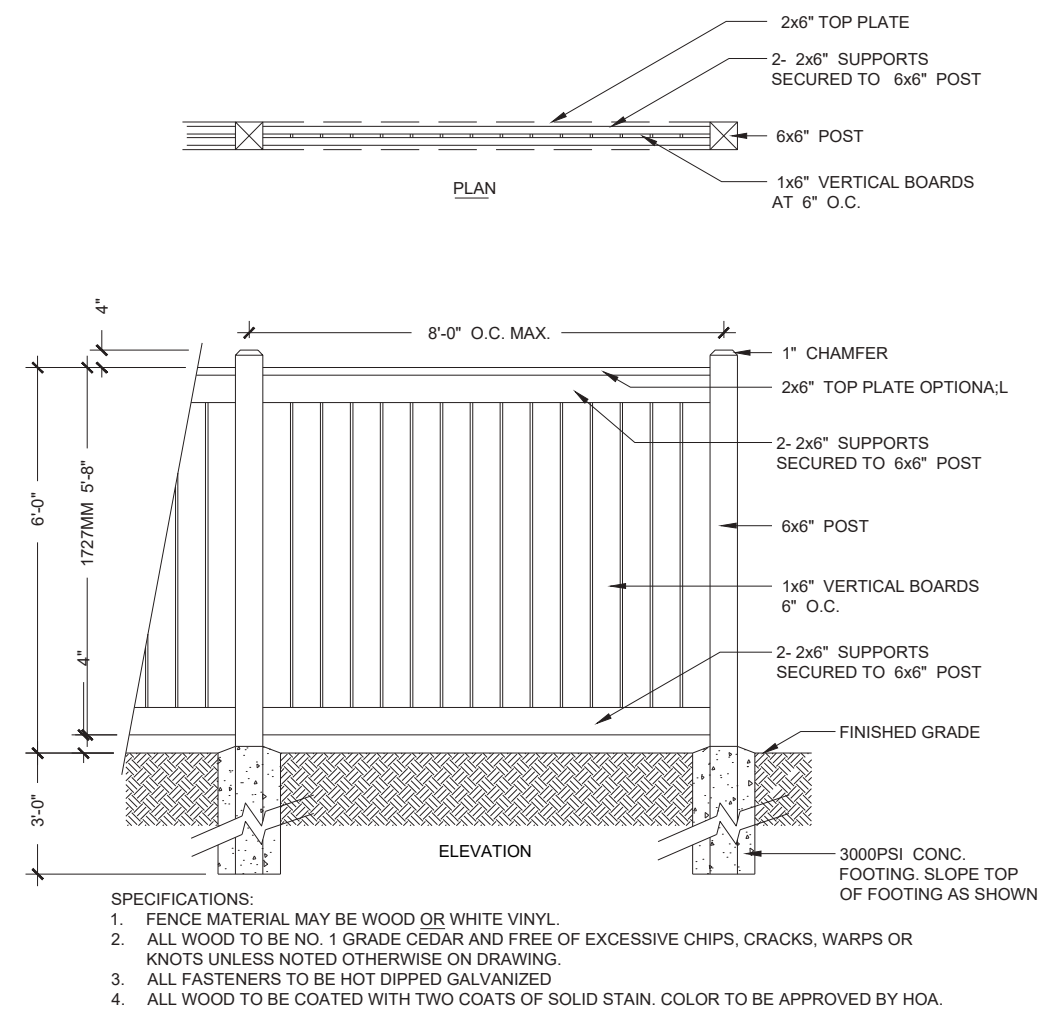
PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS

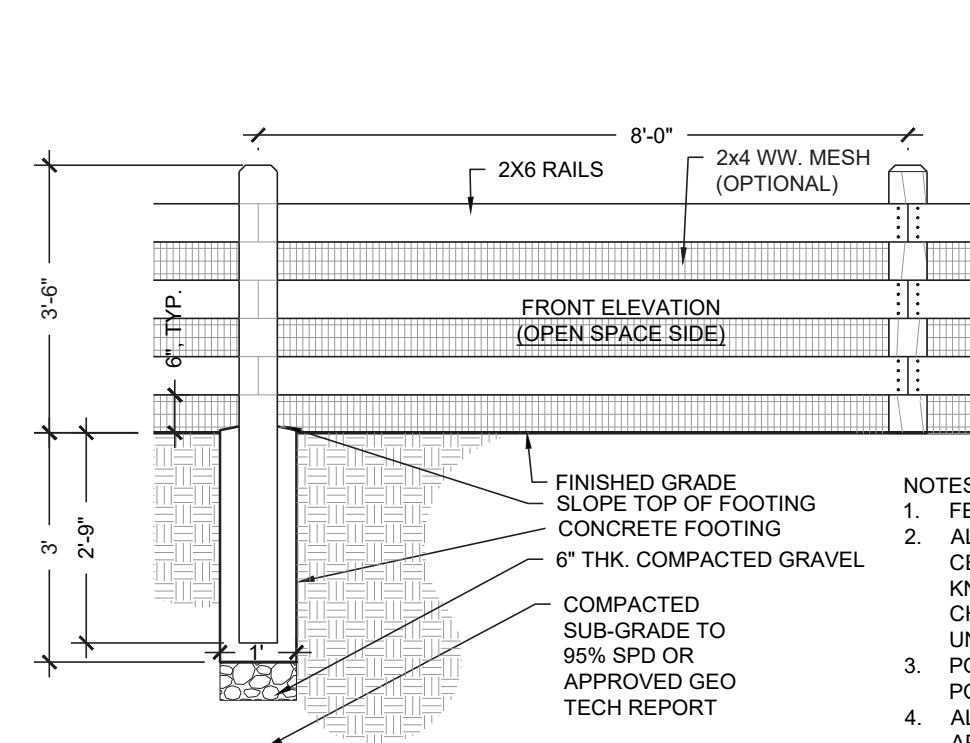
V. FENCING

- A. Fencing adjacent to parks or open space shall be the responsibility of the homebuilder or developer.
- B. Fencing with residential areas adjacent to the street shall be the responsibility of the homebuilder and/or respective metro district/HOA.
- C. Wing fencing between the homes facing the street shall be the responsibility of the homebuilder and/or respective metro district/HOA.
- D. All fencing installed by the homebuilder and/or respective metro district/HOA shall be completed within 30 days after issuance of a Certificate of Occupancy for the home, depending on weather conditions.
- E. A final fencing plan, design and typical lot shall be indicated at the time of the Final Plat.
- F. Fence Standards and Requirements:
 - 1. All fences and walls over 42" in height require a building permit.
 - 2. Any retaining walls over four (4) feet in height shall require preparation by a professional engineer as a condition for a building permit except where waived by the Building Inspections Section.
 - 3. No fence of any type more than 42" in height shall be permitted between the front setback line and a front property line. In Single Family Attached and Detached Districts, fences up to 72" in height may be permitted on the common street side of corner lots where houses are back to back.
 - 4. Neither barbed wire nor electric fences shall be permitted as an external boundary fence in any residential Zone District.
 - 5. The maximum height of any fence within a residential zone is 72" except where such development is adjacent to existing or proposed arterial streets or state highways in which case fences bordering such street may be uniformly built higher with the written permission of the Director of Community and Economic Development.
 - 6. Traffic view obstruction as outlined in Section 4.290 shall prevail in all cases relating to fence construction.

EXAMPLES OF PRIVACY FENCE OPTIONS



EXAMPLE OF AN OPEN SPACE FENCE OPTION OR PRIVATE YARD



- NOTES:**
1. FENCE MATERIAL MAY BE WOOD OR WHITE VINYL.
 2. 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 FREE FROM SAW MARKS.
 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 TO BE APPROVED BY HOA.

NOTE:

The fence options listed here are examples of types of fences and materials that may be used within the Todd Creek Amendment Areas. Similar styles/materials shall be acceptable. Each neighborhood will have future Design Guidelines that may be more restrictive in terms of colors, materials, and types of fences. The final fence design, layout, and lot typical will be determined with the Final Plat.

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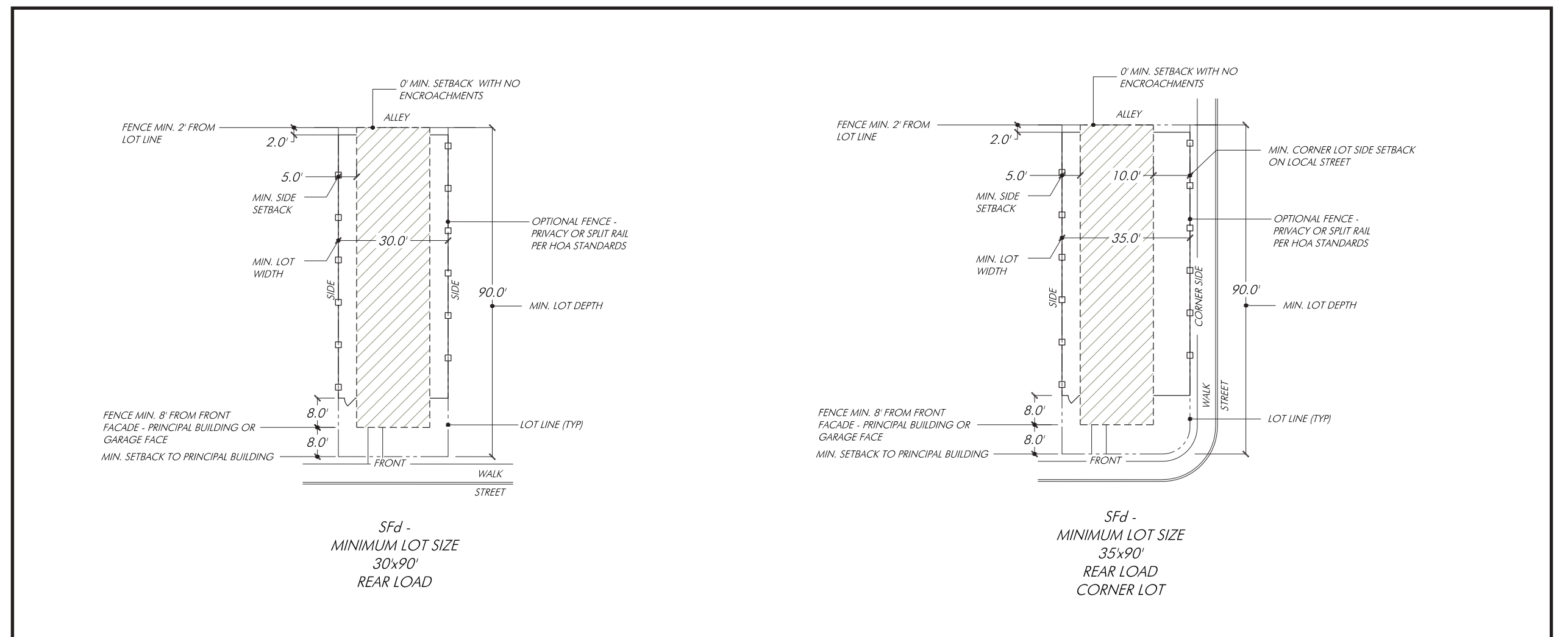
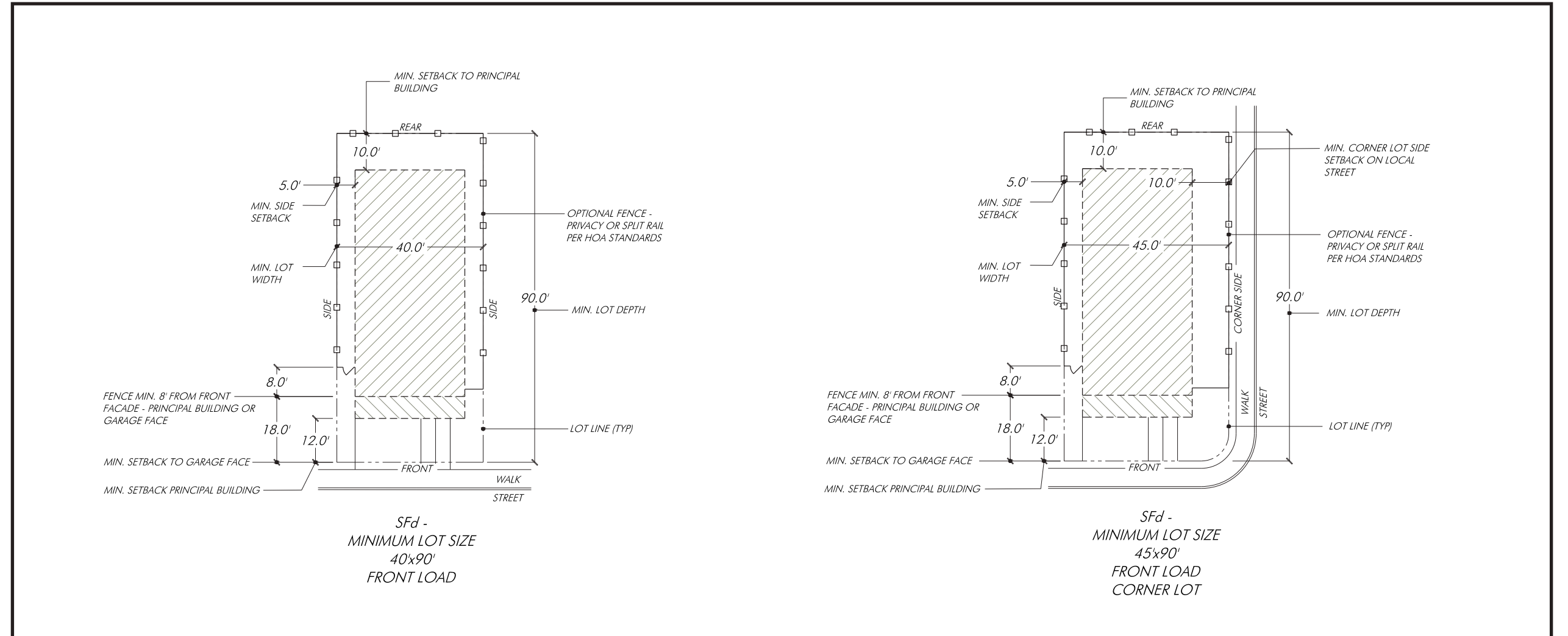
TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

VI. DEVELOPMENT STANDARDS

- A. Residential Single Family District: SFd - Single Family Residential
1. Purpose: Residential district:
Exclusively single-family detached dwellings including the potential for ADU units.
 2. General Requirements - Single Family Detached:
 - a. Minimum Frontage Width at Building Line: Front Load Single Family Dwelling - 40' (45' corner lots), Rear Load Single Family Dwelling - 30' (35' corner lots).
 - b. Maximum Gross Residential Density: 5.5 units per acre.
 - c. Minimum Lot Depth: 90'
 - d. Minimum Setback from property line for a Dwelling or ADU - Front Load:
Front: 12' to the Principal Building, 18' to the Garage Face.
Side: 5' - (10' on corner lot on local street).
Rear: 10' to Principal Building, 20' between structures
 - e. Minimum Setback from property line for a Dwelling or ADU - Rear Load:
Front: 8' to the Principal Building, (50' on state highway or arterial street).
Side: 5' - (10' on corner lot on local street).
Rear: 0' with no permitted encroachments, 20' between structures.
 - f. Minimum Setback from property line for Accessory Building:
Front: Equal to principal dwelling on the lot.
Side: 5'; 25' from street on corner lot.
Rear: 5'
 - g. Minimum Setback from State Highway or Arterial Street for a Dwelling, ADU or Accessory Building: 50'
 - h. Maximum Height - Dwelling or ADU: 35', Accessory: 16'
 - i. Maximum total size of all accessory buildings is 900 square feet.
 - j. A maximum of one single-family dwelling is permitted on each individual lot.
 - k. Minimum Floor Area: 1,250 square feet.
 - l. Maximum Lot Coverage - - (Note: This does not include driveways or patios.)
Front Load Single Family Detached Lot: 55%
Rear Load Single Family Detached Lot: 60%
 - m. SFd Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 - 2. Lot Depth Ratio.
 - n. A single-family residence located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - i. Design Review Criteria.
 - The home should be displayed toward the street in a compatible manner with surrounding homes through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the home facing the street.
 - The exterior materials of the residence shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 - The home must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance.
 - The Community's Design Review Committee shall be determine if the above Design Review Criteria has been met.
 3. See Special Notes on sheet 13
 4. Diagram of Single Family Detached - Lot Typical for Minimum Lot Size (this sheet)



