



February 9, 2024

To: Greg Barnes, Principal Planner
Community and Economic Development, Adams County, Colorado
4430 S Adams County Parkway, 1st Floor, Suite W2000A, Brighton, CO 80601
(p) 720-523-6853
(e) gjbarnes@adcogov.org

Re: Todd Creek Preliminary Development Plan Amendment and Rezone
Project#: PRC2023-00020

Dear Greg,

Please accept our resubmittal of the Todd Creek Preliminary Development Plan Amendment, Preliminary Plat, and Rezoning. Below is a response to the comments received from our 1st submittal:

A. Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Resubmittal Required – RESPONSE: Acknowledged.

1. ENG1: Rezoning and development of these properties will require the design and construction of significant public infrastructure. Widening of existing arterial roadways and drainage infrastructure should be expected.
RESPONSE: (KT) The applicants acknowledge these requirements. Please refer to the included construction plans for proposed improvements.
2. ENG2: The applicant will be required to meet with the Colorado Department of Transportation and the Mile High Flood District to ensure that all requirements of these agencies are being met.
RESPONSE: (KT) The applicants acknowledge these requirements. Initial meetings have been held with both MHFD and CDOT. MHFD didn't really want to be involved since most of the drainage discharges into Weld County. We still plan to design everything to their standards. We also met with CDOT to discuss what steps are needed to move forward. The Filing No. 1 traffic study is recommending additional right turn lanes at highway 7 for both Quaker Steet and Yosemite Street. We are currently preparing plans to request access permits for those improvements.
3. ENG3: At the time of Final Development Plan, the applicant will need to submit a Master Drainage Study and a Master Traffic Impact Study to be reviewed and approved by Adams County. Both of these reports should address timing of infrastructure construction as filings are applied for.
RESPONSE: (KT) Master drainage and traffic reports have been included in this submittal. In addition, reports detailing just Filing No. 1 have also been included.



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

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

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

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

7. ENG7: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.
RESPONSE: (KT) Acknowledged, proposed offsite Filing No. 1 roadway improvements include widening the south side of 168th Avenue with curb, gutter, and sidewalk adjacent to Filing No. 1. Auxiliary lanes are proposed on Yosemite Street at 168th Avenue, Highway 7, and the Filing No. 1's west entrance. An auxiliary right turn lane is also planned for Quaker Street and Highway 7. Widening Yosemite Street with curb, gutter, and sidewalk is not planned at this time since the road will be completely realigned with the next Filing.

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

public improvements.

RESPONSE: (KT) The applicants acknowledge this requirement.

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

RESPONSE: (KT) The applicants acknowledge this requirement.

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

RESPONSE: (KT) The applicants acknowledge this requirement.

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

- On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
- Minimization of Directly Connected Impervious Area (MDCIA),
- Green Infrastructure (GI),
- Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
- Use of vegetation, soils, and roots to slow and filter stormwater runoff.
- Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
- Treatment of stormwater flows as close to the impervious area as possible. LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

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

B. Commenting Division: Planner Review

Name of Reviewer: Layla Bajelan

Resubmittal Required - RESPONSE: Acknowledged.

Rezone:

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

RESPONSE: (PCS) Noted.

Preliminary Development Plan Amendment

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

RESPONSE: (PCS) We are also submitting a Preliminary Plat for a portion of the site. See application

for the PDP/Preliminary Plat for Filing 1 with an approximate area of 82.6 acres and approximately 400 units.

3. PLN03: Per Section 2-02-11-03-01 the purpose of this section is to detail the steps for establishing the requirements for approval of the proposed land uses, the layout of landscaping, circulation, architectural elevations, buildings and, if required, a preliminary plat within a Preliminary Development Plan (PDP).
 - I compliment you on how well you replicated the original document, but with this major amendment, there is opportunity to enhance the document, and provide clarity.
 - Many of the components outlined above are missing or unclear within the proposed PDP Amendment.
RESPONSE: (PCS) Noted. We have coordinated with Layla Baejan to best figure out how to add this to the document for the updated portions of the site. We have separated the document into (2) portions – one for the existing requirements for areas that will not be amended with this PUD and one for the areas that will be affected and will need to follow the updated guidelines.
 - The PDP cannot be in color, so while page 4 is very helpful, it cannot be included in the FDP.
RESPONSE: (PCS) We have submitted this in color at this time for clarity and will change the format to greyscale for the FDP.
4. PLN04 : Page 12 Number 1, PDP Amendment is proposing R-2, R-3, and R-4 as specific planning areas. A detailed description of these planning areas should be included on page 12, as they appear to be different than the ADCO zoning designations. Additionally, the PDP must provide specific land uses and the “residential flex” portions must be more defined.
RESPONSE: (PCS) The planning areas are now more specific and defined. We have used zoning Sfd (Single Family Detached - low density); SFa (mixed Single Family Detached and Attached – medium density); MFa (multi-family – high density); and CCRC (Allows senior assisted and independent living with mid to high density). These are more clearly defined by design and specific land uses.
5. PLN05 Page 12, Number 1- Parking
 - It appears that the PDP would require two off-street spaces in addition to two spaces provided within the garage. Parking requirements within section A-F appear to be inconsistent with section H.
RESPONSE: (PCS) Updated the language so that it is clear how many parking spaces are required per type of dwelling. Deleted conflicting language.
 - Section G would be regulated by the State, however this seems like a very low amount of parking spaces. Even if in the original, it should be removed as we do not permit schools.
RESPONSE: (PCS) Deleted “schools” from this statement.
 - Section I- ADCO does not have requirements for open space parking, so these parameters should be set within the PDP.
RESPONSE: (PCS) Added parking standards for Parks, Open Space and the Reservoir Open Space.
6. PLN06 Page 12, Number 2- Street Standards- Comments will be provided by Engineering
RESPONSE: (PCS) Noted.

7. PLN07 Protective Covenants and Restrictions

- A statement should be included to note that Adams County does not enforce restrictive covenants.

RESPONSE: (PCS) A note has been added to this section of the Original PUD Document.

- This section notes commercial areas, however there are no standards within this document for commercial areas.

RESPONSE: (PCS) There are no commercial areas within this PUD area, so we have placed a strikethrough.

8. PLN08 Page 12, Signs

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

RESPONSE: (PCS) The parameters for the signs have been added to the Amended PUD.

9. PLN09 : Landscaping and Open Space (Page 12)

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

RESPONSE: (PCS) We have included the Open Space requirements in our Land Use Matrix chart. We have used the current 30% open space requirement and outline how the active vs passive areas were achieved.

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

RESPONSE: (PCS) This note has been added to the Landscaping and Open Space section of the Amended PUD. The requirement has also been Incorporated and confirmed within the amendment areas.

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

RESPONSE: (PCS) This note has been added to the Landscaping and Open Space section of the Amended PUD. The requirement has been incorporated and confirmed within the amendment areas. These areas of active vs. passive have been outlined in the Land Use Matrix Chart on page 6.

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

RESPONSE: (PCS) We are now including the open space and parks requirements within the PUD plans and have included dedicated areas for each.
- Open space on individual lots does not count towards this requirement.

RESPONSE: (PCS) This note has been added for clarification purposes.
- Trail connections should be thoughtfully planned to connect to larger trail systems.

RESPONSE: (PCS) The trail system lies on the perimeter of each neighborhood parcel and follows the major collector roads which will allow easier accessibility to any major trail that is near the properties within this PUD.
- Section B- Landscaping must be on individual lots or within tracts. No landscaping will be provided within the ROW.

RESPONSE: (PCS) Acknowledged. Deleted reference to landscaping in ROW in front of residential lots.
- “Green Court Areas” isn’t mentioned within the PDP, however there are landscaping requirements for this area. Again, landscaping cannot be within the ROW, and must be placed in a tract.

RESPONSE: (PCS) The lots are long enough that in the future if a homebuilder chose to provide a green court product, it is feasible to change the products to an alley-loaded with green courts. We have included a lot typical for clarity.
- Number 3, B- This sentence makes it sound like the developer will also be the HOA, please revise.

RESPONSE: (PCS) – Sentence has been revised.
- Number 3, C and D- These statements contradict themselves pertaining to the maintenance responsibilities of the school sites. Again, the County does not permit school sites.

RESPONSE: (PCS) – Deleted.
- Number 3, F- I believe there is a typo in that it refers to “HOA of Metro District”. Additionally, are there detached sidewalks being proposed for there to be on-street tree requirements.

RESPONSE: (PCS) Typo has been revised. Should read HOA “or” Metro District.
- Number 3, G- This document should replace the original.

RESPONSE: (PCS) – We have included the original document with minor updates (in red), only for clarification purposes as requested by Layla, so that areas that are not within the Amended portion of the PUD may refer to the original document for development standards. We have

also included the new standards for the Amended portions of the PUD with the new zoning designations of SFd, SFa, MFa, or CCRC.

10. PLN10: Fencing (Page 13)

- Parameters on fences within the development must be included within the PDP. These details can change at the time of FDP, however providing no parameters such as max height, location, materials, opacity requirements, etc. is not acceptable.

RESPONSE: (PCS) We have included max. height and location in the fencing standards.

- This section does not provide clarity on construction, maintenance, or ownership of any fence within the development. (I do see this information on page 15, but they should be together)

RESPONSE: (PCS) – The fence standards have been combined into one section.

11. PLN11: Estimated Timetable for development

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

RESPONSE: (PCS) – We kept the original timetables for the areas that are not part of the Amended PUD. The areas that are part of the Amended PUD pertain to #5 only.

12. PLN12: Page 13, Development Standards

- Tri-County Health Dept. no longer exists and all references should be removed from the PDP.

RESPONSE: (PCS) – Any reference to the Tri-County Health Department has been replaced with the current “Adams County Health Department”.

- Section B, Number 10- Remove all language pertaining to the review process for a building permit by Adams County. This language is not consistent with the review timelines, nor would we refer a building permit to the Planning Commission. Instead, a Design Review Committee within the HOA should be formed and any building plans should be approved by the DRC for compatibility. Please note that Adams County will not be responsible for ensuring applicant have the approval from the HOA.

RESPONSE: (PCS) – The language pertaining to the review process has been removed.

- Parameters on housing materials, colors, etc. should be outlined within this document to provide for compatibility.

RESPONSE: (PCS) – Standards have been added as requested.

- School sites should be clearly designated within the PDP, and there should not be a “School Site Flex Parcel”. Please have conversations with the School District as to whether a school site is desired.

RESPONSE: (PCS) – We have not provided any school sites. The reference to schools have been deleted/striking through.

- Section 5- Minimum frontage requirements based on front vs. rear loaded product would be hard to review for within a plat, unless these areas are clearly outlined as to where they are allowed in the development.

RESPONSE: (PCS) – We have included Lot Typical to clarify setbacks.

13. PLN13: Development standards

- The districts are hard to understand. The R-2, R-3 and R-4 should be housing types not districts. Page 15 Number 7 appears to allow R-2 and R-3 within the R-4 district? I would like to have a conversation at the RCC meeting to discuss how using housing types and a table to outline the minimum requirement would help to provide clarity and reduce the amount of text.

RESPONSE: (PCS) – We have changed the zoning districts to SFd, SFa, MFa, and CCRC. We have also clarified the language to define the type of housing in each zoning district.

- **SFd allows only Single Family Detached at a low density.**
 - **SFa allows a mix of Single Family Detached and Attached at a medium density.**
 - **MFa allows a mix of single family detached, single family attached and multi-family at a higher density.**
 - **CCRC allows senior assisted and independent living with medium to higher density.**
- I understand that the original Todd Creek PUD was laid out in this manner, however I would like to discuss opportunities to better organize the document.

RESPONSE: (PCS) – We have had several meetings and worked closely with Layla to better organize the original Todd Creek PUD and how to incorporate the Amended Todd Creek PUD.

- I believe both of the above can be accomplished and not cause any legal nonconforming situations within the developed portion of the PUD.

RESPONSE: (PCS) – Acknowledged. We will work closely with Adams County to accomplish this.

14. PLN14: Use Table

- Please use P for permitted, X for prohibited.

RESPONSE: (PCS) – The table has been updated.

C. Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Complete - RESPONSE: Acknowledged.

1. ROW1: No Comment at this time.

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

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

D. Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Resubmittal Required - RESPONSE: (KT Eng)

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

RESPONSE: (KT) Please refer to the attached Will Serve letter from Todd Creek Village Metro District.

2. ENV2. Please provide more information on sewer lines and installation of sewer lines.

Adjacent properties in Todd Creek are on septic but proposed project is indicated as to be served by sewer; however, sewer lines do not currently exist.

RESPONSE: (KT) A new sewer main will be installed in 168th Avenue with Filing No. 1. The new main will start near Yosemite Street and run east approximately 2.5 miles to a proposed lift station to be constructed north of 168th Avenue adjacent the City of Aurora's reservoir. Dual force mains will convey the flows under the South Platte River to the existing treatment facility.

The following comments apply to oil and gas wells:

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

RESPONSE: (KT) Well setbacks have been shown on the Filing No. 1 plat.

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

- a. The active oil and gas well location shall include a two-hundred-fifty (250) foot buffer in the form of an easement on the final plat or site-specific development plan. No structures may be constructed within the buffer area. Any well with the following status is considered "Active" and subject to the larger 250-foot setback: producing, shut-in, temporarily abandoned, injecting, shut-in-injecting, or active.
- b. Access to the oil and gas well location shall be provided by a public street or recorded easement for private access.
- c. All oil and gas well flow lines and/or easements shall be graphically depicted on the final plat or site-specific development plan.
- d. All surface and subsurface agreements shall be noted on the final plat or site-specific development plan by the recorded book and page number.

RESPONSE: (KT) The applicants acknowledge these requirements.

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

RESPONSE: (KT) The applicants acknowledge these requirements.

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

flowlines.

RESPONSE: (KT) The applicants will have the entire site located for existing utilities and document any that are found.

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

RESPONSE: (KT) The applicants acknowledge these requirements. No offsite wells were found within 200' of Filing 1.

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

RESPONSE: (KT) Noted, thank you.

E. Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Complete – RESPONSE: Acknowledged

F. Response to Community Comments and Concerns:

We have gathered most of the comments into categories and have given a response to each category.

F.1 Impact to Infrastructure – traffic studies

RESPONSE: (PCS) – The County requires a traffic study to be completed as part of the approval process. In this traffic study, the types of housing and estimated increase in population assesses the required road improvements and infrastructure to accommodate the population increase.

F.2 Water requirements/needs

RESPONSE: (PCS) – The County requires a water assessment to be completed as part of the approval process. The Todd Creek PUD Amendment and associated Preliminary Plat will require a certified statement that there are sufficient water resources available to anticipate the household and community needs.

F.3 Change in types of housing/densities – Adams County Comp Plan

RESPONSE: (PCS) – The County did an extensive study to anticipate the population growth of the County and assessment of future housing needs and diversity. The approved Adams County Comprehensive Plan outlines the need for diversity of housing types and availability for different income levels and stages of life i.e. first time home-buyers, senior living, etc. The Todd Creek Amendment PUD incorporates these goals into the undeveloped areas of the Todd Creek PUD area.

1.1. Aesthetics/Incompatibility of larger lots – will have border of large lots.

RESPONSE: (PCS) – We have accommodated the transition from larger lots to higher density products by creating planning areas with lower densities and larger lot homes near the already established larger lot homes. Additionally, we have provided open space areas adjacent to existing homes.

1.2. Emergency/Police/School needs

RESPONSE: (PCS) – As part of the review process Emergency Response, Police and the School District will review and comment on the proposal.

- 1.3. Overall density – added open space, parks, and reservoirs

RESPONSE: (PCS) A PUD permits different density types. This allows housing diversity as long as overall Open Space requirements are being met (minimum 30%).

- 1.4. Streetlights?

RESPONSE: (PCS) – Improvements like Streetlighting is dictated by Adams County requirements.

- 1.5. Part of an HOA or Metro District? Will this impact fees?

RESPONSE: (PCS) – Existing HOA's or Metro Districts will not be impacted by this new area.

- 1.6. Existing built areas will remain as-is – question of collector road which was on the original plan but not built.

RESPONSE: (PCS) – Existing built-areas of the Todd Creek PUD will remain as-is. The Todd Creek PUD Amendment will only impact undeveloped areas and the areas highlighted within the PUD plan. We have tried to update any graphics to clearly distinguish the areas that are within the PUD Amendment boundary.



LEGAL DESCRIPTION AND DEDICATION STATEMENT:

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

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

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

-NORTHWEST CORNER OF SECTION 3, BEING A FOUND 3.25" ALUMINUM CAP PLS 38285, PARTIALLY ILLEDGIBLE, PER MONUMENT RECORD DATED 1-27-15.

-NORTH 1/4 CORNER OF SECTION 3, BEING A POUND 2" ALUMINUM CAP, PLS 25937, PER MONUMENT RECORD DATED 2-23-18.

BEGINNING THE NORTHWEST CORNER OF SECTION 3;

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

THENCE N 89°33'48" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 A DISTANCE OF 422.14 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000035868;

THENCE S 00°26'26" E ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000035868 A DISTANCE OF 2385.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 3;

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

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

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

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

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

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

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

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

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

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

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TODD CREEK FARMS.

ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

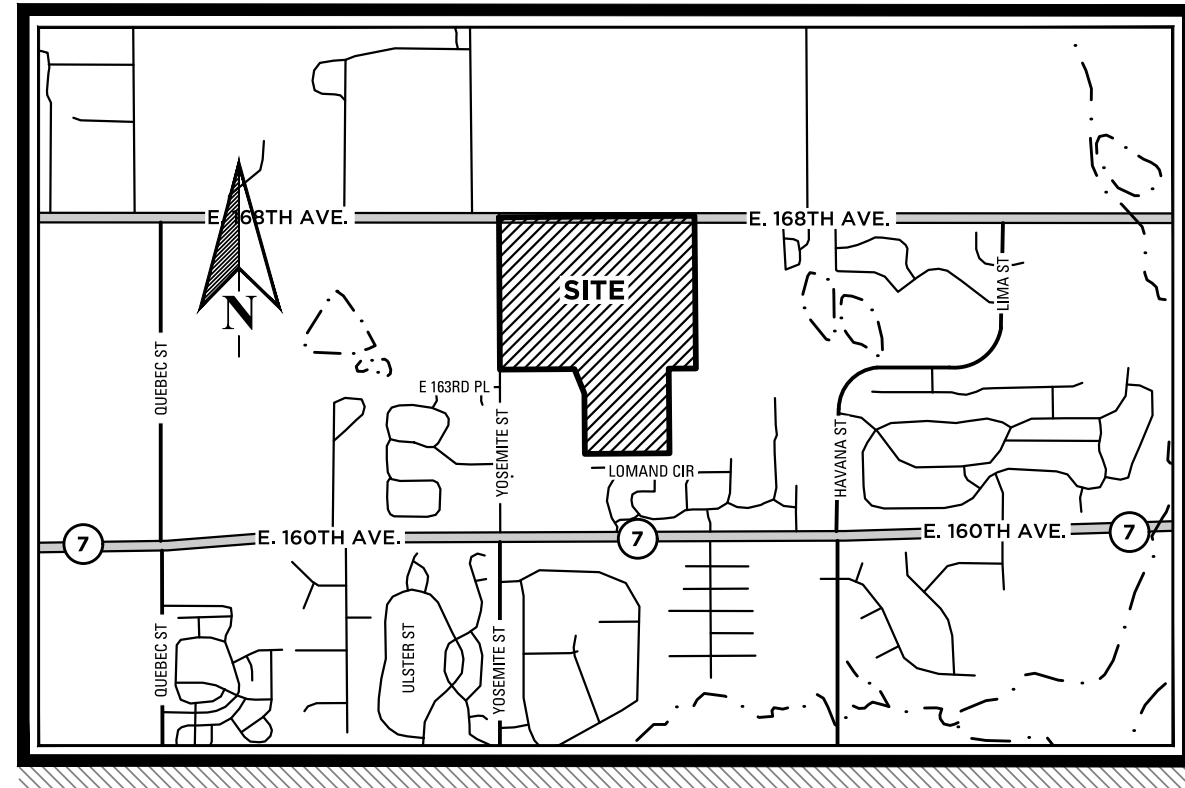
THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AND TRACTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY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

PRELIMINARY PLAT

**TODD CREEK FARMS
FILING NO. 1**

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

SHEET 1 OF 18



VICINITY MAP
1" = 3000'

SHEET INDEX

1. COVER SHEET
2. OVERALL SHEET INDEX
3. DETAILED PLAN SHEET
4. DETAILED PLAN SHEET
5. DETAILED PLAN SHEET
6. DETAILED PLAN SHEET
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15. DETAILED PLAN SHEET
16. DETAILED PLAN SHEET
17. CURVE TAG TABLES
18. CURVE TAG TABLES

GENERAL NOTES:

1. NOTICE: ACCORDING TO THE COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, LLC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NUMBER: 100-N0037848-020-CN1 WITH AN EFFECTIVE DATE OF APRIL 8, 2022. WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
3. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUS 18-4-508, C.R.S.
5. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 BEING N 89°32'59" E.
6. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER SETBACK.
7. THERE IS RECORDED EVIDENCE THAT A MINERAL ESTATE HAS BEEN SEVERED, LEASED, OR OTHERWISE CONVEYED FROM THE SURFACE ESTATE AND THAT THERE IS A SUBSTANTIAL LIKELIHOOD THAT A THIRD PARTY HOLDS SOME OR ALL INTEREST IN OIL, GAS, OTHER MINERALS.

