



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: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

September 22, 2021

Adams County
Attn: Layla Bajelan
4430 S. Adams County Parkway
Brighton, CO 80601

Re: Clear Creek Valley (Previously TTLC Denver – Lowell) – 2nd Review Comments
Project Number: PRC2021-00002

Dear Ms. Bajelan:

Thank you for taking the time to review the second submittal of Clear Creek Valley (Previously TTLC Denver-Lowell) Rezone, Planned Unit Development-Preliminary Development Plan and Major Subdivision Preliminary Plat along with County staff. Valuable feedback was received on July 7, 2021. Detailed responses to comments made can be found on the following pages. Please feel free to reach out should you have any questions or concerns by phone, 303-892-1166 or by email, emather@norris-design.com.

We look forward to working with Adams County to make this project a success.

Thank you,



Eva Mather
Principal

Development Services, Planning – Layla Bajelan (720-523-6863; lbajelan@adcogov.org)

PLN01: Preliminary Plat

1. All open space areas must be placed into a Tract and the use of the tract should be included on the plat as a note.
Response: Open spaces are within tracts. A tract table with areas and uses has been added to the plat cover sheet
2. The sidewalks along several sections do not meet ADA requirements for width. It appears along several sections that the sidewalk will be 3-5 feet?
Response: All walks are ADA accessible. Label actually reads 3'-5" (3 feet, 5 inches).
3. Please be advised that Staff may provide additional comments on the plat with any future submittals.
Response: Noted. Additional comments anticipated

PLN02: Preliminary Development Plan (PDP)

1. The PDP must include all required information. It is not acceptable to state that certain aspects will be included with the Final Development Plan. You must include that information at the PDP stage. It is acceptable, for example with the signage, to put materials, heights, location on the PDP and have a note that says, "Subject to change at the time of Final Development Plan". There are several examples of this throughout the PUD and it's causing unnecessary resubmittals, as you are not giving staff the information needed to review this application. Please reference approved PDPs.
Response: This PDP submittal has been updated to include relevant and more detailed information staff has requested.
2. Setbacks- Staff will not support this case with the setbacks, as proposed. We can discuss more in our meeting, but anything less than a 5-foot setback is likely to not be supported, and the range of setbacks should be avoided. We understand that the setback along the common wall will be zero, however that appears to not even be addressed in the documents. For example, "0 feet along common walls of adjoining dwelling units, 5 feet from end unit when units are located on individual lots". In addition, the notes make building permit review very difficult and encroachments into the setbacks should be avoided.
Response: County staff has met with us on three different occasions, July 16th, July 30th and August 27th, where setbacks were discussed in detail. Per the IBC, a 3' setback is the minimum allowed, we would like to reserve the right to use the setbacks as permitted. We have analyzed utility locations and setback around site. The lot typicals on page 7 of the PUD/PDP show this in detail.
3. Fencing- More detail on materials and location must be included in the PDP. The County does not enforce HOA approval and Staff needs the information to review and approve/deny fence permits as they are applied for. Again, you can include a note that it is subject to change at FDP, however it must be outlined during the PDP stage.
Response: Two detailed fencing details have been provided in this PUD/PDP.
4. Accessory Structures- More detail must be included in the PDP. The County does not enforce HOA approval and Staff needs the information to review and approve/deny accessory structure permits as they are applied for. Again, you can include a note that it is subject to change at FDP, however it must be outlined during the PDP stage.
Response: Accessory Structures have been changed to no longer be permitted.

5. Parking- During the Conceptual Review, the applicants were proposing excessive parking and now only .25 spaces are provided per unit. Staff has concerns with the low number of visitor parking considering there are no driveways, no on-street parking, and the Fire Department will not allow any internal on private street parking. Parking for these large PUDs is a concern for the Board of County Commissioners.

Response: More on street parking has been added to this site to allow 36 guest parking spaces. This brings the total provided parking to 0.29 guest spaces/unit.

6. Landscaping

- a. Will landscaping be required per individual lot? If so, please provide a statement on this in the PDP.

Response: Yes, landscape lot typicals have been included on page 7 of this PUD/PDP.

- b. Staff has concerns with ability to provide landscaping in common areas considering the proposed setback and proposed height of the buildings. The limited light in these areas will not provide for much vegetation.

Response: Landscaping is being provided along the open space areas within this site and around the edge of the site. Careful consideration has been made in order to plant hardy, shade tolerant plants where applicable.

- c. Applicant is required to provide the additional landscaping along the trail at a Type C Bufferyard, Not Type A. You must receive Director approval if you would like to reduce that amount. Please provide a formal letter requesting such and I can take this to the Director.

Additional Landscaping- 4-17-06-02 SPECIAL BUFFERYARDS Any new development abutting any portion of the designated Adams County Trail System, a public park, or limited access highway, shall be buffered from the trail, or park, using a Type C Bufferyard, unless increased or decreased by the Director of Community and Economic Development.

- i. Bufferyard C: Fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and six (6) foot high sight obscuring fence or wall located on the interior line of the bufferyard.*

Response: Comment noted, an administrative relief landscape relief waiver was submitted to Adams County on September 1, 2021. Comments were received on September 23, 2021. Currently a meeting is being set up with Park & Recreation Department to move forward.

- d. 3-30-03-01-04 SCREENING REQUIRED; Improvements on the site shall be sight-screened with adequate landscaping so as to provide a compatible visual effect as seen from the adjoining properties. Please demonstrate how you plan to screen from adjacent properties.

- i. The applicant is only providing a 5-foot buffer, which is of concern to Staff, as we feel it does not adequately address the buffer requirements.

Response: Comment noted, an administrative relief landscape relief waiver was submitted to Adams County on September 1, 2021.

7. Open Space- My previous comments from the first review still stand. I do acknowledge that the "nature play area" now includes a playground, which is great, but the "sport lawn" isn't defined and Staff has concerns that this will just be a grassy area. Please include a sheet in the PDP that clearly includes additional information on the active recreation areas.

Response: More in depth information regarding active recreation areas are noted on the narrative on page 2, the site plan on page 4 and the Illustrative Site Plan.

Open Space- Staff has very significant concerns over the proposed open space and active open space. I have attached the PUD section to this document. The applicant is encouraged to review Section 3-30-03-05, as Staff believes this proposal is not meeting many of the requirements. I have included only a few of the sections below. Individual yards are not being provided per lot and staff does not feel that the proposal is providing sufficient open space or active open space.

- a. Section 3-30-03-05-06 PERCENTAGE OF OPEN SPACE REQUIRED; A minimum of 30% Open Space shall be required in all P.U.D.s or as determined by the Board of County Commissioners. The subject property is 6.8 acres, requiring a minimum of 2.04 acres of open space. PDP appears to be meeting this requirement; however, Section 3-30-03-05-03 USE OF OPEN SPACE should be reviewed. 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.
- b. 3-30-03-05-01 ACCEPTABLE OPEN SPACE; No open area may be accepted as common open space within a planned unit development unless it meets the following requirements:
 - i. The location, size and character of the common open space is suitable for the planned unit development; and
 - ii. The common open space is for preservation of natural flora and fauna, amenity or recreational purposes, and the uses authorized are appropriate to the scale and character of the planned unit development, considering its size, density, expected population, topography and the number and type of dwellings provided.
- c. 3-30-03-05-03 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.
- d. 3-30-03-05-04 CONCENTRATION OF OPEN SPACE; Where practical, open space shall be concentrated in large usable areas.
- e. 3-30-03-05-05 CONTIGUITY OF OPEN SPACE; Where possible, open space shall connect to adjacent off-site open space areas and designated greenways.
- f. 3-30-03-05-07 PRIORITIZATION OF OPEN SPACE TYPES; The following list represents the relative desirability of different types of open space, and should be used as the basis for determining the optimum location for open space areas within a proposed P.U.D.
 - i. Critical areas including riparian areas and floodplain.
 - ii. Pastures and farmlands currently or traditionally used for agriculture.
 - iii. Trails and greenways.
 - iv. Significant stands of trees.
 - v. Mature vegetation on ridgelines.
 - vi. Former solid and/or hazardous waste disposal sites.

Response: Currently, 33% of the open space is being activated. Detailed drawings of open space are being shown on page 4 of the PUD/PDP.

8. Bicycle Facilities- Bicycle facilities should be provided in accordance with Section 3-30-03-03. Please include information on the PDP.
Response: Bicycle racks have been added near the center park as well as the southeastern corner near the Jim Baker Trail.
9. While it might be acceptable to have the front doors of the units in the middle and east side of the development face the open space, it is a poor design to have the front doors face west on the western most units. In all of Adams County zone districts it is required that the front doors face the adjacent street to the maximum extent feasible.

Response: We have had several meetings with staff to discuss this site plan and while the setbacks from the foundations of the homes to the lot line is 8-10', each home will have front yard and a side yard that buffers the homes from adjacent property. We have been diligently working with County staff to understand concerns and have updated this design to the extent that is practical. With this submittal, we have included a 6' privacy fence to provide a uniform appearance along this western edge.

10. Please demonstrate how pedestrians will safely access the middle of the site from the exterior sidewalks.

Response: Multiple crosswalks have been noted on the plan to provide safe access from the middle of the site to the exterior pathways.

Development Services, Engineering – Eden Steele (720-523-6897; esteele@adcogov.org)

1. The site plan is still showing an alteration to the existing W 65th Ave access configuration. Include proper tapers or degrees of curvature to transition to the proposed private roadway from the existing intersection. ALL documents should properly depict the access that is being proposed to avoid confusion.

Response: 65th over the Hidden Lake Drainageway and access to Lowell will remain the same. A transition to this connection has been added to all sheets.

2. The plat is not in the proper format. No infrastructure or grading/contours should be depicted on the plat (i.e. storm sewer, curb, gutter, sidewalks, utilities, striping plans etc.). Reference other plats that have been approved in the County for guidance.

Response: Per discussion, preliminary engineering plans and the plat have been separated. Plat has been revised to correct format.

3. An auto-turn exhibit is required for fire trucks and any other large vehicles that will service the site. Functionality of private roadways must be established with preliminary plat.

Response: An Autoturn exhibit has been included with this submittal.

4. Proposed detention pond outfall has been referred to Adams County Facilities & Fleet Management Department, Adams County Parks Department, Adams County Public Works Department, and Mile High Flood District for comments. It is possible the proposed outfall on County property may be denied given the close proximity of drainage infrastructure in the public ROW. Provide additional information on "feasibility" issues for construction of an outfall into the 64th Ave right-of-way.

Response: Detention pond outfall has been revised to connect to the storm sewer within 64th ROW and removed from the Hidden Lake Drainageway.

5. More shade tolerant landscaping may be needed in central lawn areas given height and orientation of the buildings.

Response: Shade tolerant and hardy plants will be planted across this site as needed.

6. The request for a Newton St connection was not addressed in the applicant responses.

Response: Newton Street connection is not in accordance with Fire Code. Please refer to "diagonal" separation requirement. An email with an exhibit was sent to Adams County. This email chain has been included with the resubmittal.

Development Services, Right-of-Way Agent – David Dittmer (720-523-6811; ddittmer@adcogov.org)

1. Lowell Blvd is classified as a Minor Arterial and per the 2012 Adams County Master Transportation Plan a half right-of-way width of 60' is required. It appears that the dimension from the centerline of Lowell Blvd satisfies this requirement.

Response: Correct, a 60' half ROW is provided as existing.

2. West 64th Avenue classified as a Minor Arterial and per the 2012 Adams County Master Transportation Plan a half right-of-way width of 60' is required. Additional right-of-way is required along W. 64th Ave. as it currently appears to only have a 30' setback from the centerline. This right-of-way can be dedicated by subdivision plat.

Response: Per discussion with Adams County, a 30' dedication is no longer required for this development.

3. Dedication of storm water drainage easements must be completed by separate instrument per the Dedication Application Guidelines for Easements. Subject to engineering review.

Response: Noted. Storm sewer infrastructure and detention pond are in tracts dedicated to drainage.

4. Both Lowell Blvd. and W. 64th Ave. are Section Lines. This may affect setback requirements as well.

Response: Section line setback variance has been requested.

5. Provide a Site Plan which provides location of any easements or encumbrances affecting the subject lands, and ownership of all abutting properties.

Response: Site Plan with adjacent owners and existing encumbrances has been provided.

6. Any interior roads that are to privately owned and maintained will need to shown as Tracts. A Tract Table will be required to provide ownership and maintenance to these tracts with an acknowledgement of such executed on plat.

Response: Private roads are within tracts. A Tract Table has been added to the cover sheet of the Plat.

7. All common areas need to shown as tracts, and ownership and maintenance provided in Tract Table.

Response: ROW widths added to labels.

8. Provide actual dimensions for Lowell Blvd. and 64th Ave. instead of "Varies" on plats.

Response: Provided on Existing Conditions sheet 11 in the Preliminary Engineering Plans.

9. Provide location of easements within 5' of property boundary by recording information and identify any conflict of interest.

Response: Provided on Existing Conditions sheet 11 in the Preliminary Engineering Plans.

10. Add case number PRC2021-00002 to top right-hand corner of all sheets.

Response: Added to all sheets.

11. Add sheet numbers below titles

Response: Added to all sheets.

12. Add match lines to sheets

Response: Added to all sheets.

13. Arrange plats running North to South for clarity and readability

Response: Arranged north and south.

14. Provide square footage and acreage of Parcel A and Parcel B on Alta

Response: Added to Existing Conditions sheet.

15. Provide plats in black and white only. No colors for recording.

Response: Black and white provided.

16. Need to provide a different plat naming convention for ease of a search of public records. No Hyphen, or add name of corp completing subdivision.

Response: Name changed to "Clear Creek Valley".

17. Rename Subdivision for ease of searching public records. Possible name: TTLC DENVER SUBDIVISION - LOWELL MAJOR SUBDIVISION.

Response: Name changed to "Clear Creek Valley".

18. Add sheet number below the header on each sheet.

Response: Added to each sheet.

19. Need to provide all required notes per State and Count Statutes including but not limited to the following:

- a. OWNERSHIP AND DEDICATION STATEMENT
- b. Add ownership by name and vesting deed in opening paragraph prior to legal description
- c. Title commitment information is a plat note
- d. Basis of bearings is a plat note
- e. Flood Plain Note
- f. Storm Drainage Facilities Statement as a plat note with maintenance manual blank for recording information of same
- g. Provide sheet with overall boundary with bearings and distances, then break up on following sheets as provided with match lines
- h. Provide location and width of drainage easements and utility easements as a plat note to comply with depiction on sheets
- i. Either add Benchmark note on sheet as plat note or remove
- j. If interior roads are intended to be held privately, need to put into Tracts and provide ownership and maintenance information and need to enter into Private Road Maintenance Agreement with the county, and provide information in Tract Table
- k. Access provision plat note
- l. Correct signature block for ownership to include the name and title of signatory in both signature block and notary information
- m. Correct signature block for ownership to include name and title of signatory in both the signature block and notary affirmation
- n. Correct signature blocks for Planning Commission and Board of County Commissioners to "CHAIR" only
- o. Vicinity map should be centered below head and provide all lands within a 2 or 3 mile radius
- p. Provide Tract E on plat. Could not find on sheets.
- q. Tract table needs to provide additional information other than "Private". Correct typo for Tract E (H.O.A. vs. h.o.a.)
- r. Need to dedicate by separate instrument the Drainage Easement Detention area and show access to same,
- s. If dedicating 30' of ROW it needs to be stated on the plat as Right-of-Way Dedicated by this plat, along with separate instrument Exhibits.
- t. Need to show or label landscape areas, common areas, etc. for ownership and maintenance issues

- u. Need to label what empty lot locations are or small areas not described. See plat notes. ROW4:
See comments provided on plat and uploaded to the documents.

Response: Proper notes and labels have been added.

**Colorado Department of Natural Resources – Wenli Dickinson (303-866-3581 x8206:
wenli.dickinson@state.co.us)**

“I did not find any updated information on the water supply plan in the referral materials, so the comments in our April 8, 2021 letter still apply.

If the applicant has submitted new information on the water supply plan for the subdivision, please email it to me for our review.”

Response: Water supply is an issue in this area. Applicant is working with other developers in the area to improve the nearby pump distribution.

Colorado Division of Water Resources – Joanna Williams

“We have reviewed the April 1, 2021 above-referenced preliminary development plan, major subdivision, and rezone to establish a residential planned unit development (PUD) on a 6.83-acre parcel located in the E ½ SE ¼ SE ¼ of Sec. 6, T3S, R68W, 6th P.M. The PUD will consist of 124 lots for duplexes.

Water Supply Demand

Estimated water requirements and proposed uses were not provided for this subdivision.

Source of Water Supply

The proposed water supply source is service provided by the Crestview Water & Sanitation District (“District”). The letter dated October 5, 2020 states the District is willing to provide water and sanitary service to the development provided that the terms and conditions set forth in that letter are met. The letter dated October 7, 2020 states that service is subject to Denver Water’s Operating Rules, Regulations, Engineering Standards, and applicable charges. This office has not received information that the District’s and Denver Water’s requirements have been met. The District is contracted as a distributor with Denver Water and considers Denver Water to be a reliable water source.

A review of our records shows that well permit no. 19349 may be located on the subject property. Permit no. 19349 was issued April 20, 1964 for lawn irrigation use. Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore well no. 19349 must be included in a court approved augmentation plan, or must be plugged and abandoned. Prior to further review, the applicant must clarify whether well no. 19349 is located on the property and if so, if the well will be covered by a court-approved augmentation plan or plugged and abandoned.

Response: No wells are within this property.

State Engineer’s Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

- a. If well no. 19349 is located on the property, the applicant must clarify if the well will be covered by a court-approved augmentation plan or plugged and abandoned prior to subdivision approval.

According to the submitted material, stormwater detention structure(s) will be developed for this project. The applicant should be aware that unless the structure(s) meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S. the structure(s) may be subject to administration by this office. The applicant should review DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, to ensure that the notification, construction and

operation of the proposed structure(s) meet statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements.

If you or the applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x 8206 or via email at Wenli.Dickinson@state.co.us.

Response: Water Quality and Detention structures and facilities shall comply with local and MHFD jurisdiction requirements.

Denver Water – Kela Naso (303-628-6302; Kela.Naso@DenverWater.org)

"Denver Water has no comment regarding the rezoning. I see the developer has already reached out to Denver Water to discuss the design of the water infrastructure we will continue to work directly with HKS. Please let me know if you have any questions or concerns."

Response: Work with Denver Water and Crestview will continue throughout the development.

Adams County Assessor

Comments were not received from the Adams County Assessor.

Response: Comment has been noted, thank you.

Colorado Department of Transportation – Steven Loeffler (steven.loeffler@state.co.us)

"I have reviewed the referral for TTLC Denver - Lowell Blvd and the request for waiver from the subdivision design standards to allow for private roadways for the TTLC Denver, - Lowell PUD project located at 6501 Lowell Blvd. and have no objections. This development is off of the state highway system."

Response: Thank you, correspondence with CDOT will continue throughout the development as needed.