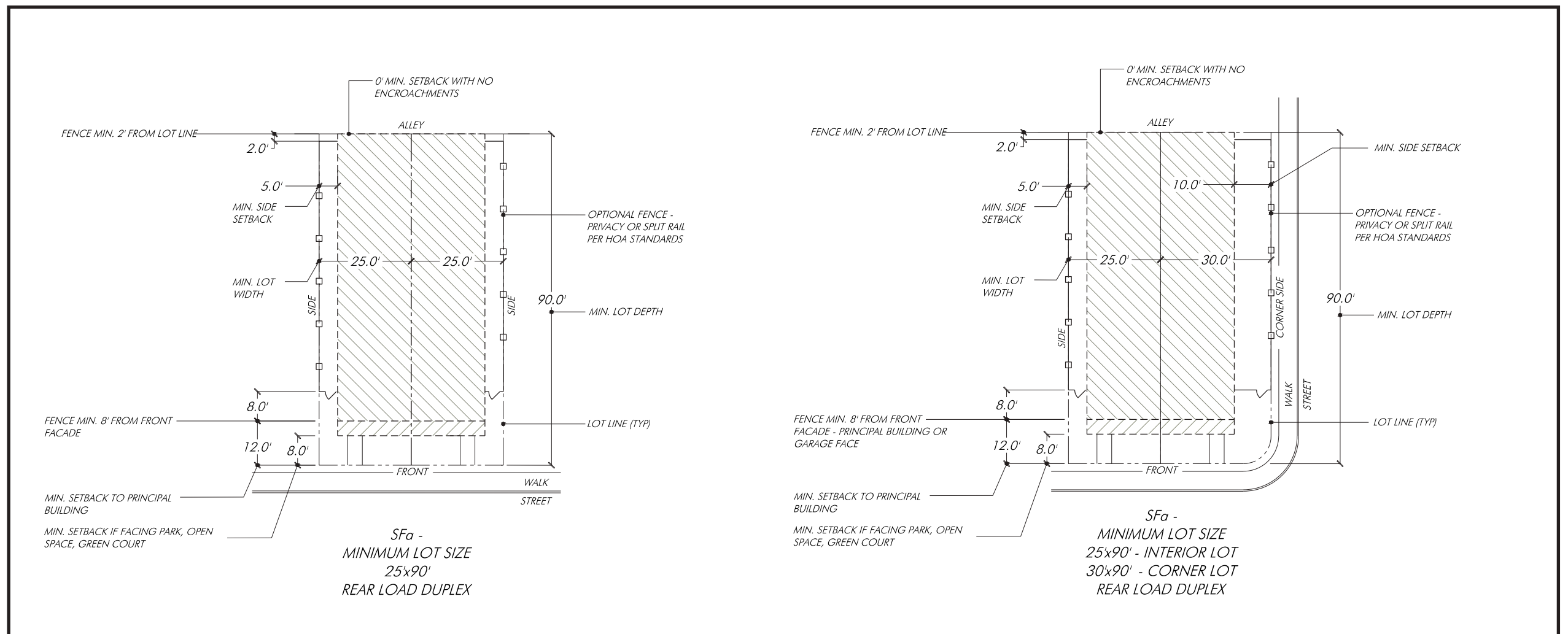
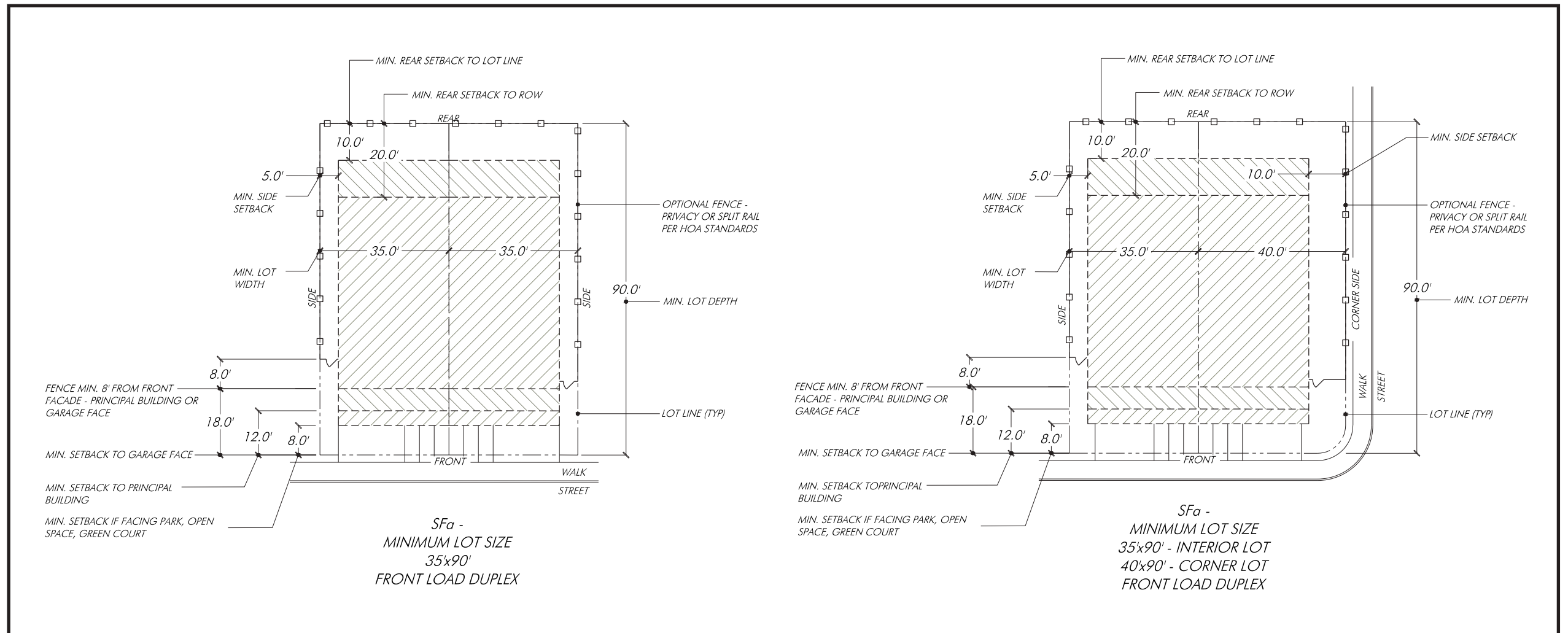
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

- B. Residential Single Family District: SFa - Single Family Residential - Detached & Attached
1. Purpose: Residential district:
 - a. A residential area which permits both detached and attached Single Family Residential.
 - b. Building types allowed: Single Family Detached Homes, Duplexes, and Townhomes.
 2. General Requirements - Single Family Detached:
 - a. Refer to SFd - Single Family Detached Residential Requirements
 3. General Requirements - Single Family Attached - Duplex:
 - a. Minimum Setback from property line:
 - Front: 18' to garage door facing R.O.W.
12' to the principal building
8' if the Front faces a park, open space, or green court.
(Maintaining off-street parking requirement)
 - Side (End units only): 5' to lot line minimum.
10' minimum to street R.O.W.
 - Rear: 10' minimum to rear lot line.
20' minimum to street R.O.W.
0' with no encroachments, if the garage is accessed from the rear.
 - b. Minimum Distances Between Buildings:
 - Side - Side orientation: 10'.
 - Side - Rear orientation: 20'.
 - Rear - Rear orientation: 20'.
 - b. Minimum Setback from State Highway or Arterial Street for a Dwelling, ADU or Accessory Building: 50'
 - c. Maximum Building Height: 35'.
 - d. Minimum Lot Frontage Width at Building Line:
 - i. Front Loaded Duplex - 35' (40' corner lots)
 - ii. Rear Loaded Duplex - 25' (30' corner lots)
 - e. Minimum Lot Area:
 - i. Front Loaded Duplex - 3,150 sq.ft.
 - ii. Rear Loaded Duplex - 2,250 sq.ft.
 - f. Maximum Lot Coverage - (Note: This does not include driveways or patios.)
 - i. Front Loaded Duplex - 65%
 - ii. Rear Loaded Duplex - 70%
 - g. SFa Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 - 2. Lot Depth Ratio.
 4. Diagram of Single Family Attached - Duplex Lot Typical for Minimum Lot Size (this sheet)



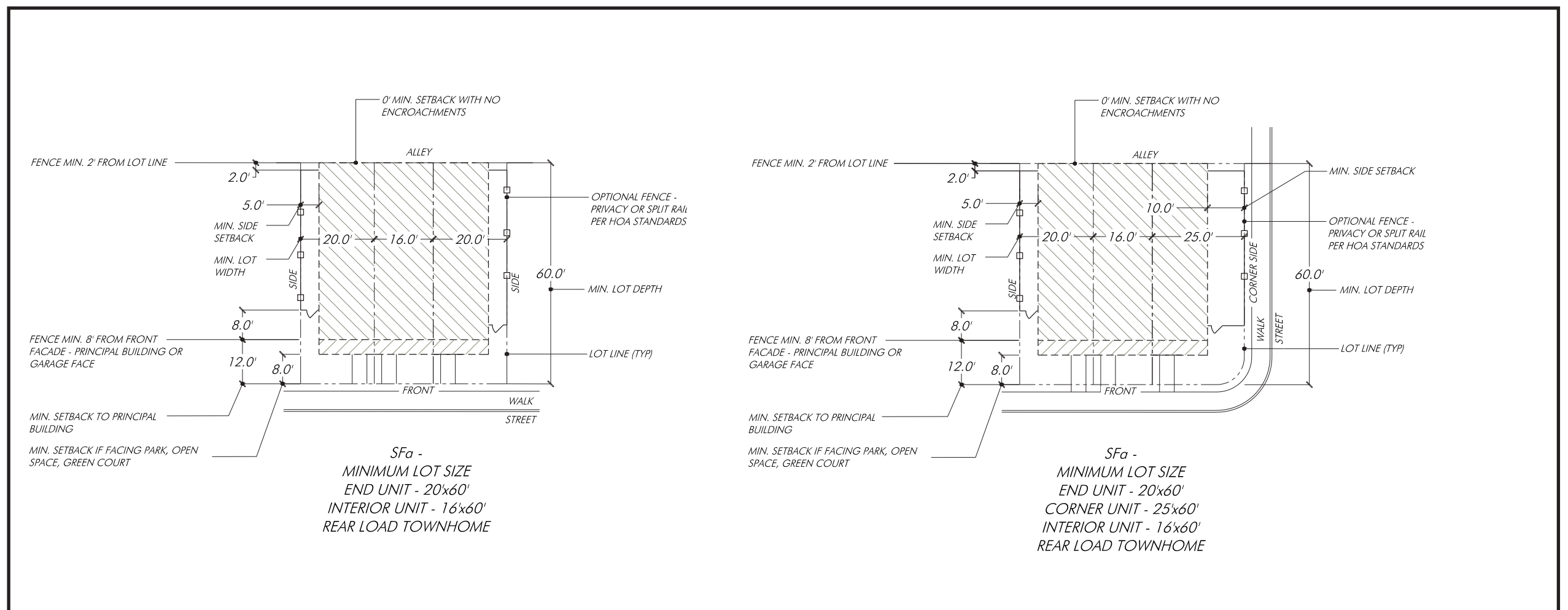
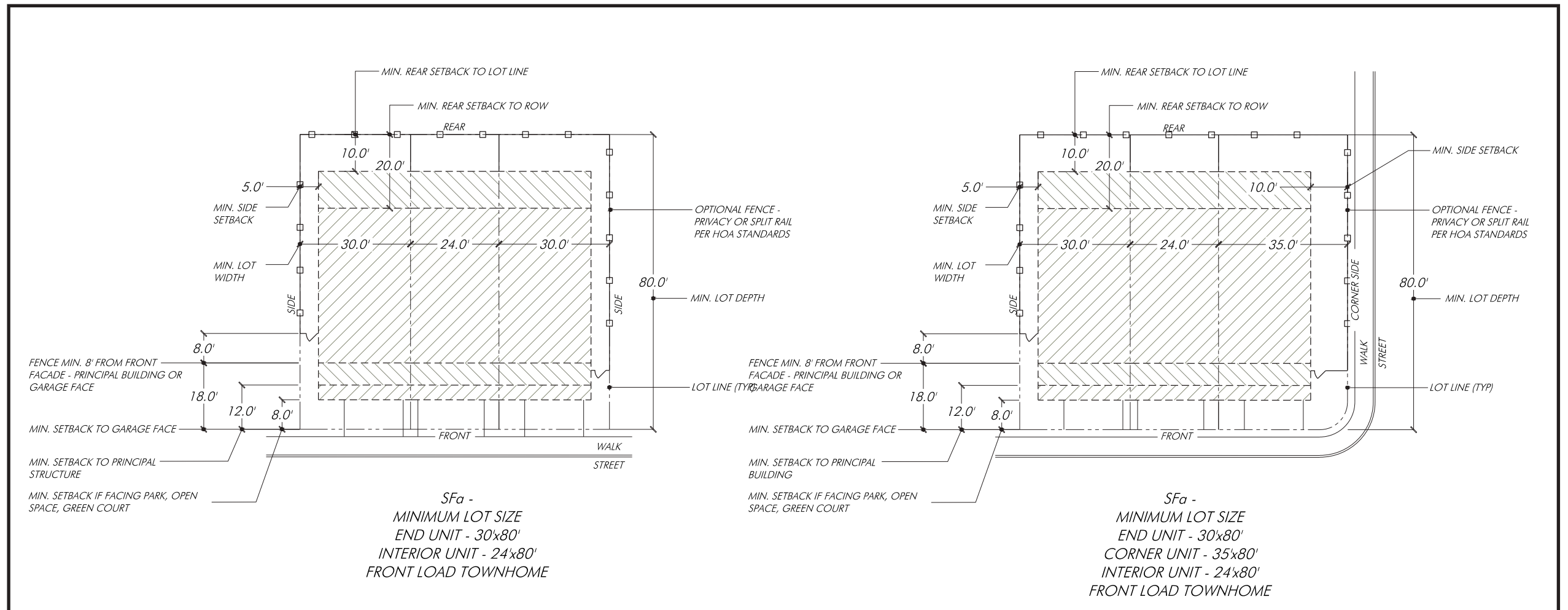
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

5. General Requirements - Single Family Attached - Townhomes
 - a. Minimum Setback from property line:
 - Front: 18' to garage door facing R.O.W.
12' to the principal building
8' if the Front faces a park, open space, or green court.
(Maintaining off-street parking requirement)
 - Side (End units only): 5' to lot line minimum.
10' minimum to street R.O.W.
 - Rear: 10' minimum to rear lot line.
20' minimum to street R.O.W.
0' with no encroachments, if the garage is accessed from the rear.
 - Minimum Distances Between Buildings:
 - Side - Side orientation: 10'
 - Side - Rear orientation: 20'
 - Rear - Rear orientation: 20'
 - b. Minimum Setback from State Highway or Arterial Street for a Dwelling, ADU or Accessory Building: 50'
 - c. Maximum Building Height: 35'
 - d. Minimum Lot Frontage Width at Building Line:
 - i. Front Loaded Townhome - End Unit 30' (35' corner lots), Interior Unit 24'
 - ii. Rear Loaded Townhome - End Unit 20' (25' corner lots), Interior Unit 16'
 - e. Minimum Lot Area:
 - i. Front Loaded Townhome - 2,160 sq.ft.
 - ii. Rear Loaded Townhome - 960 sq.ft.
 - f. Maximum Lot Coverage - (Note: This does not include driveways or patios.)
 - i. Front Loaded Townhome - 75%
 - ii. Rear Loaded Townhome - 80%
 - g. SFa Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 - 2. Lot Depth Ratio.
 - h. Diagram of Single Family Attached - Townhome Lot Typicals for Minimum Lot Size (this sheet)
6. Duplexes and Townhomes located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - a. The design review process as described below shall be used to determine if a duplex or townhome building meets these neighborhood design requirements.
 - b. Design Review Criteria for Duplexes and Townhomes
 - Attached dwelling units may either express each individual unit or give each building the appearance of a large single-family home.
 - The duplex or townhome building should be displayed toward the street in a compatible manner with surrounding homes through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the home facing the street.
 - The exterior materials of the building shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 - The building must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance.
 - The Community's Design Review Committee shall be determine if the above Design Review Criteria has been met.
7. See Special Notes on sheet 13