EASEMENT STATEMENT:

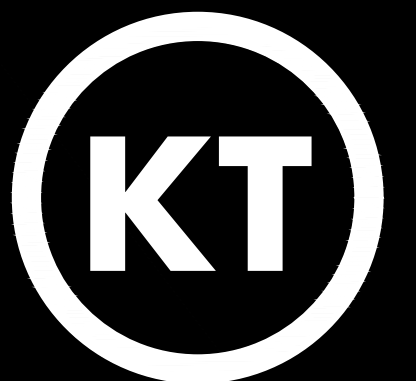
SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE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

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

STORM DRAINAGE FACILITY STATEMENT:

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

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



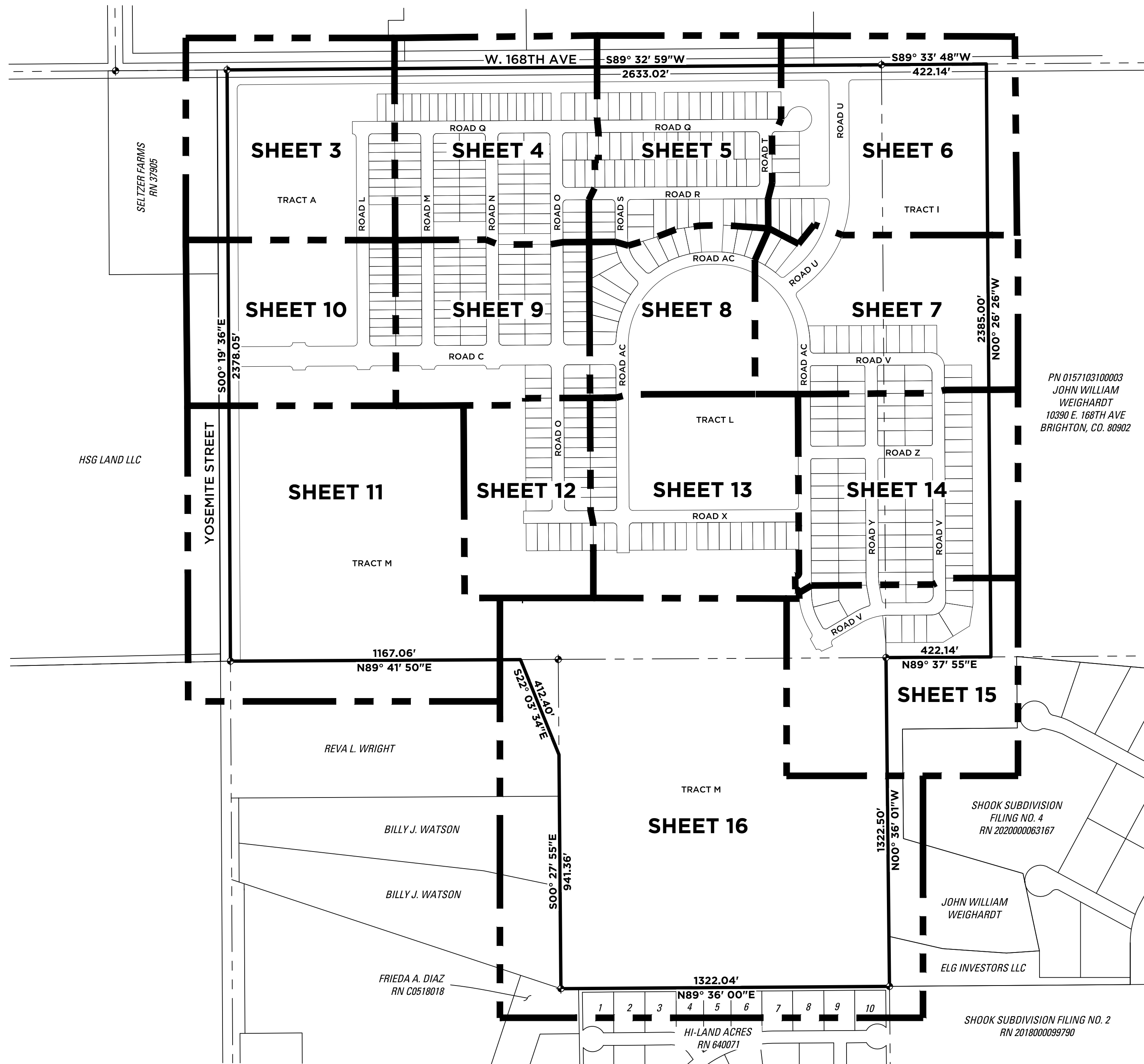
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ARVADA, CO 80002
PH: 720.638.5190






PRELIMINARY PLAT TODD CREEK FARMS FILING NO. 1

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

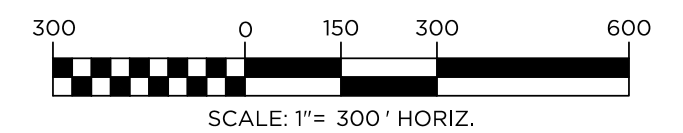
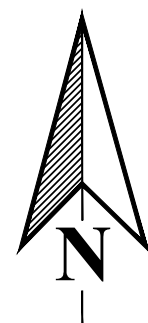
SHEET 2 OF 18



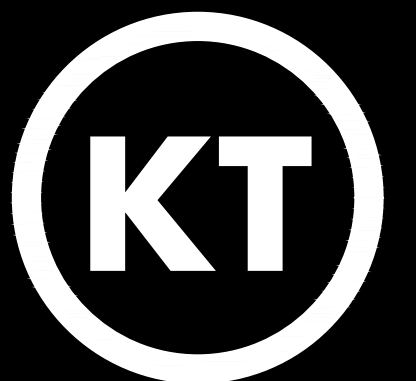
LEGEND

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

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



DATE SUBMITTED: 02.02.2024	
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PREPARED FOR: REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899	
SCALE: 1" = 300'	JOB NO: 0109-2207
	BY: BSS
SHEET 2 OF 18	



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PH: 720.638.5190

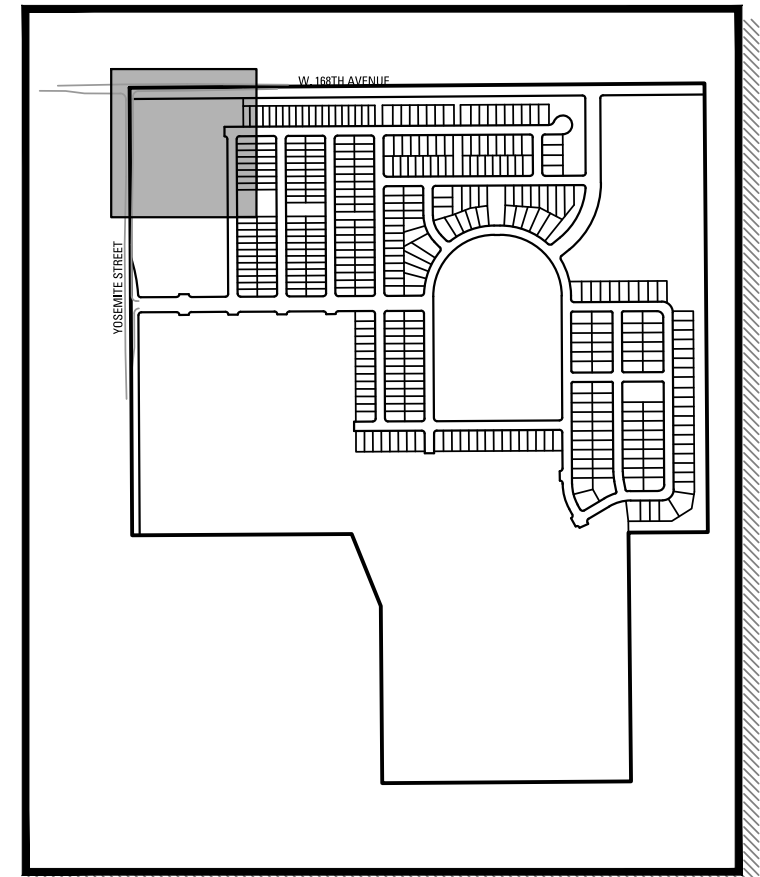
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PRELIMINARY PLAT

TODD CREEK FARMS FILING NO. 1

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

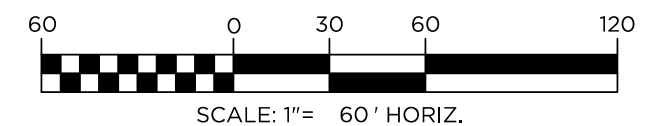
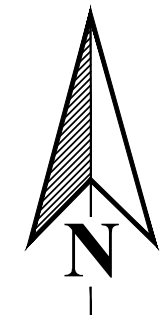
SHEET 3 OF 18



KEYMAP
NTS

LEGEND

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

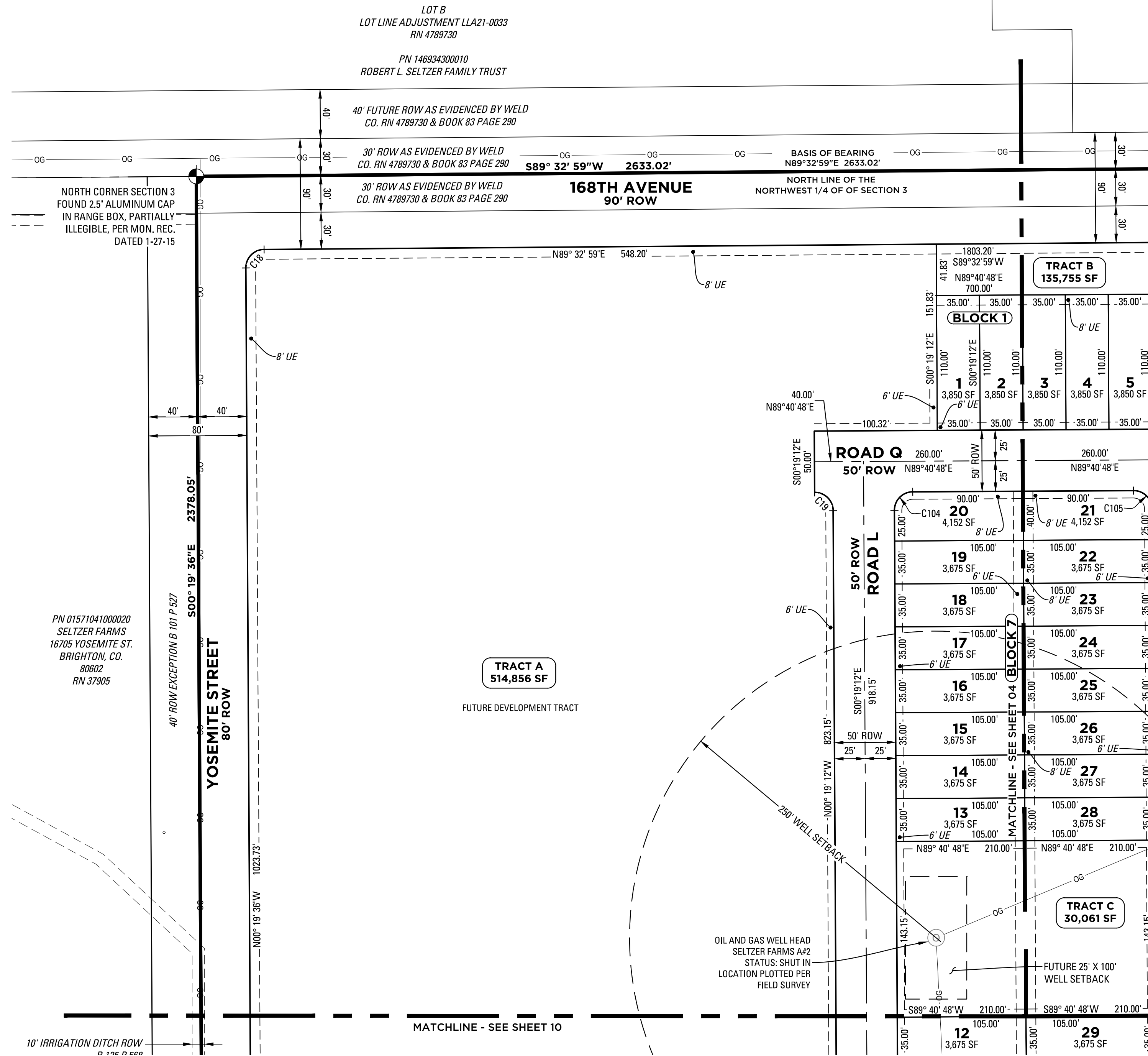


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REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 3 OF 18			



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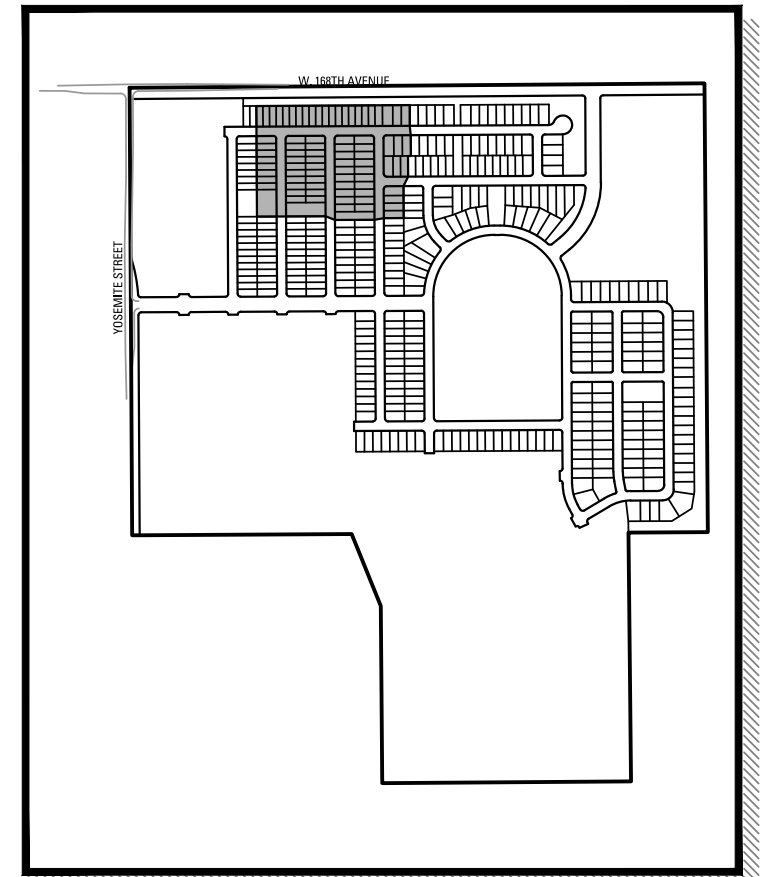
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PRELIMINARY PLAT

TODD CREEK FARMS FILING NO. 1

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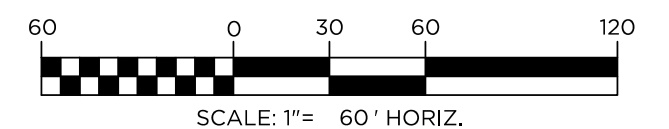
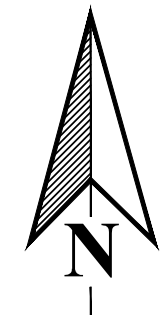
SHEET 4 OF 18



KEYMAP
NTS

LEGEND

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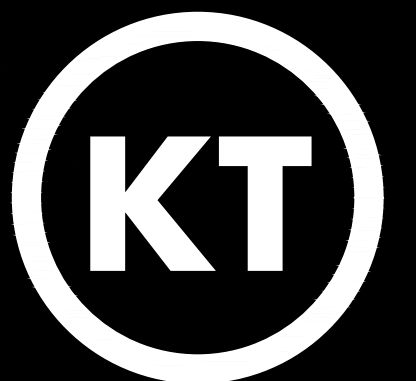
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REMINGTON HOMES, INC.
5740 OLDE WADSWORTH
BLVD, ARVADA, CO 80002
303.420.2899