Resident – Gary Hoffmann

"My wife and I have lived in the Hidden Lake area (66th & Lowell) for over 50 years. We are 80 years old and have watched the overwhelming housing growth in our area, particularly through the last few years. When the 64th & Lowell "Baker School Apartments" project was completed we noticed considerably more traffic past our house because the traffic congestion on 64th was greatly increased. If we understand this project correctly, directly across from the "Baker" development, Lowell and 64th could be home to as many as 248 additional families! In today's world, if each of these families has at least two (2) drivers, we can only imagine the increase in traffic congestion!

That is our only comment - perhaps there is no simple solution - the two of us simply wanted our feelings known!"

Response: Thank you for sharing your thoughts and comments. There are 62 new duplex buildings, or 124 new homes proposed at Clear Creek Valley. Plans for this site must meet all Adams County Standards for traffic and engineering requirements. Both 64th Avenue and Lowell Boulevard are arterial roadways, designed to accommodate higher traffic volumes. The Clear Creek Valley neighborhood design keeps cars off of neighboring local streets and provides accesses only on the arterial roadways.

Resident Comment – Monique Diego

I have several questions and concerns regarding this build.

1. Water and Sewer. How is this area going to support hundreds of new homes. The sewer and water system was not built to handle this volume of homes in such a small area.
2. Structure and Settlement. This area already has significant settling for the current homes that are already built here. If major new construction is built, what are the plans to avoid the homes around it from collapsing and settling to a degree that make the current single family homes unlivable? This plan has the new homes butted up against the existing homes making settling inevitable.

3. Electrical. Same questions and concerns as question 1, with electrical.
4. Traffic, congestion and pollution. 64th and Lowell is a single lane intersection. This intersection is already very busy with the existing traffic. If you add a minimum of at least 200 new cars this intersection is not built to withstand this amount of traffic. This area is not built for the amount of new traffic and congestion that this new build with at least 200 new cars will create. The pollution is already bad in this area, adding an already congested area with more cars, fireplaces, people and so forth will only aggravate the current situation.

Overall this area is not built to handle a minimum of 200 more people and cars. The planning and infrastructure of the area is not currently capable of that level of congestion. This very congested new build will make this area undesirable for people who like the current feel of the single family neighborhood. In addition without the proper infrastructure this could be catastrophic structurally for the single family homes surrounding the new build. Not to mention it would completely block any current view the single family homes have with over 100, 25' townhomes all squished together in an area that was not meant for that volume of homes, people and cars.

Thank you for taking the time to read my concerns. I look forward to a response.

Response: Thank you for sharing your thoughts and comments. There are 62 new duplex buildings, or 124 new homes proposed at Clear Creek Valley. Plans for this site must meet all Adams County Standards for traffic and engineering requirements. Documents submitted to the County for review and approval include drainage and utility studies, and construction drawings. Additional detail will be provided at time of Final Development Plan to ensure that buildings and development meet County requirements and modern construction standards. Regarding traffic concerns; both 64th Avenue and Lowell Boulevard are arterial roadways, designed to accommodate higher traffic volumes. The Clear Creek Valley neighborhood design keeps cars off of neighboring local streets and provides accesses only on the arterial roadways.

Resident Comment – John DeCrescentis

I am writing this letter to express my comment on the planning of PUD on 64th and Lowell St. I am against this project because it will increase traffic on both Lowell and 64th Ave, not to mention how “as a home owner” much my property depreciates in having a section 8 housing building 2 buildings away.

The last project on 64th and Lowell proves this.

PS – How about some affordable houses that will not make area a ghetto.

Response: Homes within Clear Creek Valley are intended as market rate housing. There is no Section 8 housing proposed with the PDP.

Resident Comment – Gladys Elliot (taken over phone)

Stated opposition to the case citing: Concerns with traffic, concerns with density along Lowell and lack of open space.

Response: Thank you for your comments.

Need to provide a better title for record searching with a hyphen....Maybe TTLC Denver Lowell Subdivision

OWNER SIGNATURE:

ADDED
Name and title

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-989426-CO, WITH A COMMITMENT DATE OF NOVEMBER 14, 2019
AT 5:00 P.M.:

SHEET 1 OF ____
ON EACH SHEET

THIS IS A PRELIMINARY PLAT. ONLY A FINAL PLAT
CAN BE SIGNED & STAMPED UPON CONDITIONAL
APPROVAL FROM COUNTY. PRELIMINARY PLAT IS
CONCEPTUAL ONLY

THE FORGOING PLAT AND DEDICATION WAS
ACKNOWLEDGED BEFORE ME THIS ...BY _____
AS_____

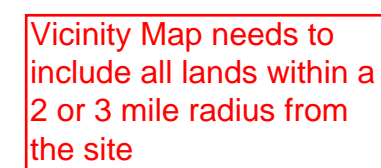
1. Provide a Ownership and Dedication Statement
2. Provide ownership in initial paragraph with recording information and include name of officer and title of person executing the plat.
3. Title commitment information is a plat note.
4. Basis of Bearings is a plat note.
5. Provide all State and County information pursuant to regulations
6. Flood plain note.
7. Storm Drainage Facilities Statement as a note
8. Provide a sheet with entire boundary and survey calls and distances for clarity. This sheet should provide Point of Commencement and Point of Beginning with basis of bearings on bearing line.
9. Provide location and width of drainage and utility easements as a plat note and how they affect lot depending on location and street facing
10. Either remove or add to notes the BENCHMARK information as shown on this sheet.
11. Surveyors Statement and wet stamp
12. If interior roads are intended to be help privately, need to put into Tracts and provide ownership and maintenance information in Tract Table and provide a Private Road Maintenance Agreement with County
12. Access Provision Note

1. PROVIDED
2. PROVIDED
3. PROVIDED
4. PROVIDED
5. PROVIDED
6. PROVIDED
7. PROVIDED
8. PROVIDED IN PRELIMINARY ENGINEERING PLAN SET
9. PROVIDED
10. ADD TO THIS SHEET
11. SURVEYOR CANNOT WET STAMP UNTIL FINAL PLAT & FINAL APPROVAL. PRELIMINARY PLAT IS FOR CONCEPTUAL PURPOSES ONLY AND CANNOT BE STAMPED.
12. ROADS PLACED IN TRACTS, TABLE UPDATED
13. PROVIDED

THAT PART OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

EXCLUDING THEREFROM THAT PORTION AS DESCRIBED IN RULE, ORDER, JUDGEMENT AND DECREE RECORDED AUGUST 16, 1985 AT RECEPTION NO. 593561.

AZTEC CONTROL POINT 55 BEING A 1.5 INCH ALUMINUM CAP 18 FEET EAST OF THE BACK OF WALK ON THE EAST SIDE OF LOWELL BOULEVARD AND 33 FEET SOUTHEAST OF A POWER POLE.
NAVD88 ELEV=5233.13'



MAP REVISED TO
INCLUDE LARGER AREA

VICINITY MAP
SCALE: 1" = 1000'

1	COVER SHEET
2	SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	OVERALL UTILITY PLAN
6	OVERALL UTILITY PLAN
7	OVERALL UTILITY PLAN
8	OVERALL GRADING PLAN
9	OVERALL GRADING PLAN
10	OVERALL GRADING PLAN

TRACT E LABELS ADDED TO PLAT	
Tract E not found shown on plat. Provide clarity	

Need to state entity and not "PRIVATE"

Needs to be on another sheet depending on Sheet 1 once all required information provided.

TRACT TABLE FITS ON
COVER SHEET

H.O.A. = HOME OWNERS ASSOCIATION

THE TRUE LIFE COMPANIES
1350 17TH ST, STE 350
DENVER, CO 80202
CONTACT: DAVID CLOCK
720-330-9211
D.CLOCK@THETRUELIFECOMPANIES.COM

KTGY ARCHITECTS
820 16TH ST. MALL, STE 500
DENVER, CO 80202
CONTACT: DOUG HEATON
303-825-6400
DHEATON@KTGY.COM

NORRIS DESIGN
1101 BANNOCK ST
DENVER, CO 80202
CONTACT: JOHN NORRIS & EVA MATHER
303-892-1166
JNORRIS@NORRIS-DESIGN.COM
EMATHER@NORRIS-DESIGN.COM



**HARRIS
KOCHER
SMITH**

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

[illegible]

ISSUE DATE: 06-11-2021

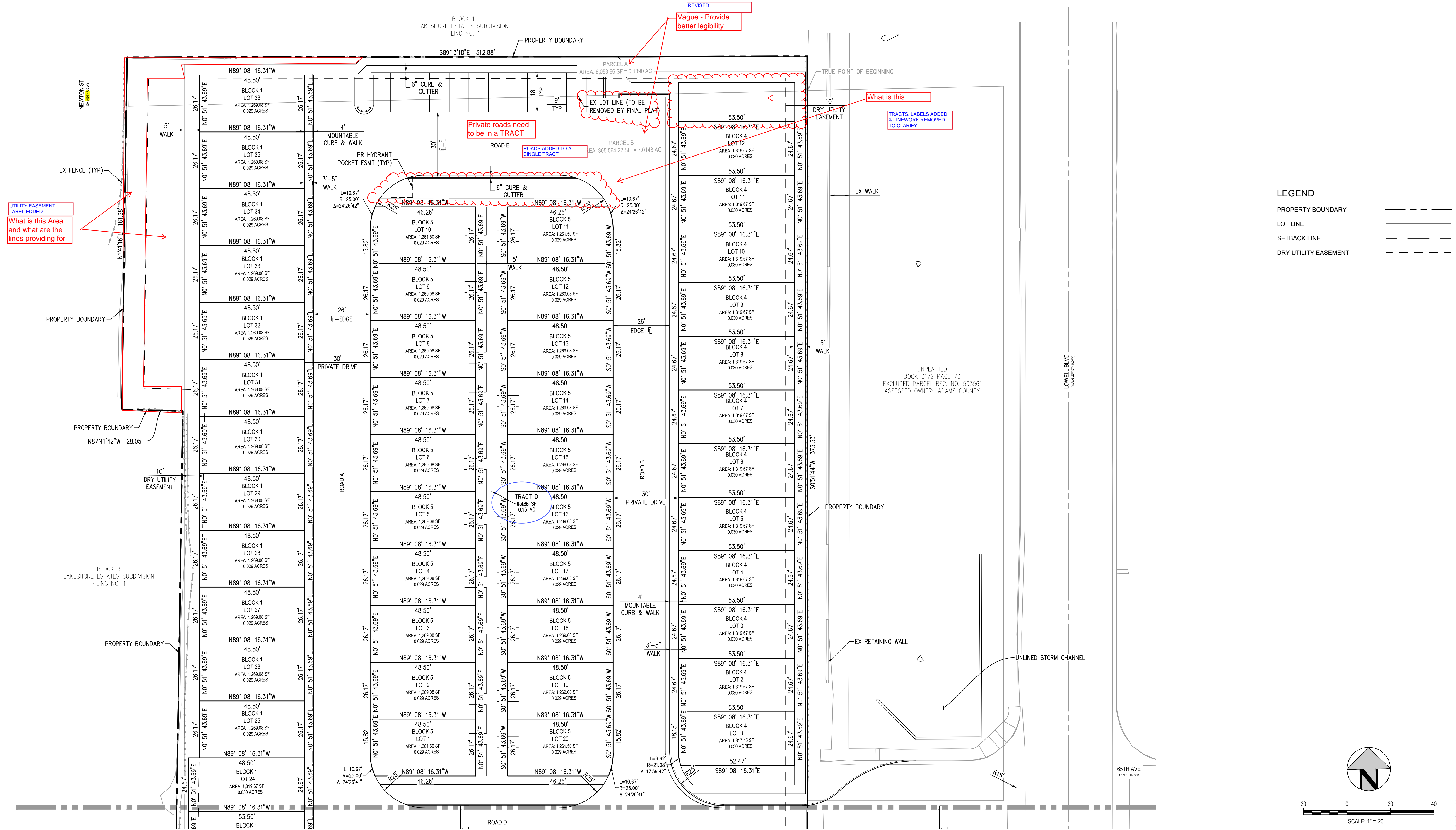
COVER SHEET
SHEET 1 OF 10

TTLC DENVER - LOWELL

TTLIC DENVER - LOWELL
TWO PARCELS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
MAJOR SUBDIVISION PRELIMINARY PLAT

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\2021\ENGINEERING\PRELIMINARY PLAT\PP - SITE PLANDING Layout\LAYOUT1
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MATCH LINE - SEE SHEET 3

REVISION DATE:

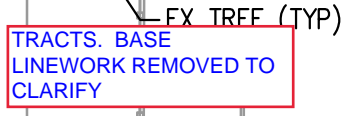
ISSUE DATE: 06-11-2021

SHEET 2 OF 10

TTLIC DENVER - LOWELL

PROJECT # 200817

TTLC DENVER - LOWELL

[illegible]

SHEET 3 OF 10

TTLC DENVER - LOWELL

ISSUE DATE: 06-11-2021

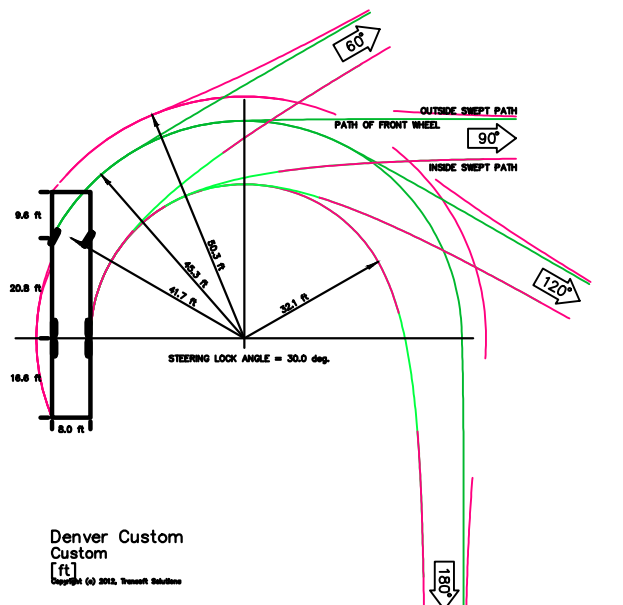
MATCH LINE - SEE SHEET 4

6 XREFS: e-base, e-legal, p-base, p-legal, p-util[U], site plan exhibit[U]
Plotted: FRI 06/11/21 10:05:39A By: Kevin Blumhardt





6501 LOWELL FIRE TURN EXHIBIT
SCALE: 1"=40'





COMMUNITY PERSPECTIVE LOCATION

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

CLEAR CREEK VALLEY | COMMUNITY PERSPECTIVE LOCATIONS

09/13/2021



NORRIS DESIGN
Planning | Landscape Architecture | Branding



ILLUSTRATION IS CONCEPTUAL AND SUBJECT TO CHANGE

CLEAR CREEK VALLEY | COMMUNITY PERSPECTIVE 1

09/13/2021



ILLUSTRATION IS CONCEPTUAL AND SUBJECT TO CHANGE



ILLUSTRATION IS CONCEPTUAL AND SUBJECT TO CHANGE



LEGEND

- | | | | | | |
|--|---------------------------------|---|---|--|--|
| 1 PERGOLA, WITH PICNIC TABLE | 4 CHILDREN'S PLAYGROUND | 7 BOCCE BALL/ GAME AREA | 10 2-TRAILSIDE BENCHES | 13 RESIDENT WAYFINDING SIGNAGE & LIGHTING | 15 FLEX LAWN <ul style="list-style-type: none">• MINI SOCCER• FRISBEE• CATCH• LAWN GAMES |
| 2 2 PICNIC TABLES AND 1 GRILLING STATION | 5 CLIMBING ROCK | 8 DETENTION POND | 11 NEW NEIGHBORHOOD TRAIL CONNECTION | 14 PROJECT SIGN | |
| 3 TRAILSIDE PICNIC AREA WITH SHADE SHELTER, 3 PICNIC TABLES & 2 GRILLING STATIONS | 6 CORN HOLE/ GAMING AREA | 9 INTERPRETIVE EDUCATIONAL SIGNAGE | 12 NEW SIDEWALK CONNECTION | 16 NEW SHADE TREES ALONG JIM BAKER TRAIL | |

6501 LOWELL BLVD | ILLUSTRATIVE SITE PLAN

09/09/21



From: [Eden Steele](#)
To: [Kevin Blumhardt](#)
Cc: [Mark Foster](#)
Subject: RE: 6501 Lowell Access
Date: Wednesday, July 21, 2021 2:42:16 PM

Thank you! I understand now

Regards,

Eden Steele

Civil Engineer I, *Community and Economic Development*

ADAMS COUNTY, COLORADO

4430 S Adams County Pkwy, 1st Floor, Suite W2000B

Brighton, CO 80601

o: 720.523.6897 | ESTeele@adcogov.org

www.adcogov.org

From: Kevin Blumhardt <kblumhardt@hkseng.com>
Sent: Wednesday, July 21, 2021 2:17 PM
To: Eden Steele <ESTeele@adcogov.org>
Cc: Mark Foster <mfooster@thetruelifecompanies.com>
Subject: 6501 Lowell Access

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

Eden,

Following up on our discussion regarding the proposed development at 6501 Lowell by The True Life Companies. The access off Newton will not meet the "1/2 diagonal rule" of the IFC, which is in Appendix D (D107.2). It states: "Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses."

The attached exhibit helps show this. The diagonal of the site is over 1,000 feet. The distance from Lowell to Newton is less than 500 feet, so it does not meet the requirement. The distance from Lowell to 64th is over 700 feet, so this access will meet the requirement.

Thank you,

Kevin Blumhardt, PE
Project Engineer



1120 Lincoln St, Suite 1000 • Denver, Colorado 80203

P:303.623.6300 • F:303.623.6311

kblumhardt@hkseng.com • www.harriskochersmith.com

LEGAL DESCRIPTION

PARCEL A:

PARCEL B:

THAT PART OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

EXCLUDING THEREFROM THAT PORTION AS DESCRIBED IN RULE, ORDER, JUDGEMENT AND DECREE RECORDED AUGUST 16, 1985 AT RECEPTION NO. 593561.

BENCHMARK



SCALE: 1" = 1000'

1	COVER SHEET
2	SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	OVERALL UTILITY PLAN
6	OVERALL UTILITY PLAN
7	OVERALL UTILITY PLAN
8	OVERALL GRADING PLAN
9	OVERALL GRADING PLAN
10	OVERALL GRADING PLAN
11	EXISTING CONDITIONS
12	SITE DETAILS

CALCULATIONS BASED ON TWO FAMILY DWELLING OF
4,578 SF, TYPE V-B CONSTRUCTION, WITH TYPE 13 D
SPRINKLERS.