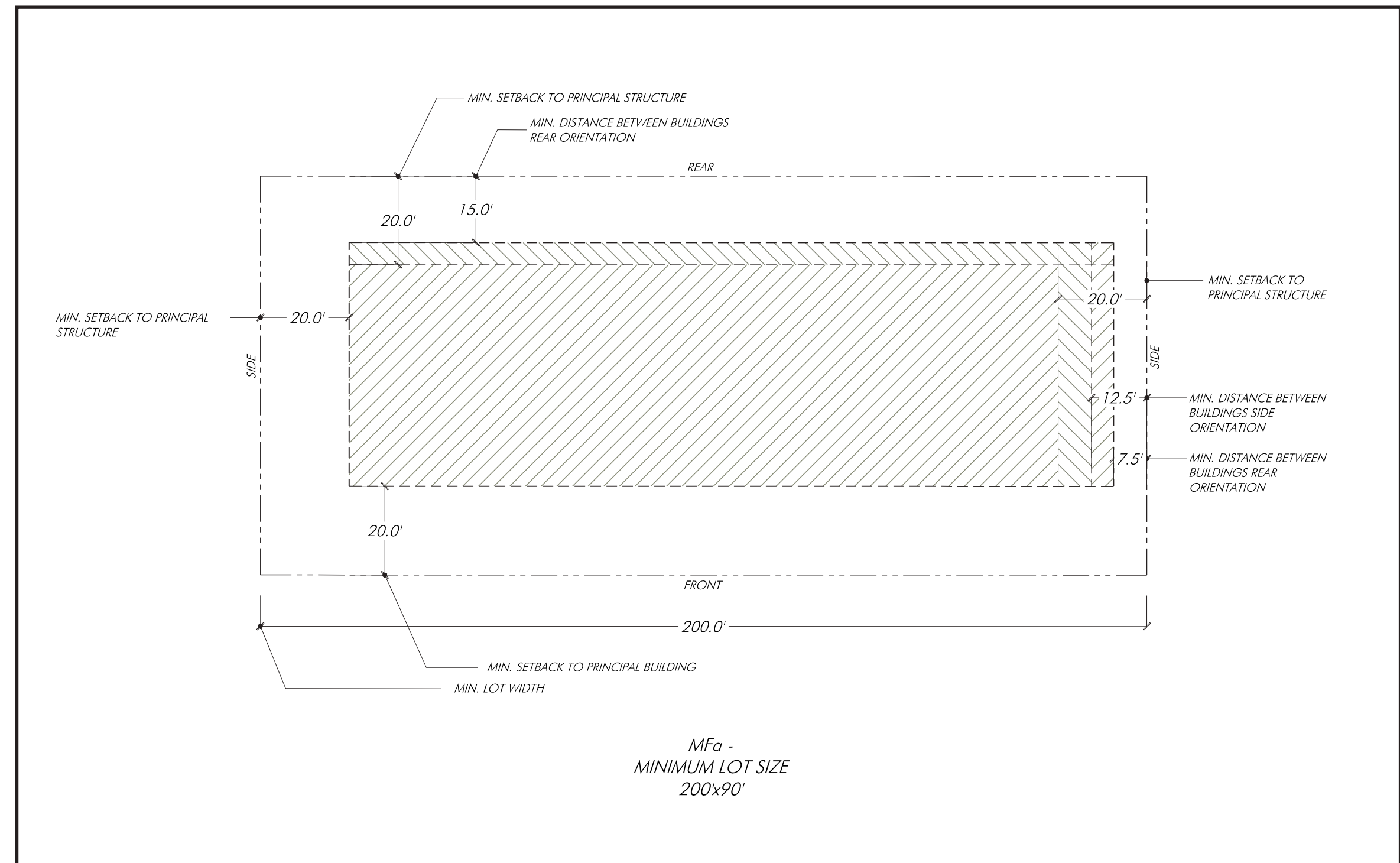
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

- C. Residential Multi-Family District: MFa - Multi-family Residential
1. Purpose: Residential district:
A residential area which permits multi-family residential dwellings.
 2. General Requirements - Multi-Family:
 - a. Building types allowed: Multi-Family buildings.
 - b. Minimum Setback:
 - Front: 20' for a Principal Structure
30' for an Accessory Structure
(Maintaining off-street parking requirement)
 - Side: 20' for a Principal Structure
30' for an Accessory Structure
(Maintaining off-street parking requirement)
 - Rear: 20' for a Principal Structure
30' for an Accessory Structure
(Maintaining off-street parking requirement)
 - Minimum Distances Between Buildings:
Side - Side orientation: 15'.
Side - Rear orientation: 25'.
Rear - Rear orientation: 30'.
 - c. Minimum Setback from State Highway or Arterial Street for a Principal Structure or Accessory Structure: 50'
 - d. Maximum Building Height: 45'.
 - e. Minimum Lot Width:
 - i. The minimum lot width shall be two hundred (200) feet.
 - f. Minimum Lot Size:
 - i. The minimum lot size shall be two (2) acres.
 - g. Minimum Residence Floor Area:
 - Efficiency Unit - four-hundred-fifty (450) square feet.
 - 1 bedroom - six hundred (600) square feet.
 - 2 bedroom - seven-hundred-fifty (750) square feet.
 - 3 bedroom - nine hundred (900) square feet.
 - 4 bedroom - one thousand (1,000) square feet.
 - h. Maximum Lot Coverage: 55% (Note: This does not include patios, driveways, parking areas or any other outdoor amenity space).
 - i. MFa Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 – 2. Lot Depth Ratio.
 - j. A multi-family building located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - i. The design review process as described below shall be used to determine if a multi-family building meets these neighborhood design requirements.
 - ii. Design Review Criteria.
 - All sides of a multi-family building shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall not be restricted to a single facade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building.
 - The exterior materials of the multi-family building shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 - The maximum length of any multi-family building shall be 165 feet, this standard does not apply to assisted living/nursing homes.
 - A multi-family building must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance.
 - The Community's Design Review Committee shall determine if the above Design Review Criteria has been met.
 - k. Clustering is encouraged.
 3. See Special Notes on sheet 13 of 26
 4. Diagram of Multi-Family - Lot Typical for Minimum Lot Size (this sheet)



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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

D. Tabulation of Uses for Residential Districts:

1. The uses allowed within each District are listed as a "Permitted", "Conditional Use", "Temporary Use", or "Prohibited." Within each Zone District only listed "Permitted" shall be permitted/use-by-right, subject to standards established in these and other regulation(s); Conditional Uses, and Temporary Uses are listed by way of example and not by way of limitation; "Prohibited" are prohibited/not allowed from the relevant Zone District. For uses not listed or clearly fitting within one or more of the categories, the Director of Planning and Development shall determine in what Zone District the use is allowed and by what means (Special Use, Use by Right, etc.).

	SFd	SFa	MFa
Accessory Uses	P	P	P
Churches, Places of Worship	C	C	C
Day Care Home	P	P	P
Dwelling - Single-Family Detached	P	P	P
Dwelling - Duplex	X	P	P
Dwelling - Townhome	X	P	P
Dwelling - Multi-Family	X	X	P
Essential Governmental Public Utility Services Not including bldg. or storage facilities With bldg. and/or storage facilities	P	P	P
Fire Station	C	C	C
Foster Family Care 1 to 5. In excess of 5 total in residence (use by right where required by State Law)	P	P	P
Golf Course	C	C	C
Group Quarters 1 to 5. In excess of 5 total in residence (use by right where required by State Law)	C	C	C
Home Occupation*	P	P	P
Hospitals	C	C	C
Libraries, Public	P	P	P
Non-Commercial Radio & T.V. Tower up to 90' from ground in excess of 90'	C	C	C
Parks, Public	P	P	P
Police Stations	C	C	C
Post Office	C	C	C
Residential Uses such as Nursing Homes, Boarding Houses, Etc.	C	C	P
Roadside Stands (unsubdivided only - primarily to sell products produced on the property)	T	T	T
Schools Day Care Public, Private, Parochial, K-12	P	P	P
Sexually Oriented Businesses	X	X	X
Waste Disposal Site and/or Processing Facility	X	X	X
Water Storage (closed structure)	C	C	C

P - PERMITTED
C - CONDITIONAL USE
T- TEMPORARY USE
X - PROHIBITED
*NOTE: Home occupations will need to conform to Adams County Standards.

E. Reservoir Open Space / PA-5

1. Purpose: Reservoir Open Space: Contains the reservoirs ponds that will be managed by the Todd Creek Metropolitan District and used as a means of water for the community. The site may house the facility management and HOA district buildings to operate and maintain the ponds. The open space areas around the ponds will provide natural open space, as well as a community trail.
2. Permitted Uses:
 - a. Open Space
 - b. Trails - crusher fines, asphalt or concrete
 - c. Water Treatment Facility
 - d. District Facility Buildings
 - e. Maintenance Buildings
 - f. District Office Buildings
 - g. Reservoirs
 - h. Recreational/Park Facilities

F. CCRC - Continuing Care Retirement Community / PA-4



1. CCRC Definitions:
 - a. Continuing Care Retirement Community (CCRC)
Continuing Care Retirement Community (CCRC) shall mean a large scale facility (or integrated group of facilities) which has a primary purpose of providing housing and continuing care for people over the age of 62, and which consists of CCRC Independent Living Units, CCRC Assisted Living Facilities, CCRC Skilled Care Nursing Facilities and CCRC Accessory Uses, all as defined herein (and as regulated by, where applicable, the Colorado Department of Human Services and/or the Colorado Department of Health). For purposes of this rezoning, "continuing care" means the provision of lodging, nursing, medical or other health-related services at the same or another location to an individual pursuant to an agreement effective for the life of the individual or for a period of greater than one year, including mutually terminable contracts, and in consideration of the payment of an entrance fee with or without other periodic charges to an individual who is at least sixty-two (62) years of age.
 - b. CCRC Independent Living Unit
CCRC Independent Living Unit shall mean a dwelling unit within a Continuing Care Retirement Community (CCRC) containing living area(s), bedrooms area(s), kitchen area, and bathroom(s), including studio style apartment, which house one or more people over the age of 62 in a manner in which they may live independently while receiving one or more meals per day in a congregate setting.
CCRC Assisted Living Facility
CCRC Assisted Living Facility is a facility located within a Continuing Care Retirement Community that provides a residential living environment, assisted by congregate meals, housekeeping, and personal services for person age 62 or older, who have temporary or periodic difficulties with one or more essential activities of daily living, such as feeding, bathing, dressing, or mobility [but do not require services in or of a Colorado Department of Health licensed long-term care facility or nursing facility]. A CCRC Assisted Living Facility shall include dwelling units, dining room(s), bathing areas(s), common area(s), offices, and other spaces necessary to provide the above services [and shall be operated by a legal entity holding a certificate of compliance document issued by the Colorado Department of Human Services (license), permitting the operation of a personal care home (PCH) at the location of the facility, according to appropriate Colorado Department of Human Services license or approval].
 - c. CCRC Skilled Care Nursing Facility
CCRC Skilled Nursing Facility is a facility located within a Continuing Care Retirement Community which provides board, shelter, and 24-hour skilled nursing and medical care to chronic or convalescent patients. A CCRC Skilled Care Nursing Facility shall include nursing beds and/or individual rooms, dining rooms, bathing areas, common areas, offices, clinics, therapy areas, medical facilities, and other space necessary to provide the above services [and shall be operated by a legal entity holding a certificate of compliance document issued by the Colorado Department of Human Services (license) permitting the operation of nursing facility at the location of the facility].
 - d. CCRC Accessory Uses
CCRC Accessory Uses within a Continuing Care Community shall mean any use necessary for the operation of the facility or the benefit or convenience of the residents and their guests including, but not limited to: kitchen and dining facilities, restaurants, places of worship, indoor and outdoor recreational buildings and uses, retail and banking facilities, beauty salons and barber shops, gift shops, class rooms, security facilities, conference rooms, social rooms, common areas, guest rooms, medical offices, medical clinic, dialysis center, laboratory services, dental offices, physical therapy and rehabilitation center, wellness center, ambulatory surgery, diagnostic imaging services, postal center, pharmacy maintenance facilities, craft and music rooms, various craft, health, exercise and vocational activities, classrooms, swimming pools, library and television room, as well as facilities related to the operation of the facility such as but not limited to administrative offices, food and record storage areas, property maintenance facilities, radio and satellite dish antennae, non-age restricted day care center for relatives of employees, security operations, off-street parking, and heating and cooling equipment structures, provided that the CCRC Accessory Use is for the primary benefit of the Continuing Care Retirement Community (CCRC).
 - e. CCRC Community Building
A typical CCRC campus within the Todd Creek PUD is defined by clusters of mid-rise residential buildings that surround a community building and form a neighborhood. A campus consists of three or more neighborhoods of approximately five hundred independent apartment units and one neighborhood of extended care including assisted living and skilled nursing. All of the buildings are joined with climate controlled bridges and walkways. The community buildings are designed to be the hub of services and social activities for each of these neighborhoods. A typical community building contains dining, recreational, educational, medical and other various personal service facilities for residents. A second key component to these buildings are the common open spaces, both internal and external, that create gathering areas for residents to socialize, interact with staff and help to create a sense of neighborhood.
2. Principal Uses
The following shall be allowed with an approved Preliminary Plat in accordance with the Adams County Zoning Resolution:
 - a. CCRC Independent Living Units
 - b. CCRC Assisted Living Facilities
 - c. CCRC Skilled Care nursing Facilities
 - d. Open space/ trails
 - e. Park / playground
 - f. Recreation facility - community
 - g. Construction office - temporary
 - h. Satellite office - temporary
 - i. Utility service facility

- j. Interim Agricultural Uses
- k. Club / private recreational use
- l. Cultural facility
- m. Day-care center / preschool or day care home - large
3. Accessory Uses / Structures
The following shall be allowed only when a principal use has been established on the lot, in accordance with the Adams County Zoning Resolution:
 - a. CCRC accessory uses and buildings (see CCRC Definitions)
 - b. Detention facilities
 - c. Bar / Lounge - restricted to CCRC residents and their guests
 - d. Off-street parking and loading
 - e. Signs (refer to Section IV of this PUD)
 - f. Church / chapel
 - g. Gatehouse / security station
4. Standards for Principal and Accessory Uses
 - a. Maximum Gross Density: 14 dwelling units / acre in Planning Area 4
 - b. Minimum Setbacks:
 - i. From public streets: 20'
 - ii. From private drives: 15'
 - iii. Parking Lot setbacks:
 - From property lines: 20'
 - From buildings: 10'
5. Encroachments:
 - a. A cornice canopy, eave, fireplace, wing wall or similar architectural feature may extend three feet into a required setback.
 - b. Fire escapes may extend six feet into a required setback.
 - c. An open, unenclosed, uncovered deck/porch at ground level may extend six feet into a required setback, except for a side setback.
6. Maximum Building Height: 60'- principal, 40'- accessory
7. Parking Standards: 1.1 space / Independent Living Unit
 - a. The minimum number of parking spaces per CCRC Independent Living Unit shall be inclusive of all staff, resident, and visitor parking and inclusive of CCRC Assisted Living Facilities and CCRC Skilled Care Nursing Facilities within the CCRC. Parking shall be provided at the time of Preliminary Plat. At no time shall the total parking provided fall below the standard of 1.1 spaces per Independent Living Unit (ILU). The breakdown is as follows:

0.8 space = resident parking
0.3 space = staff/visitor parking
1.1 space / ILU
 - b. The total required spaces for the entire CCRC for Planning Area 4 shall be based on the overall requirement of 1.1 spaces per independent living unit. The specific number and layout of parking spaces for each phase of the project shall be determined at the time of Preliminary Plat review.
8. Loading Standards: 1 tractor trailer loading dock per community building over 40,000 square feet; loading areas will be a minimum of 12'x50'.