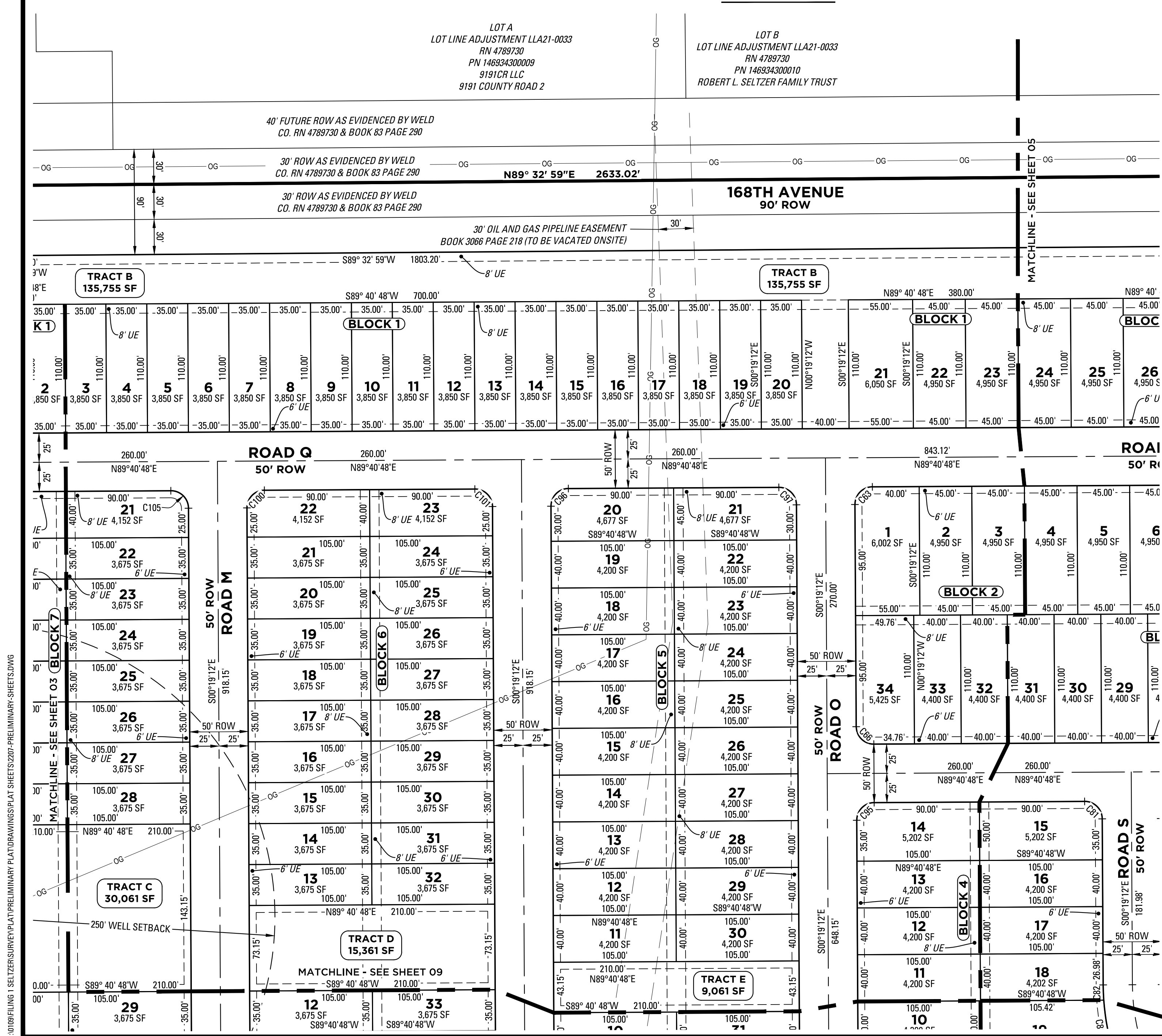
SCALE: 1" = 60'
JOB NO: 0109-2207
BY: BSS

SHEET 4 OF 18



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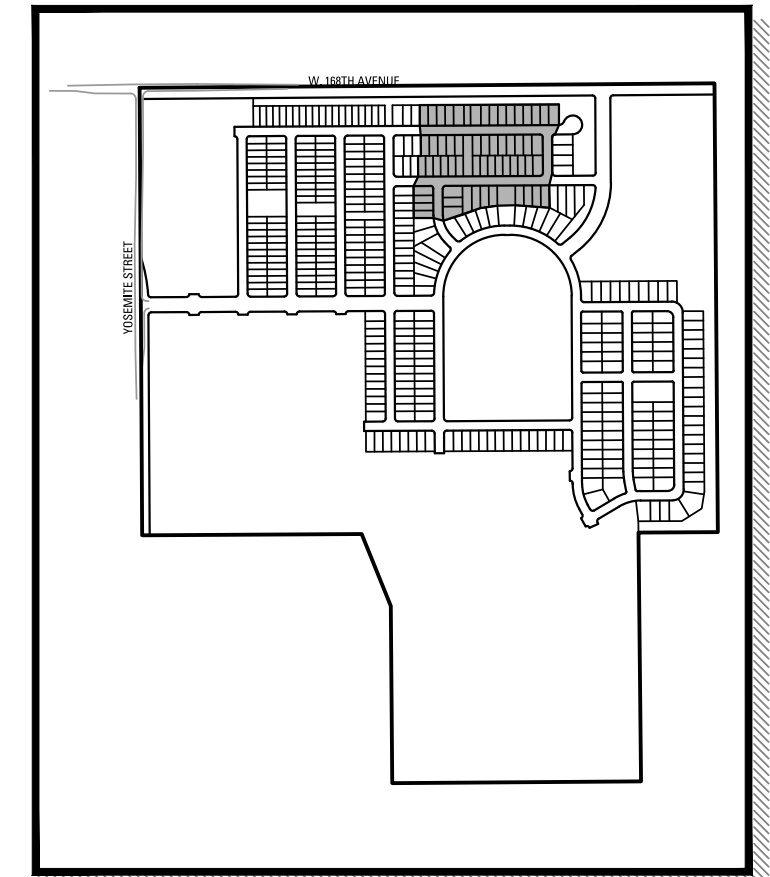
PRELIMINARY PLAT

TODD CREEK FARMS FILING NO. 1

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

SHEET 5 OF 18

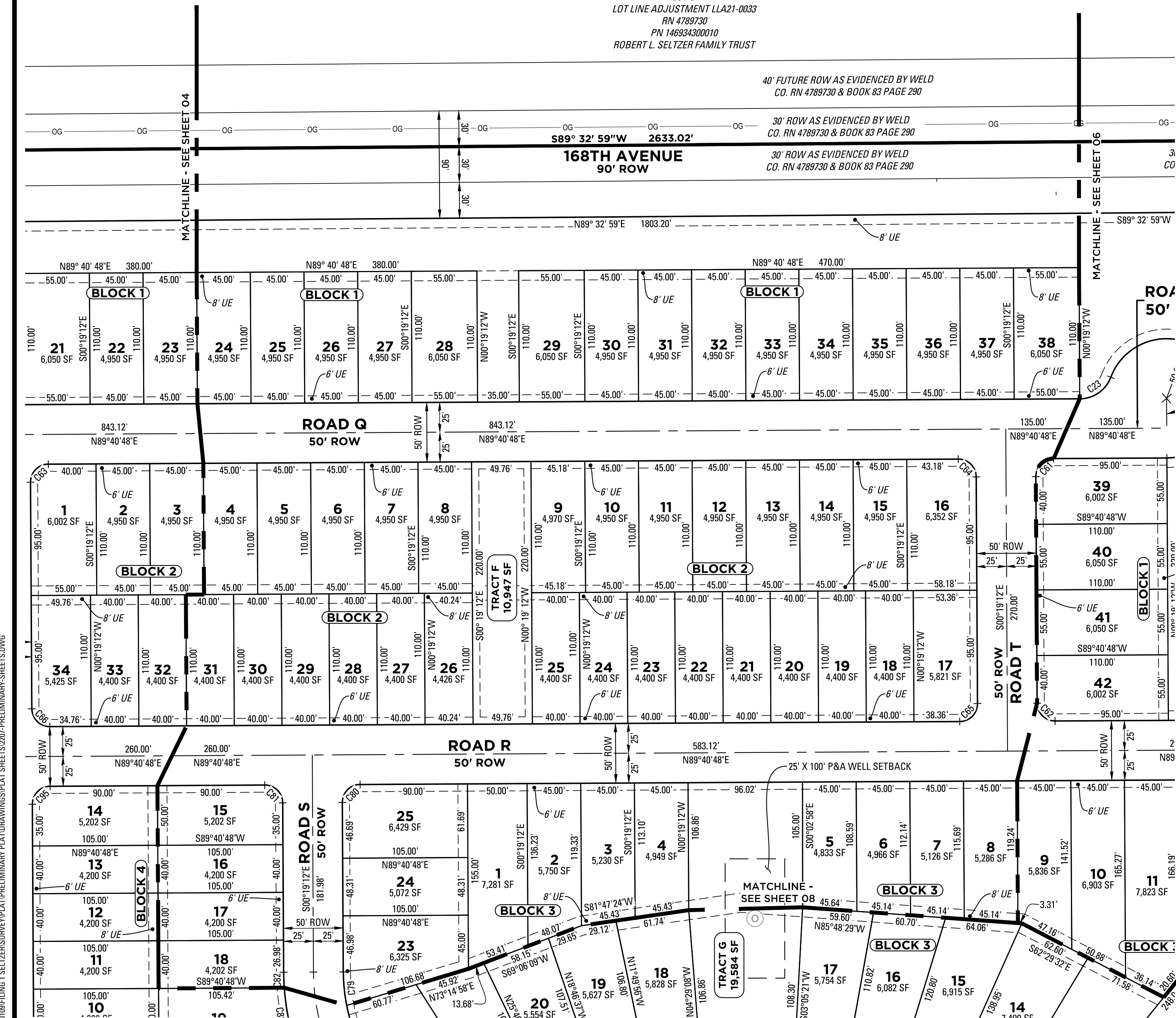
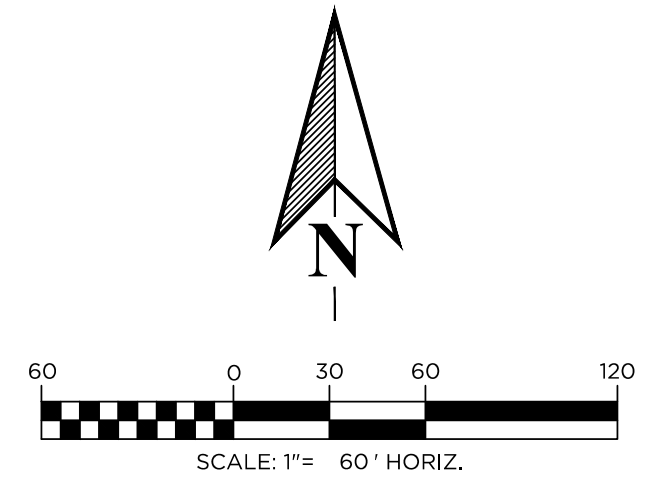
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LOT LINE ADJUSTMENT LLA21-0033
RN 4789730
PN 146934300010
ROBERT L. SELTZER FAMILY TRUST



KEYMAP
NTS

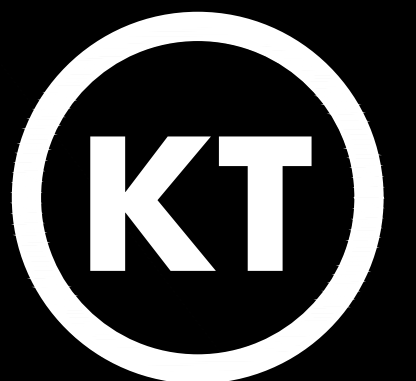
LEGEND

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



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DATE SUBMITTED:		02.02.2024	
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PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH			
BLVD, ARVADA, CO 80002			
303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 5 OF 18			



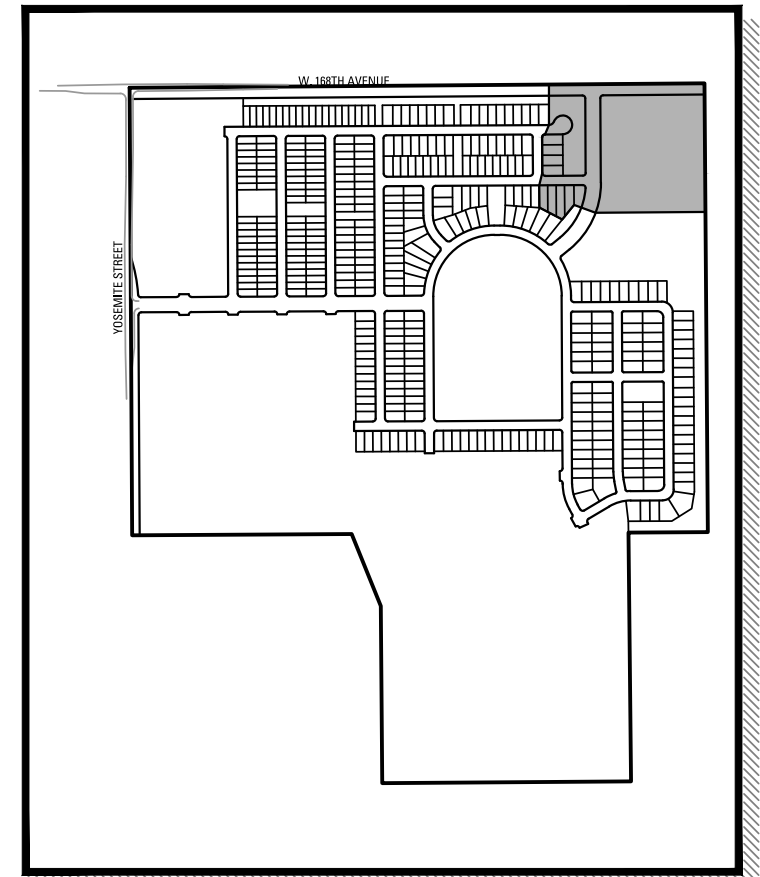
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PRELIMINARY PLAT

TODD CREEK FARMS FILING NO. 1

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

SHEET 6 OF 18

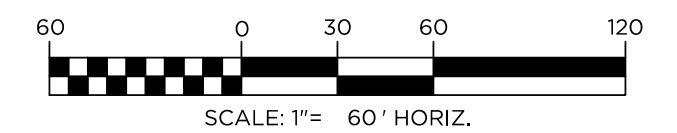
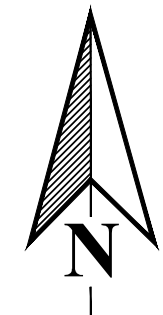


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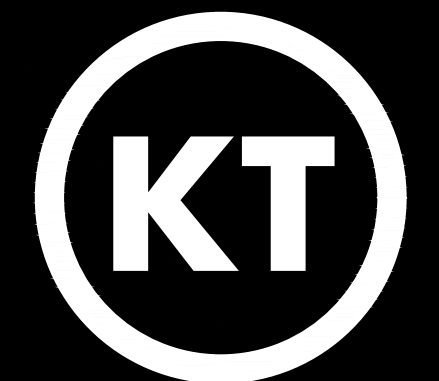
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PN 0157103100003
JOHN WILLIAM
WEIGHARDT
10390 E. 168TH AVE
BRIGHTON, CO. 80902

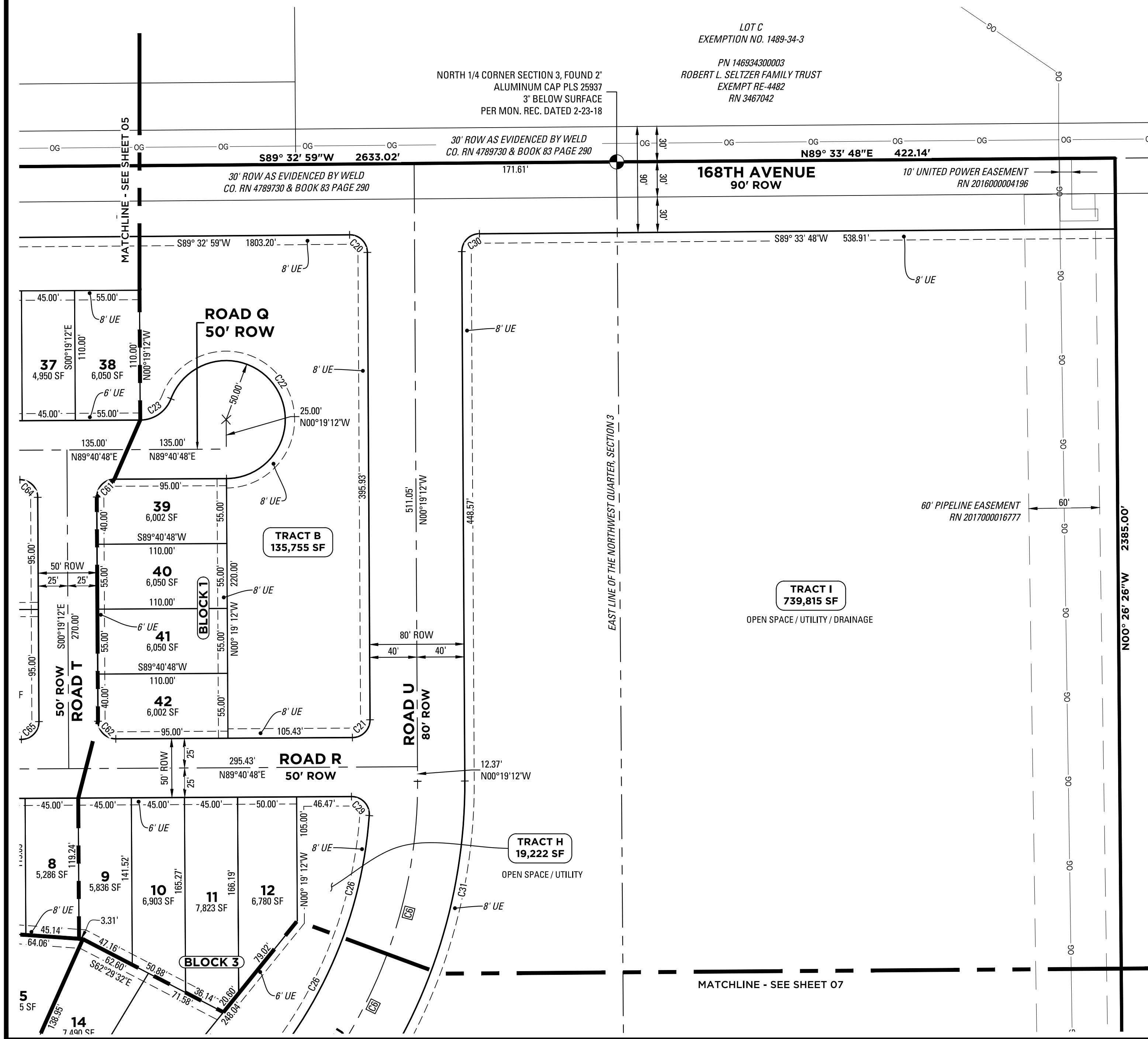


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REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 6 OF 18			