THE TRUE LIFE COMPANIES
1350 17TH ST, STE 350
DENVER, CO 80202
CONTACT: DAVID CLOCK
720-330-9211
CLOCK@THETRUELIFECOMPANIES.COM

KTGY ARCHITECTS
820 16TH ST. MALL, STE 500
DENVER, CO 80202
CONTACT: DOUG HEATON
303-825-6400
DHEATON@KTGY.COM

NORRIS DESIGN
1101 BANNOCK ST
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CONTACT: JOHN NORRIS & EVA MATHER
303-892-1166
JNORRIS@NORRIS-DESIGN.COM
EMATHER@NORRIS-DESIGN.COM

**HKS HARRIS
KOCHER
SMITH**
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

REVISION DATE: 09-08-2021 ISSUE DATE: 06-11-2021

COVER SHEET
SHEET 1 OF 12

SHEET 2 OF 12

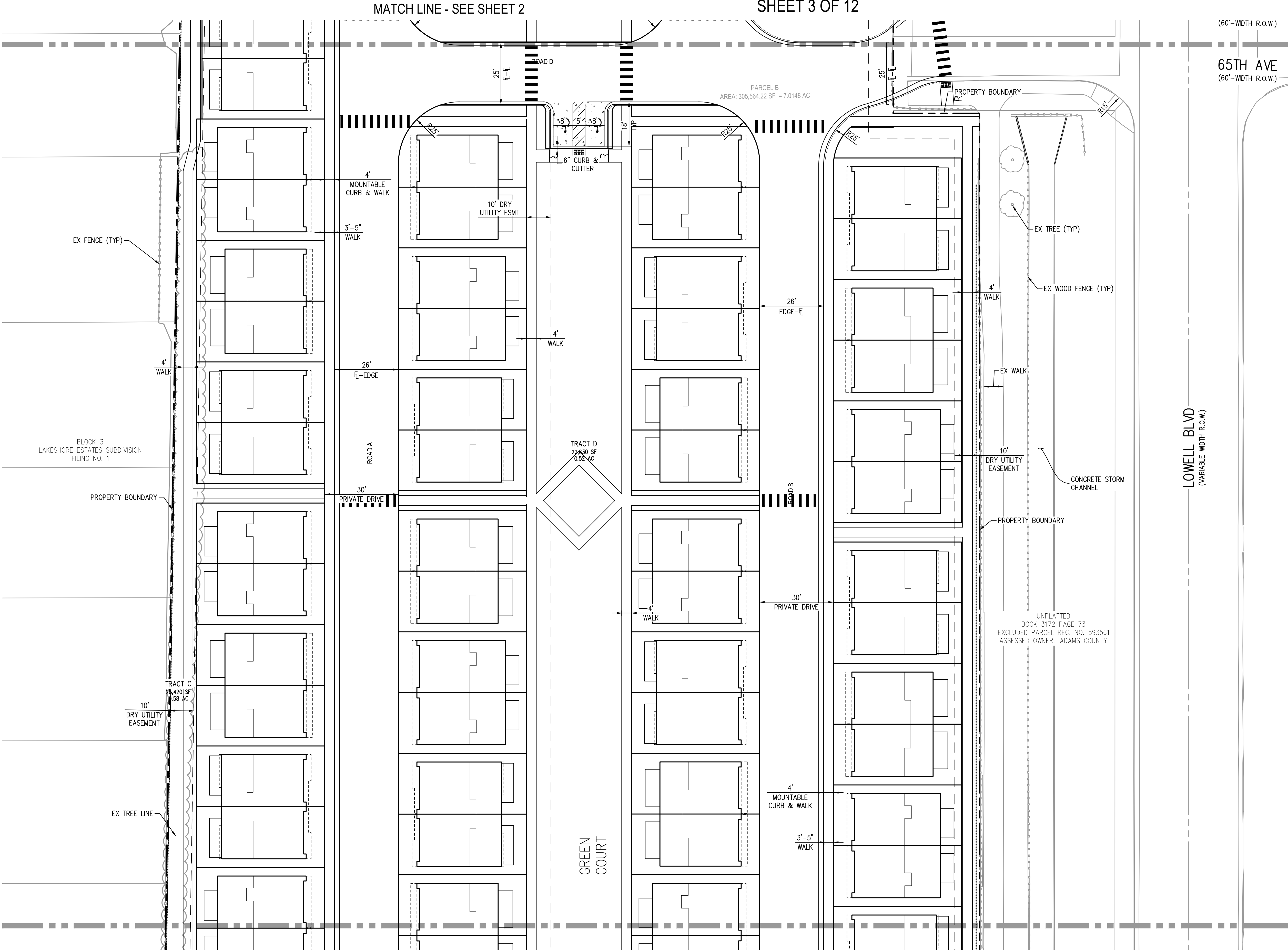


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

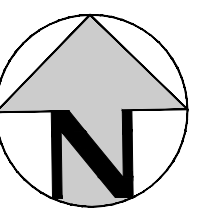
CASE NO. PRC2021-00002

CLEAR CREEK VALLEY
TWO PARCELS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY ENGINEERING PLAN

SHEET 3 OF 12



LEGEND
PROPERTY BOUNDARY
LOT LINE
SETBACK LINE
DRY UTILITY EASEMENT



20 0 20 40
SCALE: 1" = 20'

PROJECT # 200817

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Plotted: 08/11/2021 10:53:14 AM by: Harris Kocher Smith

REVISION DATE: 09-08-2021 ISSUE DATE: 06-11-2021

SITE PLAN
SHEET 3 OF 12

CLEAR CREEK VALLEY

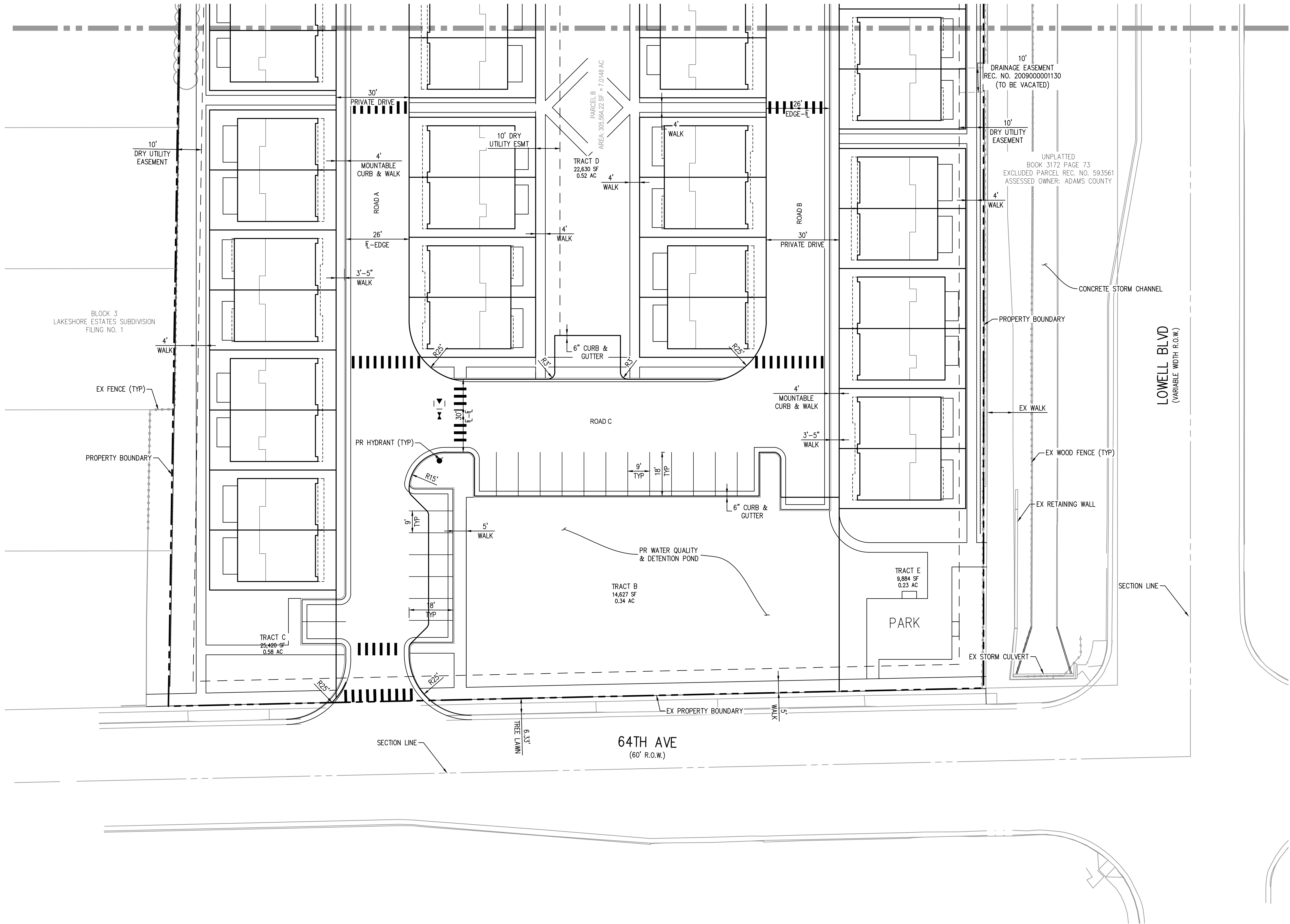
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

CASE NO. PRC2021-00002

CLEAR CREEK VALLEY
TWO PARCELS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY ENGINEERING PLAN

MATCH LINE - SEE SHEET 3

SHEET 4 OF 12



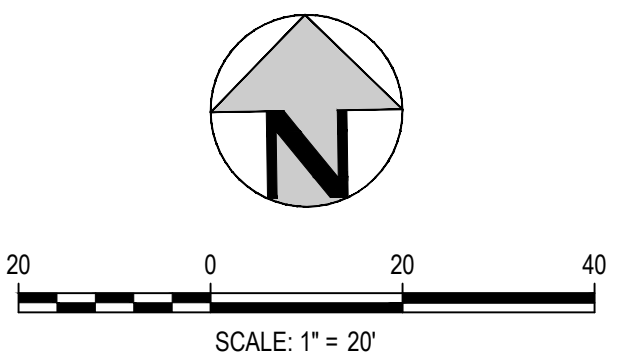
LEGEND

PROPERTY BOUNDARY

LOT LINE

SETBACK LINE

DRY UTILITY EASEMENT



SITE PLAN

REVISION DATE: 09-08-2021 ISSUE DATE: 06-11-2021

SHEET 4 OF 12


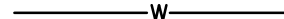



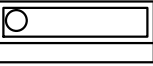








CLEAR CREEK VALLEY

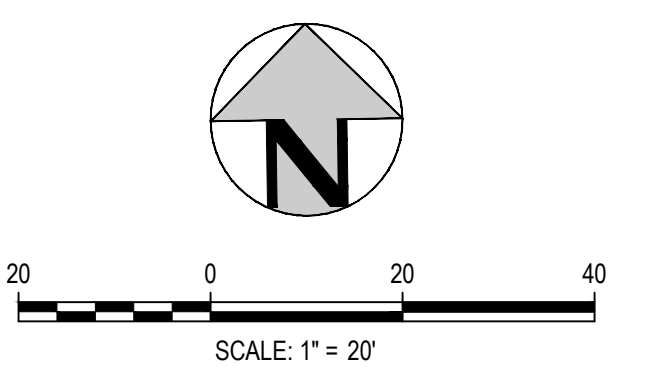
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1-14-2021
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PROJECT # 200817

SHEET 5 OF 12



PROPERTY BOUNDARY	
PROPOSED WATER	
PROPOSED HYDRANT	
PROPOSED SANITARY SEWER W/ MANHOLE	
PROPOSED STORM SEWER	
PROPOSED STORM SEWER INLET	
EXISTING WATER	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING UNDERGROUND TELECOMM	
EXISTING GAS	
EXISTING UNDERGROUND ELECTRIC	
PROPOSED GAS MAIN	
PROPOSED JOINT TRENCH	

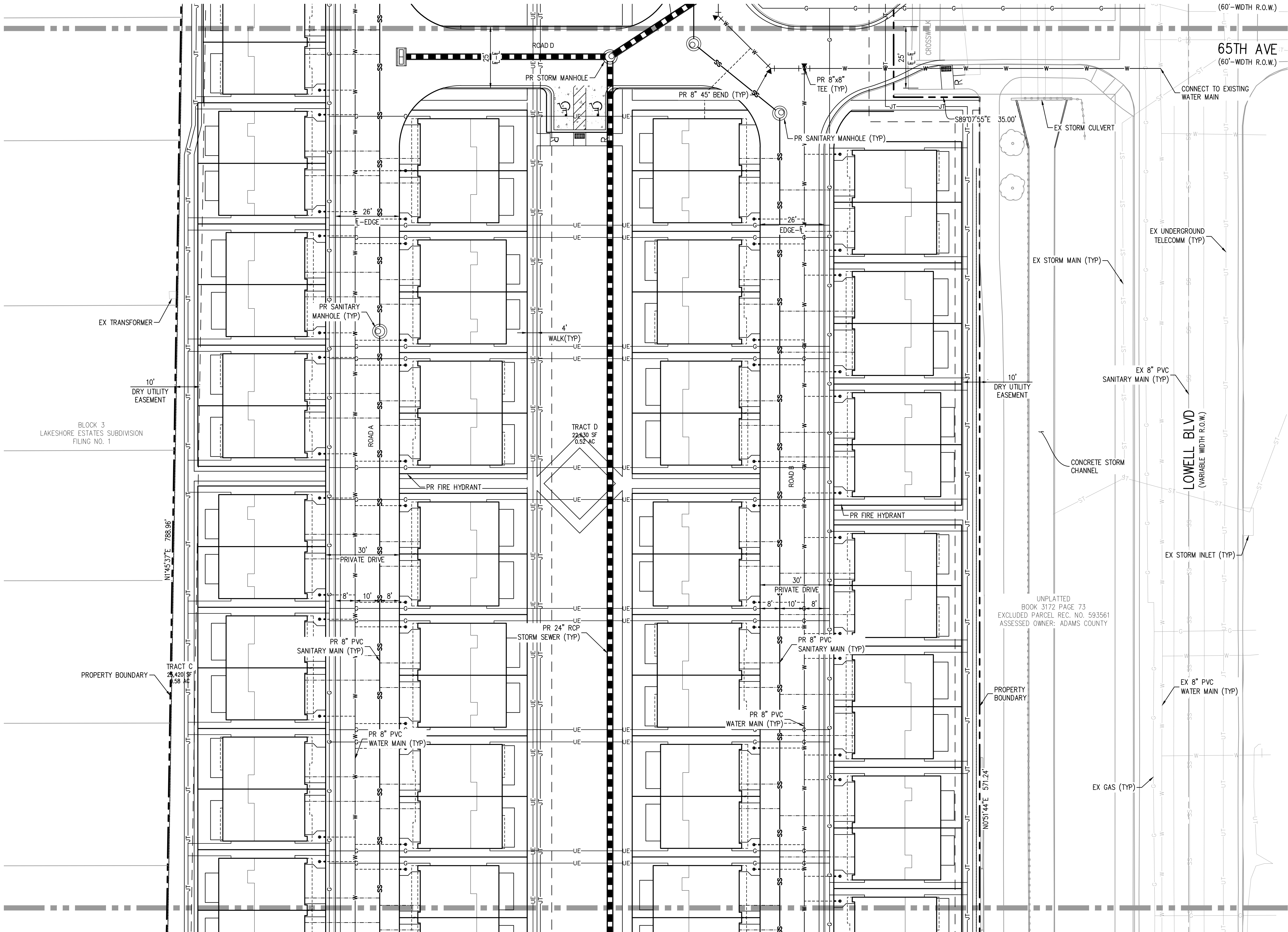


CLEAR CREEK VALLEY
TWO PARCELS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY ENGINEERING PLAN

SHEET 6 OF 12

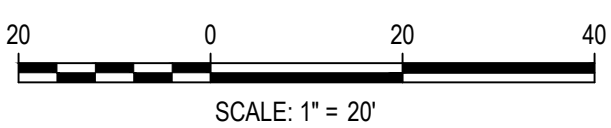
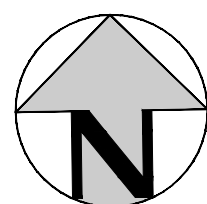
MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 7



LEGEND

PROPERTY BOUNDARY	---
PROPOSED WATER	W
PROPOSED HYDRANT	▲
PROPOSED SANITARY SEWER W/ MANHOLE	SS
PROPOSED STORM SEWER	---
PROPOSED STORM SEWER INLET	---
EXISTING WATER	W
EXISTING SANITARY SEWER	SS
EXISTING STORM SEWER	ST
EXISTING UNDERGROUND TELECOMM	UT
EXISTING GAS	G
EXISTING UNDERGROUND ELECTRIC	UE
PROPOSED GAS MAIN	G
PROPOSED JOINT TRENCH	JT



REVISION DATE: 09-08-2021 ISSUE DATE: 06-11-2021

SHEET 6 OF 12

CLEAR CREEK VALLEY

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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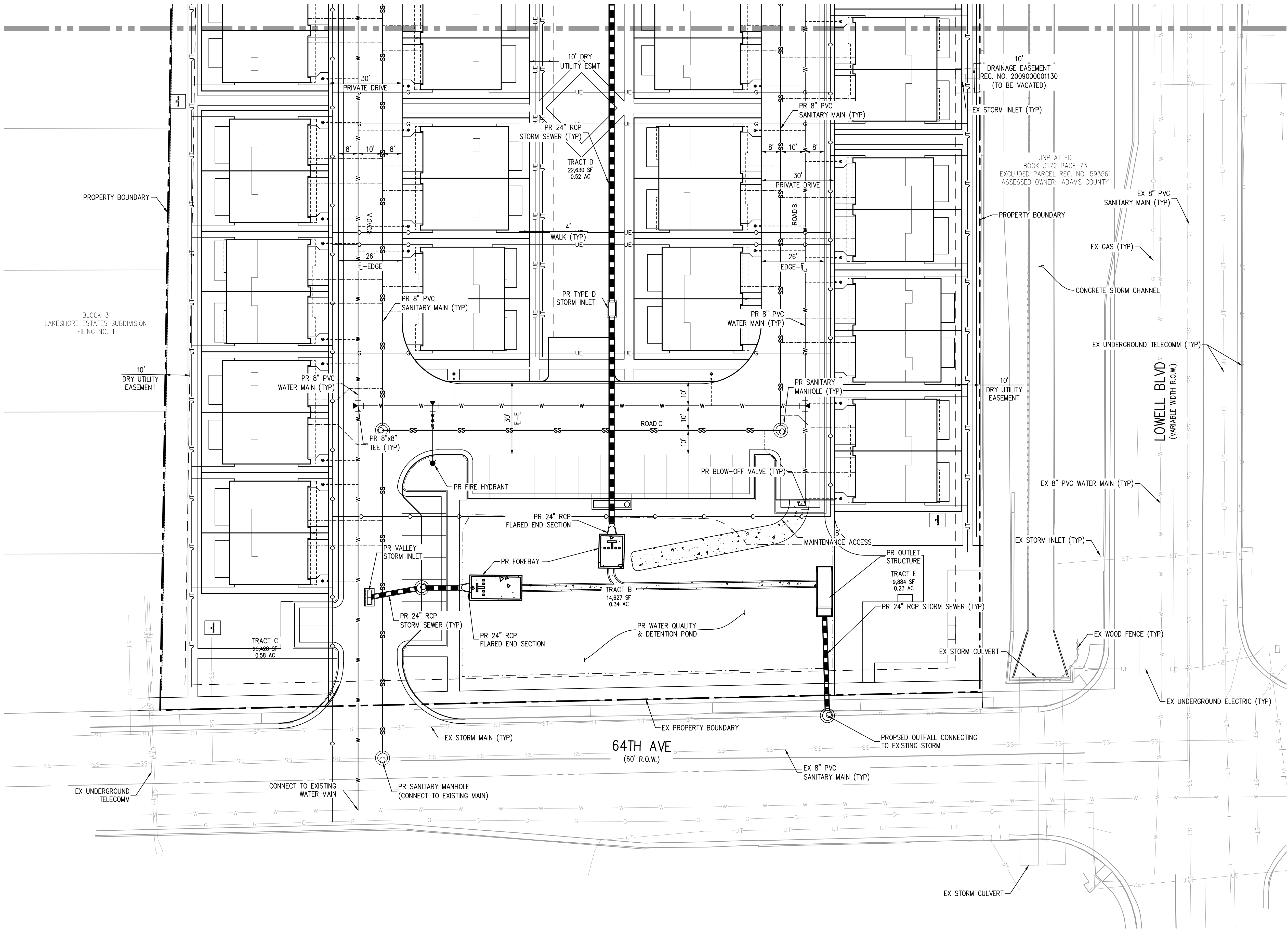
PROJECT # 200817