VII. SPECIAL NOTES

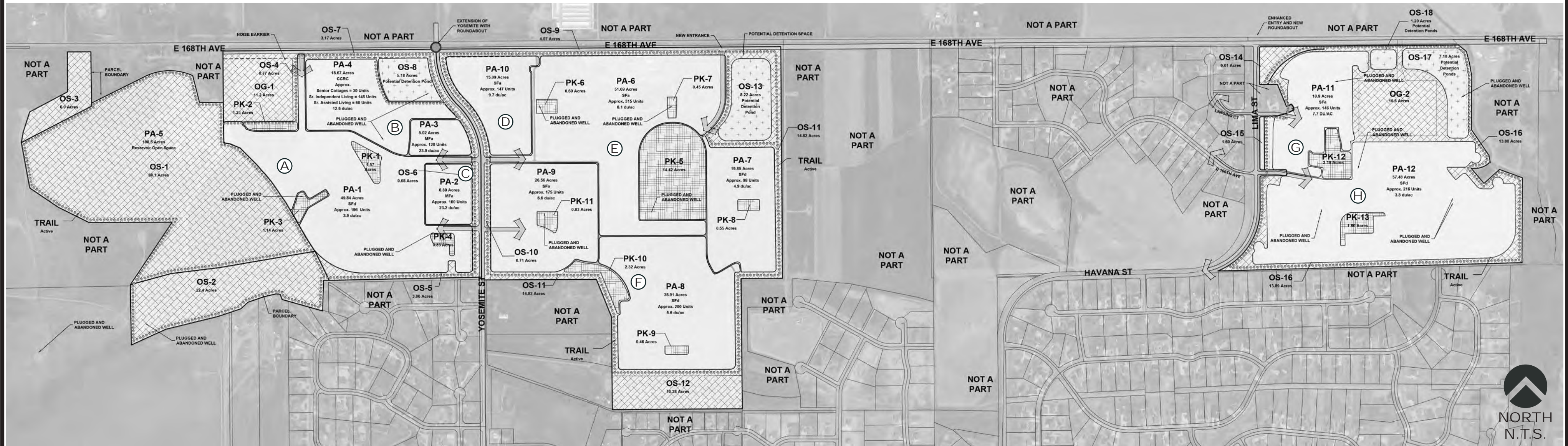
- A. Any minimum development and performance standards not mentioned in this PUD, and only for portions of the PUD that are being revised with this Major PUD Amendment, shall conform to the Adams County Zoning Regulations dated October 3, 2024.

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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

PARKS AND OPEN SPACE PLAN



8. REQUIRED Open Space & Park Acreage	166.6	30%
9. PROPOSED Open Space & Park Acreage within Property Boundaries	240.5	43.3%

PASSIVE VS. ACTIVE OPEN SPACE AREA	Total Area		Active Area		Passive Area		Description	Completion with Filing/Phase
	MINIMUM REQUIRED	166.6	41.6	25.0%	83.3	50.0%		
10. OPEN SPACE AND TRAIL CORRIDORS	OS-1	80.1	8.1		72.0		Gross Open Space With Trail Corridor 1.7 miles of trail with a 40' wide corridor equates to 8.1 acres	A
	OS-2	22.4	3.1		19.3		Gross Open Space With Trail Corridor 0.6 miles of trail with a 40' wide corridor equates to 3.1 acres	A
	OS-3	6.0	0.0		6.0		Gross Open Space	A
	OS-4	0.8	0.6		0.2		Gross Open Space With Trail Corridor 0.1 miles of trail with a 40' wide corridor equates to 0.6 acres	A
	OS-5	3.1	1.8		1.3		Gross Open Space With Trail Corridor 0.4 miles of trail with a 40' wide corridor equates to 1.8 acres	A
	OS-6	0.7	0.6		0.1		Gross Open Space With Trail Corridor 0.1 miles of trail with a 40' wide corridor equates to 0.6 acres	C
	OS-7	3.2	2.3		0.9		Gross Open Space With Trail Corridor 0.5 miles of trail with a 40' wide corridor equates to 2.3 acres	B
	OS-8	5.2	0.0		5.2		Potential Detention Area	B
	OS-9	4.1	3.7		0.4		Gross Open Space With Trail Corridor 0.8 miles of trail with a 40' wide corridor equates to 3.7 acres	E/D
	OS-10	0.7	0.6		0.1		Gross Open Space With Trail Corridor 0.1 miles of trail with a 40' wide corridor equates to 0.6 acres	F
	OS-11	14.8	9.0		5.8		Gross Open Space With Trail Corridor 1.8 miles of trail with a 40' wide corridor equates to 9.0 acres	E/F
	OS-12	10.3	0.0		10.3		Gross Open Space	F
	OS-13	8.2	0.0		8.2		Potential Detention Area	E
	OS-14	6.0	1.8		4.2		Gross Open Space With Trail Corridor 0.4 miles of trail with a 40' wide corridor equates to 1.8 acres	G
	OS-15	1.6	0.6		1.0		Gross Open Space With Trail Corridor 0.1 miles of trail with a 40' wide corridor equates to 0.6 acres	G
	OS-16	13.9	7.0		6.9		Gross Open Space With Trail Corridor 1.4 miles of trail with a 40' wide corridor equates to 7.0 acres	H
	OS-17	7.1	0.0		7.1		Potential Detention Area	H
	OS-18	1.2	0.0		1.2		Potential Detention Area	G
OG-1	11.2	0.0		11.2		Oil and Gas	N/A	
OG-2	10.6	0.0		10.6		(Will be Open Space when wells are abandoned in future)	N/A	

NOTE:

- This graphic is for illustrative and concept purposes only and may be subject to change with the design development. However, densities, # of units and planning area acreages shall remain within 10% of the proposed design without a PUD Amendment.
- The ultimate roadway design and widths are up to the discretion of Adams County and are not subject to regulation by this Planned Unit Development.
- The Phasing/Filing Designation that is depicted may or may not occur in the sequence presented, as long as adequate water system looping, traffic circulation with dual access and associated storm water conveyance and sanitary sewer outfalls are constructed in accordance with the applicable Adams County requirements.

PASSIVE VS. ACTIVE OPEN SPACE AREA	Total Area		Active Area		Passive Area		Description	Completion with Filing/Phase
	11. PARK & RECREATION AREAS	240.5	68.6	28.5%	171.9	71.5%		
11. PARK & RECREATION AREAS	PK-1	1.6	1.6				Pocket Park	A
	PK-2	1.2	1.2				Pocket Park	A
	PK-3	1.1	1.1				Pocket Park	A
	PK-4	0.8	0.8				Pocket Park	A
	PK-5	14.4	14.4				Neighborhood Park	E
	PK-6	0.7	0.7				Pocket Park	E
	PK-7	0.5	0.5				Pocket Park	E
	PK-8	0.6	0.6				Pocket Park	E
	PK-9	0.5	0.5				Pocket Park	F
	PK-10	2.3	2.3				Pocket Park	F
	PK-11	0.8	0.8				Pocket Park	F
	PK-12	3.2	3.2				Neighborhood Park	G
	PK-13	1.8	1.8				Pocket Park	H
12. Proposed Total Open Space & Park Acreage	240.5	68.6	28.5%	171.9	71.5%			

Note 1) PK-3 Pocket Parks will range in sizes but shall be a minimum of .5 acres to allow for varying sizes and locations spread out across the development in order to better serve residents needs. Neighborhood parks are to be a minimum of 3 acres per Adams County code.

ACTIVE VS PASSIVE OPEN SPACE CONCEPT

THE ACTIVE PARKS AND OPEN SPACE CONCEPT FOR THE TODD CREEK PUD AMENDMENT AREAS INCLUDES LARGER NEIGHBORHOOD PARK, POCKET PARKS, AND AN EXTENSIVE TRAIL SYSTEM THAT TRAVELS ALONG THE PERIMETER OF THE THREE (3) PROPERTIES AND ALSO THE DETENTION & RESERVOIR PONDS. THE PARKS SHALL CONTAIN ACTIVE SPACES THAT INCLUDE PLAY EQUIPMENT, CLIMBING STRUCTURES, PLAY FIELDS OR OPEN LAWN AREAS, SHADE SHELTERS, AND OTHER SITE FURNISHINGS, SUCH AS BENCHES, PET WASTE STATIONS, TRASH RECEPTACLES, AND BIKE RACKS/REPAIR STATIONS. THE PARKS SHALL CONTAIN SOME NATURALIZED PLANTINGS AND ALSO ORNAMENTAL SHRUB BEDS AND PLENTY OF SHADE TREES.

PASSIVE OPEN SPACE ARE NATURALIZED AREAS WITH NATIVE SEEDING, MINIMAL ORNAMENTAL PLANTINGS, THE DETENTION PONDS, RESERVOIR PONDS, AND THE FUTURE OPEN SPACE ONCE THE OIL & GAS TRANSITIONS.

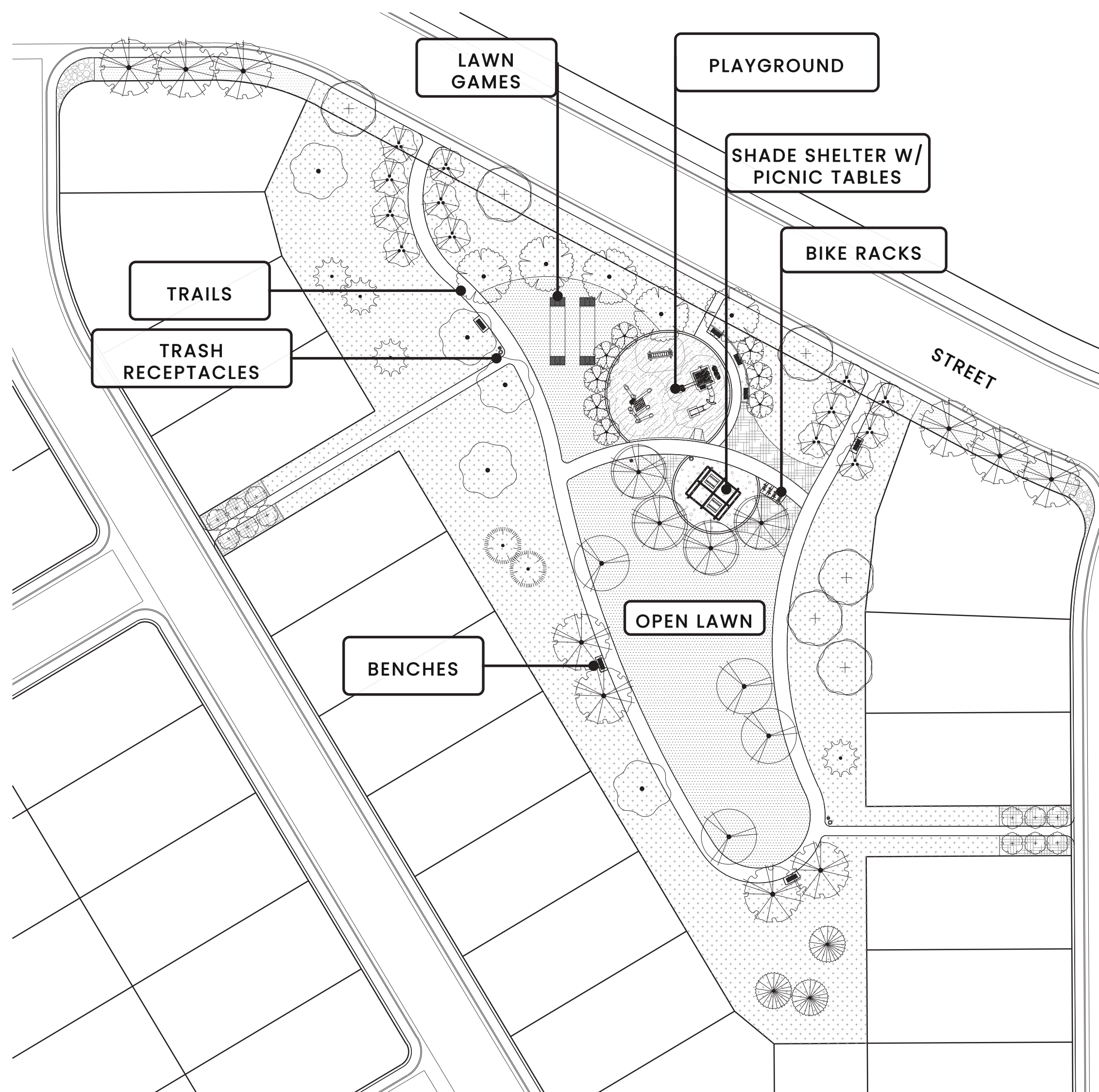
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-1 - APPROX. 1.6 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
- TENNIS/PICKLEBALL COURTS
- BOCCE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

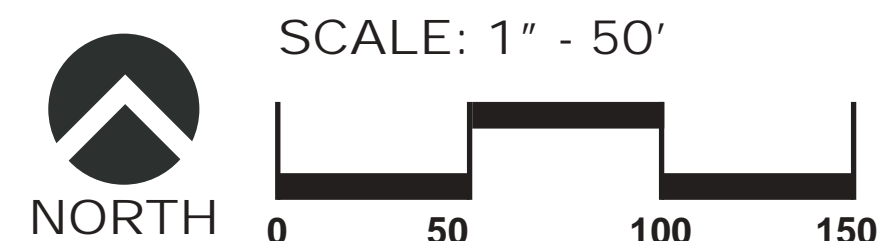
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION

NOTE:

THE ACTIVE PARKS AND OPEN SPACE PLANS ARE CONCEPT PLANS ONLY AND MAY CHANGE WITH FUTURE DEVELOPMENT PLANS. HOWEVER, THE ACTIVE PARKS AND OPEN SPACE SHALL CONTAIN SIMILAR OR SUBSTITUTED FEATURES, AS OUTLINED IN THE ACTIVE PARKS AND OPEN SPACE CRITERIA ABOVE.



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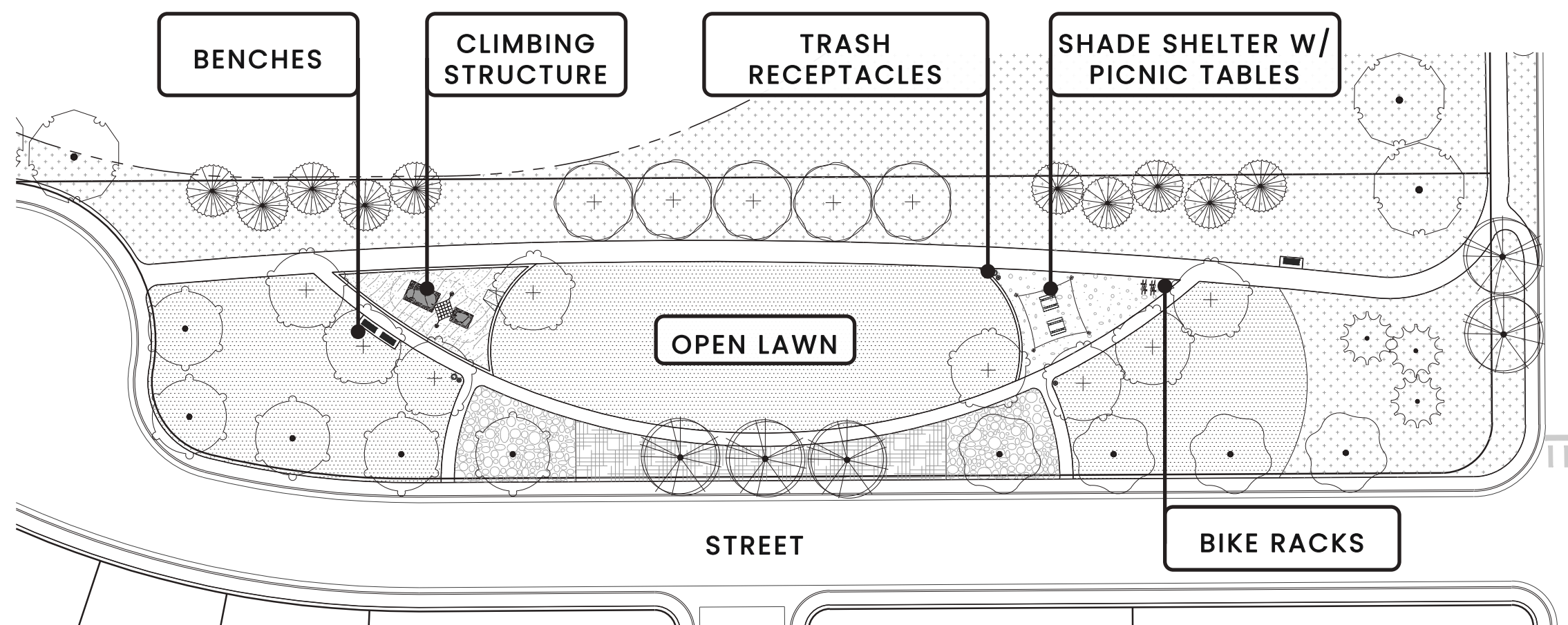
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TODD CREEK VILLAGE