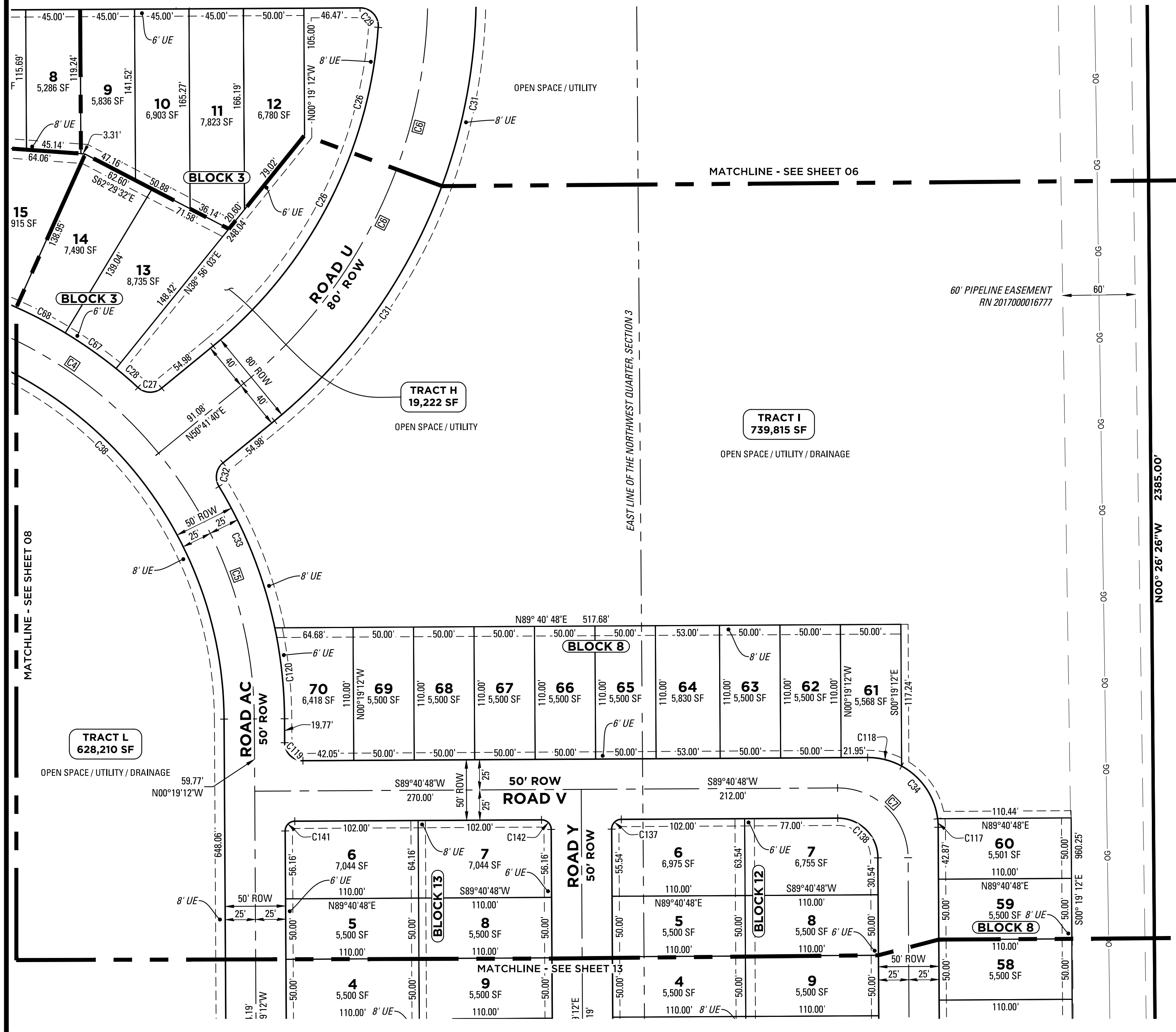
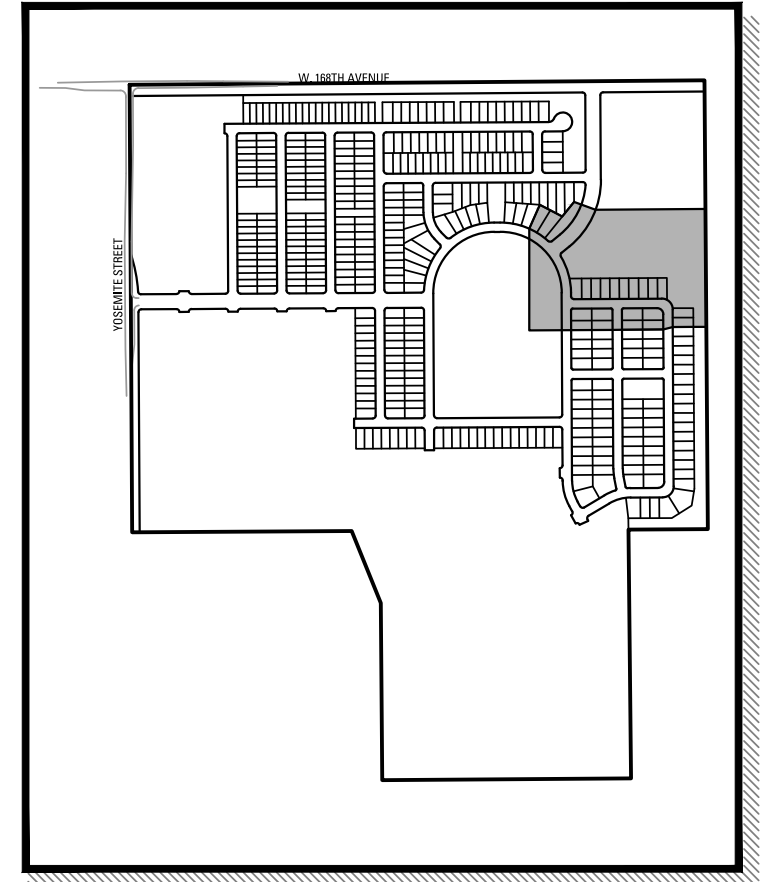
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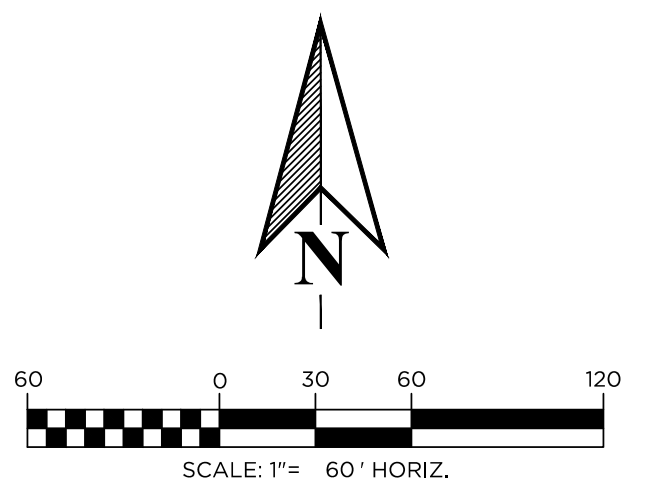
PRELIMINARY PLAT
TODD CREEK FARMS FILING NO. 1
 LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M.,
 COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 18



LEGEND

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SCALE: 1" = 60'	JOB NO: 0109-2207
	BY: BSS
SHEET 7 OF 18	

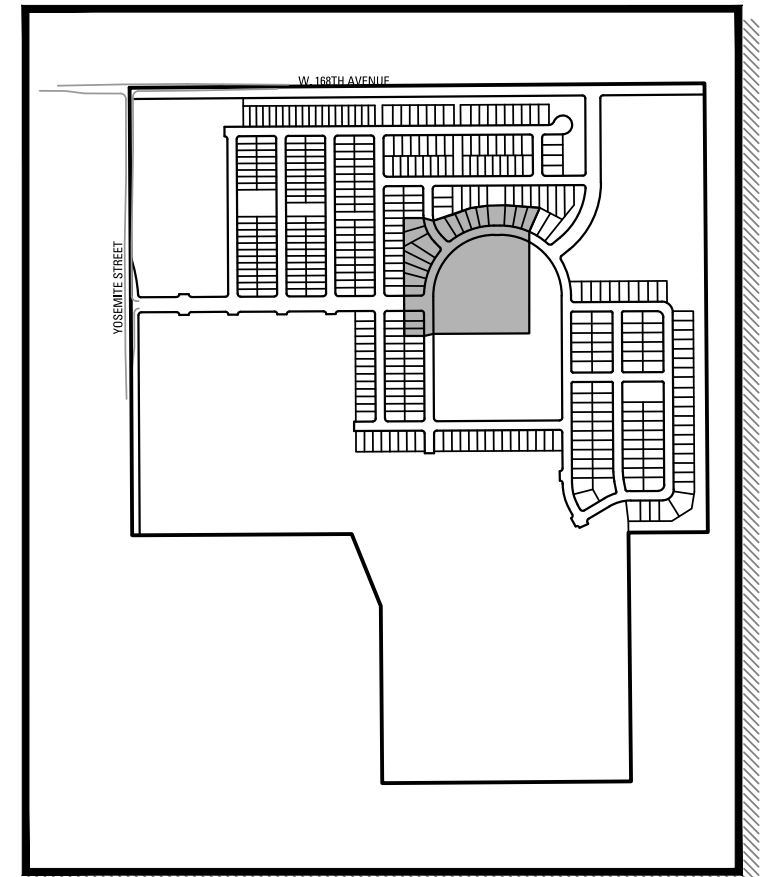


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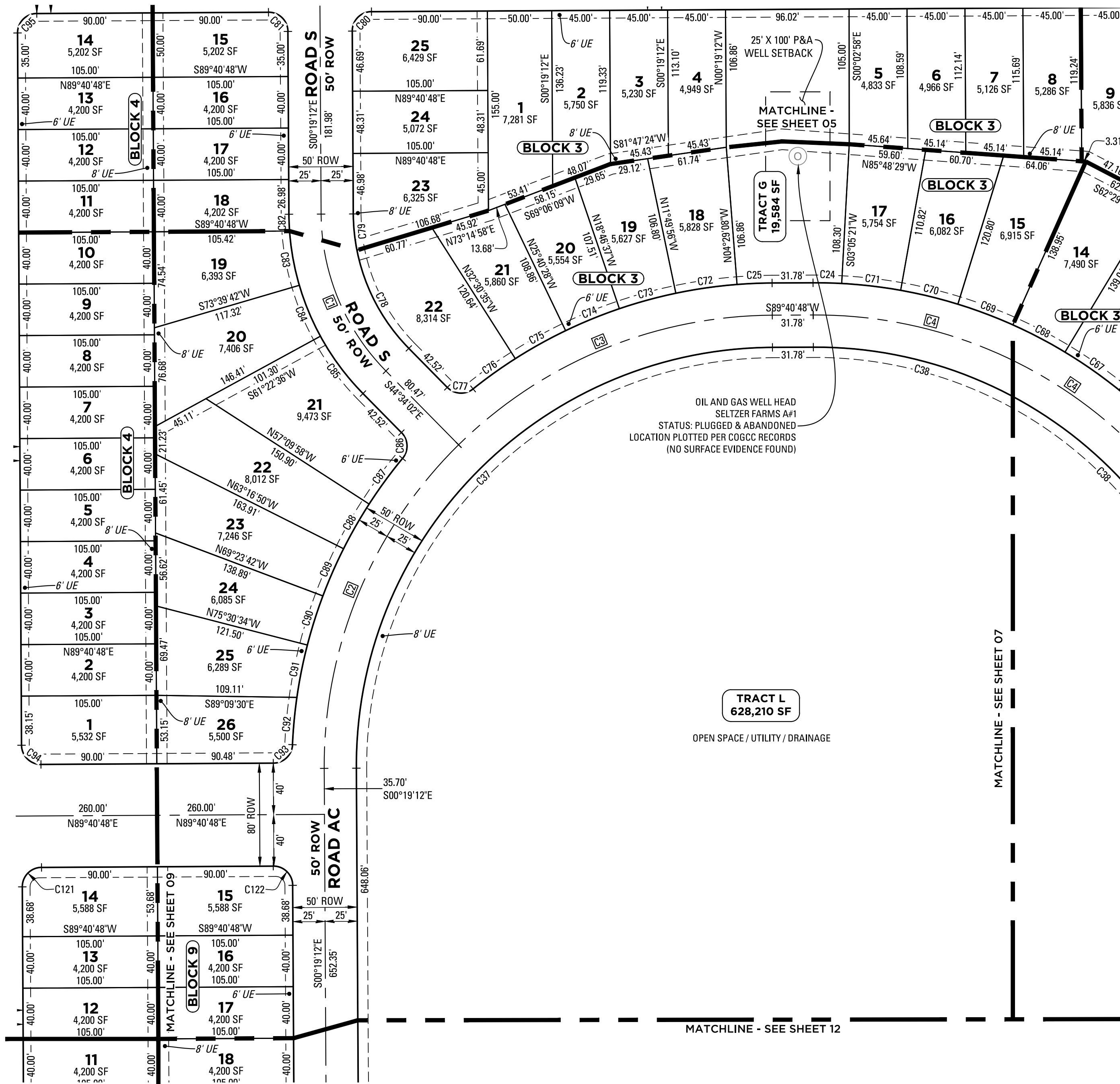
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PRELIMINARY PLAT
TODD CREEK FARMS FILING NO. 1
 LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M.,
 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 18

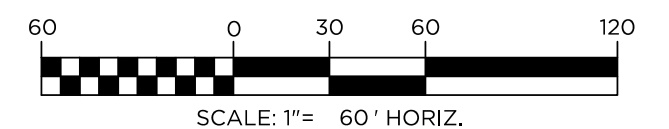
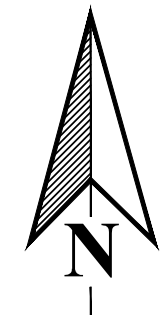


KEYMAP
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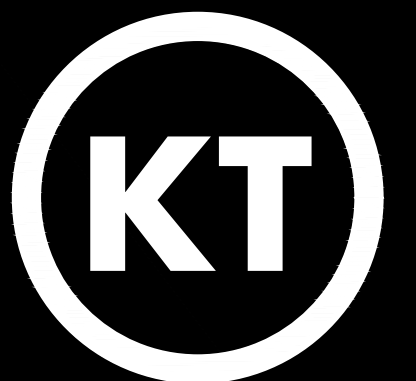


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SCALE: 1" = 60'	JOB NO: 0109-2207
BY: BSS	
SHEET 8 OF 18	



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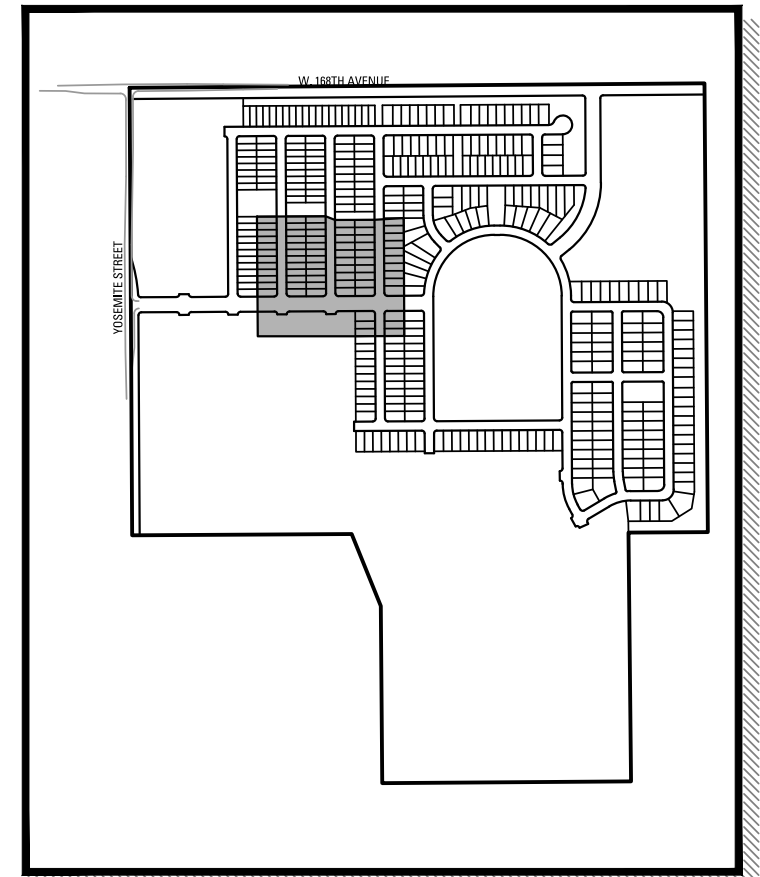
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PRELIMINARY PLAT

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COUNTY OF ADAMS, STATE OF COLORADO

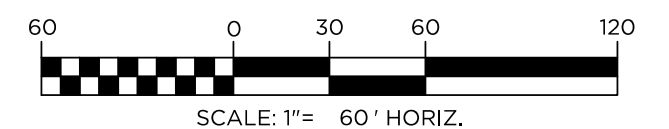
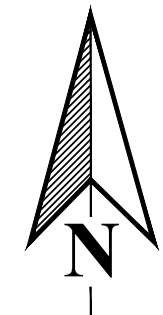
SHEET 9 OF 18



KEYMAP
NTS

LEGEND

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



DATE SUBMITTED:
02.02.2024

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

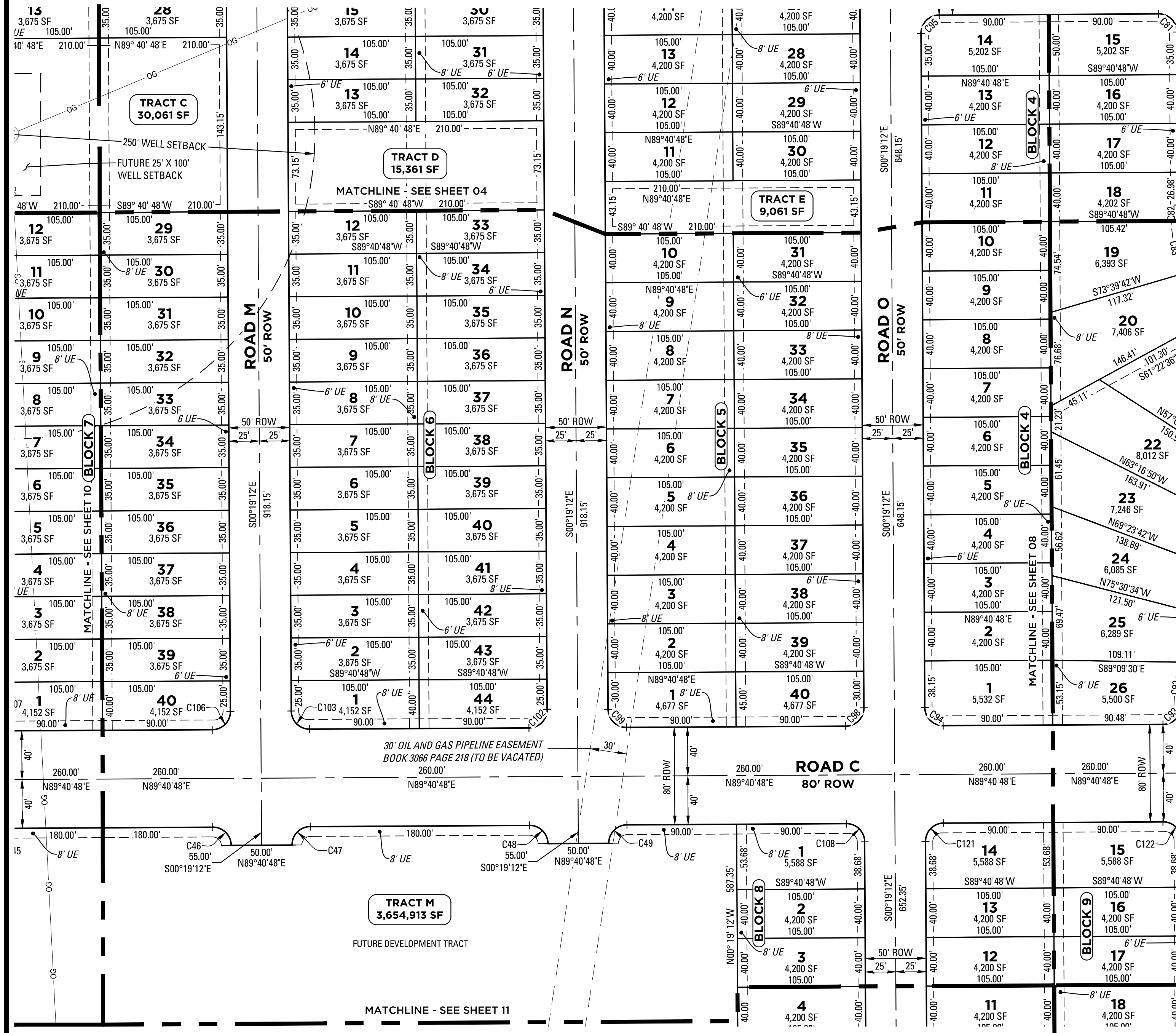
SCALE: 1" = 60'
JOB NO: 0109-2207
BY: BSS