CLEAR CREEK VALLEY
TWO PARCELS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY ENGINEERING PLAN

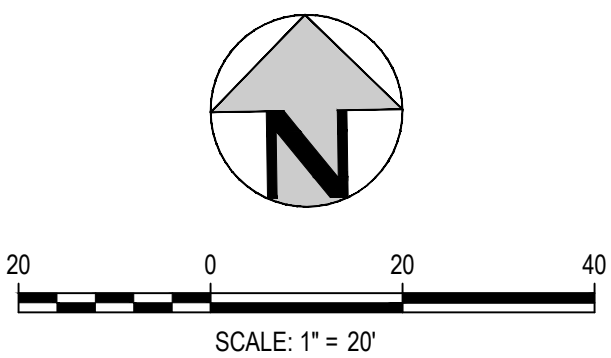
MATCH LINE - SEE SHEET 6

SHEET 7 OF 12

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



LEGEND	
PROPERTY BOUNDARY	---
PROPOSED WATER	W
PROPOSED HYDRANT	▲
PROPOSED SANITARY SEWER W/ MANHOLE	SS
PROPOSED STORM SEWER	ST
PROPOSED STORM SEWER INLET	SI
EXISTING WATER	W
EXISTING SANITARY SEWER	SS
EXISTING STORM SEWER	ST
EXISTING UNDERGROUND TELECOMM	UT
EXISTING GAS	G
EXISTING UNDERGROUND ELECTRIC	UE
PROPOSED GAS MAIN	G
PROPOSED JOINT TRENCH	JT



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PROJECT # 200817

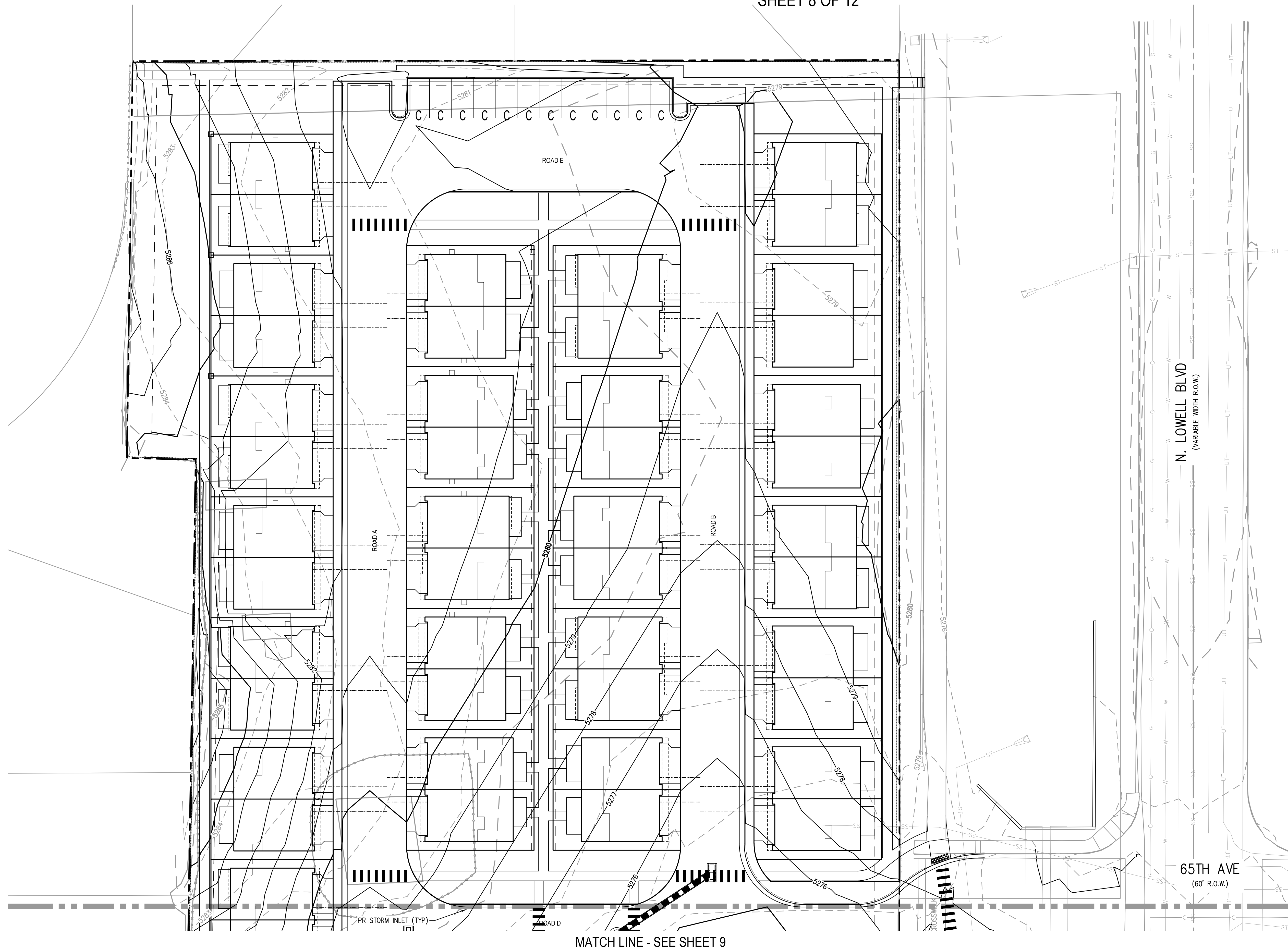
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

CASE NO. PRC2021-00002

CLEAR CREEK VALLEY

TWO PARCELS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY ENGINEERING PLAN

SHEET 8 OF 12



LEGEND

PROPERTY BOUNDARY

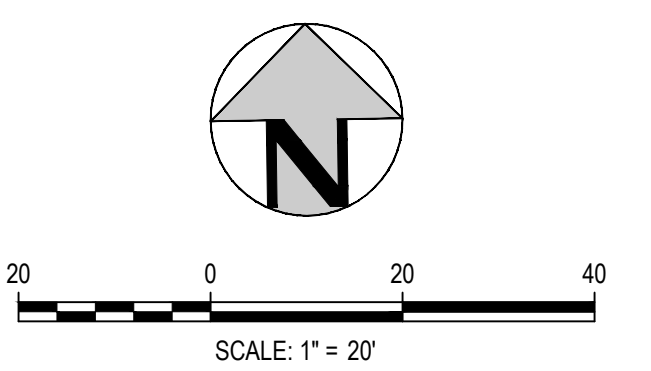
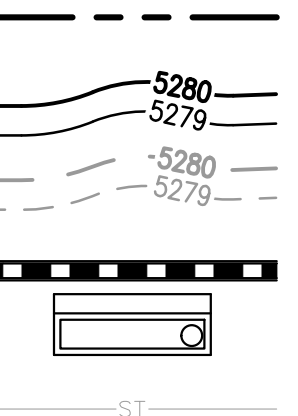
PROPOSED CONTOUR

EXISTING CONTOUR

PROPOSED STORM SEWER

PROPOSED STORM SEWER INLET

EXISTING STORM SEWER



OVERALL GRADING PLAN

REVISION DATE: 09-08-2021 ISSUE DATE: 06-11-2021

SHEET 8 OF 12

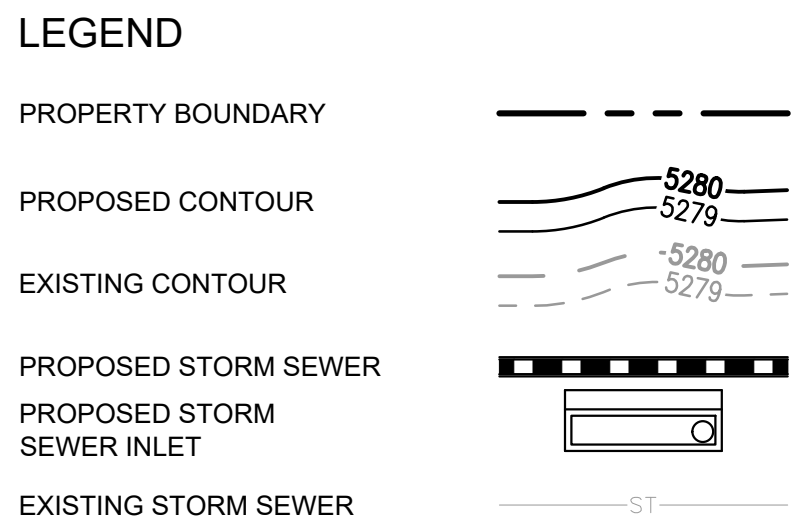
CLEAR CREEK VALLEY

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Plotted: FR 10/01/21 10:20:01A By: Harker Thompson

PROJECT # 200817

SHEET 9 OF 12

MATCH LINE - SEE SHEET 10



CLEAR CREEK VALLEY

SHEET 9 OF 12

CLEAR CREEK VALLEY

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

CASE NO. PRC2021-00002

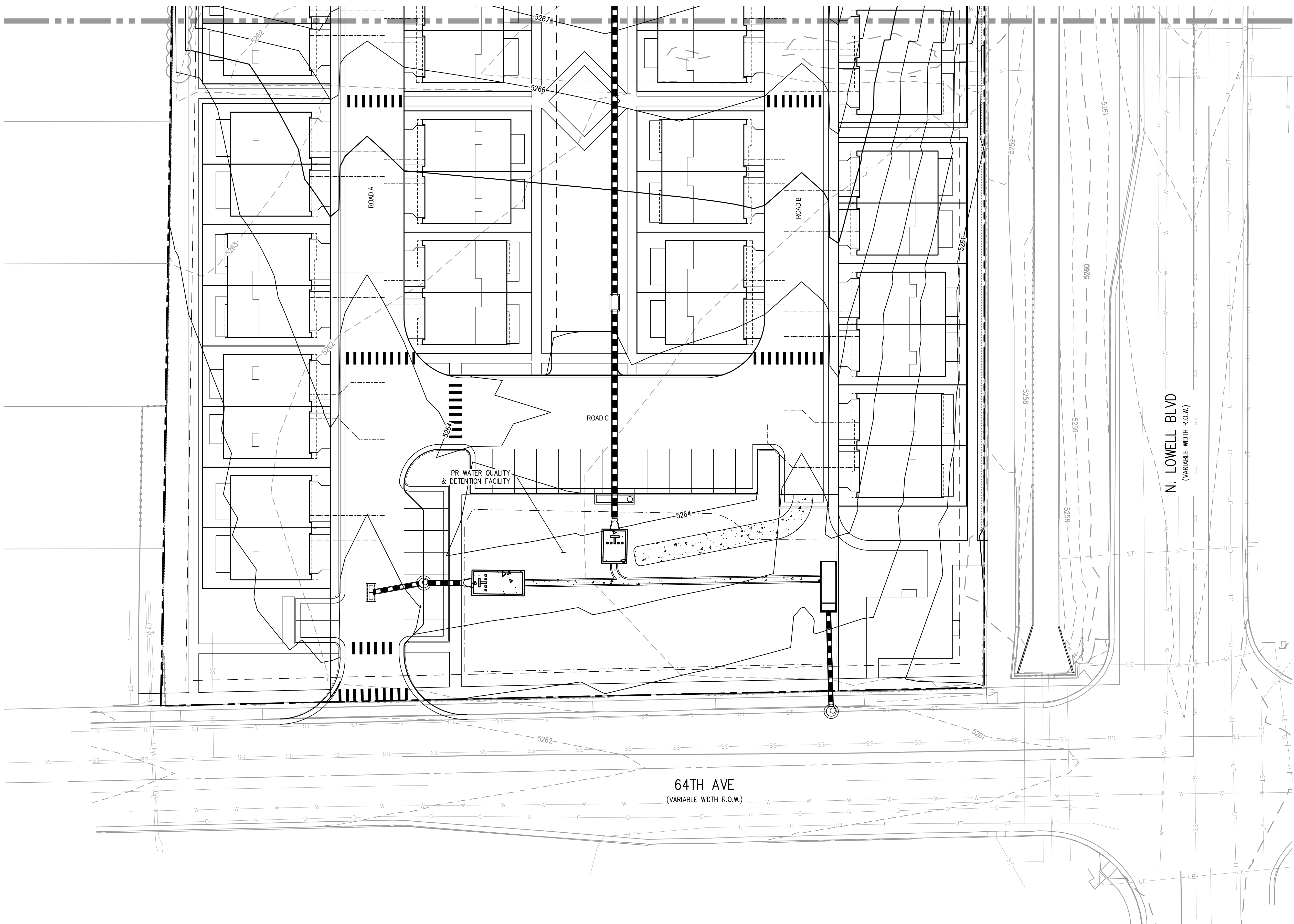
CLEAR CREEK VALLEY

TWO PARCELS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY ENGINEERING PLAN

MATCH LINE - SEE SHEET 9

SHEET 10 OF 12



LEGEND

PROPERTY BOUNDARY

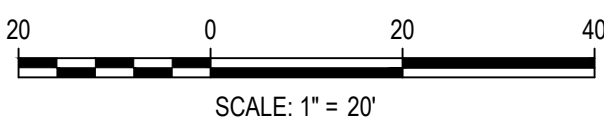
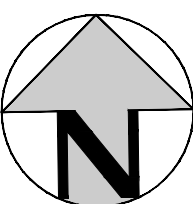
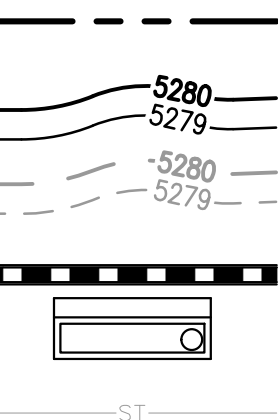
PROPOSED CONTOUR

EXISTING CONTOUR

PROPOSED STORM SEWER

PROPOSED STORM SEWER INLET

EXISTING STORM SEWER



OVERALL GRADING PLAN

REVISION DATE: 09-08-2021 ISSUE DATE: 06-11-2021

SHEET 10 OF 12

CLEAR CREEK VALLEY

Filepath: K:\2021\ENGINEERING\GRADING\PP - OVERALL GRADING PLANDWG Layout LAYOUT3
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PROJECT # 200817

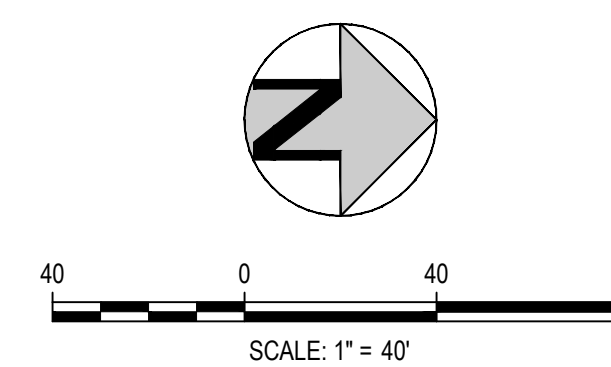
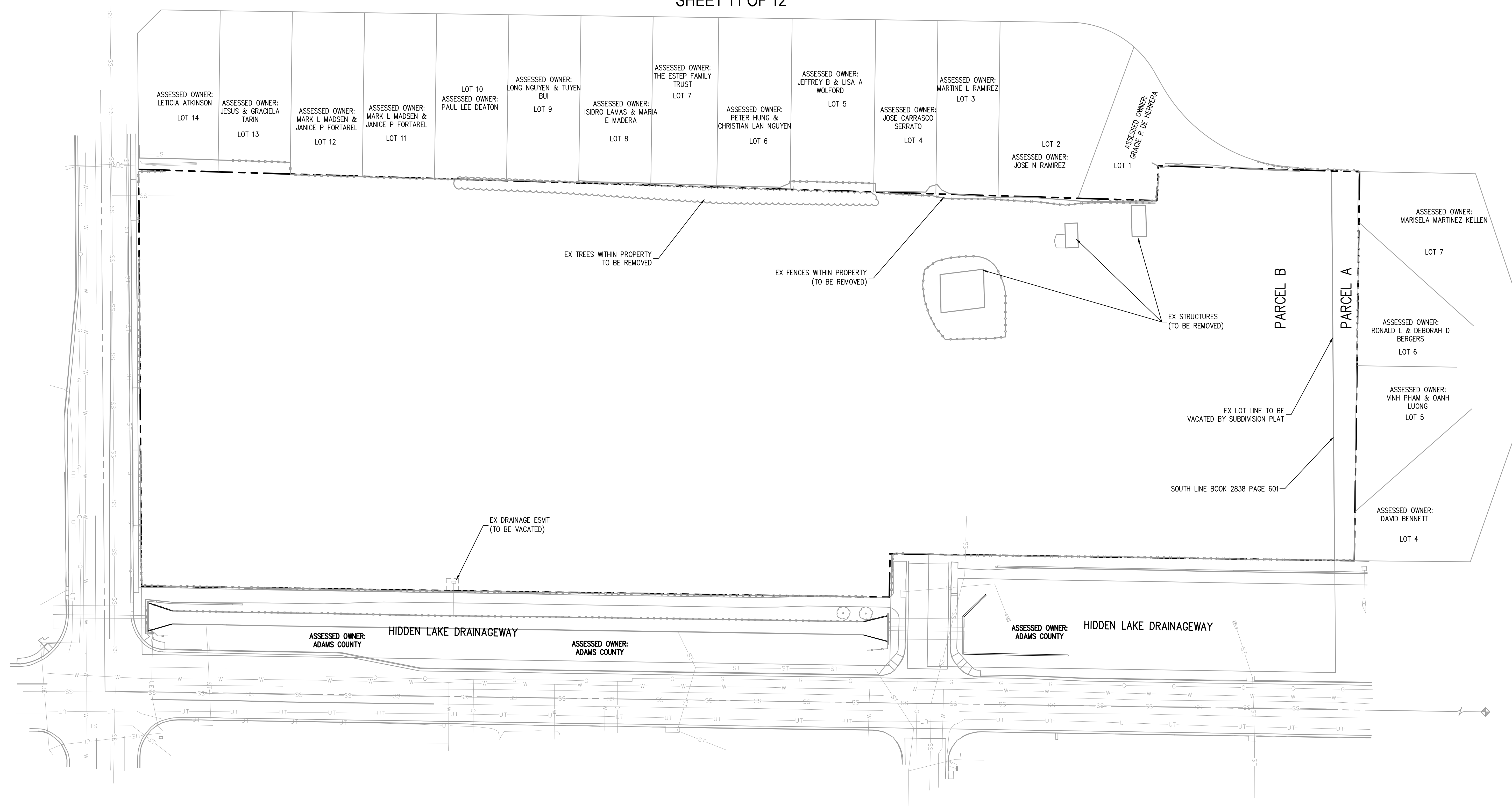
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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Plotted: FR 10/01/21 10:20:18A. By: Hunter Thompson

CLEAR CREEK VALLEY

TWO PARCELS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY ENGINEERING PLAN

SHEET 11 OF 12



SCALE: 1" = 10'

REVISION DATE: 09-08-2021 ISSUE DATE: 06-11-2021

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\2009\TYE\ENGINEERING\PRELIMINARY PLAT\PRELIMINARY PLAT - COVERING Layout Layout1
Printed: TUE 08/07/21 15:32:59 By: Kevin Blumhardt

CLEAR CREEK VALLEY

TWO PARCELS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

MAJOR SUBDIVISION PRELIMINARY PLAT

SHEET 1 OF 4

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-989426-CO, WITH A COMMITMENT DATE OF NOVEMBER 14, 2019 AT 5:00 P.M.

THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN: LINETTE M. BROZOVICH
QUITCLAIM DEED REC. NO. 2017000069704

PARCEL A:

THAT PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6, THENCE SOUTH 00°52'48" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 330.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL DESCRIBED IN BOOK 2838 AT PAGE 601, ADAMS COUNTY RECORDS; THENCE SOUTH 89°34'06" WEST ALONG SAID EASTERLY EXTENSION A DISTANCE OF 120.02 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°34'06" WEST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 2838 AT PAGE 601, DISTANCE OF 312.42 FEET TO A POINT ON AN OLD EXISTING FENCE LINE AS SHOWN IN BOOK 176 AT PAGE 93, ADAMS COUNTY RECORDS; THENCE NORTH 00°31'17" WEST ALONG SAID OLD EXISTING FENCE LINE A DISTANCE OF 22.50 FEET TO AN OLD EXISTING (EAST-WEST) FENCE LINE; THENCE SOUTH 89°12'14" EAST ALONG SAID OLD EXISTING (EAST-WEST) FENCE LINE A DISTANCE OF 312.89 FEET TO A POINT ON THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 2838 AT PAGE 601; THENCE SOUTH 00°52'48" WEST ALONG SAID EAST LINE A DISTANCE OF 15.80 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL B:

THAT PART OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE WEST, A DISTANCE OF 420.58 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF TRACT OF LAND DESCRIBED IN DECREE RECORDED IN BOOK 367 AT PAGE 43;
THENCE NORTHEASTERLY, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 367 AT PAGE 43, A DISTANCE OF 849 FEET TO THE TERMINAL POINT OF COURSE NO. 5 OF SAID TRACT DESCRIBED IN BOOK 367 AT PAGE 43;
THENCE NORTH 89°50' WEST, ALONG SAID COURSE NO. 5, A DISTANCE OF 28.5 FEET TO THE TERMINAL POINT OF COURSE NO. 4 OF SAID TRACT DESCRIBED IN BOOK 367 AT PAGE 43;
THENCE NORTH 0°40' EAST, ALONG SAID COURSE NO. 4, TO A POINT 330 FEET SOUTH OF THE NORTH LINE OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 6;
THENCE EAST, ALONG A LINE 330 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 6, TO A POINT ON THE EAST LINE OF SAID SECTION 6; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 6, TO THE POINT OF BEGINNING.

COUNTY OF ADAMS,
STATE OF COLORADO.

EXCLUDING THEREFROM THAT PORTION AS DESCRIBED IN RULE, ORDER, JUDGEMENT AND DECREE RECORDED AUGUST 16, 1985 AT RECEPTION NO. 593561.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°35'29" WEST, A DISTANCE OF 2,640.29 FEET.

BENCHMARK

AZTEC CONTROL POINT 55 BEING A 1.5 INCH ALUMINUM CAP 18 FEET EAST OF THE BACK OF WALK ON THE EAST SIDE OF LOWELL BOULEVARD AND 33 FEET SOUTHEAST OF A POWER POLE.
NAVD88 ELEV=8233.13'

TITLE COMMITMENT NOTES

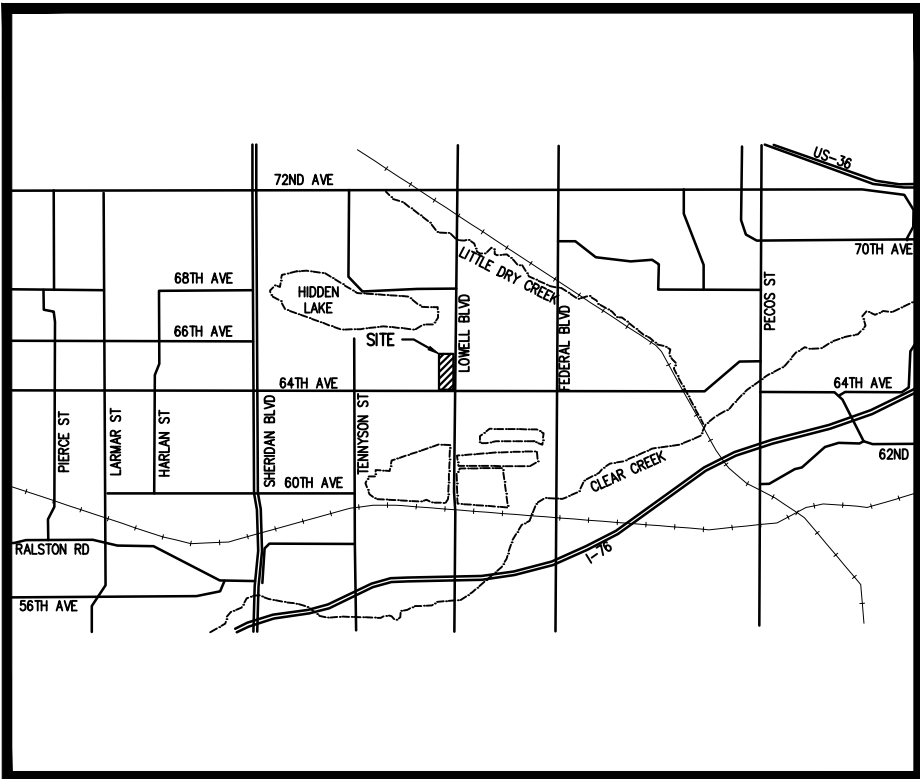
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-989426-CO, WITH A COMMITMENT DATE OF NOVEMBER 14, 2019 AT 5: 00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

FLOOD ZONE

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 0801C0583H, MAP REVISED MARCH 5, 2007.

UTILITY & DRAINAGE EASEMENTS

THE SUBJECT PROPERTY SHOWN HEREIN DEDICATES UTILITY AND DRAINAGE EASEMENTS. THE UTILITY EASEMENTS FOR ELECTRICAL, GAS AND TELECOMMUNICATION PURPOSES ARE 10' IN WIDTH. THE DRAINAGE TRACTS FOR COUNTY ACCESS VARY IN WIDTH AND LENGTH.



SHEET 2 OF 4

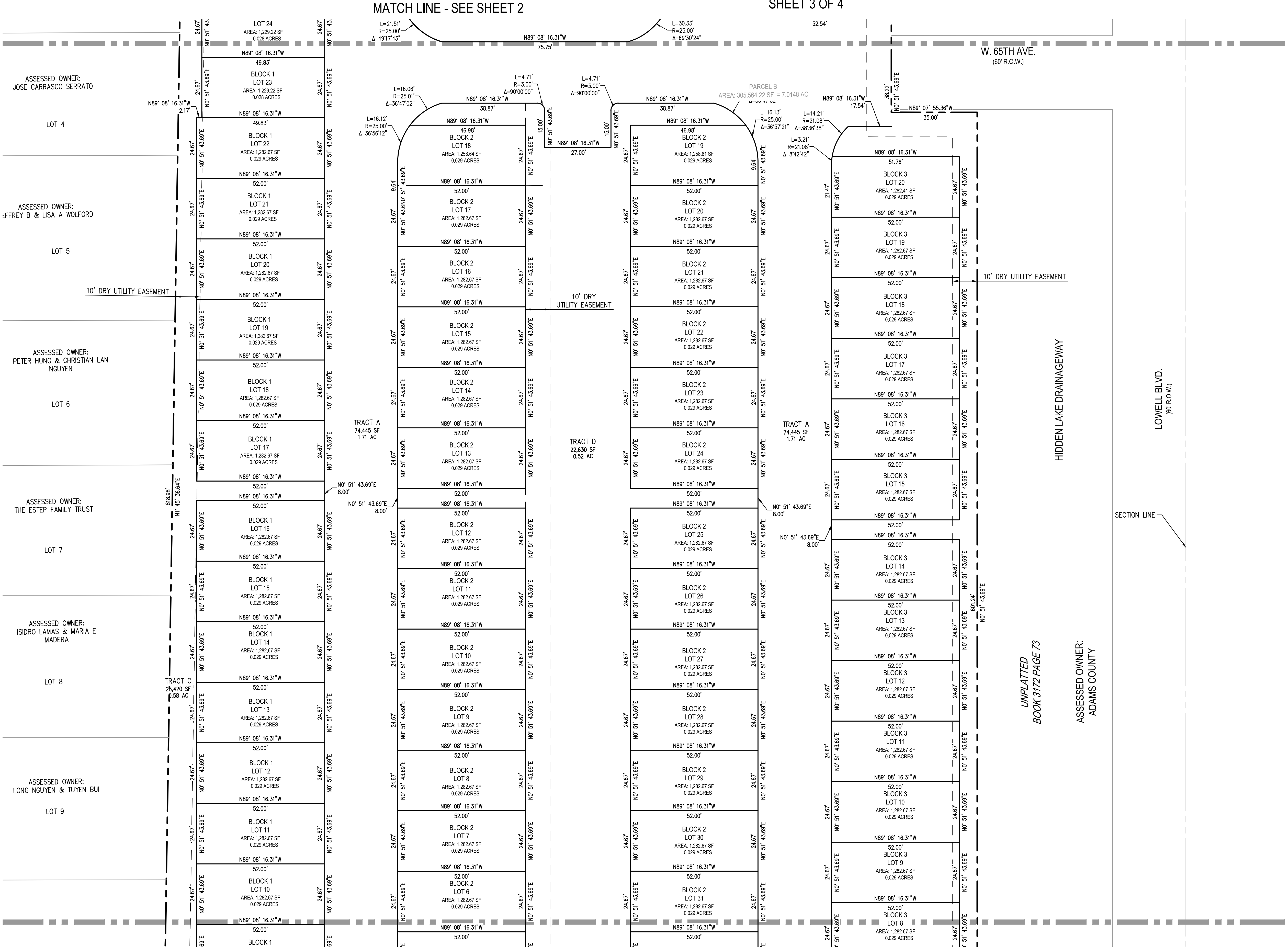


CLEAR CREEK VALLEY
TWO PARCELS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
MAJOR SUBDIVISION PRELIMINARY PLAT

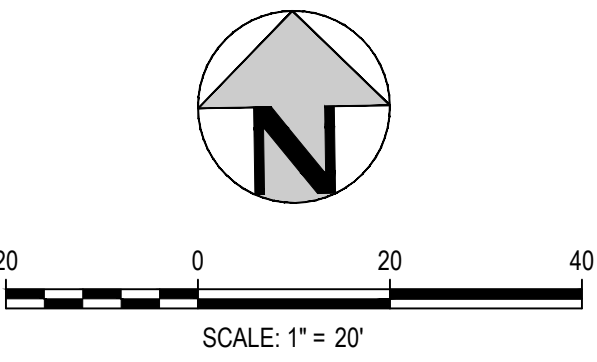
SHEET 3 OF 4

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Project: K:\2021\ENGINEERING\PRELIMINARY PLAT\DRAWING LAYOUT2
Drawing Title: PRELIMINARY PLAT
Drawing Date: 09-08-2021
Drawing By: Harris Kocher Smith



- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINE
 - DRY UTILITY EASEMENT



MATCH LINE - SEE SHEET 4

REVISION DATE:

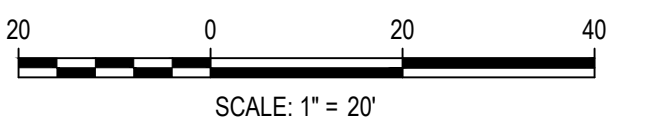
ISSUE DATE: 09-08-2021

PRELIMINARY PLAT
SHEET 3 OF 4

CLEAR CREEK VALLEY

PROJECT #: 20217

Plotted: TUE 09/07/21 5:33:04P By Kevin Blumhardt



PRELIMINARY PLAT
SHEET 4 OF 4
CLEAR CREEK VALLEY

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

VICINITY MAP



SITE

CERTIFICATE OF OWNERSHIP

Linnette Brozovich, being the owner of 6501 Lowell Boulevard, located in the County of Adams, State of Colorado, hereby submits this Planned Unit Development - Preliminary Development Plan and agrees to perform under the terms noted heron.

Owner: _____

State: _____

County: _____

City: _____

The forgoing instrument was acknowledged before me this ____ day of _____ 20 ____.

Notary Public _____

My commission expires: _____

SHEET INDEX	
1	COVER SHEET
2	WRITTEN NARRATIVE
3	DEVELOPMENT STANDARDS
4	SITE PLAN
5	CONNECTIVITY SITE PLAN
6	TRAIL AMENITIES
7	LOT TYPICALS
8	FENCE DETAILS
9	SIGNAGE DETAILS
10	STREET SECTIONS
11	BUILDING 1-1 FRONT ELEVATIONS
12	BUILDING 2-2 FRONT ELEVATIONS
13	BUILDING 3-3 FRONT ELEVATIONS

PLANNING COMMISSION APPROVAL

Approved by Adams County Planning Commission this ____ day of _____ 20 ____.

Chair _____

BOARD OF COUNTY COMMISSIONS APPROVAL

Approved by Adams County Planning Commission this ____ day of _____ 20 ____.

Chair _____

CERTIFICATE OF CLERK AND RECORDER

This Amended Preliminary Development Plan was filed for the record in the Office of Adams County County Clerk and Recorder in the State of Colorado at __m, on the ____ day of _____ 20 ____.

LEGAL DESCRIPTION

PARCEL A:

THAT PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6; THENCE SOUTH 00°52'48" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 330.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL DESCRIBED IN BOOK 2838 AT PAGE 601, ADAMS COUNTY RECORDS; THENCE SOUTH 89°34'06" WEST ALONG SAID EASTERLY EXTENSION A DISTANCE OF 120.02 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°34'06" WEST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 2838 AT PAGE 601, DISTANCE OF 312.42 FEET TO A POINT ON AN OLD EXISTING FENCE LINE AS SHOWN IN BOOK 176 AT PAGE 93, ADAMS COUNTY RECORDS; THENCE NORTH 00°31'17" WEST ALONG SAID OLD EXISTING FENCE LINE A DISTANCE OF 22.50 FEET TO AN OLD EXISTING (EAST-WEST) FENCE LINE; THENCE SOUTH 89°12'14" EAST ALONG SAID OLD EXISTING (EAST-WEST) FENCE LINE A DISTANCE OF 312.89 FEET TO A POINT ON THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 2838 AT PAGE 601; THENCE SOUTH 00°52'48" WEST ALONG SAID EAST LINE A DISTANCE OF 15.80 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL B:

THAT PART OF THE SE1/4 SE 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE WEST, A DISTANCE OF 420.58 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF TRACT OF LAND DESCRIBED IN DECREE RECORDED IN BOOK 367 AT PAGE 43; THENCE NORTHEASTERLY, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 367 AT PAGE 43, A DISTANCE OF 849 FEET TO THE TERMINAL POINT OF COURSE NO. 5 OF SAID TRACT DESCRIBED IN BOOK 367 AT PAGE 43; THENCE NORTH 89°50' WEST, ALONG SAID COURSE NO. 5, A DISTANCE OF 28.5 FEET TO THE TERMINAL POINT OF COURSE NO. 4 OF SAID TRACT DESCRIBED IN BOOK 367 AT PAGE 43; THENCE NORTH 0°40' EAST, ALONG SAID COURSE NO. 4, TO A POINT 330 FEET SOUTH OF THE NORTH LINE OF THE SE 1/4 SE 1/4 OF SAID SECTION 6; THENCE EAST, ALONG A LINE 330 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SE 1/4 SE 1/4 OF SAID SECTION 6, TO A POINT ON THE EAST LINE OF SAID SECTION 6; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 6, TO THE POINT OF BEGINNING,
COUNTY OF ADAMS,
STATE OF COLORADO.

EXCLUDING THEREFROM THAT PORTION AS DESCRIBED IN RULE, ORDER, JUDGEMENT AND DECREE RECORDED AUGUST 16, 1985 AT RECEPTION NO. 593561.

NOTE: THE ABOVE LEGAL DESCRIPTION WILL BE AMENDED UPON SATISFACTION OF THE REQUIREMENTS HEREIN SET FORTH.

LAND OWNER

Linnette Brozovich
12633 Irving Circle
Broomfield, CO 80020
720-971-7283
linnettemae@aol.com

APPLICANT

The True Life Companies
1350 17th Street, Suite 350
Denver, CO 80202
Contact: David Clock
720-330-9211
dclock@thetruelifecompanies.com

LANDSCAPE ARCHITECT & ENTITLEMENTS

Norris Design
1101 Bannock St
Denver, CO 80202
Contact: John Norris & Eva Mather
303-892-1166
jnorris@norris-design.com
emather@norris-design.com

CIVIL ENGINEER

Harris Kocher Smith
1120 Lincoln St
Denver, CO 80203
Contact: John Stafford
jstafford@hkseng.com
303-623-6300

ARCHITECT

KTGy Architects
820 16th St Mall, Suite 500
Denver, CO 80202
Contact: Doug Heaton
dheaton@ktgy.com
303-825-6400

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

A. Explanation of the Characteristics of the PUD and its Potential Impact on the Surrounding Area

TTLIC Denver proposes a new residential subdivision to provide new homes to the burgeoning area within Adams County that is identified in the future land use area plan and comprehensive plan as Urban Residential. This property is approximately 6.8 acres located at the northwest corner of 64th Avenue and Lowell Boulevard. These applications propose 124 residential duplex lots that will provide new homes to help relieve some of the current housing demand within the County. The new community is designed to attract a broad spectrum of residents with access to the existing Jim Baker Trail, Hidden Lake Park and Clear Creek Valley Park. The neighborhood will have convenient access to major transportation corridors as well as direct access to several RTD FastTrack Stations

The abutting neighborhoods to the west and north are zoned R-1-C with other neighbors zoned PUD, R-4 and R-2 and R-3. This development provides a residential transition from the single-family detached homes to the north and the west, to the multi-family development on the northeast corner of 64th and Lowell Boulevard.

The applications for Clear Creek Valley rezone to rezone the site from R-1-A and C-4 to Planned Unit Development (PUD) to create standards to allow this product at this location. The proposal draws from several other neighboring zones to provide compatibility. The applicant's PUD is requesting a density of 18.2 du/ac, which is consistent with R-4 zoning and height restriction of 35' which is consistent with R-3 zoning.