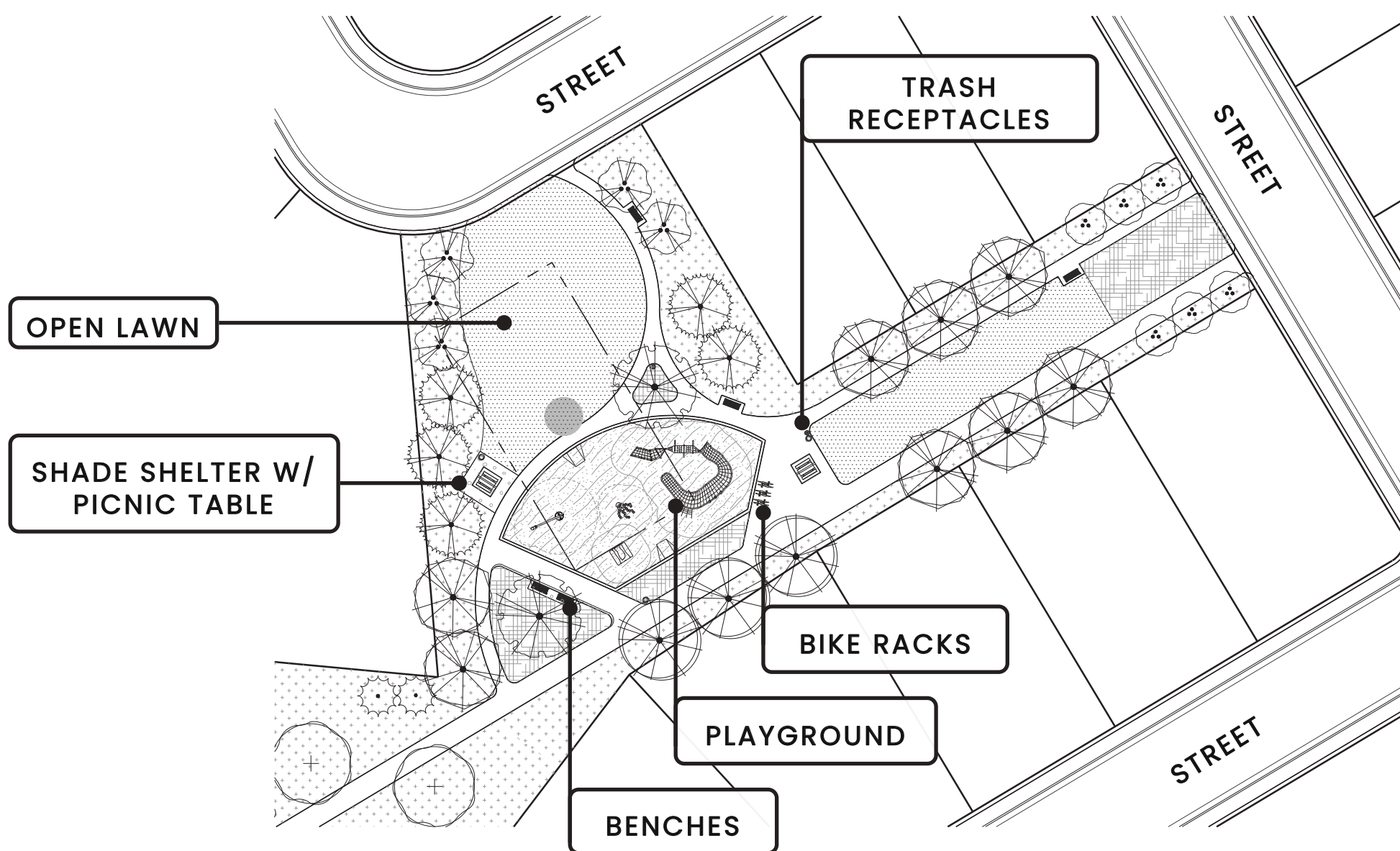
PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-2 - APPROX. 1.2 ACRES



PK-3 - APPROX. 1.1 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
- TENNIS/PICKLEBALL COURTS
- BOCCE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

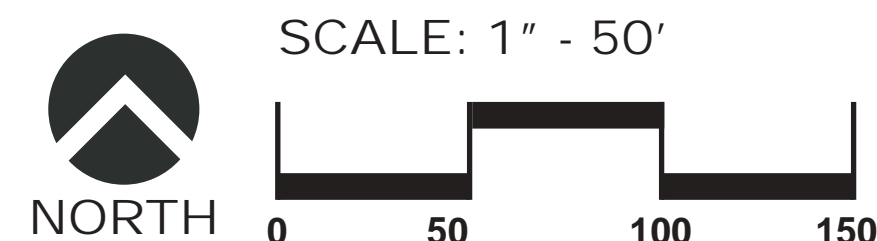
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES

NOTE:

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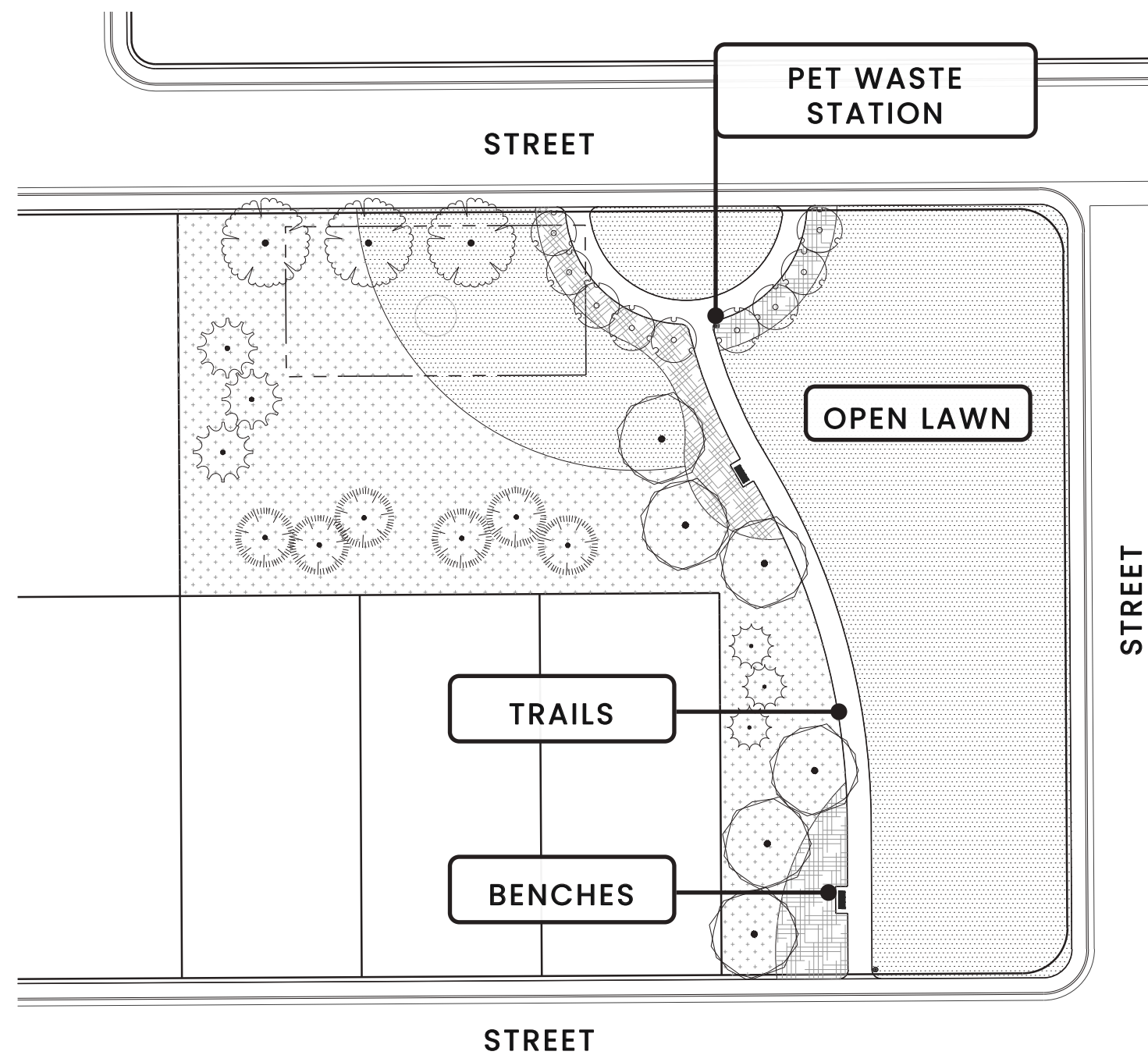
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-4 - APPROX. 0.8 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

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- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

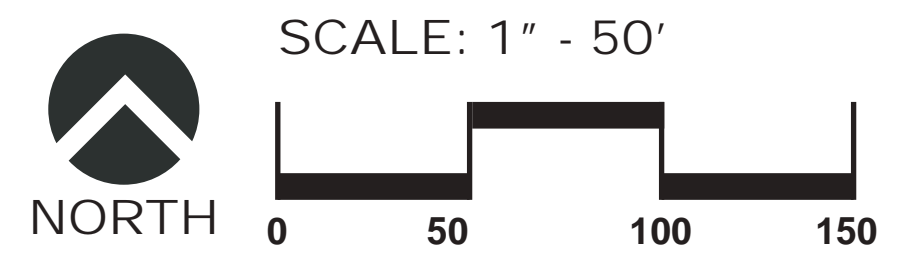
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES

NOTE:

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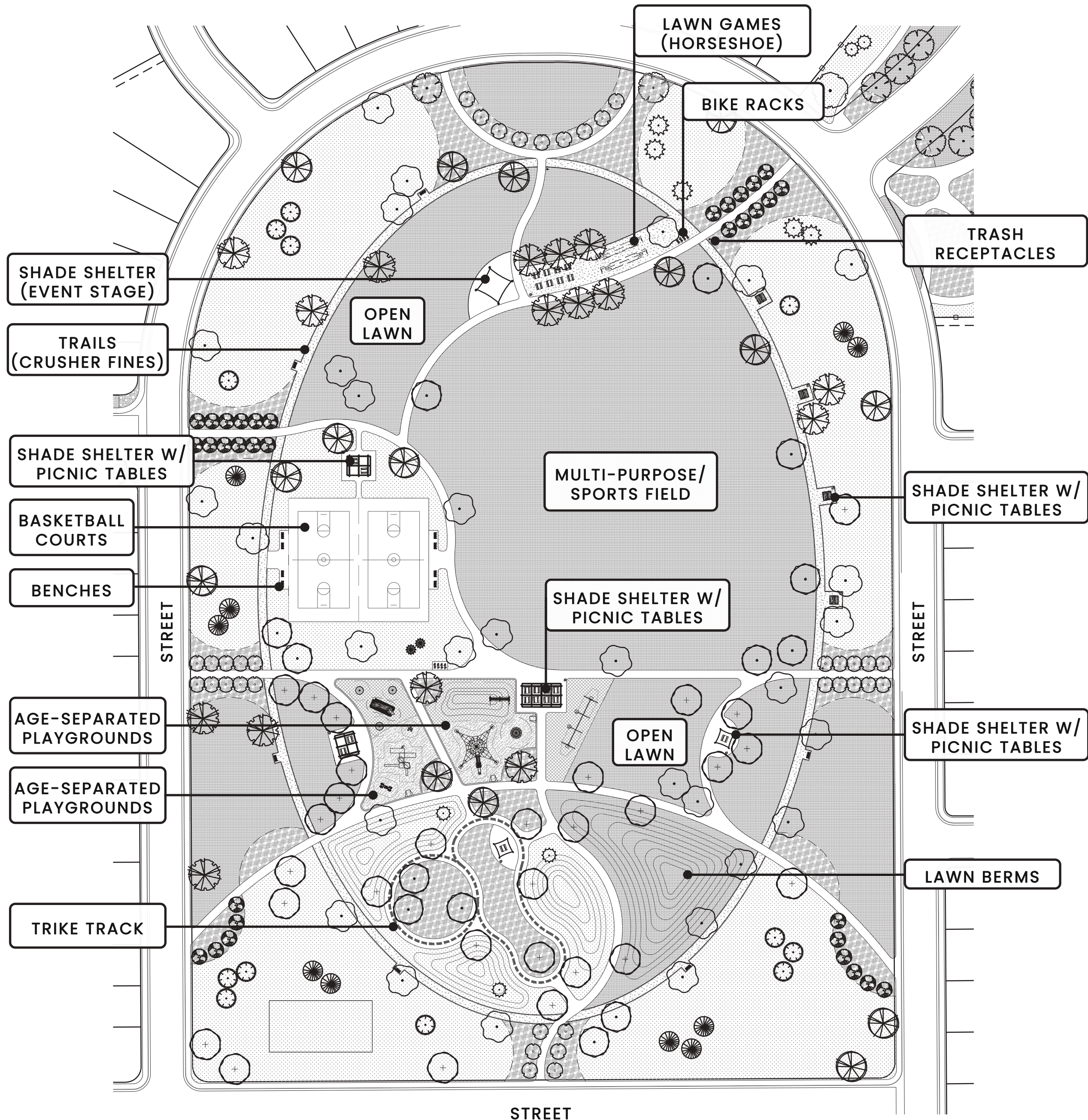
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-5 - NEIGHBORHOOD PARK - APPROX. 14.4 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
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- DOG PARK
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- TRIKE TRACK OR BIKE COURSE
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- OR SIMILAR ACTIVE USES

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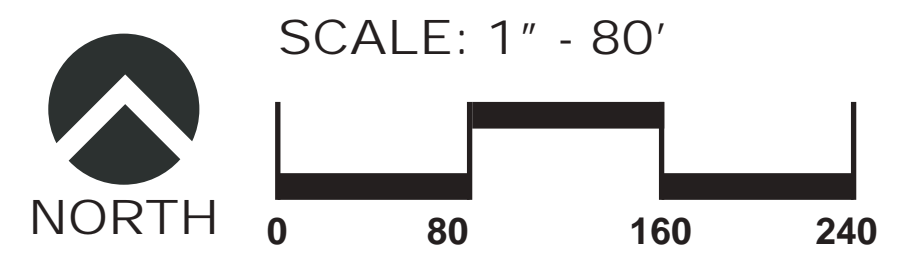
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS



ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
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 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION

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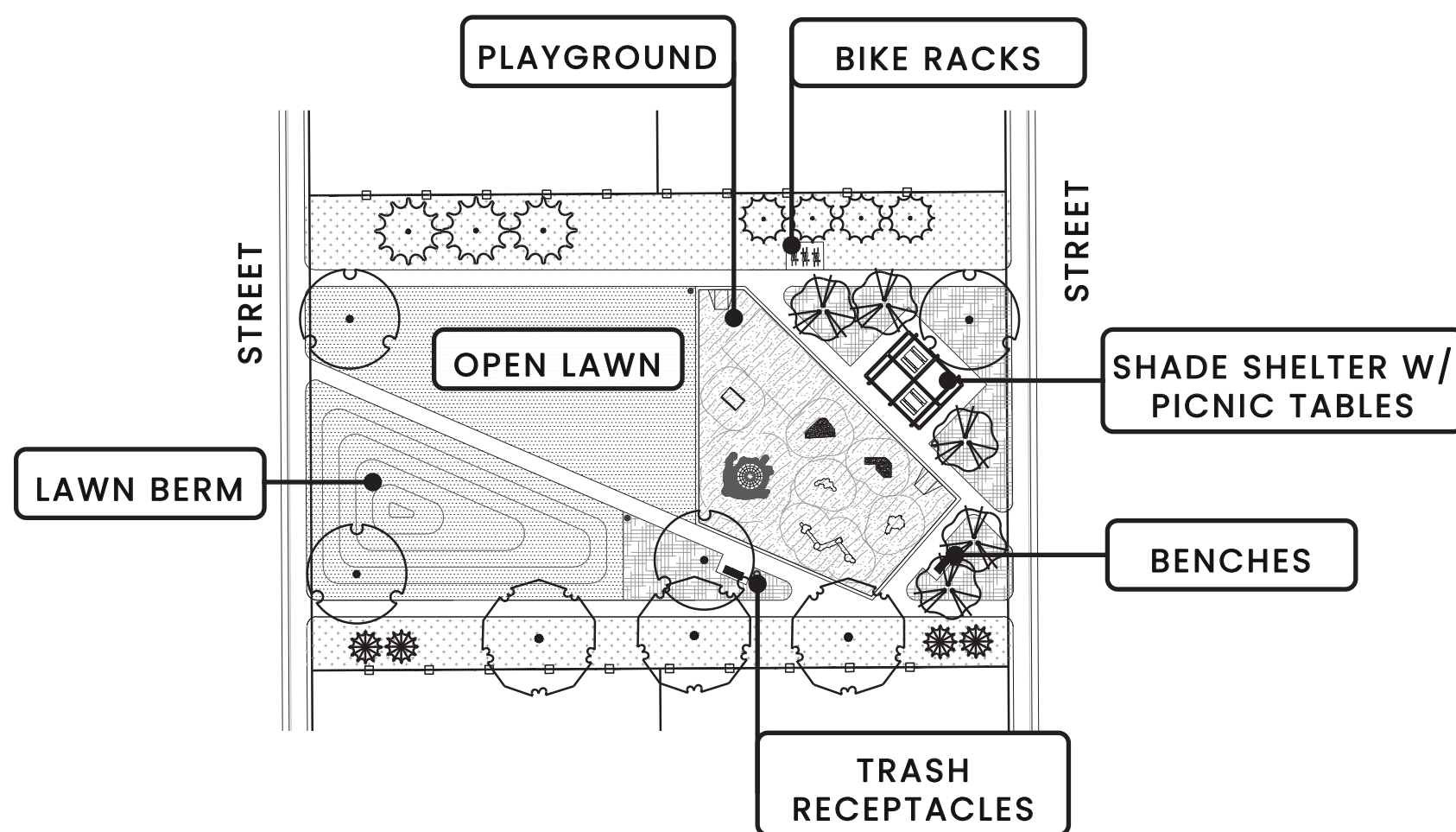
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TODD CREEK VILLAGE

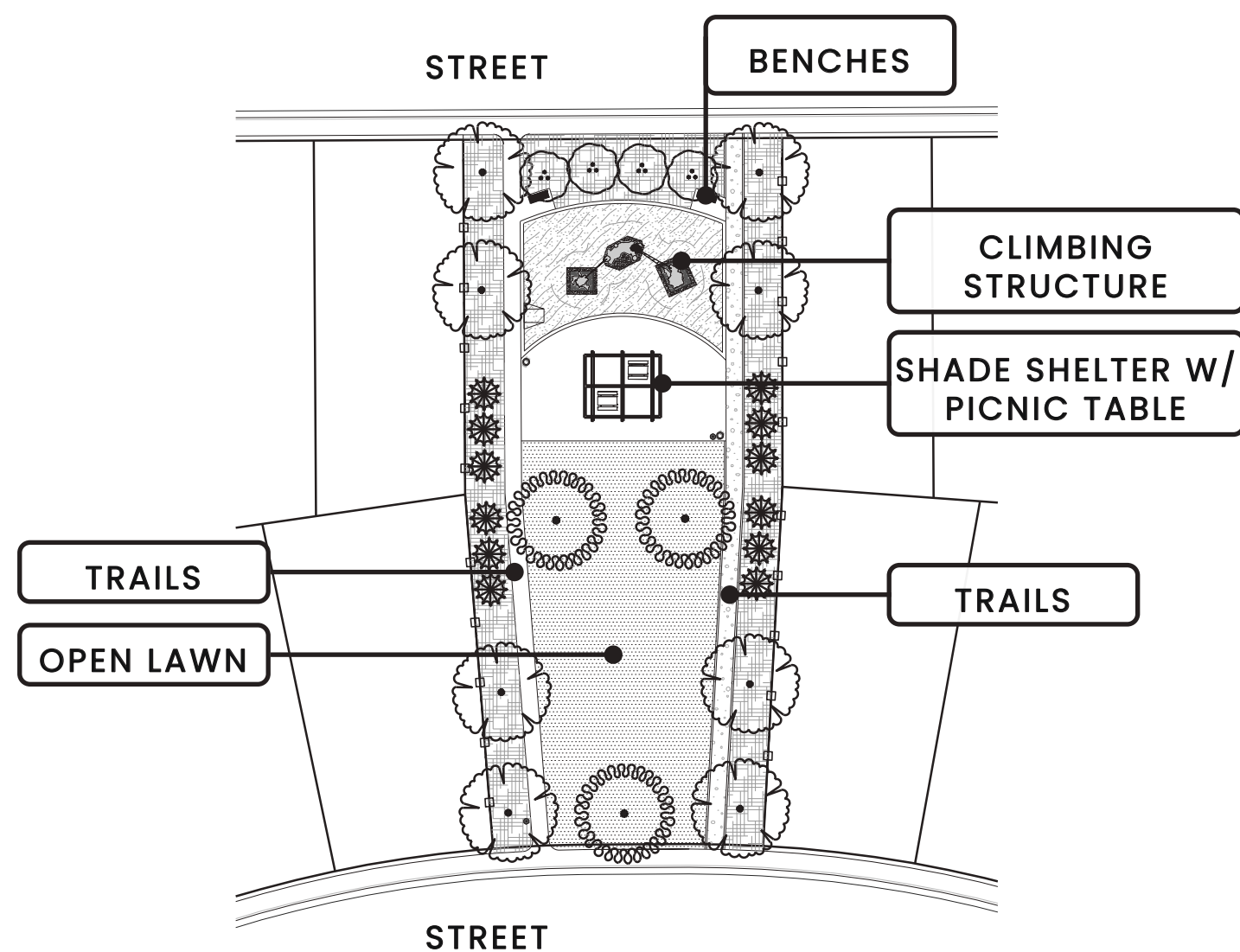
PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-6 - APPROX. 0.7 ACRES



PK-7 - APPROX. 0.5 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
- TENNIS/PICKLEBALL COURTS
- BOCCIE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

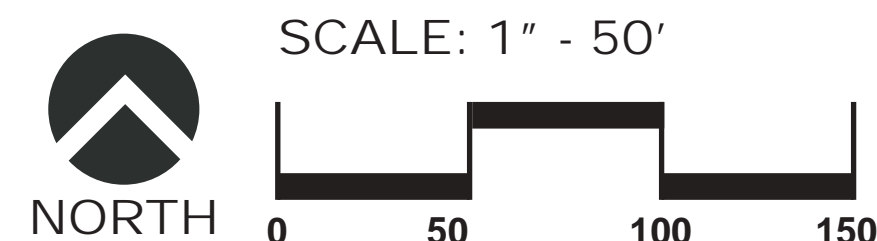
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION

NOTE:

THE ACTIVE PARKS AND OPEN SPACE PLANS ARE CONCEPT PLANS ONLY AND MAY CHANGE WITH FUTURE DEVELOPMENT PLANS. HOWEVER, THE ACTIVE PARKS AND OPEN SPACE SHALL CONTAIN SIMILAR OR SUBSTITUTED FEATURES, AS OUTLINED IN THE ACTIVE PARKS AND OPEN SPACE CRITERIA ABOVE.



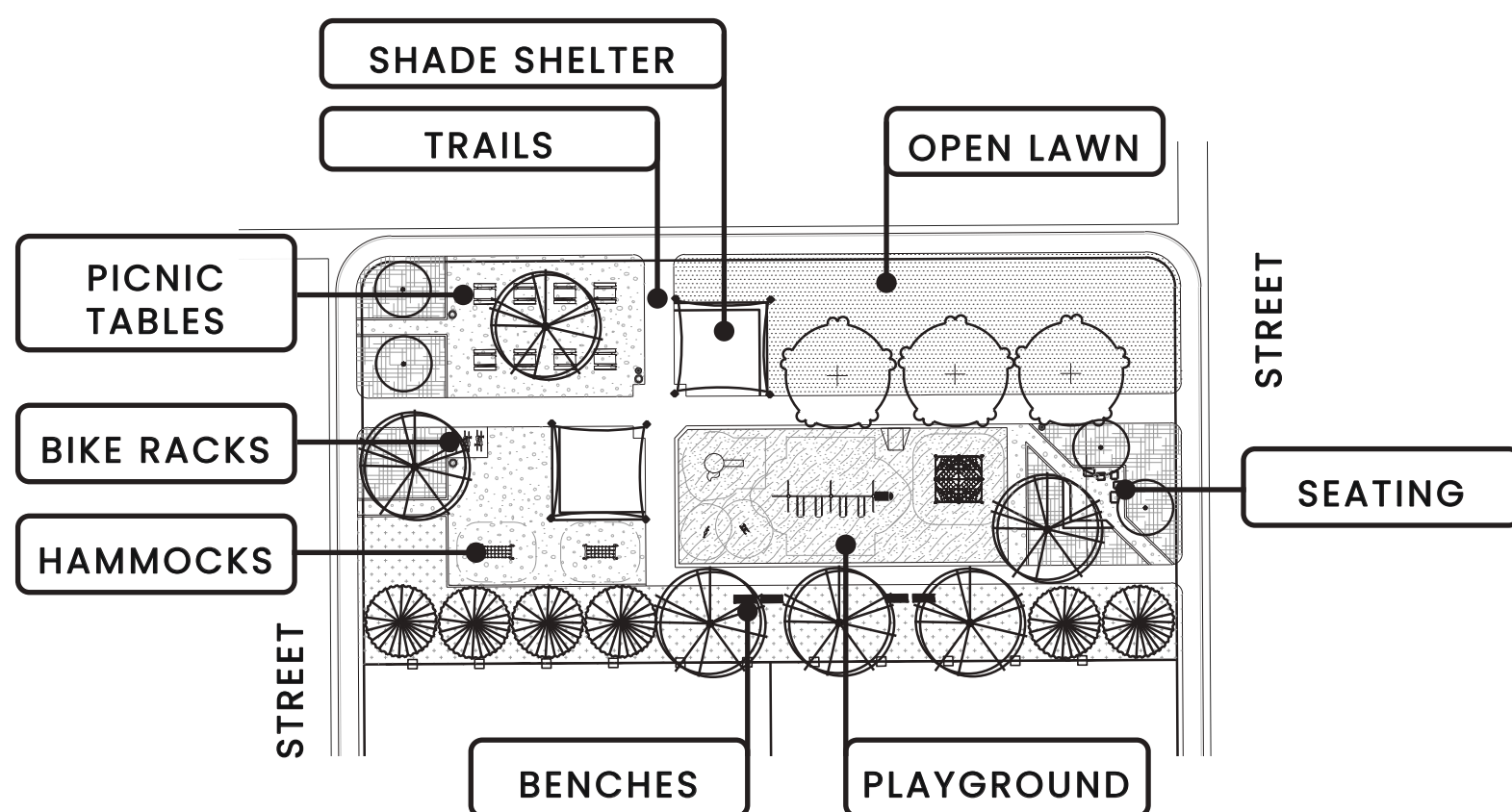
 <p>LAND PLANNING / LANDSCAPE ARCHITECTURE 200 KALAMATH ST. DENVER, CO 80223 (303) 531-4905 WWW.PCSGROUPCO.COM</p>	 <p>KT ENGINEERING ENGINEERS + SURVEYORS 12500 W. 58th AVE. #230 ARVADA, CO 80002 PH: 720.638.5190</p>	DATE	6-9-2023
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TODD CREEK VILLAGE

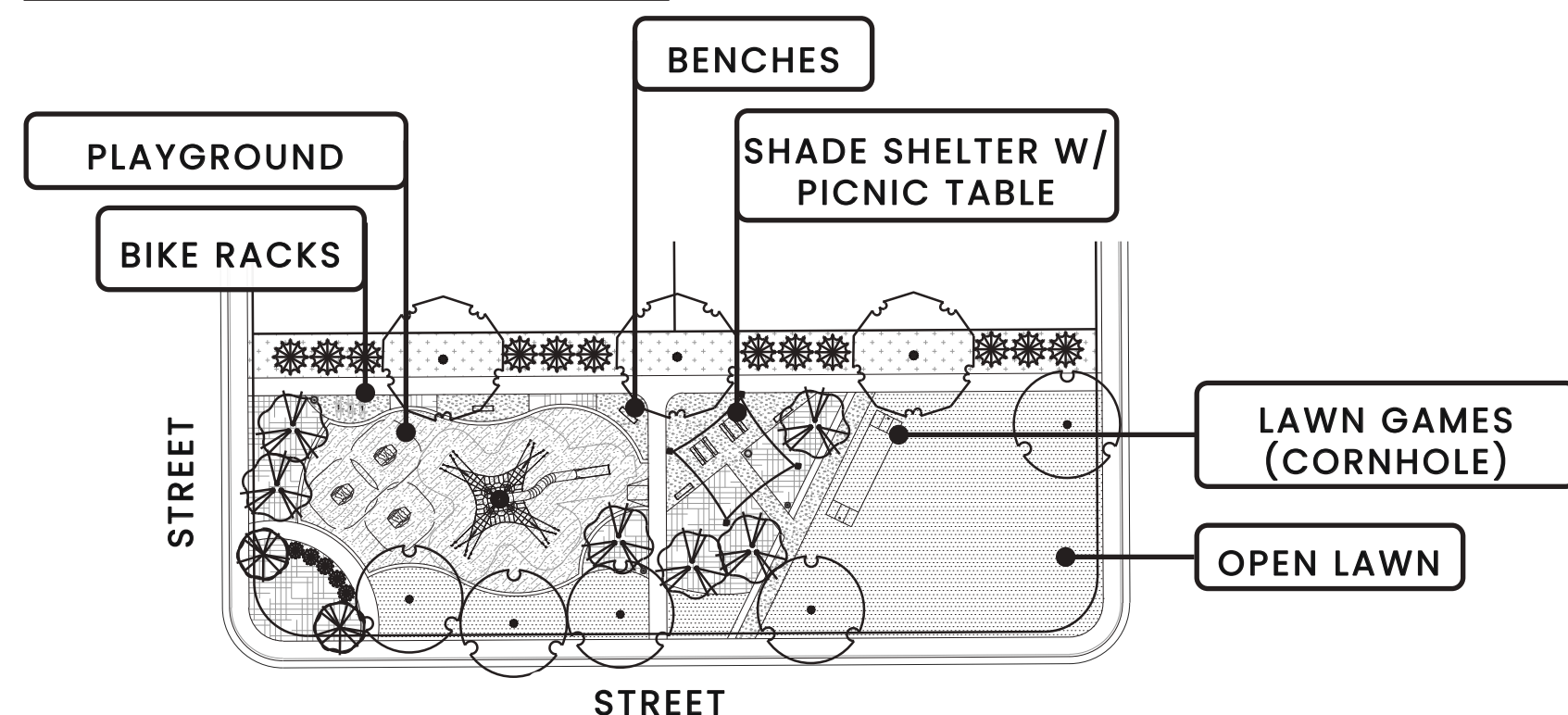
PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-8 - APPROX. 0.6 ACRES



PK-9 - APPROX. 0.5 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
- TENNIS/PICKLEBALL COURTS
- BOCCIE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

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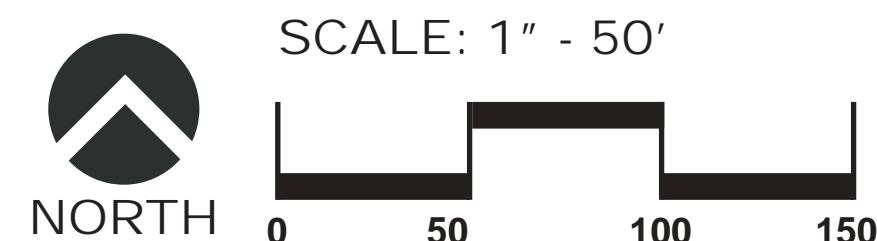
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION

NOTE:

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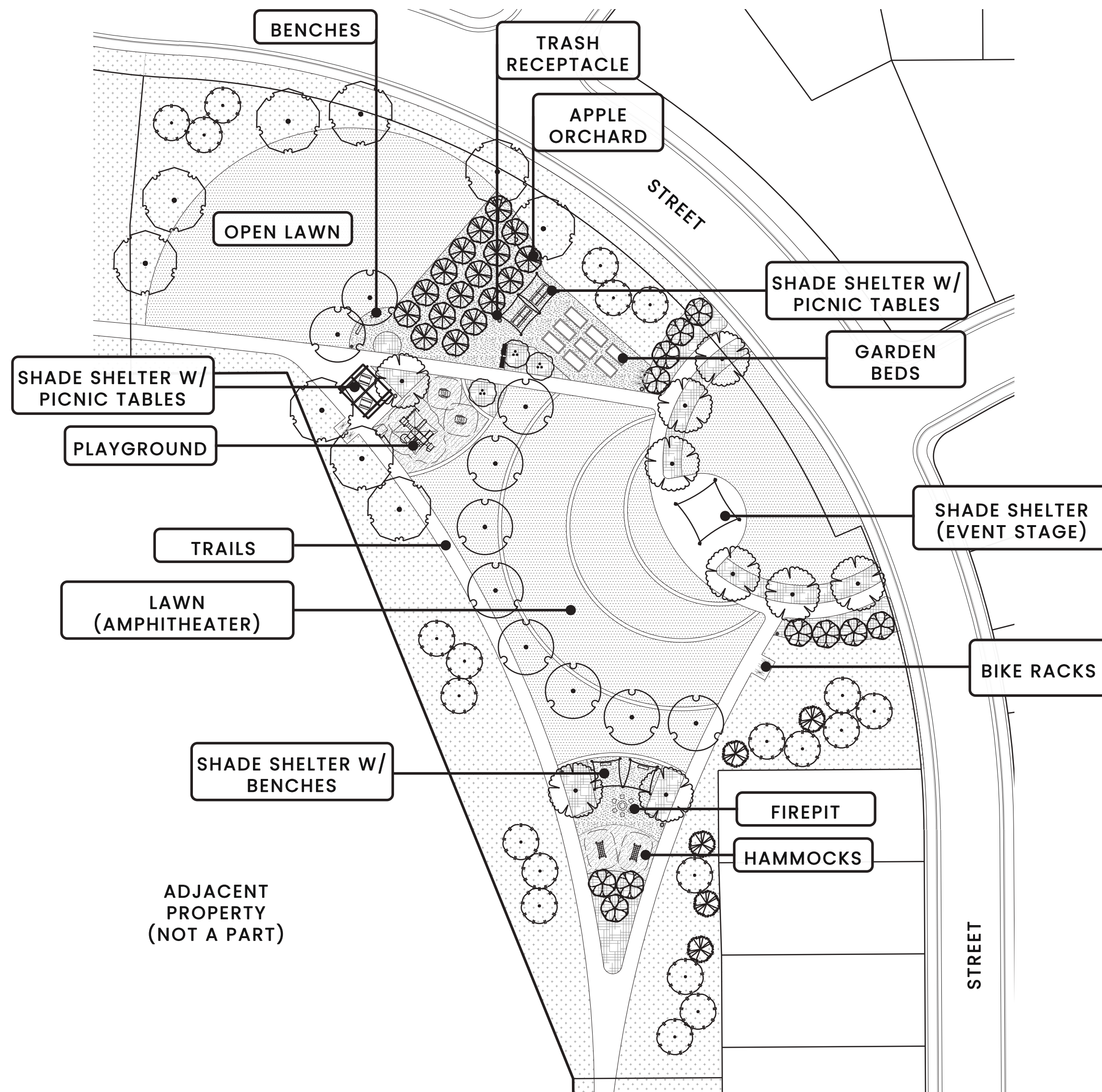
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-10 - APPROX. 2.3 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
- TENNIS/PICKLEBALL COURTS
- BOCCE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

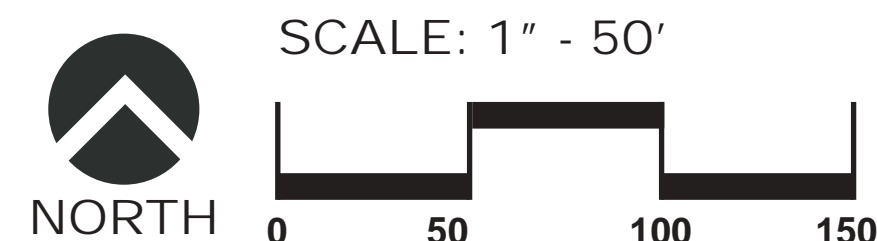
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION

NOTE:

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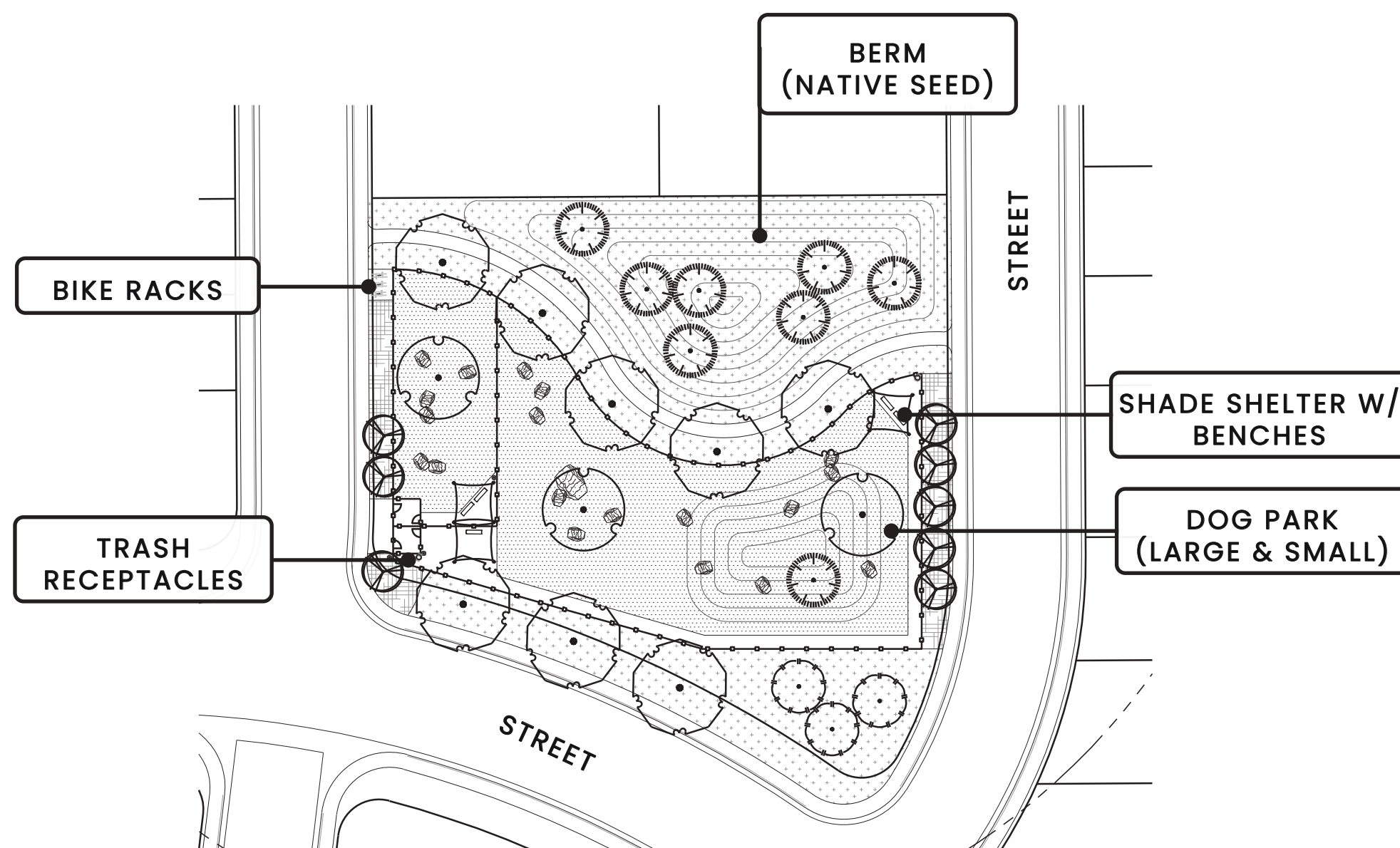
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REV-4	10-31-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-11 - APPROX. 0.8 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
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- BOCCIE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

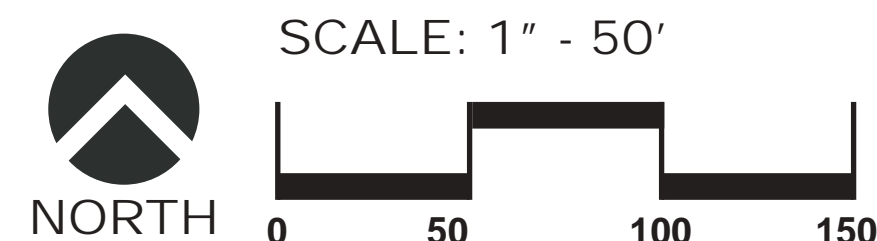
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES

NOTE:

THE ACTIVE PARKS AND OPEN SPACE PLANS ARE CONCEPT PLANS ONLY AND MAY CHANGE WITH FUTURE DEVELOPMENT PLANS. HOWEVER, THE ACTIVE PARKS AND OPEN SPACE SHALL CONTAIN SIMILAR OR SUBSTITUTED FEATURES, AS OUTLINED IN THE ACTIVE PARKS AND OPEN SPACE CRITERIA ABOVE.



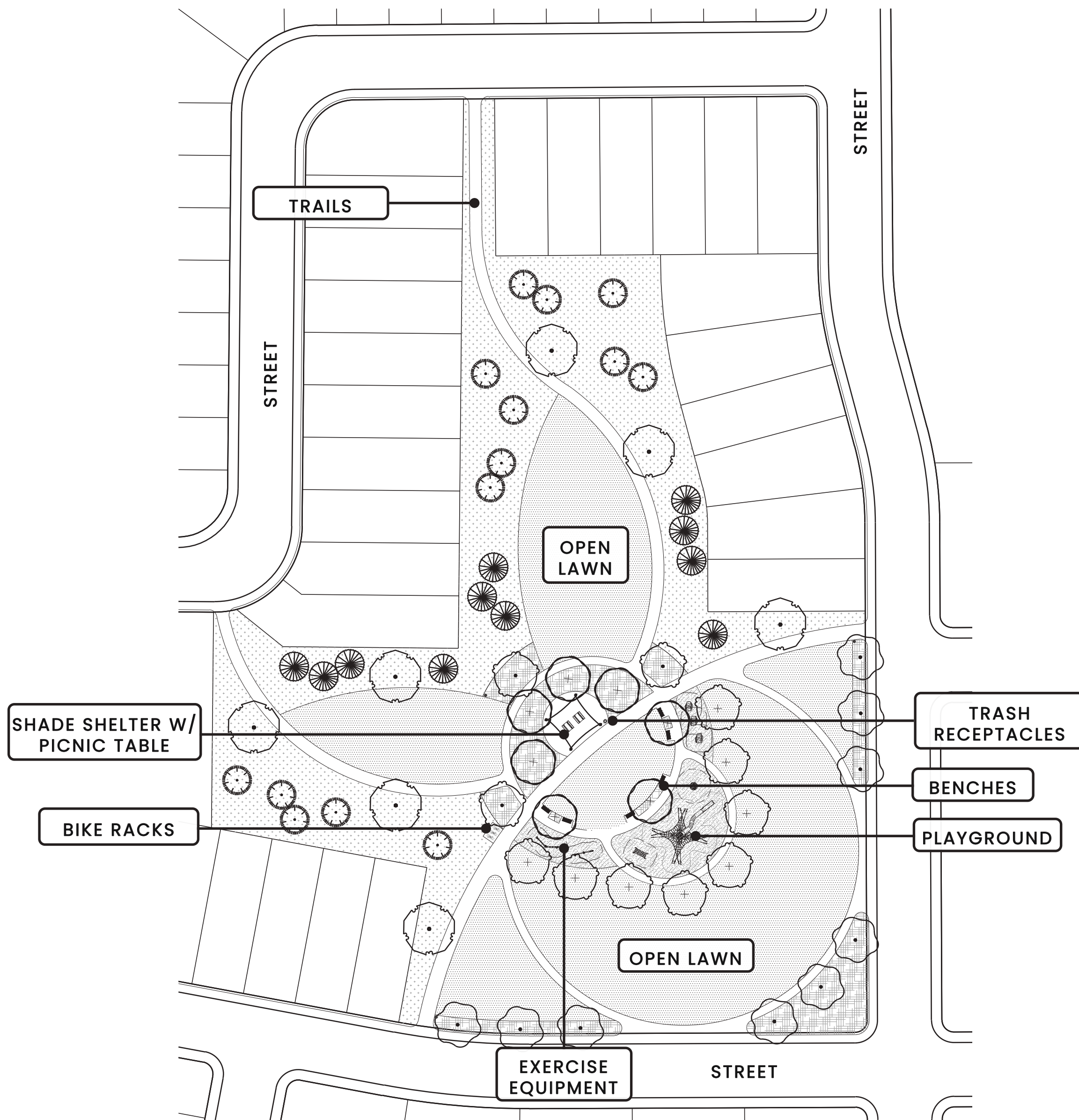
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-12 - APPROX. 3.2 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

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- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

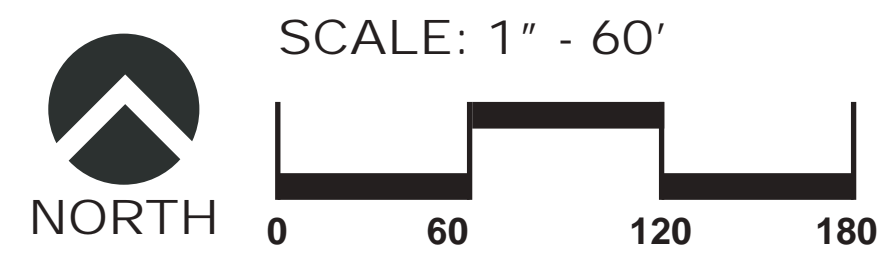
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS



ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
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NOTE:

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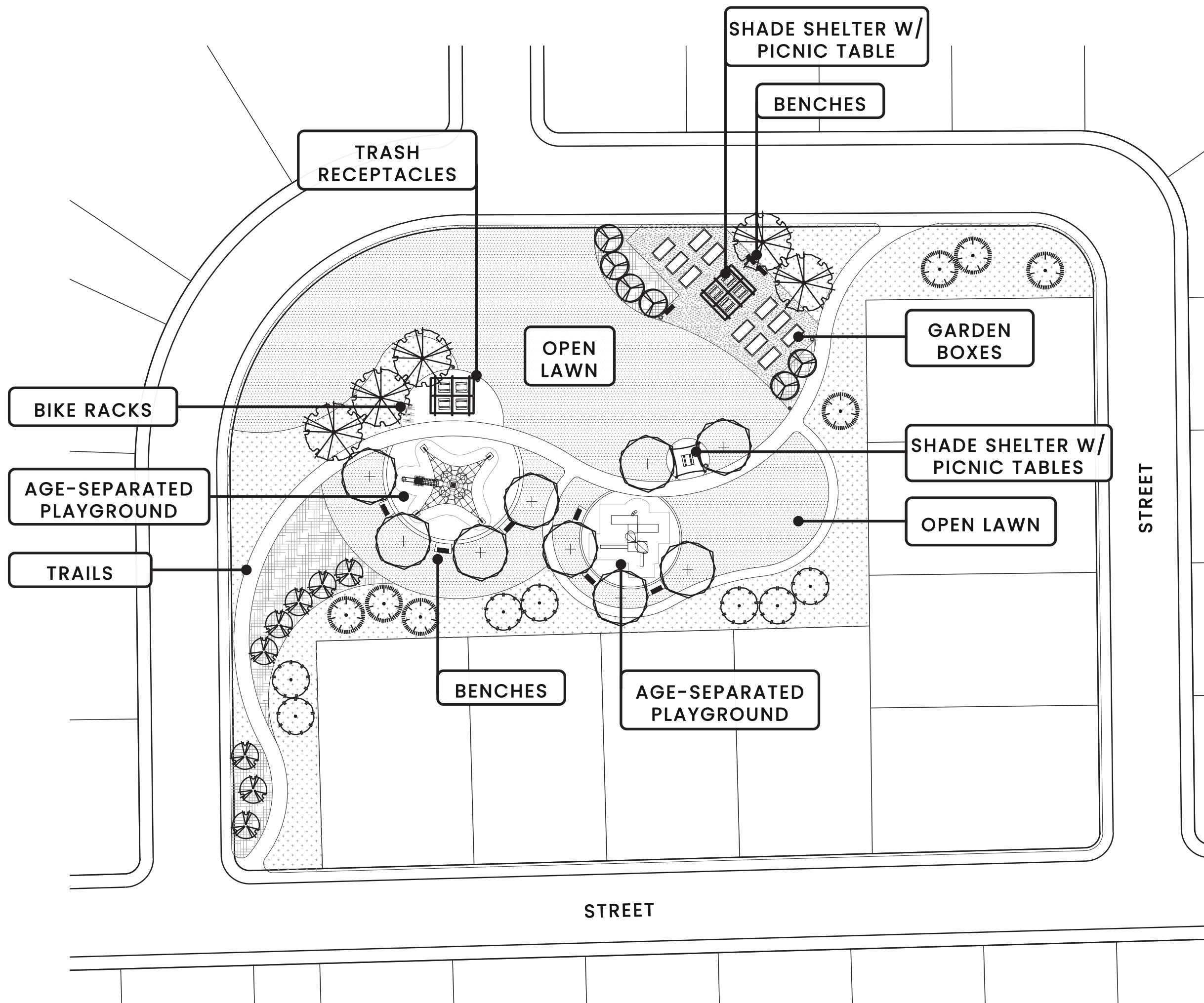
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-13 - APPROX. 1.8 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

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- COMMUNITY GARDENS OR ORCHARDS
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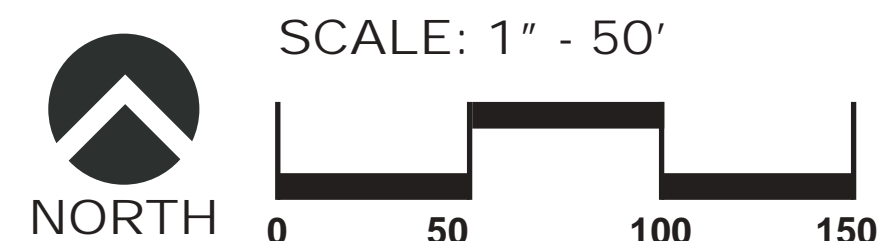
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
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NOTE:

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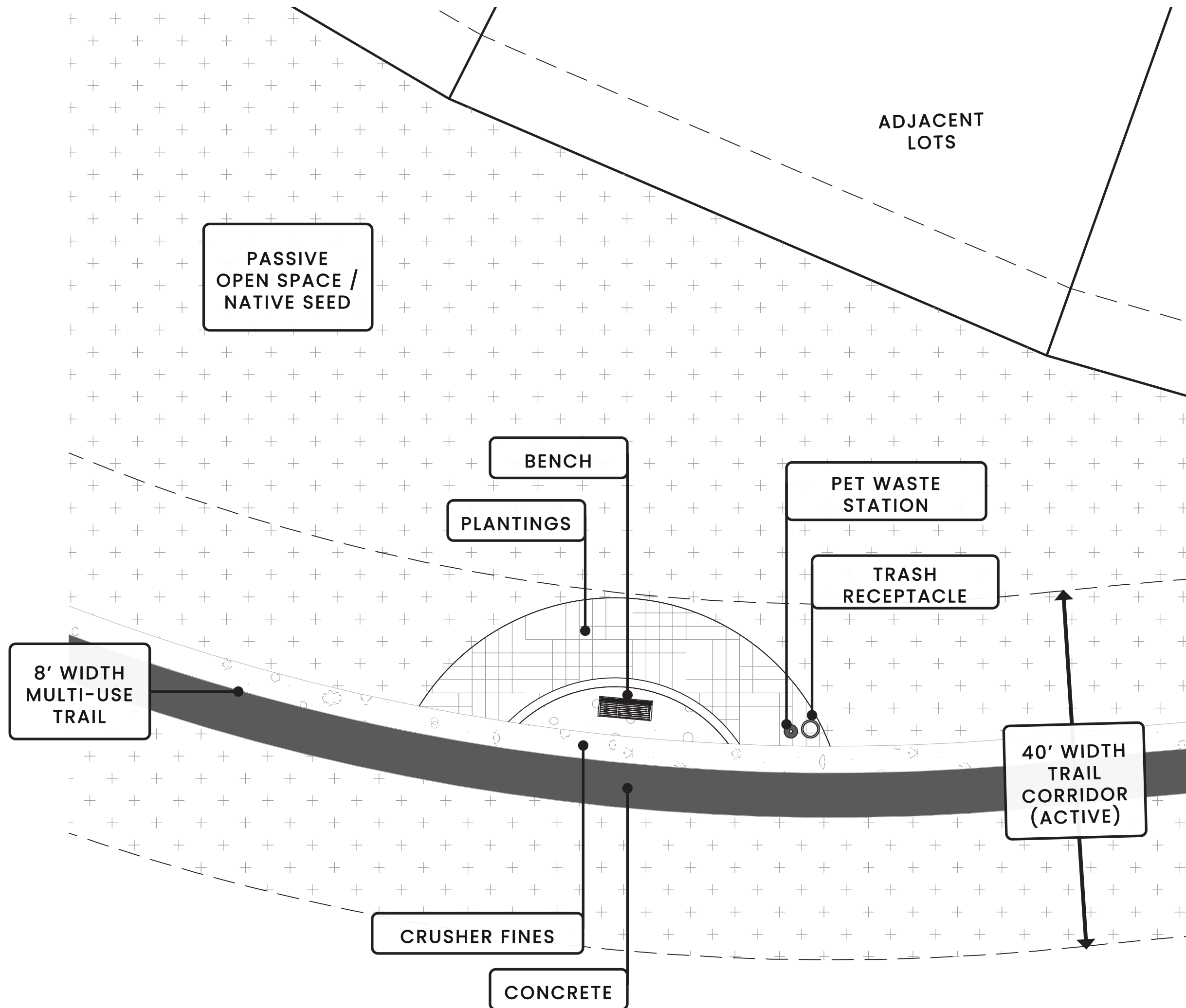
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

EXAMPLE ACTIVE TRAIL CORRIDOR & AMENITIES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
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POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

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- DOG PARK
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- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

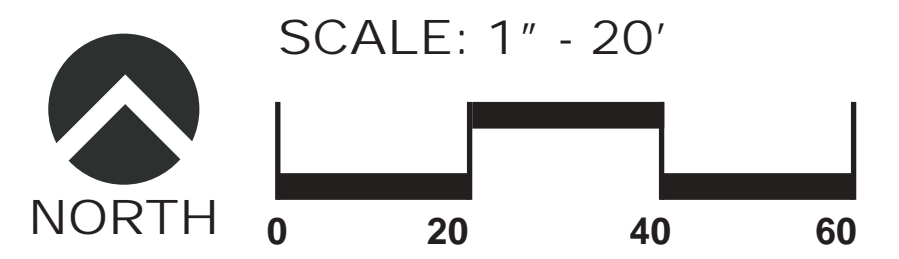
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION

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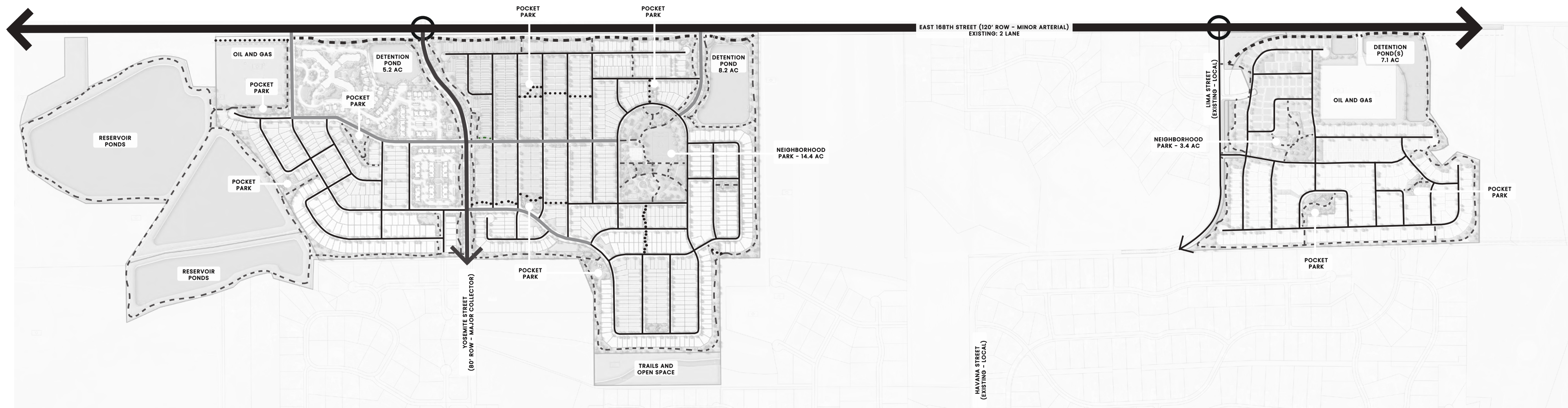
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

PUD AMENDMENT - MULTI-MODAL TRANSPORTATION PLAN

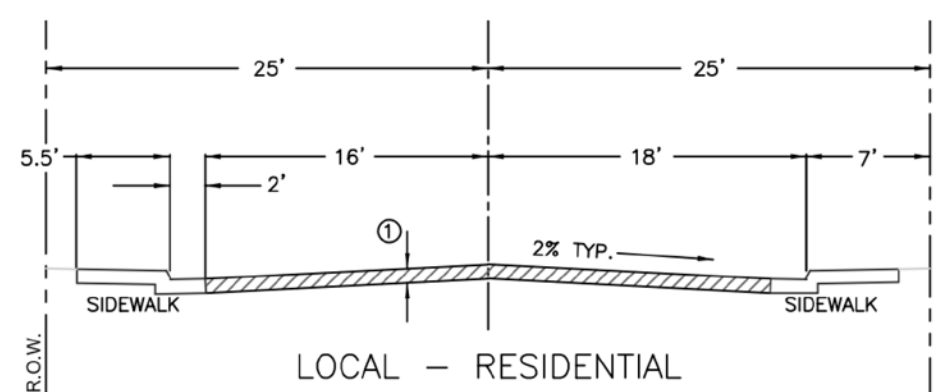


PROPOSED ROADS & TRAILS

- 5' CONCRETE TRAIL
- 8' CONCRETE TRAIL*
- 10' CONCRETE TRAIL*
- *NOTE: Bicycle & Pedestrian traffic can both travel on the 8'-10' concrete trails.
- LOCAL ROAD (50' ROW) WITH 5.5' ATTACHED SIDEWALK OR MEANDERING WALK PER PLAN
- MINOR COLLECTOR ROAD (80' ROW) WITH 5.5' ATTACHED SIDEWALK OR MEANDERING WALK PER PLAN
- MAJOR COLLECTOR (80' ROW) WITH MEANDERING 8' CONCRETE TRAIL* (5.5' REQUIRED)
- MINOR ARTERIAL (120' ROW) WITH MEANDERING 10' CONCRETE TRAIL*
- PROPOSED ROUNDABOUT @ INTERSECTION

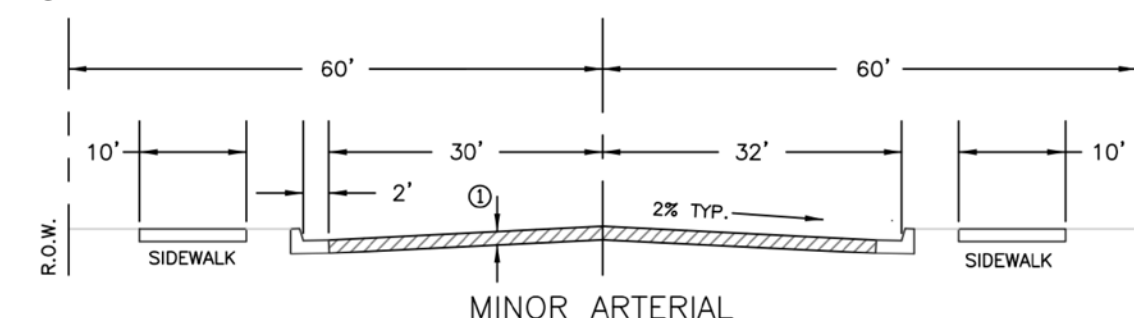
NOTE:

- This graphic is for illustrative and concept purposes only and may be subject to change.
- The ultimate roadway design and widths are up to the discretion of Adams County and are not subject to regulation by this Planned Unit Development.



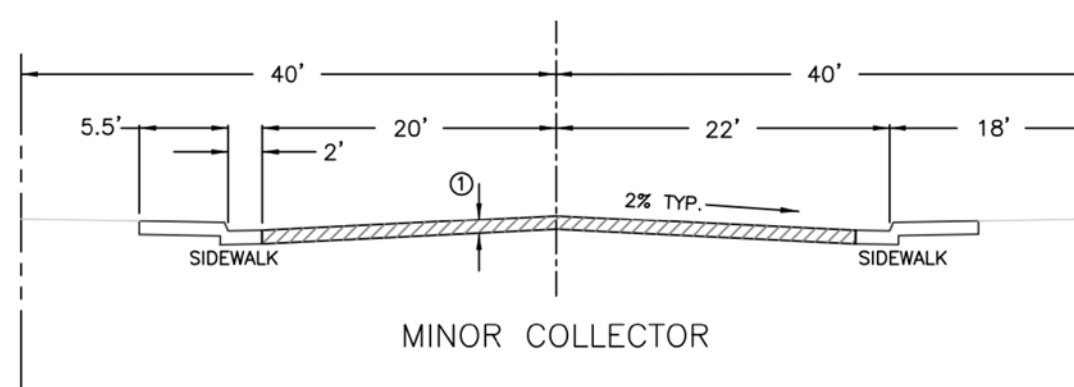
LOCAL - RESIDENTIAL

Source: Adams County Engineering Roadway Standards



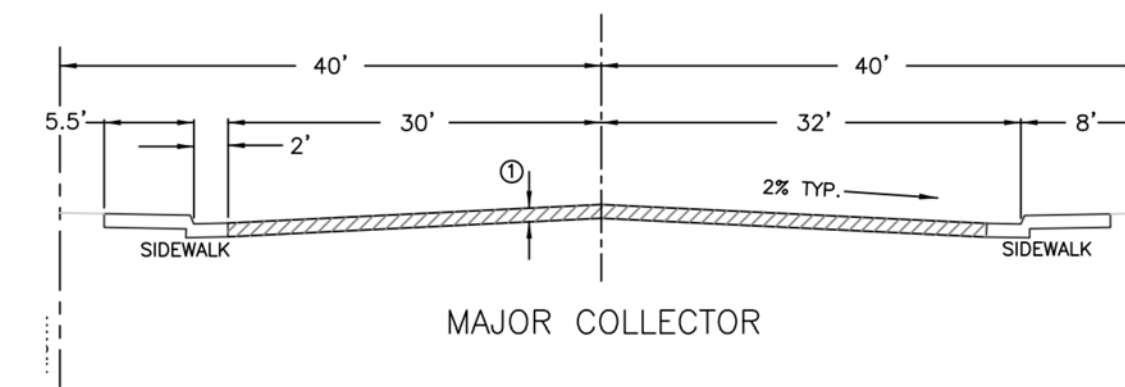
MINOR ARTERIAL

Source: Adams County Engineering Roadway Standards





MINOR COLLECTOR

Source: Adams County Engineering Roadway Standards



MAJOR COLLECTOR

Source: Adams County Engineering Roadway Standards

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