SHEET 9 OF 18



KT ENGINEERING
ENGINEERS • SURVEYORS

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



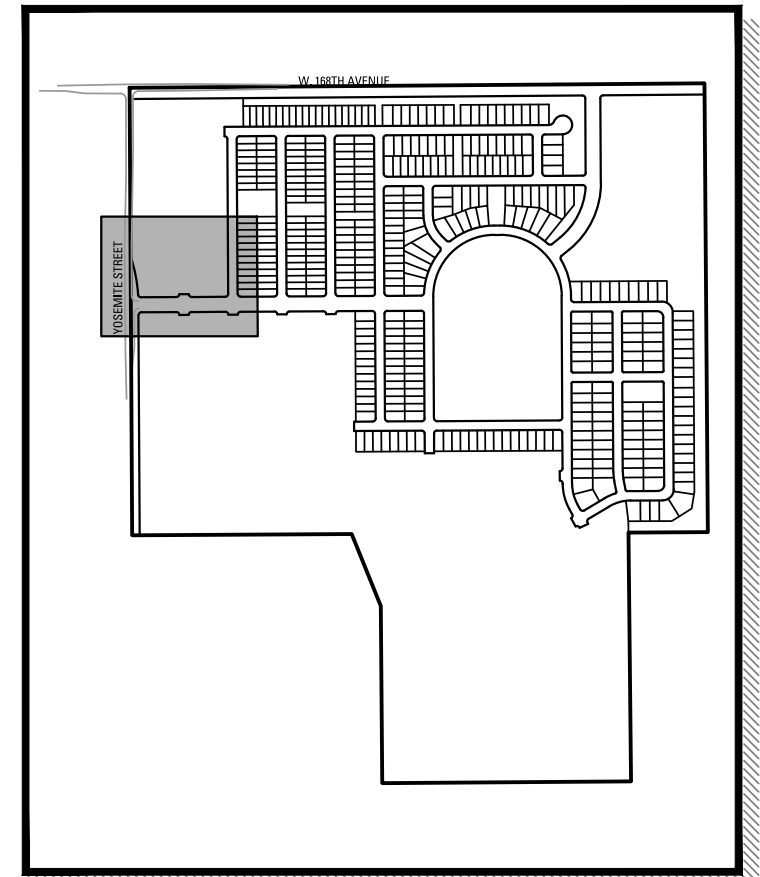
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PRELIMINARY PLAT

TODD CREEK FARMS FILING NO. 1

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

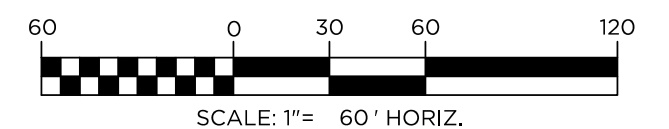
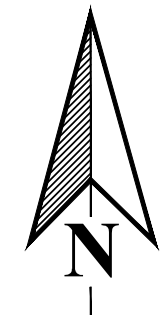
SHEET 10 OF 18



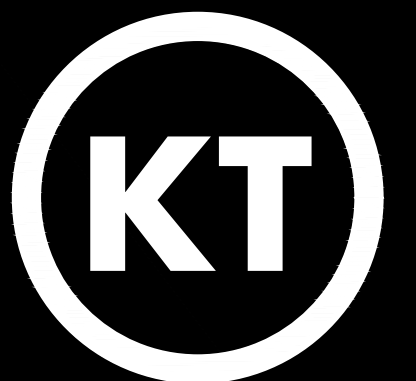
KEYMAP
NTS

LEGEND

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- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
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- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- OG — OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)

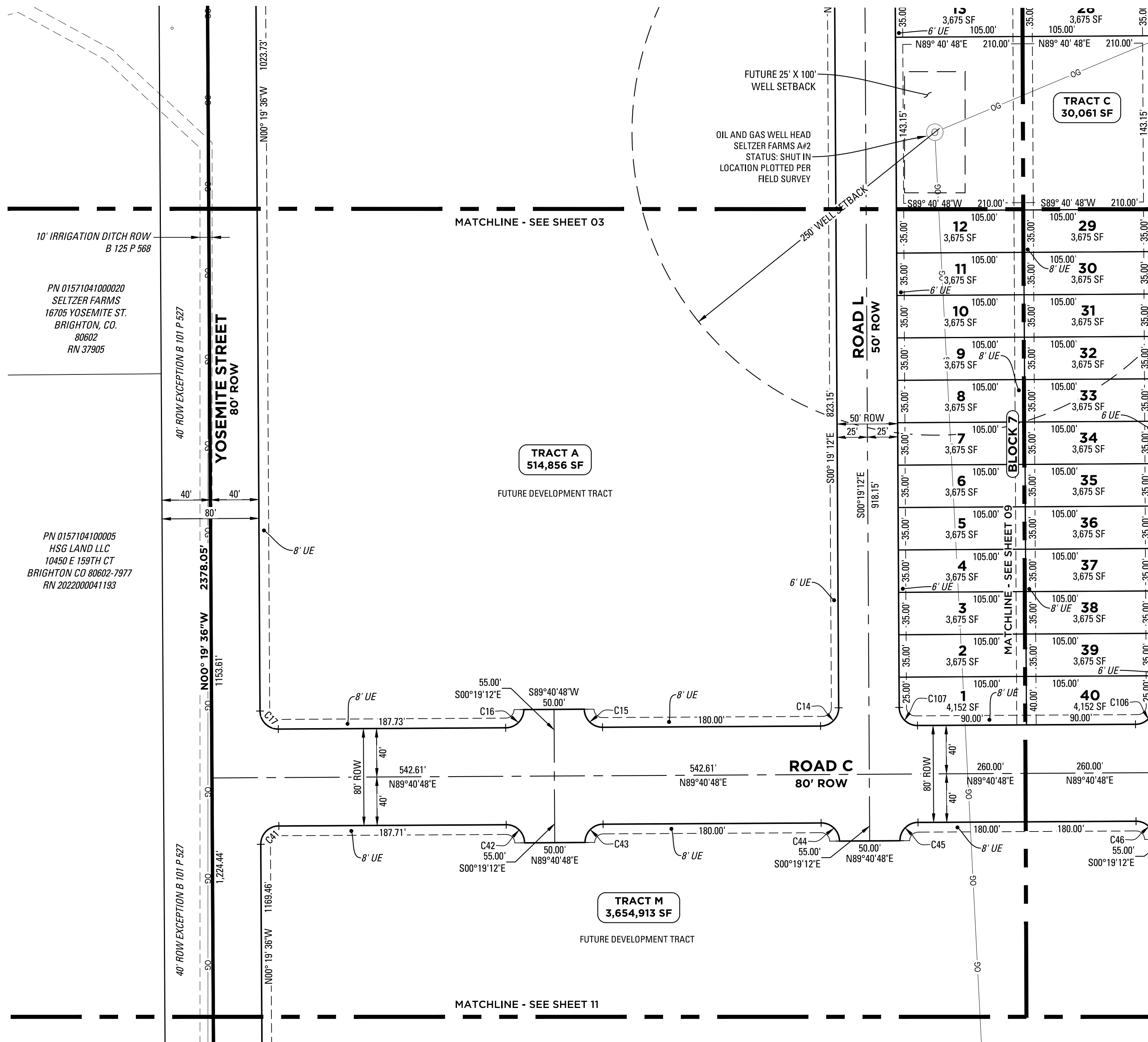


DATE SUBMITTED:		02.02.2024	
REVISION NO.		DATE	
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PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 10 OF 18			



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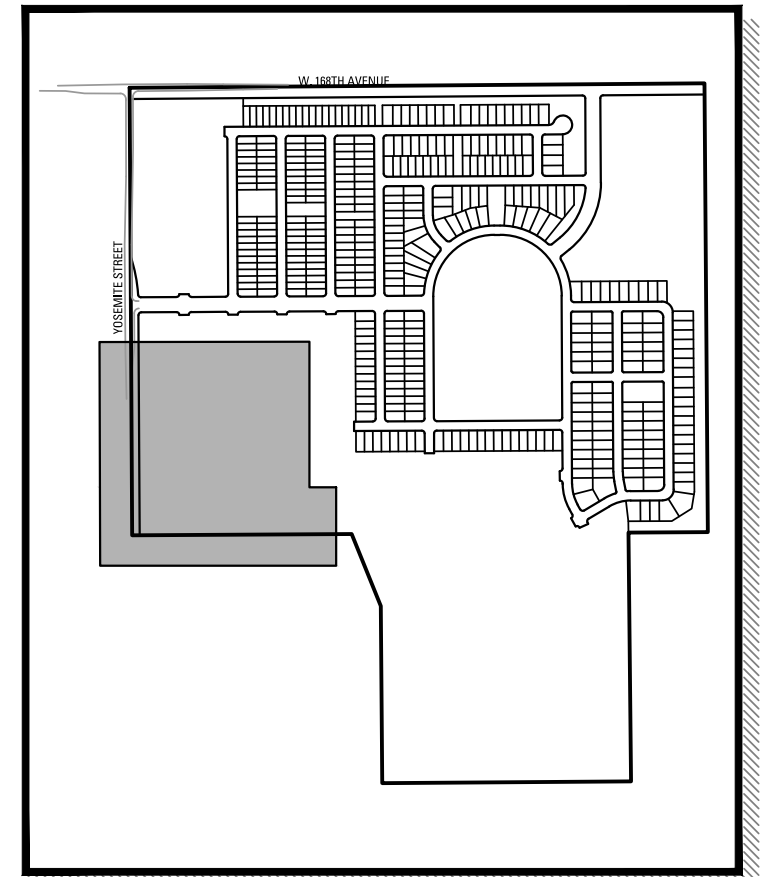
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190



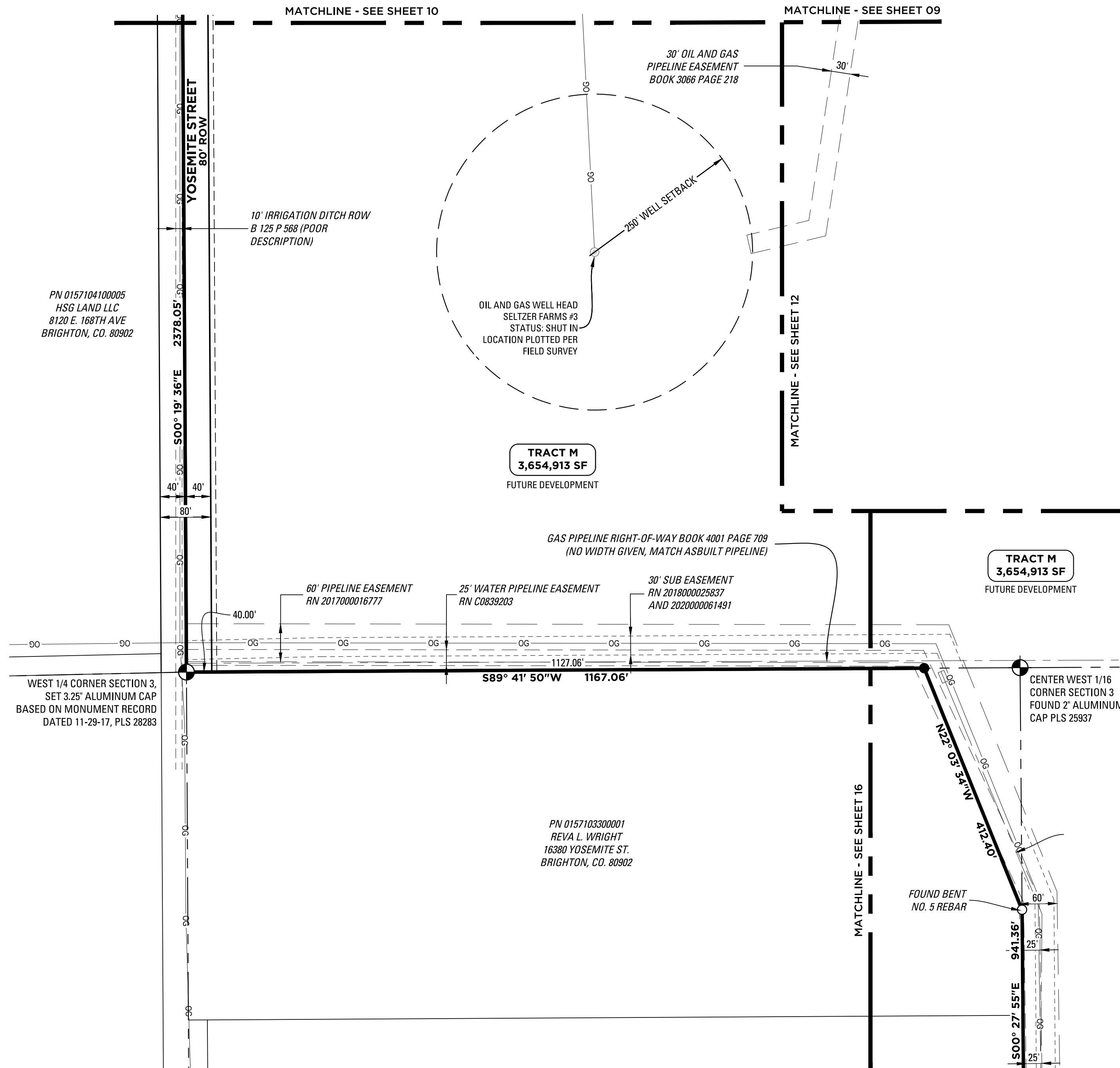
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PRELIMINARY PLAT
TODD CREEK FARMS FILING NO. 1
 LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M.,
 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 18

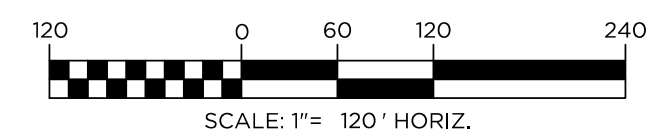
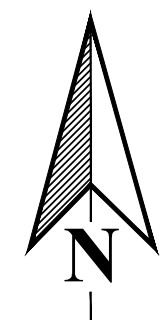


KEYMAP
NTS



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PREPARED FOR:			
REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 120'	0109-2207	BSS	
SHEET 11 OF 18			



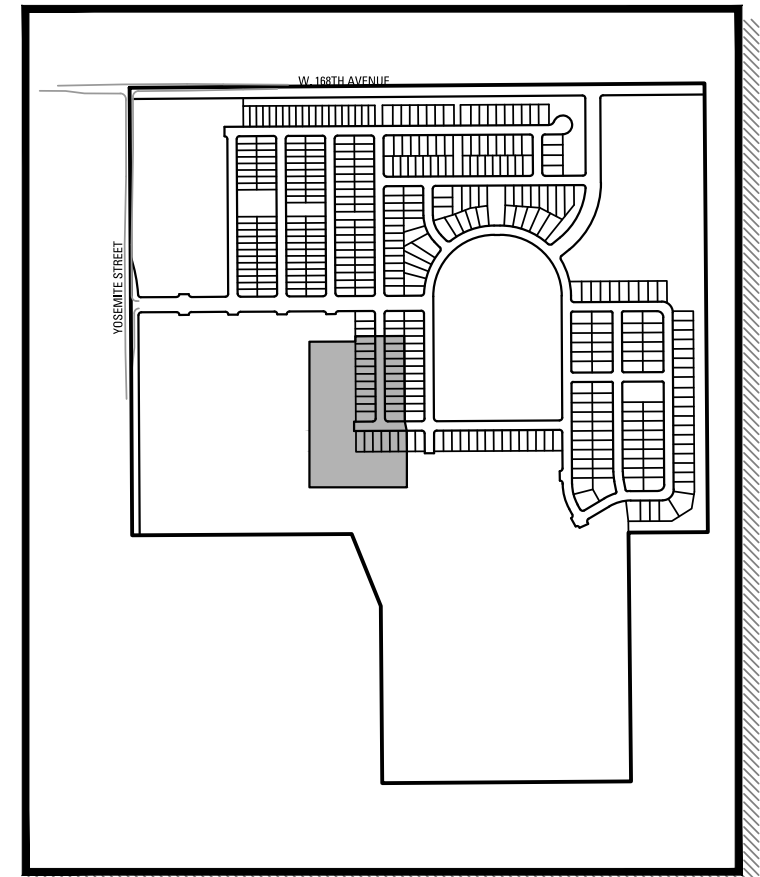
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ARVADA, CO 80002
PH: 720.638.5190

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PRELIMINARY PLAT
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 COUNTY OF ADAMS, STATE OF COLORADO

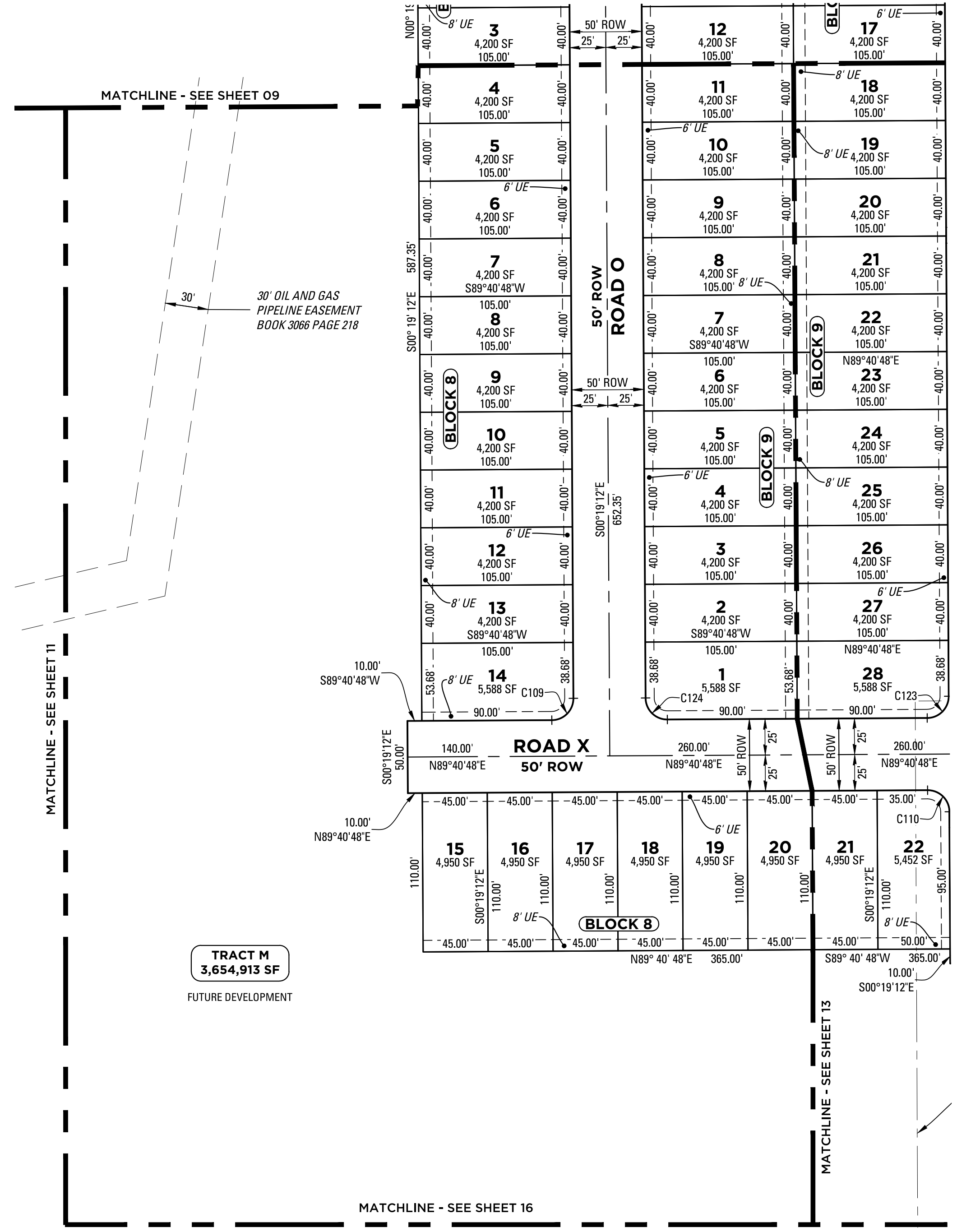
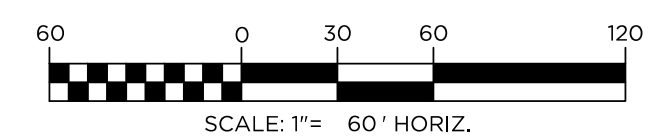
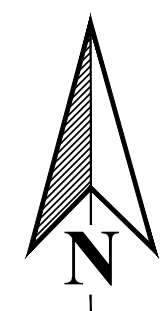
SHEET 12 OF 18