The property is located near several key transit areas creating great opportunity for transition to higher density residential and per the Southwest Adams County Making Connections plan is an area that is anticipated to be very urbanized. The site is within 1.4 miles of the Clear Creek-Federal RTD Station, 1.5 miles of the 60th & Sheridan / Arvada Gold Strike RTD Station on the Gold Line, and within 0.8 miles from the Westminster RTD Station on the B Line.

B. Provisions for Parking

Clear Creek Valley will provide a minimum of two (2) resident parking spaces per single-family attached unit in garages plus 0.29 guest parking spaces.

C. Circulation and Road Patterns

The primary entrance to the site will be from Lowell Boulevard with a second access point from West 64th Avenue. A system of internal 30' private streets and attached walkways will provide access through the neighborhood. The private streets shall be constructed and maintained by the Developer and HOA. Internal walkways are designed to provide pedestrian access around the site and draw residents into the central greenway amenity area, the northwest amenity area and southwest amenity area with amenities including a bocce ball court, climbing boulders, playground areas, cornhole lanes, pergola, covered picnic areas and community grilling stations. Side walk connections to the Jim Baker Regional trail are provided at the north and south ends of the site to all connectivity to this regional amenity. A pedestrian walk on the western edge of the site provides north-south connectivity for residents. A detailed connectivity graphic is shown on page 5 of this PUD.

D. Type, Location, Examples of Copy and Monument Signs

The community will have entry monumentation signage at key intersections. Entry monumentation will be located off W. 64th Avenue and W. 65th Avenue. Signage may have the name of the community. Internally illuminated cabinet with mounted signage. All signage specifications are subject to change at time of Final Development Plan.

Signage monumentation shall be constructed using acid etched letters, stone tile sign face, brick wall and LED up-lighting. All signage characterization and materials are conceptual and subject to change at the of Final Development Plan. See proposed signage character images on sheet 9.

E. Type and Allocation of All Uses Including Permitted Uses, Uses Permitted After Amendment to the PUD and Prohibited Uses

This neighborhood provides for single-family duplex homes, private access drives, landscape amenities, necessary detention facilities and any other uses that may be typical in a residential neighborhood. *Other residential types may be proposed at time of Final Development Plan if they meet a similar density and design aesthetic.*

F. Location and Types of Landscaping and Maintenance Provisions

A Conceptual Landscape Plan has been included as part of this submittal that demonstrates the connectivity and community amenities provided, such as a pergola, both covered and uncovered picnic areas, grilling spaces, children's playground with an added climbing rock/boulder feature, cornhole, bocce ball, other flex lawn open space gaming locations suitable for mini soccer, frisbee, catch or other lawn games, and trail side benches. This landscape plan is conceptual and subject to change at the time of Final Development Plan.

Detailed landscaping lot typical designs are included with this PDP/PUD, please refer to sheet 6. Landscape typicals are conceptual and subject to change at the time of Final Development Plan. Common area landscaping and landscape amenities will be owned and maintained by the HOA.

Homes will be designed to front on Lowell Boulevard to provide a uniform urban streetscape with front doors facing outwards towards the larger community. Internal homes will front a green court facing the center of the community or oriented towards the west to capture westerly views. Native landscaping will surround the detention pond to mirror the existing landscape.

The proposed density achieves the Urban Residential land use designation. The proposed neighborhood provides open space areas consistent with this type of urban infill development. This neighborhood will make use of the adjacent Jim Baker Regional trail, connecting people to parks throughout the community - and adding to the trail amenity with shelter, barbeque, bike repair stations and benches for residents and passerby.

G. Bufferyard and Landscaping Requirements

In lieu of a bufferyard, various vine species shall be permitted near galvanized mesh in order to grow upwards and provide a buffer where applicable. A variety of large shade trees shall be provided along Adams County Open space adjacent to The Jim Baker Trail.

Right-of-Way landscaping along 64th Avenue shall require a minimum of one (1) shade tree and two (2) shrubs per one-thousand (1000) square feet of right-of-way landscape area shall be provided. Ornamental trees and shrubs shall be provided along private streets where utilities and site plan allows.

Plant size minimum required in the right-of-way and detention areas are a 2 ½" caliper deciduous or ornamental trees, 6' evergreens, and 5-gallon shrubs or better. Twenty (20) percent of trees shall be 3" caliper deciduous or ornamental trees and 8' evergreen or better. The caliper of all trees shall be measured at at point one (1) foot above grade level.

The property owner's association is responsible for maintenance of all common area landscapes including areas such as the right-of-way landscaping along roads, open spaces, and all detention pond landscaping.

H. Fencing

42" 3-rail fence with pet mesh is proposed on eastern property line to replace existing fence and provide separation between the Jim Baker Trail and new residences. 6' privacy fence is permitted along north and west property lines to provide a new uniform residential edge. All fencing shown is conceptual and may be permitted to change at time of Final Development Plan.

I. Accessory Structures

Accessory structures are prohibited.

J. Utility Service Providers

The Crestview Water and Sanitation District has indicated that they have adequate capability to serve this property with both water and sewer. Xcel Energy will provide gas and electric services to the property.

K. Estimated Timetable for Development

Depended on the final government approvals, the proposed development work will begin in approximately two (2) years with completion in four (4) to six (6) years.

L. Fire Protection District

Adams County Fire Station No. 12 will serve this property.

M. Phasing

This property will be developed in one (1) total phase.

N. HOA

Homeowners association will be established for care and maintenance of this subdivision.

CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

OWNER:
TTLIC MANAGEMENT, INC
DAVID CLOCK
1350 17TH ST, STE 350
DENVER, CO 80202

NOT FOR
CONSTRUCTION

DATE:
03/19/2021
06/11/2021
09/22/2021

SHEET TITLE:
WRITTEN
NARRATIVE
SHEET NUMBER:

CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

OWNER:
TTLC MANAGEMENT, INC
DAVID CLOCK
1350 17TH ST, STE 350
DENVER, CO 80202

NOT FOR
CONSTRUCTION

DATE:

03/19/2021

06/11/2021

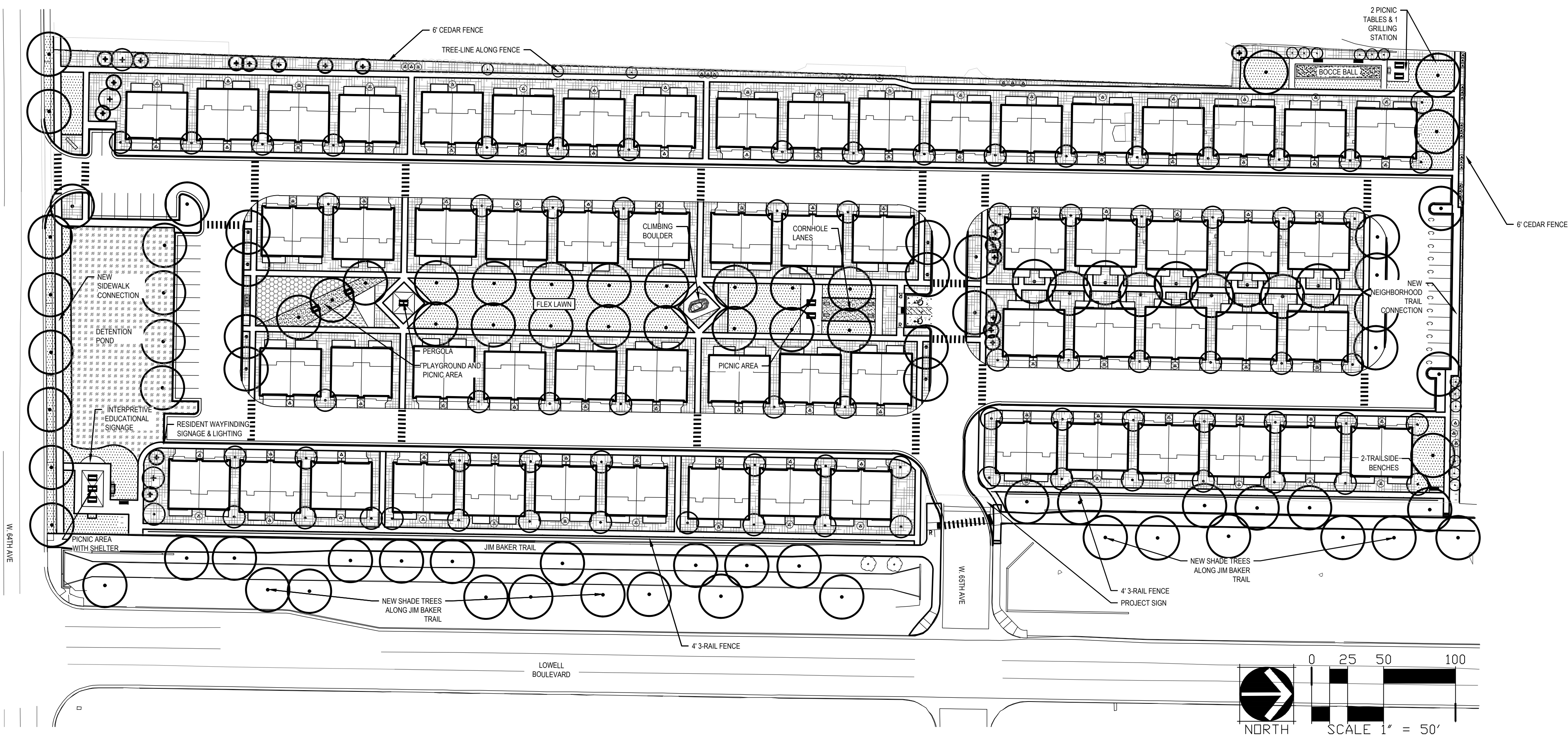
09/22/2021

- SHEET TITLE:
DEVELOPMENT
STANDARDS

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN



CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

OWNER:
TTL MANAGEMENT, INC.
DAVID CLOK
1350 17TH ST, STE 350
DENVER, CO 80202

NOT FOR
CONSTRUCTION

DATE:
03/19/2021
06/11/2021
09/22/2021

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
4 OF 13

LAND USE SUMMARY

LAND USE	ACREAGE	% TOTAL	UNITS	DENSITY
BUILDING AREAS				
RESIDENTIAL LOTS	3.4	50%	124	
OPEN AREAS				
PRIVATE ACCESS DRIVES	1.6	24%		
LANDSCAPE BUFFER AREAS	1.80 (0.62 ACTIVE)	26%		
OPEN AREAS SUBTOTAL	3.4	50%		
TOTAL	6.8	100%	124	18.2 DU/AC

* NOTE: AT LEAST THIRTY PERCENT (30%) OF THE SITE SHALL BE OPEN AREA (2.2AC). TWENTY FIVE PERCENT (25%) OF THE OPEN AREA MUST BE ACTIVE OPEN SPACE (0.5AC).

NOTES:

1. Site plan is shown is conceptual and may change at time of Final Development Plan.
2. Active land uses, landscape areas, and amenities are conceptual and subject to change with the Final Development Plan.
3. Signage locations are conceptual and subject to change at time of Final Development Plan.

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN



LEGEND

- **JIM BAKER TRAIL**
- - - **INTERNAL COMMUNITY WALK**
- - - **CROSS WALK**
- **MAIN CONNECTION AREAS**
- **PASSIVE OPEN SPACE (1.18 ACRES)**
- **ACTIVE OPEN SPACE (0.62 ACRES)**

CLEAR CREEK VALLEY
 ADAMS COUNTY, COLORADO

OWNER:
 TTL MANAGEMENT, INC.
 DAVID CLOK
 1350 17TH ST, STE 350
 DENVER, CO 80202

NOT FOR
 CONSTRUCTION

DATE:
 03/19/2021
 06/11/2021
 09/22/2021

SHEET TITLE:
 CONNECTIVITY
 SITE PLAN
 SHEET NUMBER:
 5 OF 13

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN



CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

OWNER:
TTL MANAGEMENT, INC.
DAVID CLOCK
1350 17TH ST, STE 350
DENVER, CO 80202

NOT FOR
CONSTRUCTION

DATE:
03/19/2021
06/11/2021
09/22/2021

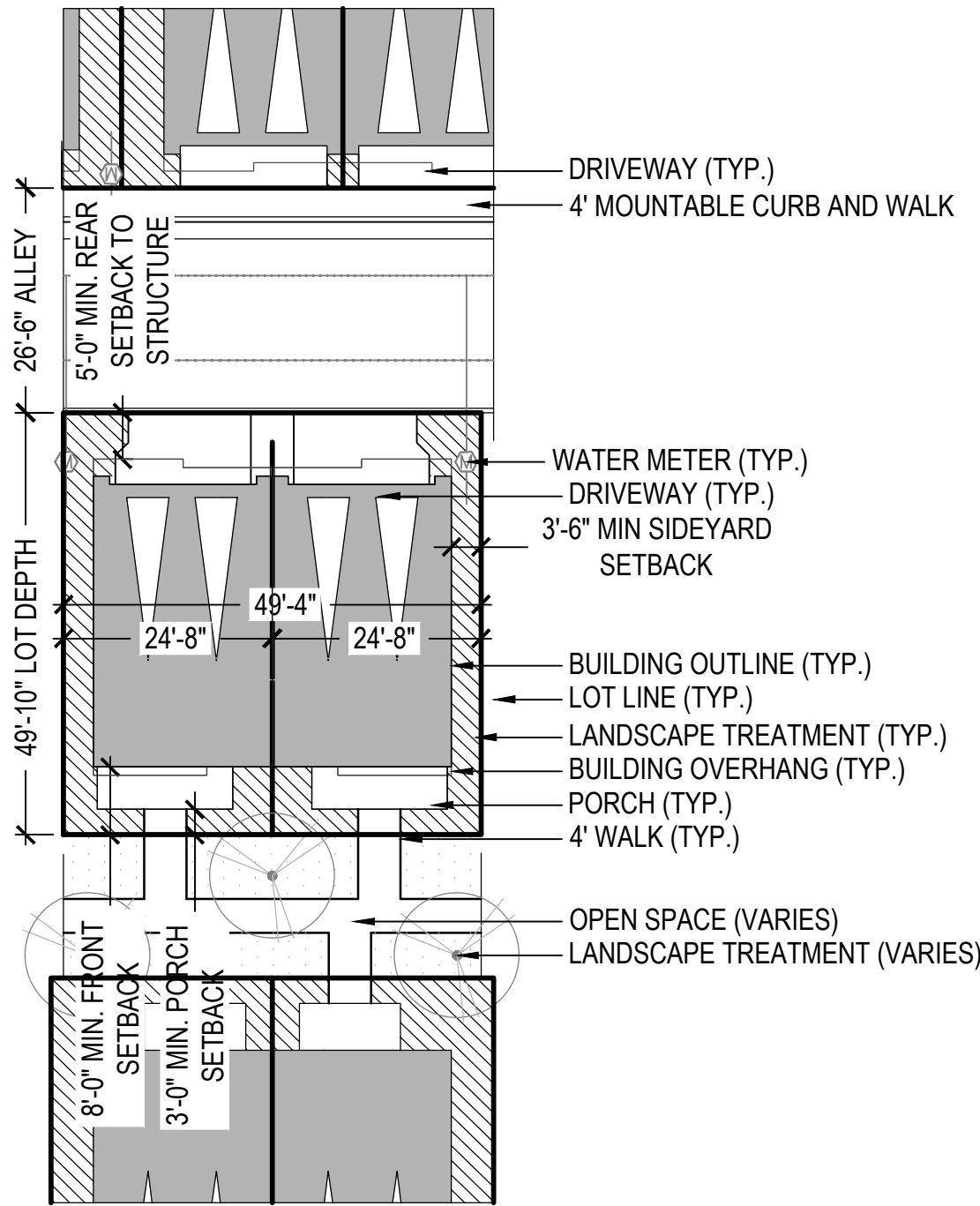
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TRAIL
AMENITIES
SHEET NUMBER:
6 OF 13

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

PLAN VIEW - LOT TYPICALS



ON-LOT PLANT LIST

ORNAMENTAL TREE
AUTUMN BRILLIANCE SERVICEBERRY
CHANTICLEER PEAR
HOT WINGS MAPLE
JAPANESE LILAC TREE
PRAIRIEFIRE CRABAPPLE
SPRING SNOW CRABAPPLE
EVERGREEN TREE
BABY BLUE EYES SPRUCE
BOSNIAN PINE
PINYON PINE
VANDERWOLF'S PYRAMID PINE
DECIDUOUS SHRUB
AUTUMN AMBER SUMAC
DWARF BUTTERFLY BUSH
BLUE MIST SPIREA
DARKKNIGHT SPIREA
CRIMSON PIGMY BARBERRY
COMMON PURPLE LILAC
MISS KIM LILAC
RUSSIAN SAGE
RED TWIG DOGWOOD
SAND CHERRY PAWNEE BUTTES
EVERGREEN SHRUB
BLUE CHIP JUNIPER
BUFFALO JUNIPER
GLOBE SPRUCE
MOPS MUGO PINE
ORNAMENTAL GRASS/ PERENNIAL
STELLA D'ORO DAYLILY
ICE PLANT
FEATHER REED GRASS
LITTLE BUNNY FOUNTAIN GRASS
PURPLE MAIDEN GRASS

* ON-LOT PLANTS ARE SUBJECT TO
CHANGE AT THE TIME OF THE FDP.

FRONT YARD LANDSCAPING - TYPE A

- (1) TREE - ORNAMENTAL (2"), CLUMP (6'-8"), OR EVERGREEN (6')
- (6) SHRUBS- DECIDUOUS OR EVERGREEN (#5 CONTAINER)

SIDE YARD LANDSCAPING - TYPE A

- INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW- NO PLANT MATERIALS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
- EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW- SHALL BE LANDSCAPED BY COMBINING VISIBLE SIDE AND FRONT YARD AREAS AND APPLYING FRONT YARD STANDARDS.

CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

OWNER:
TTL/C MANAGEMENT, INC
DAVID CLOCK
1350 17TH ST, STE 350
DENVER, CO 80202

NOT FOR
CONSTRUCTION

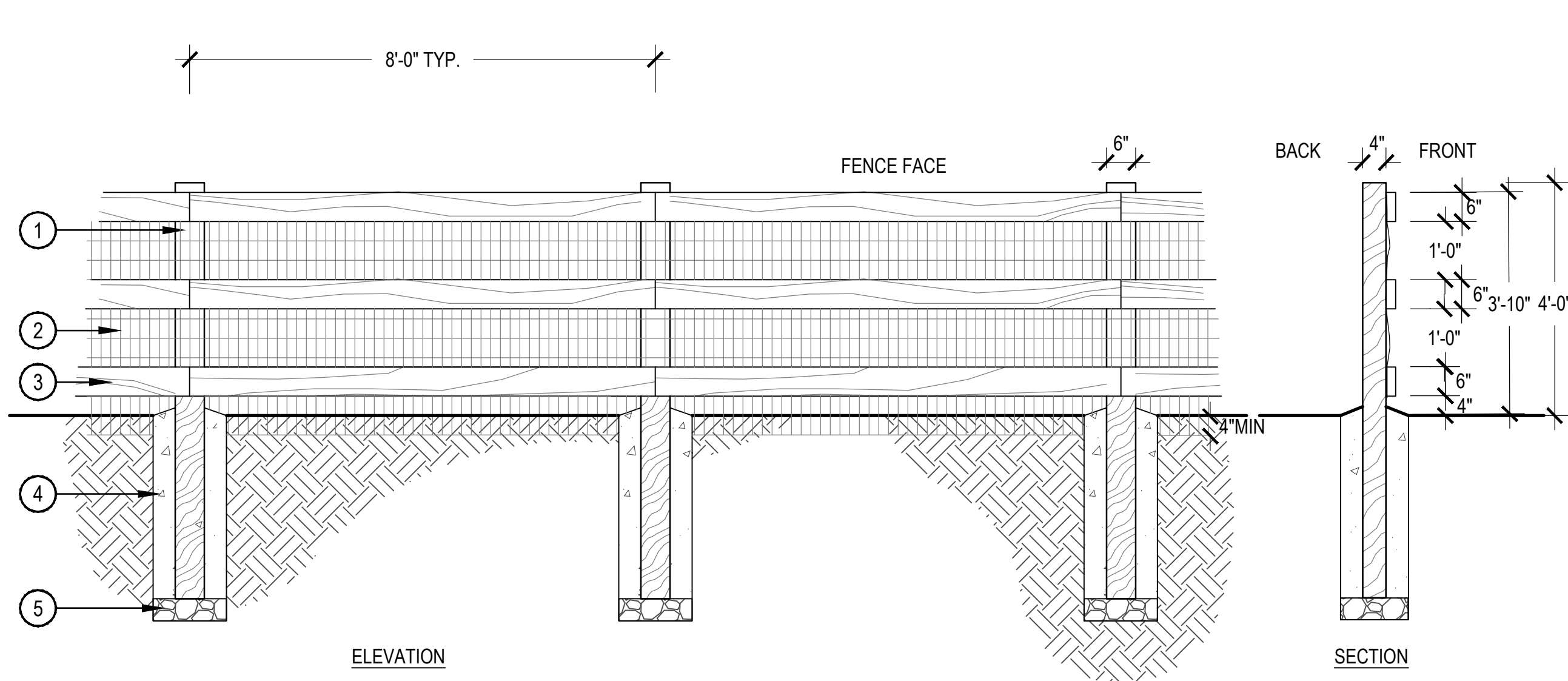
DATE:
03/19/2021
06/11/2021
09/22/2021

SHEET TITLE:
LOT
TYPICALS
SHEET NUMBER:

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

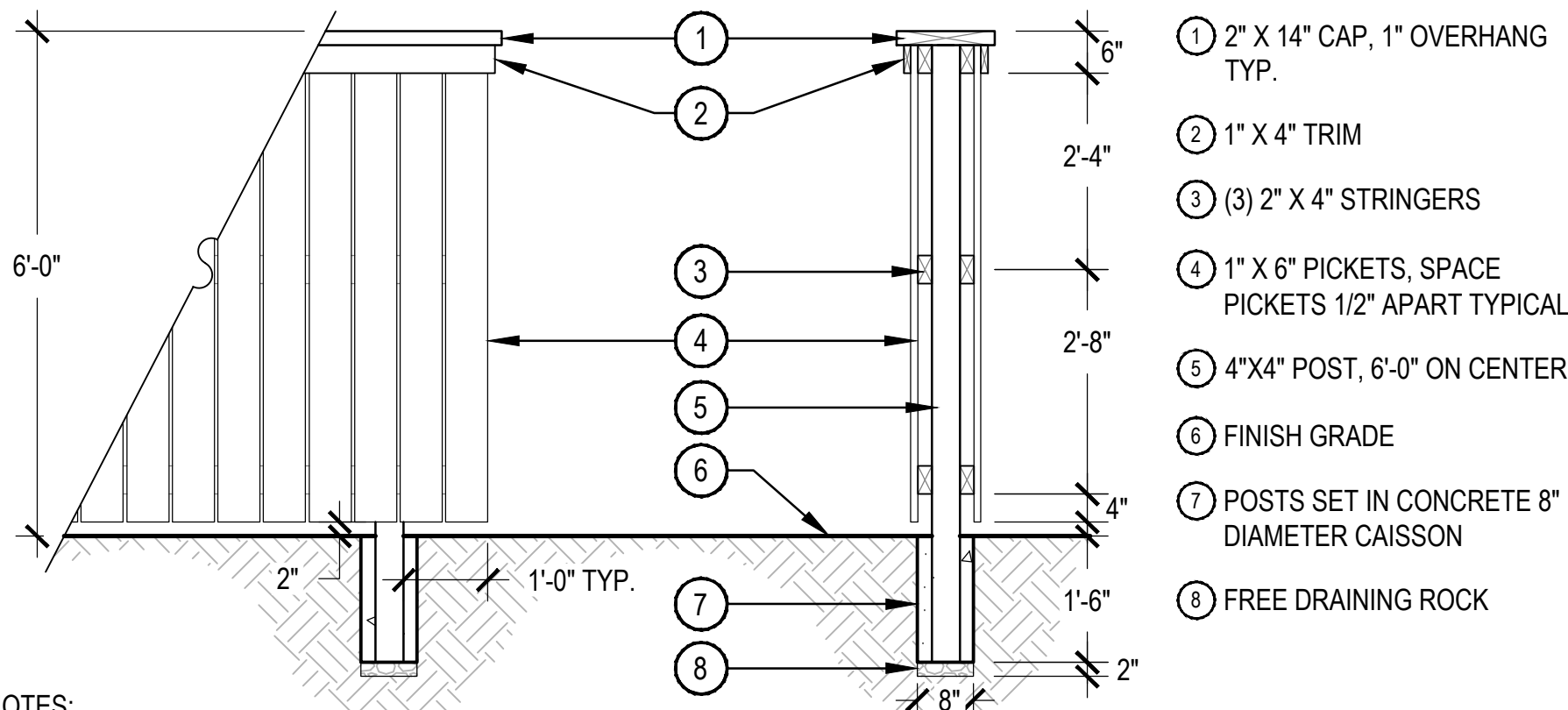


- ① 4" X 6" STAINED ROUGH SAWN CEDAR POST
- ② 4"X2" GALVANIZED WELDED WIRE MESH (12.5 GAUGE) 5' X 8' to 6'x8' PANELS(PANELS TO EXTEND 4" MIN BELOW GRADE). SANDWICH MESH BETWEEN RAIL AND POST W/ HEAVY DUTY GAL. FASTENERS. TOP OF MESH SHALL BE LEVEL WITH TOP OF TOP RAIL
- ③ 2" X 6" STAINED ROUGH SAWN CEDAR
- ④ CONCRETE FOOTING
- ⑤ 3/4" ANGULAR ROCK - 4" DEPTH

NOTE:
REMAINING MESH TO BE BURIED BELOW GRADE

3-RAIL FENCE

SCALE: 1/2" = 1'-0"



- ① 2" X 14" CAP, 1" OVERHANG TYP.
- ② 1" X 4" TRIM
- ③ (3) 2" X 4" STRINGERS
- ④ 1" X 6" PICKETS, SPACE PICKETS 1/2" APART TYPICAL
- ⑤ 4"X4" POST, 6'-0" ON CENTER
- ⑥ FINISH GRADE
- ⑦ POSTS SET IN CONCRETE 8" DIAMETER CAISSON
- ⑧ FREE DRAINING ROCK

NOTES:

1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
2. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.
3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.
4. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

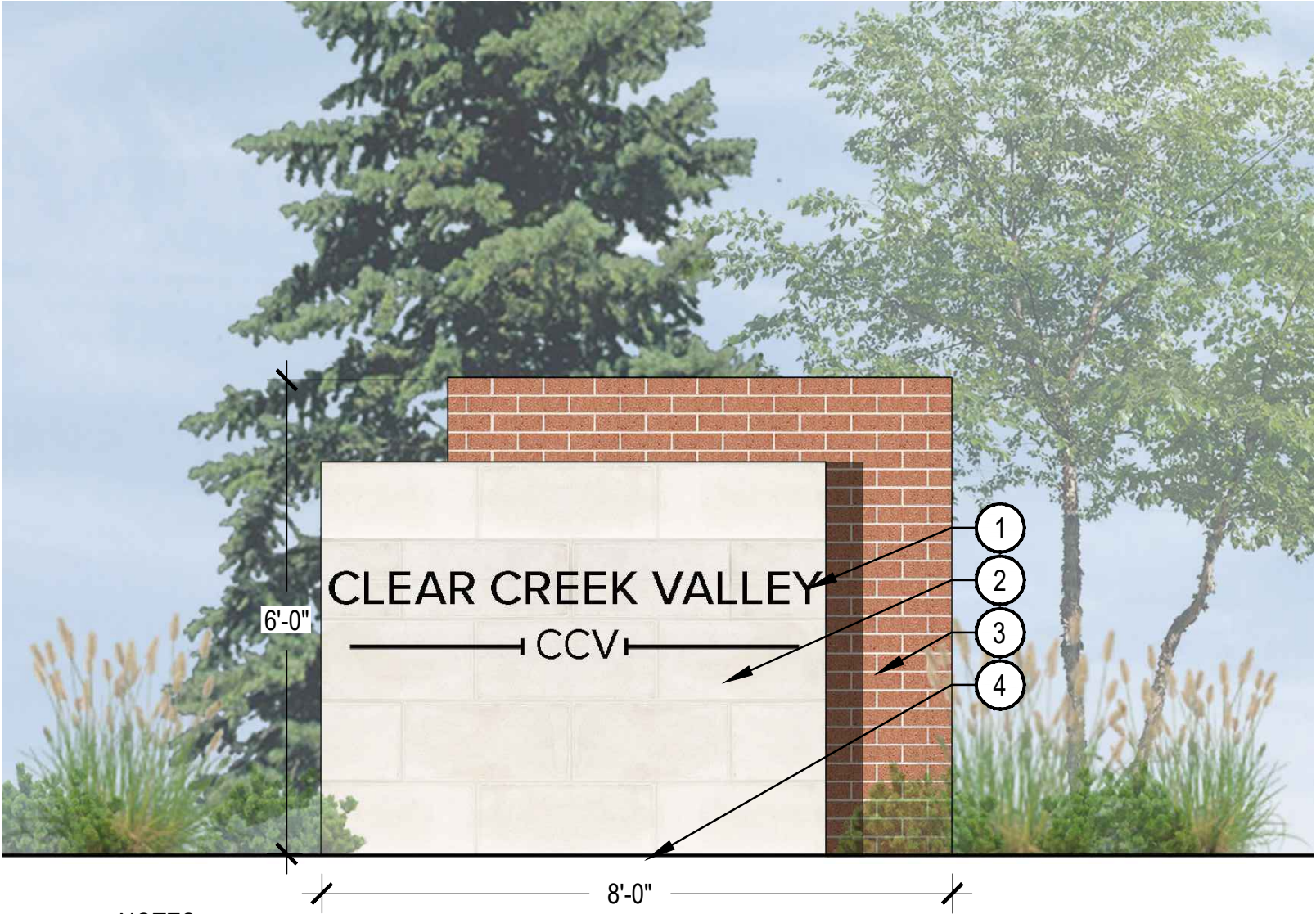
6' DOUBLE-SIDED WOOD FENCE

SCALE: 1/2" = 1'-0"

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

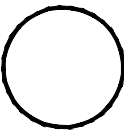
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN



- ① ACID ETCHED LETTERS
- ② STONE TILE SIGN FACE
- ③ BRICK WALL
- ④ LED UP-LIGHTING

NOTES:

1. MONUMENT DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE.



MONUMENT

SCALE: 1/2" = 1'-0"

CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

OWNER:
TTLIC MANAGEMENT, INC
DAVID CLOCK
1350 17TH ST, STE 350
DENVER, CO 80202

NOT FOR
CONSTRUCTION

DATE:
03/19/2021
06/11/2021
09/22/2021

SHEET TITLE:
SIGNAGE
DETAILS

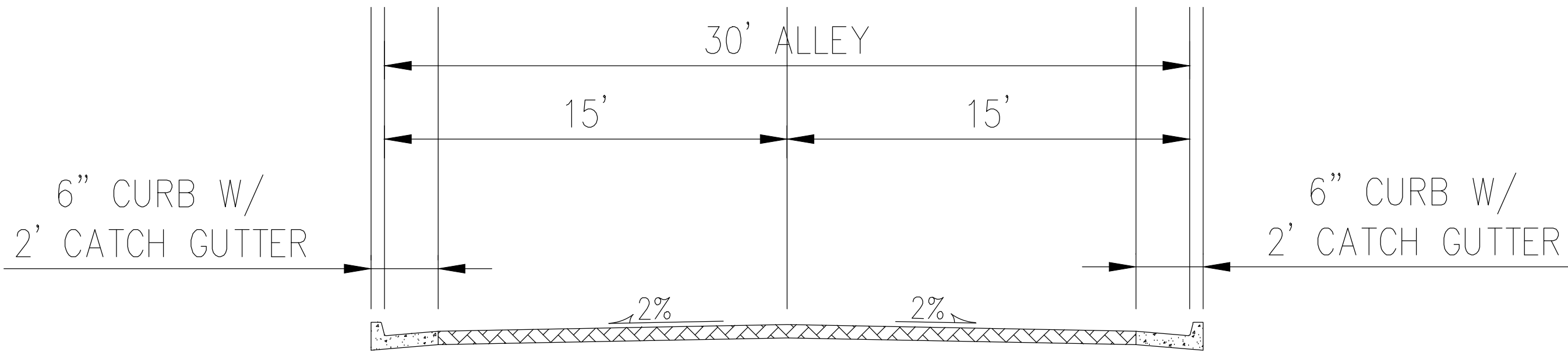
SHEET NUMBER:

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

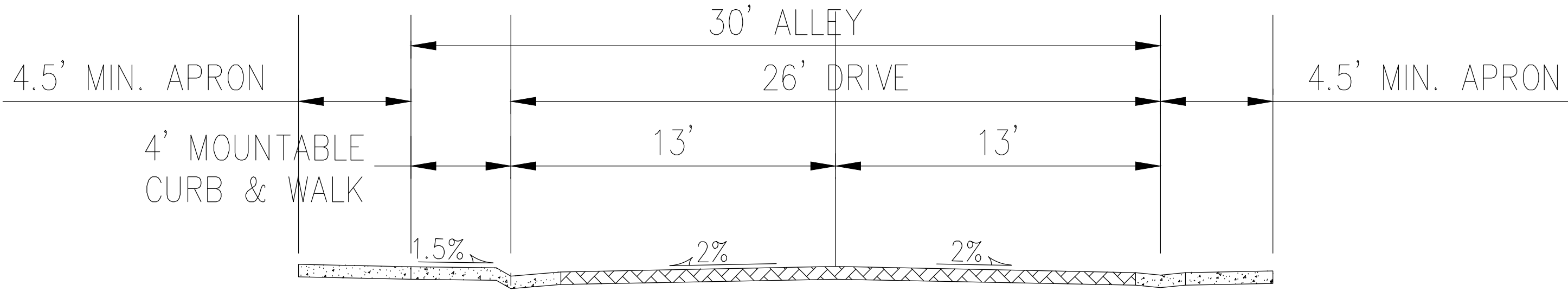
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

ACCESS DRIVES



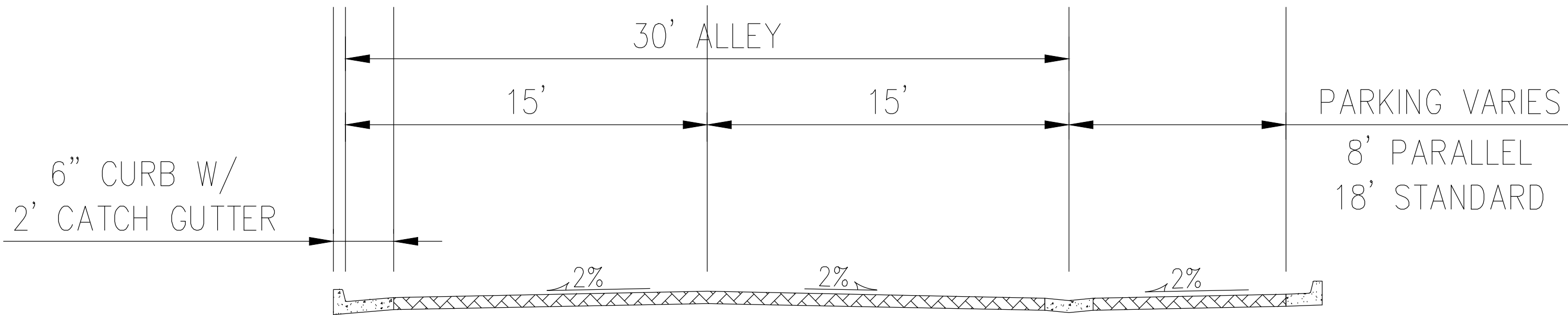
30' ALLEY

SCALE: N.T.S.



30' ALLEY W/ ATTACHED WALK

SCALE: N.T.S.



30' ALLEY W/ PARKING

SCALE: N.T.S.

CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

OWNER:
TTL MANAGEMENT, INC.
DAVID CLOOK
1350 17TH ST, STE 350
DENVER, CO 80202

NOT FOR
CONSTRUCTION

DATE:
03/19/2021
06/11/2021
09/22/2021

SHEET TITLE:
STREET
SECTIONS
SHEET NUMBER:

10 OF 13

CLEAR CREEK VALLEY
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN



CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

OWNER:
TTL MANAGEMENT, INC.
DAVID CLOK
1350 17TH ST, STE 350
DENVER, CO 80202

NOT FOR
CONSTRUCTION

DATE:
03/19/2021
06/11/2021
08/25/2021

SHEET TITLE:
BUILDING 1-1
FRONT
ELEVATIONS
SHEET NUMBER:

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN



HEIGHT OF BUILDING IS MEASURED FROM THE ESTABLISHED GRADE ELEVATION TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS PER ADAMS COUNTY CODE SEC. 11-02-585.

BUILDING PLATE HEIGHTS, ROOF PITCH, DECK AND PORCH SIZE, MATERIALS, COLORS/CONTRASTING COLORS, AND WINDOW/DOOR PLACEMENTS MAY VARY AT TIME OF DESIGN ENTITLEMENT.

UNIT 2 UNIT 2R 'A' FRONT



UNIT 2 UNIT 2R 'B' FRONT



UNIT 2 UNIT 2R 'C' FRONT



CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

OWNER:
TTL MANAGEMENT, INC.
DAVID CLOK
1350 17TH ST, STE 350
DENVER, CO 80202

NOT FOR
CONSTRUCTION

DATE:
03/19/2021
06/11/2021
08/25/2021

SHEET TITLE:
BUILDING 2-2
FRONT
ELEVATIONS
SHEET NUMBER:

CLEAR CREEK VALLEY
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN



HEIGHT OF BUILDING IS MEASURED FROM THE ESTABLISHED GRADE ELEVATION TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS PER ADAMS COUNTY CODE SEC. 11-02-585.

BUILDING PLATE HEIGHTS, ROOF PITCH, DECK AND PORCH SIZE, MATERIALS, COLORS/CONTRASTING COLORS, AND WINDOW/DOOR PLACEMENTS MAY VARY AT TIME OF DESIGN ENTITLEMENT.

UNIT 3 UNIT 3R
'A' FRONT



UNIT 3 UNIT 3R
'B' FRONT



UNIT 3 UNIT 3R
'C' FRONT



TTL Management, Inc.



September 22, 2021

Adams County
Attn: Layla Bajelan
4430 South Adams County Parkway
Brighton, CO 80601

Re: Letter of Explanation
Project: Clear Creek Valley
Address: 6501 Lowell Blvd, Denver, CO 80221
Applications: Rezone
Planned Unit Development / Preliminary Development Plan
Preliminary Plat

Dear Ms. Bajelan:

Please find enclosed development applications for a Rezoning, Planned Unit Development (PUD), Preliminary Development Plan, and Preliminary Plat for the site located at the northwest corner of 64th Avenue and Lowell Boulevard (Property) in unincorporated Adams County. The Property address is 6501 Lowell Blvd, Denver, CO 80221. This application has been prepared by and for the following parties to the benefit of the residents of Adams County and the surrounding areas.

Applicant

TTL Management, Inc
Contact: David Clock, Regional Director
1350 17th Street Suite 350
Denver, CO 80202
720-330-9211
dclock@thetruelifecompanies.com

Architect

KTGY
Contact: Doug Heaton
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
dheaton@ktgy.com

Entitlements/ Landscape Architect

Norris Design
Contact: Eva Mather/John Norris
1101 Bannock St.
Denver, Colorado 80204
303-892-1166
emather@norris-design.com
jnorris@norris-design.com

Civil Engineer

Harris Kocher Smith
Contact: John Stafford
1120 Lincoln St, Suite 1000
Denver, Colorado 80203
(303) 623-6300
jstafford@hkseng.com

TTLC Management, Inc.



Project Description

Clear Creek Valley is a new residential subdivision designed to provide for-sale homes to the burgeoning population in this area within Adams County. The property is approximately 6.8 acres. The application proposes 124 residential duplex lots that will provide homes to address and relieve the current substantial lack of housing within the County and help address issues identified in the 2018 Adams County Balanced Housing Plan, specifically housing supply not meeting demand and offering fair priced housing. The objective is to provide an attainable, quality home for the middle-market home buyer such as teachers, first home buyers, and retirees who are looking for a home in a great location that is connected to pedestrian trails and in close proximity to interstates, parks and multi-modal transportation districts. This new community is designed to attract and provide a range of housing choices and travel options to meet the needs of a variety of residents. With direct access to the existing Jim Baker Trail, and nearby access to the Jim Baker Reservoir, Hidden Lake Park and Clear Creek Valley Park, the neighborhood will promote a healthy lifestyle and leverage its convenient access to major transportation corridors as well as convenient access to three major RTD FastTrack Stations.

The abutting neighborhoods to the west and north are zoned R-1-C with other neighbors zoned PUD, R-4, R-2 and R-3. This development is proposed as a PUD in order to facilitate small lot duplexes, which are considered single family attached product per the Adams County zoning code. This will help with the residential transition from the single-family detached homes to the north and west of the property. Across the street to the east of the property is a three-story multi-family development, which is located on the southeast corner of 64th and Lowell Boulevard. Southeast of the property is the Berkley Shores development which includes three story townhomes.

The applications for Clear Creek Valley will rezone this site from R-1-A and C-4 to PUD to create standards to allow this product at this location and meet the density requirements under the future land use of Urban Residential. The proposal draws inspiration from several other neighboring zones to provide compatibility. The PUD is proposed at a density of 18.2 du/ac, which is consistent with R-4 zoning and a height restriction of 35' which is consistent with R-3 zoning. Full PUD details regarding proposed development standards can be found on page 3 of the PUD Exhibit.

The site is within the larger Triangle of Opportunity, which is referenced in the Southwest Adams County Making Connections Planning and Implementation Plan. The property is located near several key transit areas creating a great opportunity for transition to higher density residential. The site is approximately .58 miles to the Westminster Station, approximately .97 miles to the 60th & Sheridan Station, and approximately .89 miles to the Clear Creek-Federal Station, which is depicted on page 6 of the PUD submittal.

TTL Management, Inc.



Applicability to Comprehensive Plan

This property is identified as Urban Residential in the 2012 Future Land Use Map. As discussed in the Comprehensive Plan, Urban Residential development is encouraged in infill areas and within County and municipality growth areas where it can be readily served by a full range of urban services. Being located on two major existing streets, with commitments for water, sewer, power and gas, and is approximately .58 miles from the Westminster Station, all necessary infrastructure exists to accommodate the proposed duplex homes and provide an opportunity to increase the range of housing choices.

The 2012 Adams County Comprehensive Plan outlines key goals to create a more sustainable and resilient Adams County. The key goals which strongly support the proposed Clear Creek Valley PDP and how it will meet these goals are as follows:

Promote Coordinated and Connected Growth:

According to the 2012 Comprehensive Plan, Adams County population is projected to increase from 441,603 in 2010 to 742,459 in 2040 – a net increase of 300,856 new residents. The goal is to continue to revitalize and provide a range of housing choices and travel options to meet the needs of the variety of residents – an aging population, those desiring a rural lifestyle, families, and others. A valuable policy to achieving this goal is urban growth, which incorporates the most important concepts of multi-model transportation, economic development, natural resources, sustainability, and parks, recreation, and open space.

It is important to recognize the location of this development as it relates to the Southwest Adams Making Connections Plan. The multi-model opportunities in the Triangle of Opportunity, the connectivity to the Jim Baker Trail and the proximity to the Westminster Station aligns with the County's Transportation Policy. The design of the site will enhance the quality of life for Adams County residents by improving the connectivity to the bicycle and pedestrian trail system, encouraging economic vitality and promoting environmental stewardship.

Reduce the Fiscal Impact of Growth:

The site of interest is in the Triangle of Opportunity and the Southwest Area Plan, which promote urban growth according to the Urban Growth Policy in the Comprehensive Plan. Consequently, the site is identified as Urban Residential in the Future Land Use Map. The County has categorized this area for high density urban residential development because it is an infill area within the County and municipal growth areas, where it can be served by a full range of urban services, and community facilities such as schools, parks and shopping. For these reasons, the Clear Creek Valley PDP aligns with the goal and will allow the County to maximize efficiency in the provision of public services and infrastructure. This will result in a better quality of life for all residents in Adams County as well as reduce the fiscal impact of new development.

TTL Management, Inc.



Promote Economic Vitality:

Economic Development is valuable to the County and the County must leverage its assets such as its location to downtown Denver, future transit stations and major transportation corridors. It is important to create a diversified and well-balance economic base. The proposed development will help the County improve its housing supply by adding market rate for sale homes while expanding its open space and recreational amenities, which will encourage retention and attraction of new business. The development will provide opportunities for the labor force to find housing according to the 2018 Balanced Housing Plan. This will ensure that the land use plan and development support the type of housing needed to attract business and new residents that will reduce the amount of out-of-county commuting and out-of-county spending by residents and employees. The Balanced Housing Plan states, “there is a growing population (18.4%) of new families and young professionals in Adams County preferring “missing middle” type units – condos, townhomes, duplexes, small multi-family dwellings, etc). Providing missing middle housing presents an opportunity to increase housing options for a variety of income levels.”

Preserve the County's Natural Resources:

The proposed development incorporates and meets the code requirements for active and passive open space by providing bicycle and pedestrian connection and rest areas for the public. It also promotes the activation of the Jim Baker Trail and leverages its location to other County parks and open space areas such as the Jim Baker Reservoir, Hidden Lake Park and Clear Creek Valley Park which are located within approximately .8 miles of the site and are accessible via the Jim Baker Trail. This aligns with strategy 8.2c of the Sustainability Initiatives, Policy 9 Parks, Recreation and Open Space as well as the Adams County Open Space, Park and Trails Master Plan (see further explanation in 2. Below).

Furthermore, encouraging sustainable development practices includes promoting compact development near transit, employment, and services, where possible, to allow for less dependence on automobiles and support for active travel demand management. The proposed development is 18.2 DU and will deliver duplexes to the neighborhood, which will complement and diversify the housing stock in the area that is comprised of traditional detached single family, apartments, and townhomes. The landscape design will promote xeriscape or drought tolerant LID principles and reduce private yard irrigation by limiting private yard areas while promoting social gathering and activation within the centrally located open spaces.

Applicability to Southwest Adams County Framework Plan and Southwest Adams County Making Connections Plan:

Southwest Adams County has the highest propensity for significant urbanization in all of Adams County. There are 1,679 acres of land within a half-mile radius (10-minute walk) of three RTD Fastracks commuter rail stations. The area is served by immediate access to I-25, I-76, I-270 and US 36, with I-70 ½ mile to the south.

TTLC Management, Inc.



The site of interest is in the Goat Hill neighborhood, which is in the Southwest Area Plan. Per the Comprehensive Plan, most of the residential neighborhoods were developed during the post-WWII era. Because of their age and an extended period of disinvestment, each neighborhood faces unique challenges; therefore, it is important to recognize how the development aligns with the Southwest Area Plan by providing community enhancements that promote bicycle/pedestrian trail connections to project active and passive park facilities. These community benefits enhance the image of established residential neighborhoods and improve the health and quality of life of area residents. The proposed plan aligns with the Top 40 Projects of the Southwest Adams County Making Connections Plan by implementing the following design concepts:

1. Creation of attainable and diverse housing inventory by:

- Requesting for staff waivers (admin review) for minor adjustments of use, density, and dimensional standards for attainable housing
- Remove or reduce dimensional standards that restrict development of attainable housing (i.e lot widths, large min lot sizes)
- Assure reduction in parking requirements
- Allow for smaller lot urban development patterns
- Update landscape standards to include Low Impact Design, which is more effective in the long term

2. Providing Connected Open Space

Clear Creek Valley's Site Plan is designed to fit seamlessly into the existing neighborhood. The site plan engages the existing regional trail on both the north end and the south end by adding in new walk connections to the west.

At the northern end of the site, a sidewalk connection will be added to the west to allow residents who live on Newton Street to have direct access to the regional trail which will allow pedestrian and multi-modal connectivity to nearby Hidden Lake Park, Clear Creek Valley Park and Jim Baker Reservoir via the Jim Baker Regional Trail. A detached sidewalk will be added along the Lowell frontage as well as proposed canopy trees in the current Adams County Open Space to enhance the aesthetics, walkability and connectivity of this site.

At the southeast corner of the site, a green and shady respite will be added to the trail corridor which will add to the neighborhood's green infrastructure. A small shade shelter, picnic station, grills and bicycle repair station will be included on this corner for residential use as well as for passerby public on the trail to stop and take a break. Additionally, interpretive and educational signage will be provided to allow the public trail users and residents alike to learn about the functionality of the detention pond as well as environmental benefits provided by the pond.

The interior of Clear Creek Valley is thoughtfully designed around two (2) large, central green spaces. Pedestrian access to green spaces is encouraged throughout this site by providing numerous crosswalk locations throughout the site as well as overall connectivity through the

TTL Management, Inc.



site as a whole. This site has many activated open spaces as well as maintaining some passive open space. The section of active open space along the northwestern corner of the site has picnic tables, community grilling stations and a bocce ball/game area. Most of the activated open space will reside in the central green space of this site. Active open space will include a children's playground, with a separate area included for toddler-aged children, picnic tables, community grilling stations, a pergola, climbing boulder, and a flex lawn that could be used for a variety of activities such as, miniature soccer, frisbee, catch and other lawn games. All neighborhood amenities will be managed and maintained by the Home Owner's Association (HOA).

The proposed density achieves the Urban Residential land use designation. The proposed neighborhood provides open space areas consistent with this type of urban infill development and meets Adams County open space requirement of thirty (30) percent with 25% as active open space. Clear Creek Valley is proposing 60% open space, including 34% active open space.

Clear Creek Valley has gone to great lengths to provide pedestrian pathways and clearly defined crosswalks on the private drives to maintain safe connections. Careful planning has allowed for trees and landscaping to be included between duplex homes in order to soften the look and feel of the connected duplexes and garages.

Special attention was paid to the buffer between the western facing duplexes and the existing residences to the west. Private sidewalks are proposed to allow for residents and guests to enter through the front of duplexes. Professional landscape designs will be implemented on front yards as well as the western buffer. A 6' privacy fence shall be installed along the western boundary line to maintain a consistent feel throughout the neighborhood.

3. Two points of Access

The primary entrance to the site will be from Lowell Boulevard with a second access point from W 64th Avenue. A system of internal private streets and walkways will provide public access throughout the neighborhood. The private streets shall be constructed by the Developer and maintained by a, to be formed, Homeowner's Association (HOA).

The site plan accommodates a minimum of two (2) resident parking spaces per single-family attached unit in garages plus 0.29 guest parking spaces for a total of 284 parking spaces.

Phasing and Build Timing

Clear Creek Valley would move forward in one (1) total phase. Depending on the final entitlement approvals, development work will begin in approximately one and one half (1.5) to two (2) years with full completion in approximately four (4) to five (5) years.

We look forward to working with County Staff on the review and approval of this new neighborhood in Adams County. Feel free to contact our team directly should you have any comments, questions, and/or requests for additional information.

TTL Management, Inc.



Best Regards,
TTL Management, Inc.

A handwritten signature in blue ink that reads "DClock".

David Clock
Regional Director - Colorado

Attach.

CC: Scott Menard, TTL Management, Inc.
Leah Beniston, TTL Management, Inc.
Mark Foster, TTL Management, Inc.

September 29, 2021

Adams County
Attn: Jenni Grafton
Director of Community & Economic Development
4430 S. Adams County Parkway
Brighton, CO 80601

Re: Clear Creek Valley:: Administrative Relief – Landscape Waiver

Dear Ms. Grafton:

On behalf of The True Life Companies, Inc (TTL) we would like to formally request administrative relief from the required bufferyard for Clear Creek Valley (formally known as TTL Denver – Lowell). Current County Code 4-17-06-01 requires a 15' (Type C) bufferyard from any new development to any portion of the designated Adams County Trail System and 6' sight obscuring fence. We are requesting a waiver from the bufferyard requirements with a reduced buffer dimension as well as relief from 6' opaque fence. This alternative will help promote urban residential density in this area and maximize connectivity and use of the Jim Baker Trail along Lowell Boulevard.

To support this request, we are proposing to plant ornamental trees and shade trees within the open space and along the banks of the drainageway and the shoulder of the Jim Baker Trail

- Canopy trees will be located between the Adams County Open Space and Lowell Blvd right of way.
- Ornamental trees will be located between the drainage canal and the Jim Baker trail.
- Trees will be planted at 2 trees/80 linear feet (at time of Final Development Plan).
- TTL will provide a two (2) year warranty of all plant material installed on Adams County Open Space or Right-of-Way. This warranty includes, but is not limited to; professional plant installation, maintenance of a regular watering schedule (using "Gator Bags") to promote adequate growth and ensuring trees are thriving and disease free upon inspection and turnover of maintenance at end of the two (2) year warranty period.
- No trees shall be planted within three-feet (3') of the Jim Baker trail or the concrete ditch.
- Tree species will be carefully selected in attempt to reduce conflict with existing trail and open space infrastructure. Root barriers may be included if necessary, as an additional protective measure.

Additionally, we propose a new 42" cedar 3-rail fence atop the existing retaining wall to enhance the user experience and provide separation between the regional trail and the proposed residential neighborhood.

- This 42" 3-rail fence shall be installed by TTL and will be owned and maintained by the HOA for this community.
- The existing retaining wall will be monitored for damage during development, in which case, TTL shall repair and/or replace damaged areas with similar materials.

This trail is a part of dedicated Adams County Open Space, and this landscape addition will offer a much more scenic walkway as well as help with noise mitigation of Lowell Boulevard. Currently there is little

existing vegetation along the trail and these new trees and fencing would create a more refined right-of-way for elevated vehicular and pedestrian experiences along the Jim Baker trail.

In granting this request, the plant material and fencing in the Adams County Open Space will replace the required plant material from the 15' bufferyard requirement and allow the site to develop at urban residential densities as identified in the Comprehensive Plan. Please note that the foundations for the adjacent homes meet the spirit of this bufferyard requirement as they are located more than 15' from the Jim Baker trail.

This proposal is a preliminary agreement to coincide with the Preliminary Development Plan. Plant species, locations and materials are conceptual and subject to change at time of Final Development Plan and will be reflected in the FDP and Subdivision Improvement Agreement.

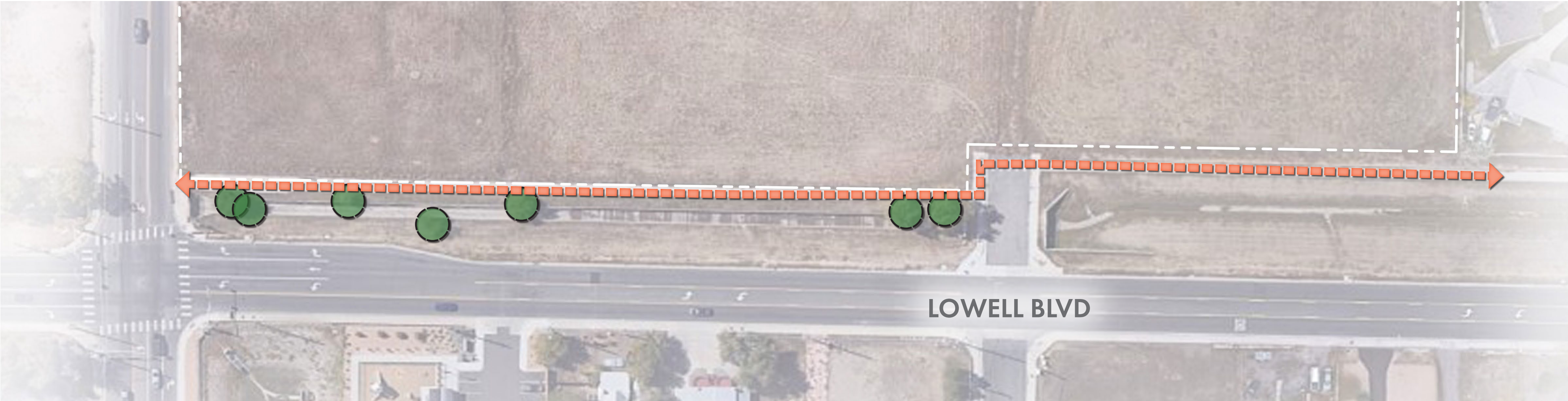
Please reference the graphic on the following page to see the detailed plan drawings showing vegetation, optimal plant materials, walkways, fencing and shade opportunities along the trail.

Best Regards,
TTL Management, Inc.

David Clock
Regional Director - Colorado

Attach.

CC: Scott Menard, TTL Management, Inc.
Leah Beniston, TTL Management, Inc.
Mark Foster, TTL Management, Inc.



EXISTING VEGETATION (7)

TRAIL

EXISTING CONDITION ALONG LOWELL BLVD



PROPOSED CANOPY TREE

PROPOSED ORNAMENTAL TREE

TRAIL

FENCE LINE

PROPOSED TREES ALONG LOWELL BLVD WITHIN R.O.W.

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE



SECTION CUT KEY MAP NTS

PROPOSED TREE LIST

CANOPY TREES

- Greenspire Little Leaf Linden
- Northern Catalpa
- Northern Red Oak
- Skyline Honey Locust
- State Street Maple

ORNAMENTAL TREES

- Chanticleer Pear
- Crimson Columnar Oak
- Prairie Fire Crabapple
- Spring Snow Crabapple
- Washington Hawthorn



PROPOSED FENCE