KEYMAP
NTS

LEGEND

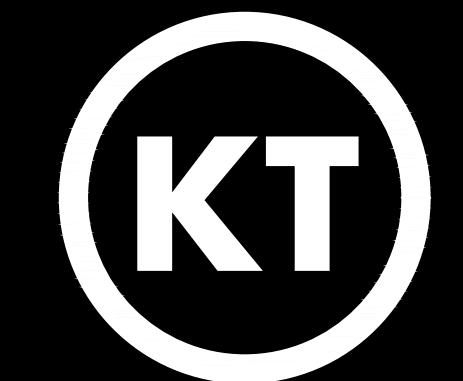
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TRACT M
3,654,913 SF

FUTURE DEVELOPMENT

DATE SUBMITTED: 02.02.2024	
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PREPARED FOR: REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899	
SCALE: 1" = 60'	JOB NO: 0109-2207
	BY: BSS
SHEET 12 OF 18	



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PH: 720.638.5190

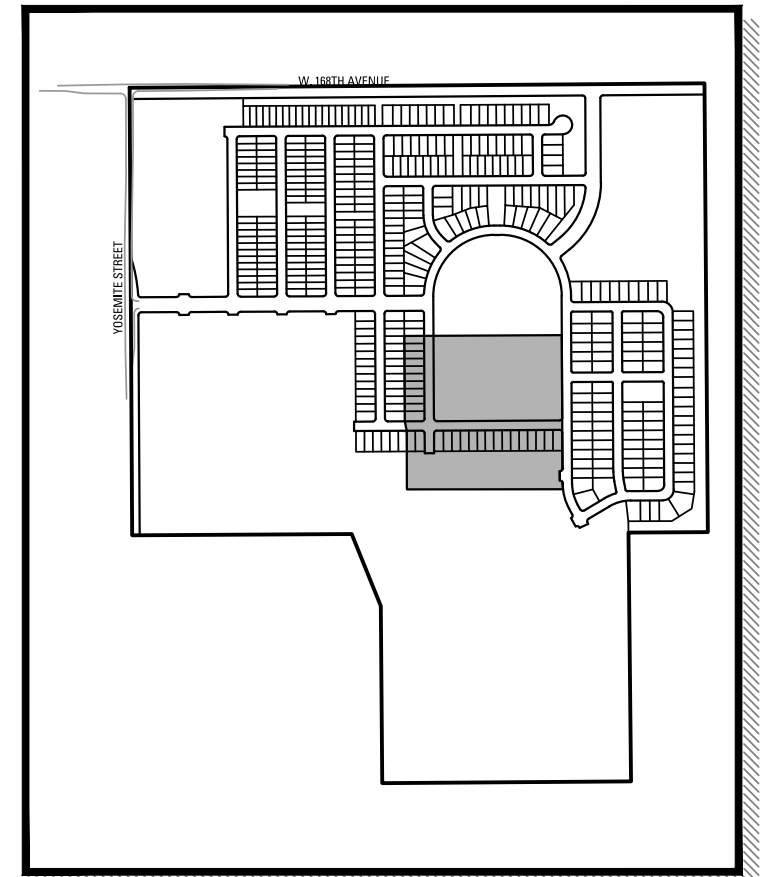
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PRELIMINARY PLAT

TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
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COUNTY OF ADAMS, STATE OF COLORADO

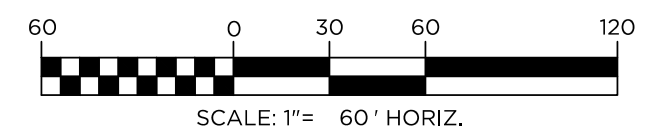
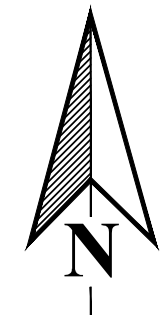
SHEET 13 OF 18



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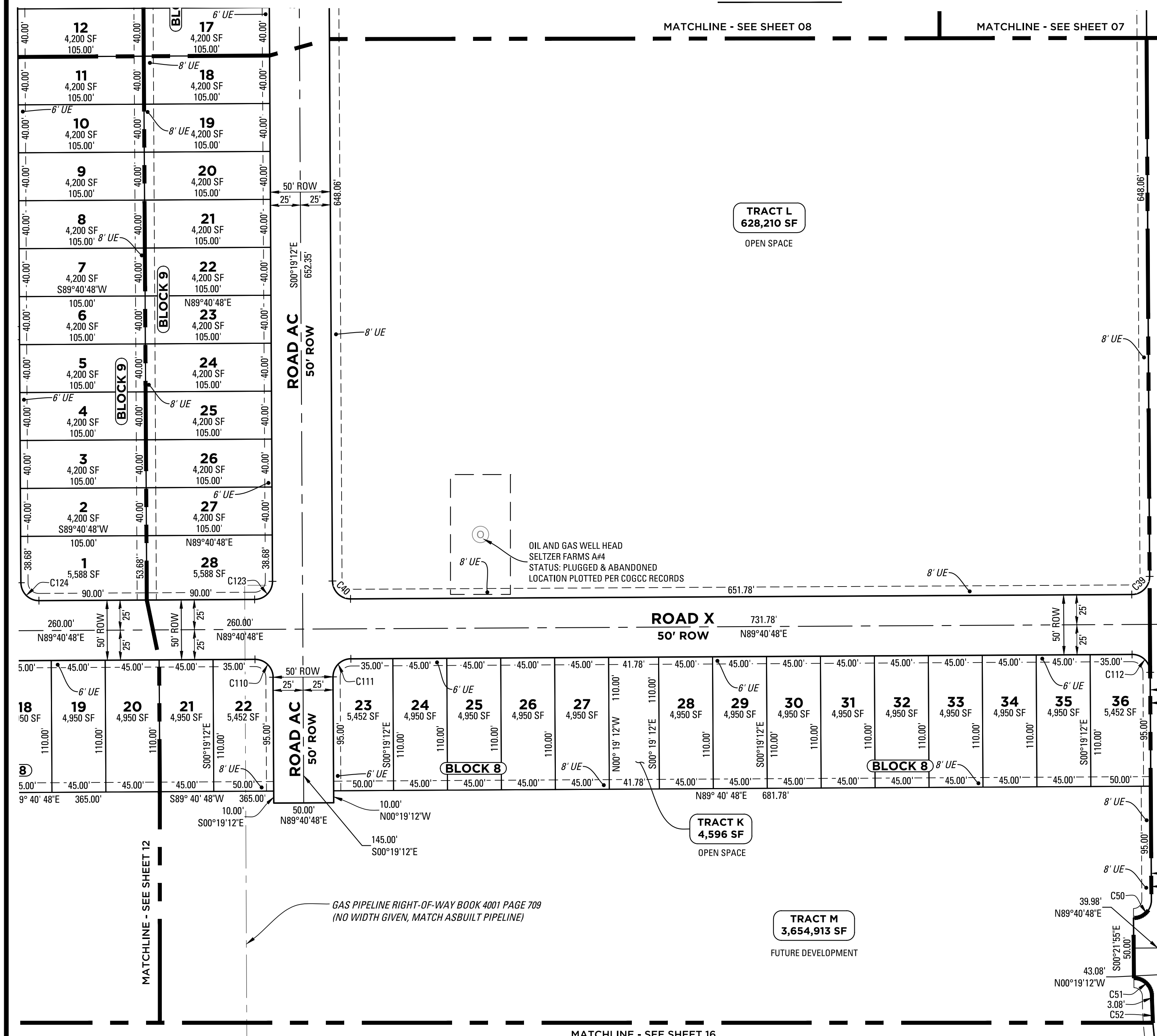


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SCALE: 1" = 60'	JOB NO: 0109-2207
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SHEET 13 OF 18	



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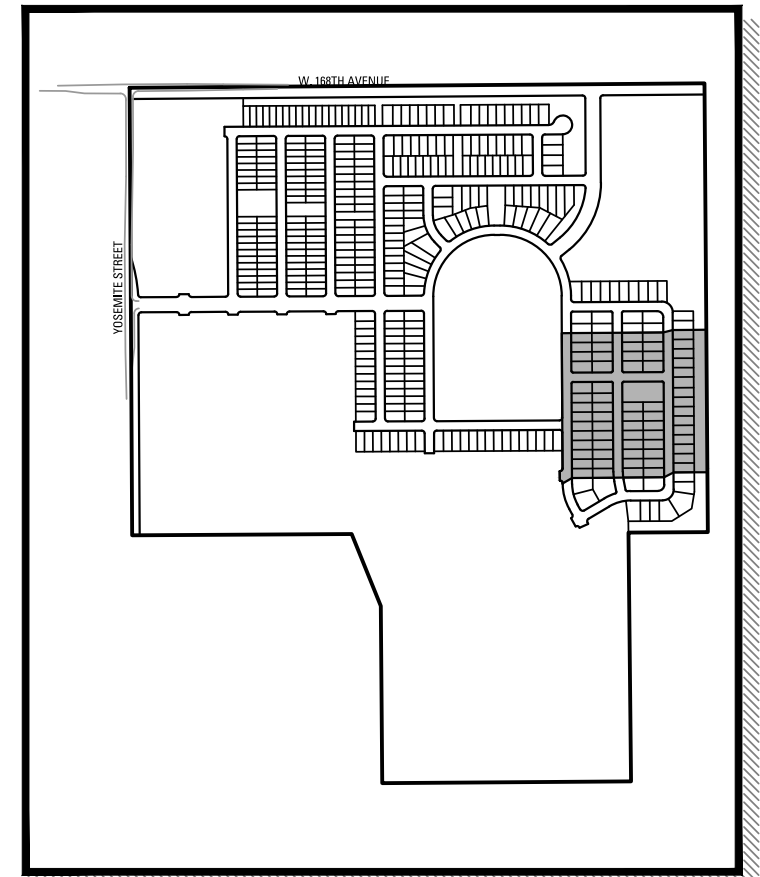
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PRELIMINARY PLAT

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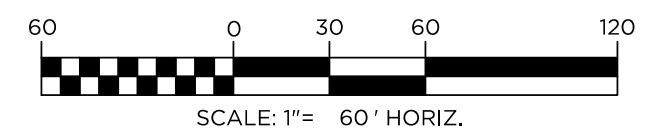
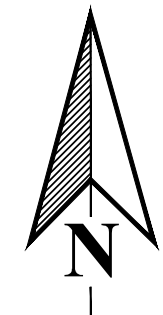
SHEET 14 OF 18



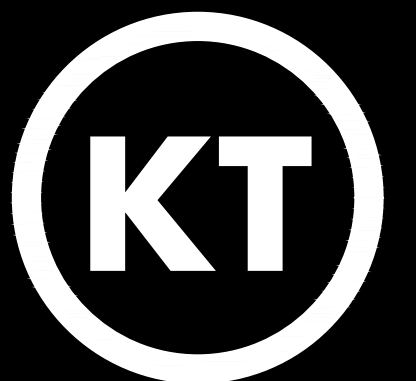
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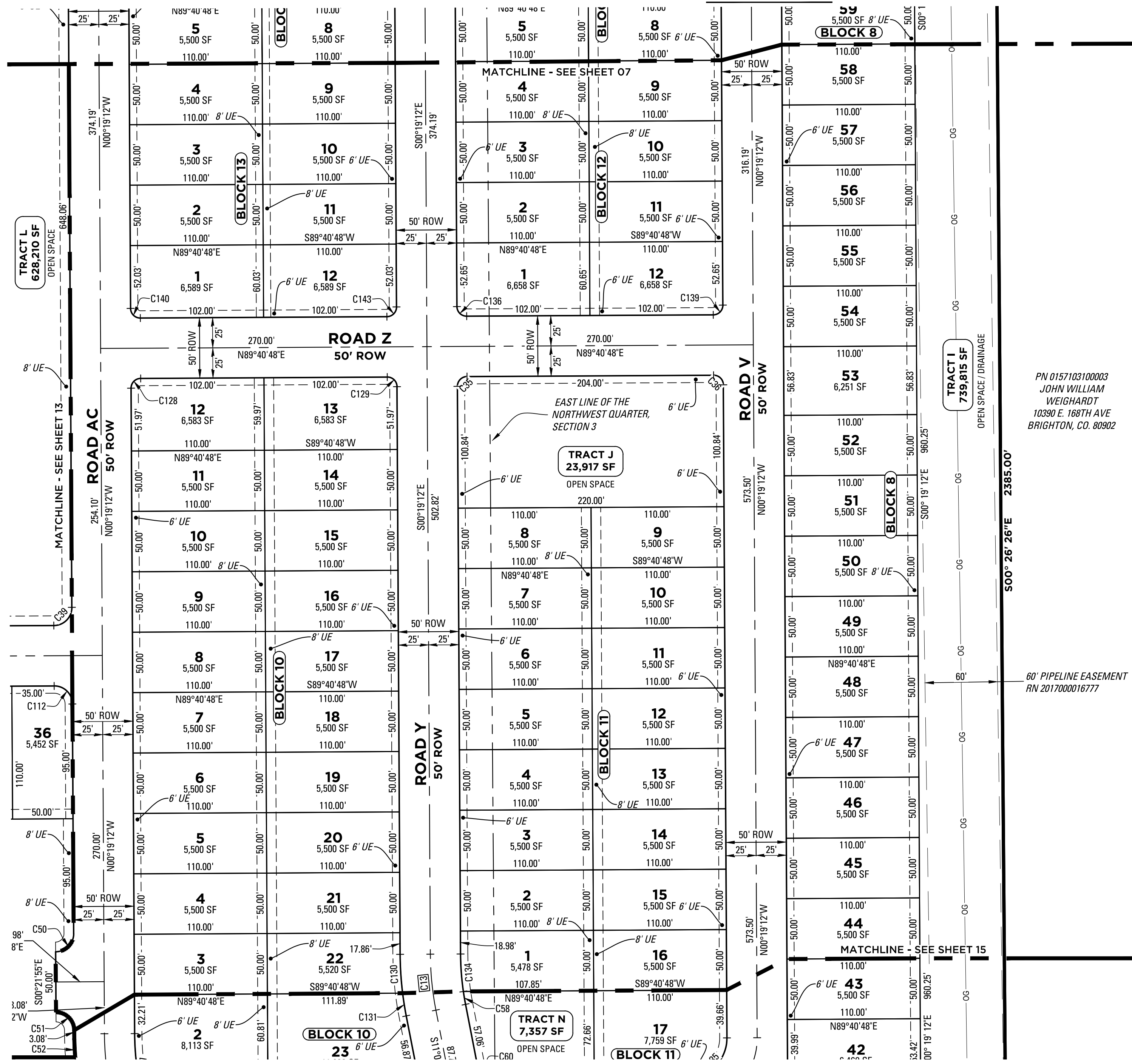


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PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 14 OF 18			



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



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

60' PIPELINE EASEMENT
RN 2017000016777

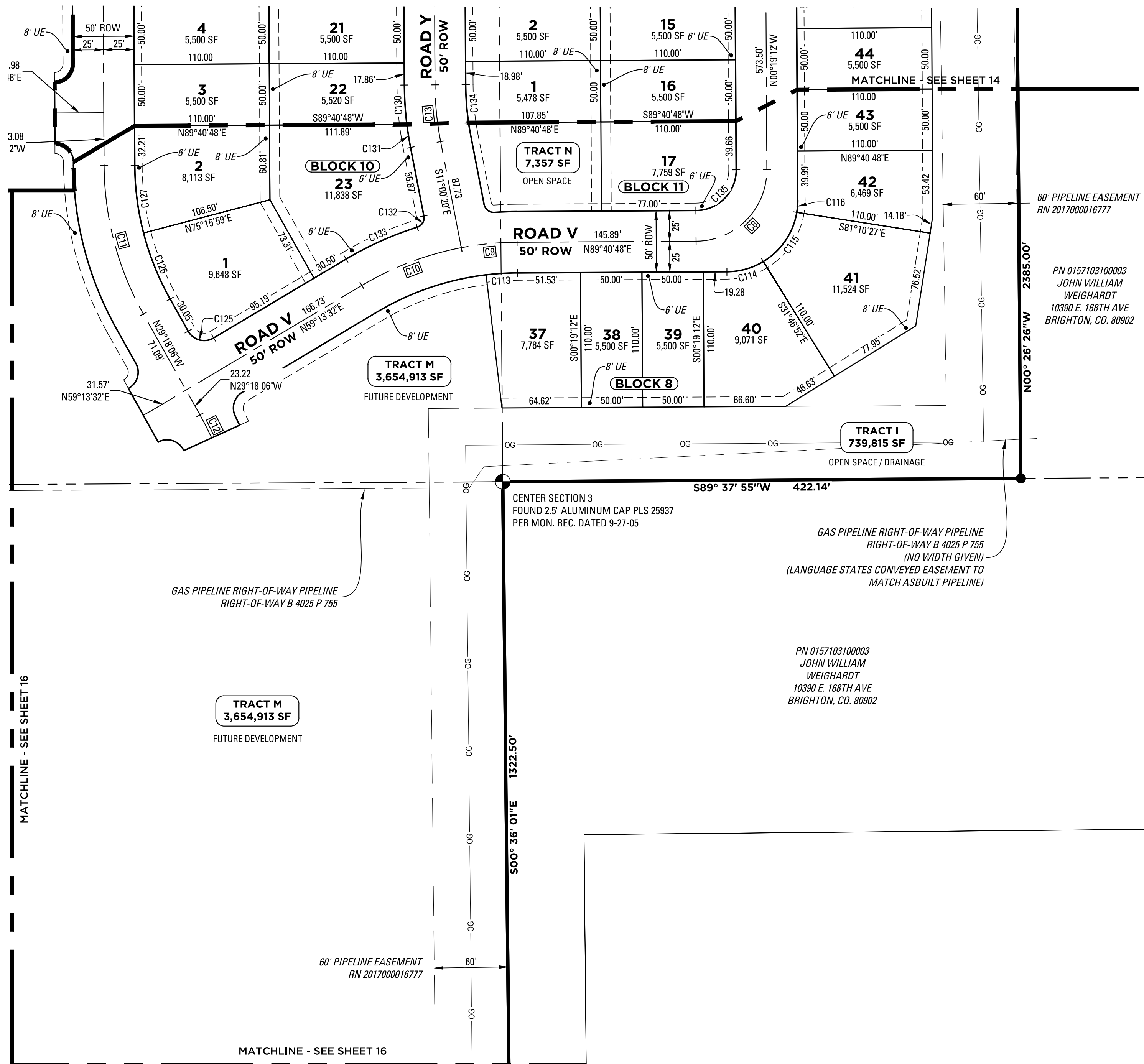
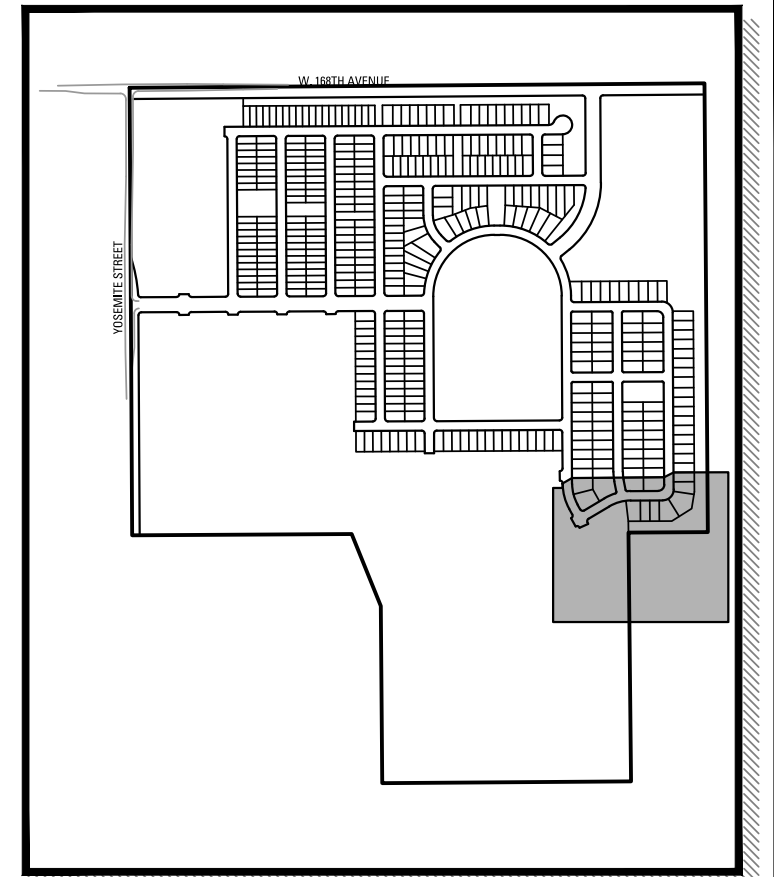
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PRELIMINARY PLAT

TODD CREEK FARMS FILING NO. 1

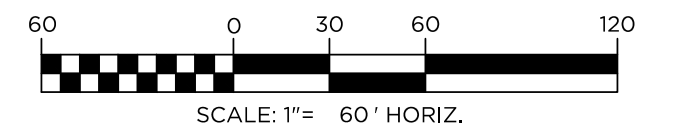
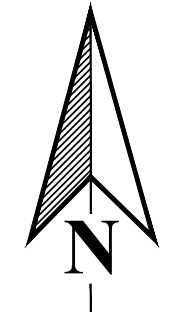
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 15 OF 18

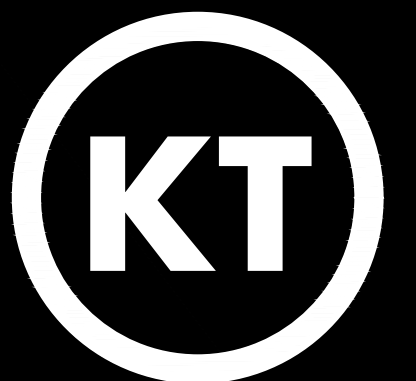


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DATE SUBMITTED: 02.02.2024	
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PREPARED FOR: REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899	
SCALE: 1" = 60'	JOB NO: 0109-2207
BY: BSS	
SHEET 15 OF 18	



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

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MATCHLINE - SEE SHEET 16

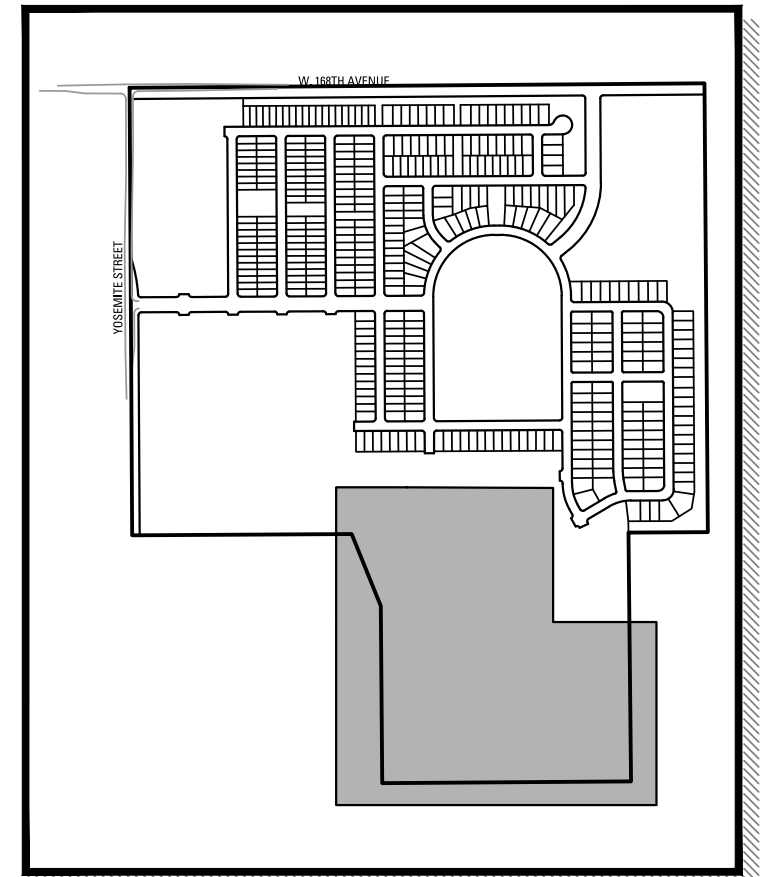
MATCHLINE - SEE SHEET 16

PRELIMINARY PLAT

TODD CREEK FARMS FILING NO. 1

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

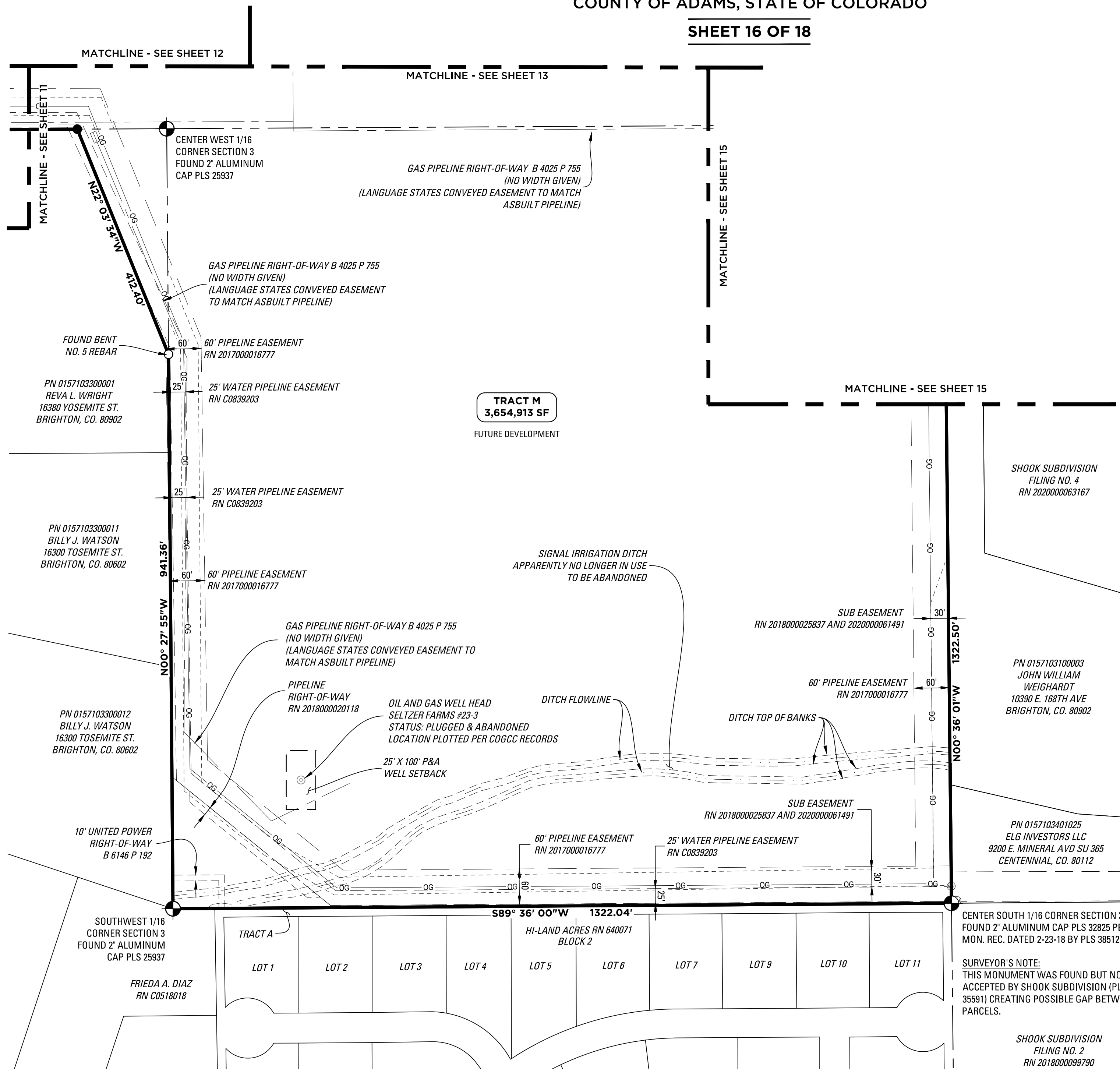
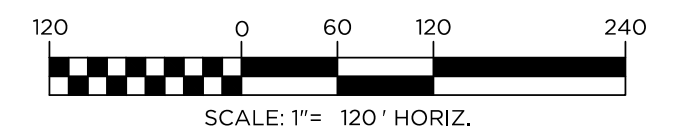
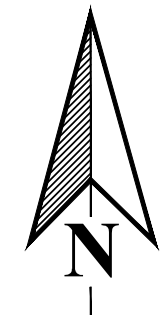
SHEET 16 OF 18



KEYMAP
NTS

LEGEND

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SHOOK SUBDIVISION
FILING NO. 2
RN 2018000099790

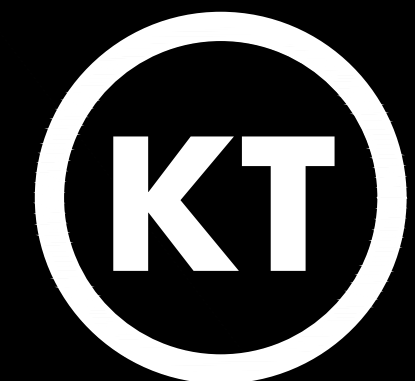
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PREPARED FOR:
REMINGTON HOMES, INC.
5740 OLDE WADSWORTH
BLVD, ARVADA, CO 80002
303.420.2899

SCALE: 1" = 120'
JOB NO: 0109-2207
BY: BSS

SHEET 16 OF 18



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

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

SHEET 17 OF 18

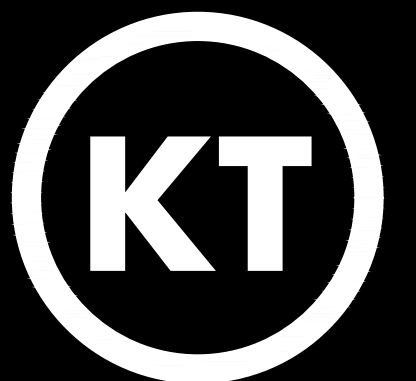
LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C14	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C15	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C16	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C17	89°59'36"	15.00'	23.56'	N45°19'24"W	21.21'
C18	89°52'35"	15.00'	23.53'	N44°36'42"E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

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

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

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DATE SUBMITTED: 02.02.2024		
REVISION NO.	DATE	
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5		
PREPARED FOR: REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: NA	JOB NO: 0109-2207	BY: BSS
SHEET 17 OF 18		



KT ENGINEERING
ENGINEERS • SURVEYORS

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

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

SHEET 18 OF 18

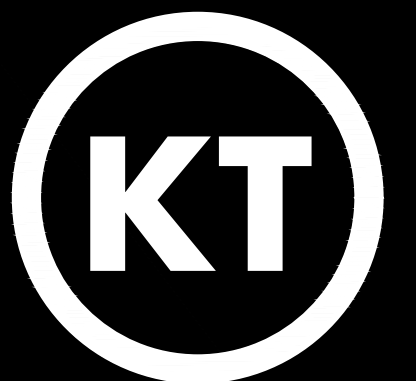
LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C61	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C62	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C63	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C64	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C65	90°00'00"	15.00'	23.56'	S44°40'48"W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

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

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

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

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



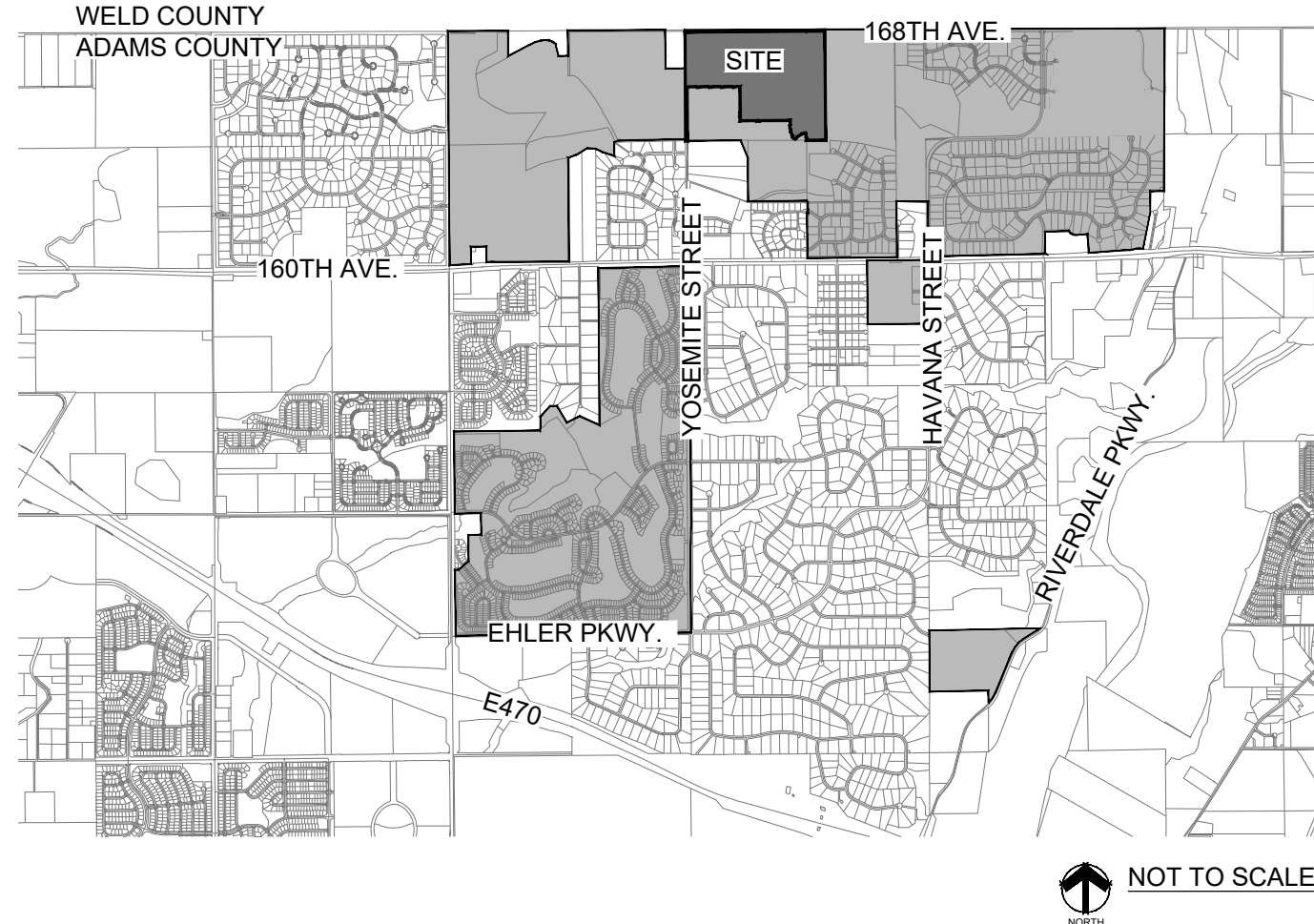
KT ENGINEERING
ENGINEERS • SURVEYORS

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

TODD CREEK FARMS FILING NO.1
PRELIMINARY DEVELOPMENT PLAN
 LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 COUNTY OF ADAMS, STATE OF COLORADO
 207.97 ACRES - 413 LOTS / 13 TRACTS

CASE NO. PRC2023-00020

VICINITY MAP



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
L0.0	COVER SHEET
L0.1	OVERALL SITE PLAN
L0.2	FENCE PLAN
L1.0	PLANT SCHEDULE & CALCULATIONS
L1.1 - L1.17	LANDSCAPE PLANS
L2.0 - L2.4	LANDSCAPE & SITE DETAILS

LEGAL DESCRIPTION

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

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

- NORTHWEST CORNER OF SECTION 3, BEING A FOUND 3.25" ALUMINUM CAP PLS 38285, PARTIALLY ILLEDGIBLE, PER MONUMENT RECORD DATED 1-27-15.
- NORTH 1/4 CORNER OF SECTION 3, BEING A POUND 2" ALUMINUM CAP, PLS 25937, PER MONUMENT RECORD DATED 2-23-18.

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

CERTIFICATE OF OWNERSHIP

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

 (OWNERS SIGNATURE)

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

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

PLANNING COMMISSION APPROVAL:

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

 CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

 CHAIRMAN

CERTIFICATE OF THE CLERK AND RECORDER:

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

 COUNTY CLERK AND RECORDER

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

STAFF REVIEW:

APPROVED AS TO FORM BY:

 DIRECTOR OF PLANNING AND DEVELOPMENT

 COUNTY ATTORNEY

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

Land Planning

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

Civil Engineering

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

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

Issue Date: 02/09/2024

REVISIONS:	DATE:
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NOT FOR CONSTRUCTION

Sheet Name
COVER SHEET

Sheet Number
L0.0

DEVELOPER

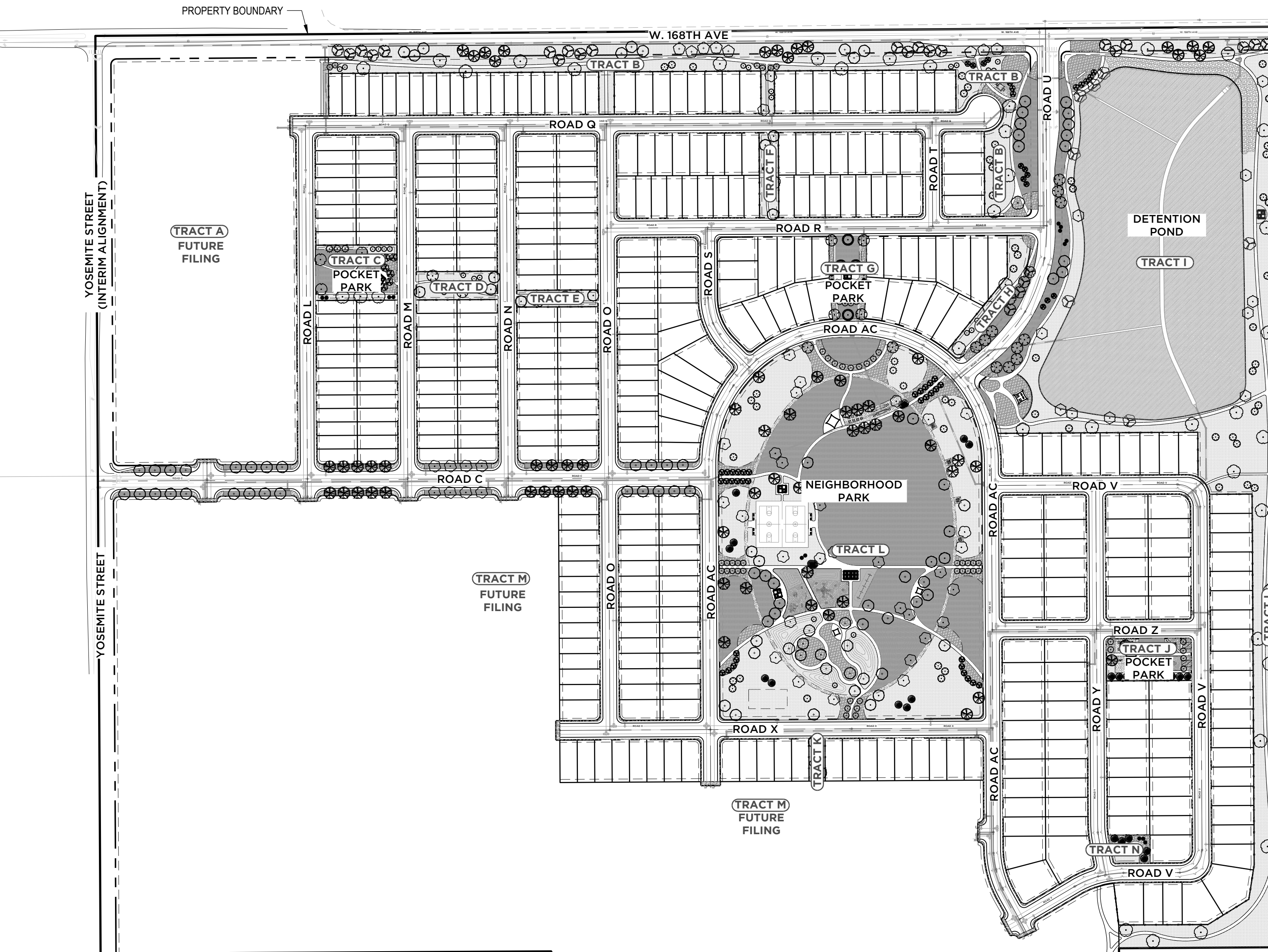
REMINGTON HOMES
 5740 OLDE WADSWORTH BLVD, UNIT A
 ARVADA, CO 80002
 PHONE: 303.472.4633
 MATT CAVANAUGH

PLANNER/LANDSCAPE ARCHITECT

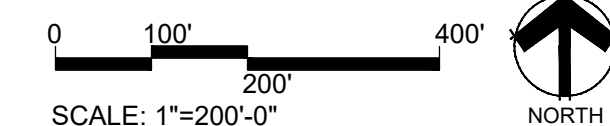
PCS GROUP, INC.
 200 KALAMATH ST.
 DENVER, CO 80223
 PHONE: 303.531.4905
 JOHN PRESTWICH

CIVIL ENGINEER/SURVEYOR

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



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



Prepared For

Remington
HOMES

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

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TODD CREEK FARMS FILING NO. 1
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ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

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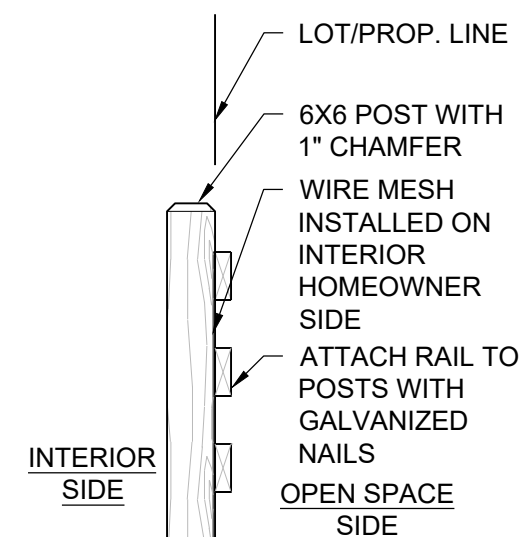
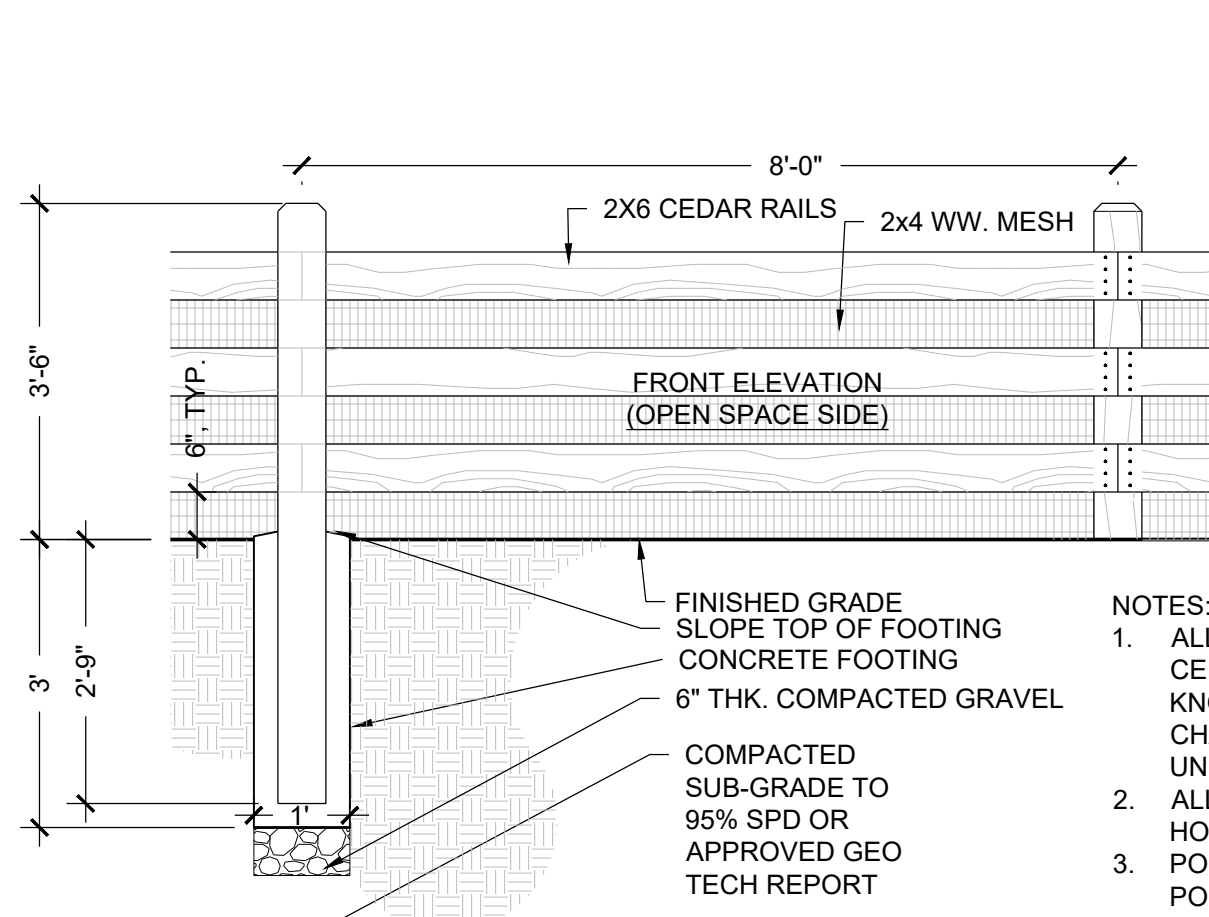
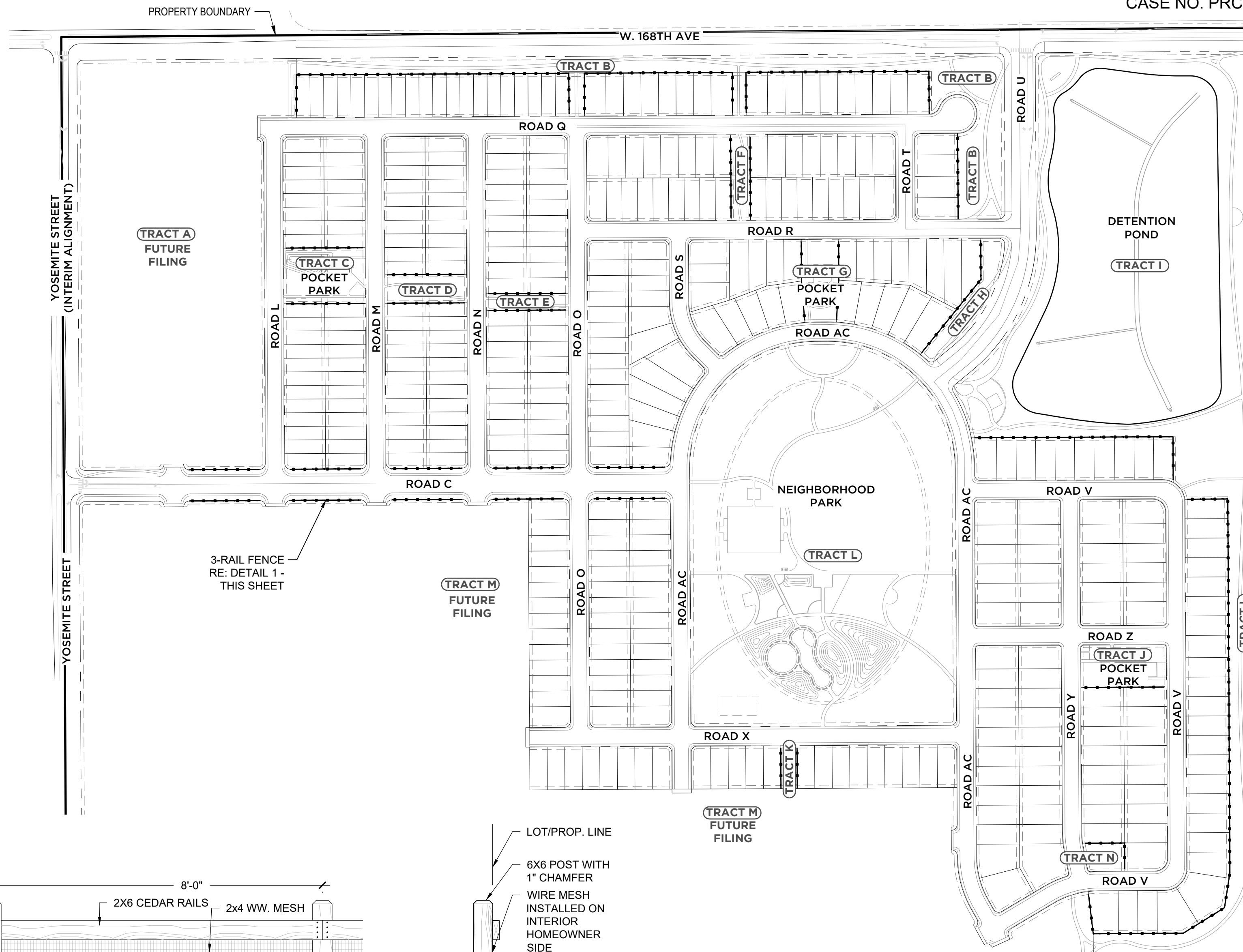
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Sheet Name

OVERALL
SITE PLAN

Sheet Number

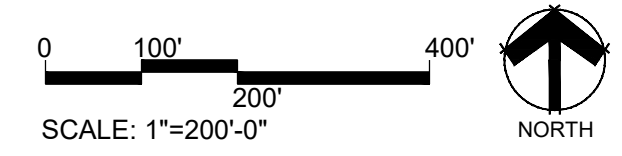
L0.1



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

1 3-RAIL FENCE

NOT TO SCALE



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Sheet Name
FENCE PLAN

Sheet Number
L0.2

PLANT & GROUND COVER SCHEDULE

CASE NO. PRC2023-00020




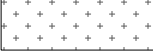

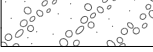


CODE	QTY	COMMON / BOTANICAL NAME	ROOT	CALIPER/HT.
DECIDUOUS TREES				
UA	4	Alleee Lacebark Elm / Ulmus parvifolia 'Alleee'	B & B	2"Cal
AE	9	American Elm / Ulmus x 'Frontier'	B & B	3"Cal
QM	45	Burr Oak / Quercus macrocarpa	B & B	2"Cal
CO	24	Common Hackberry / Celtis occidentalis	B & B	3"Cal
QC	5	Crimson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

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

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

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT
--------	-----	-------------------------	------

GROUND COVERS

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

SEED & SOD MIXES

DRYLAND MIX

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

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

WETLAND MIX

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

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

IRRIGATED SOD

PRODUCT: 'ENVIROTURF'
SUPPLIER: TURF MASTER

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

*Notes:

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

Prepared For

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Sheet Name

**PLANTING
SCHEDULE**

Sheet Number

L1.0

LEGEND

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

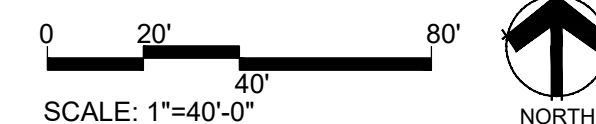
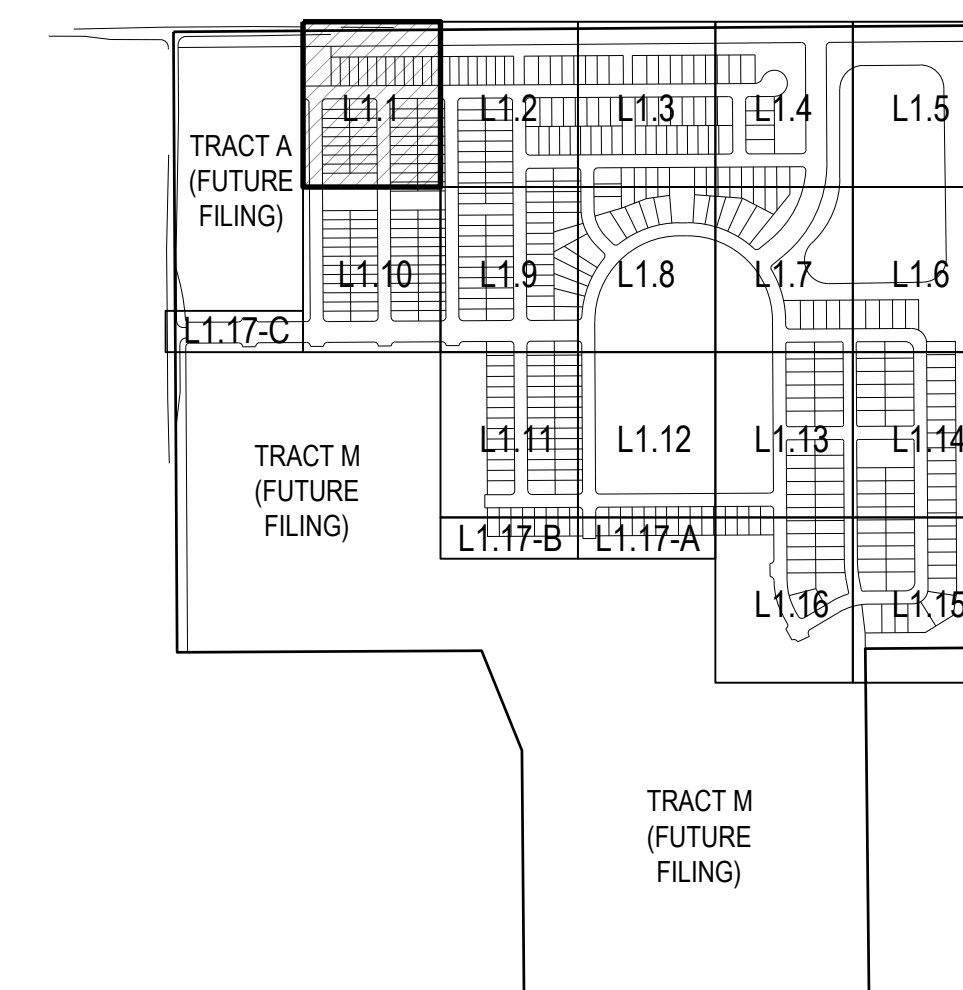
GROUND COVERS

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

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KEY MAP (NOT TO SCALE)



Prepared For

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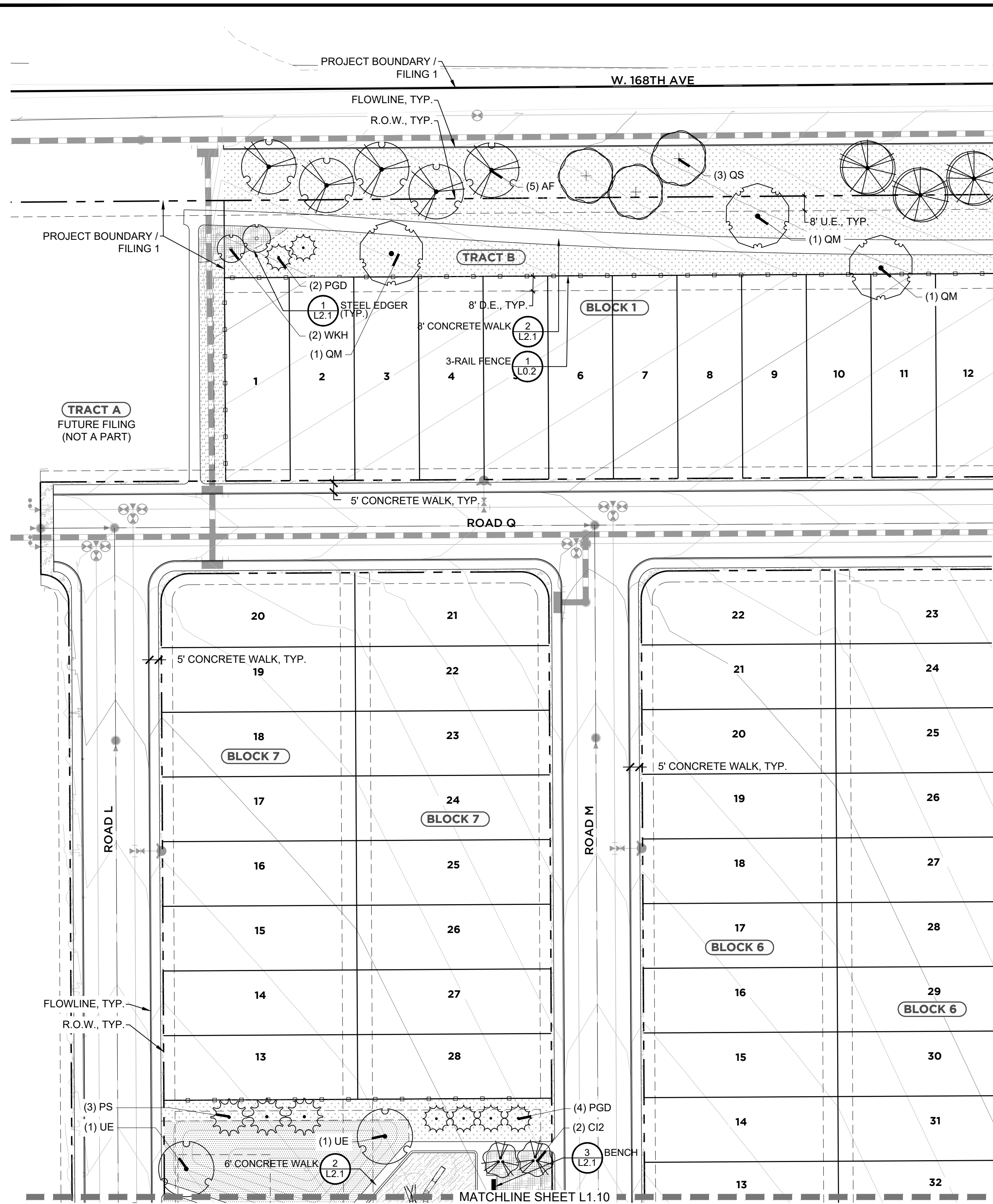
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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.1



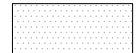



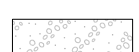


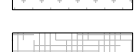
MATCHLINE SHEET L1.10

MATCHLINE SHEET L1.2

LEGEND

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

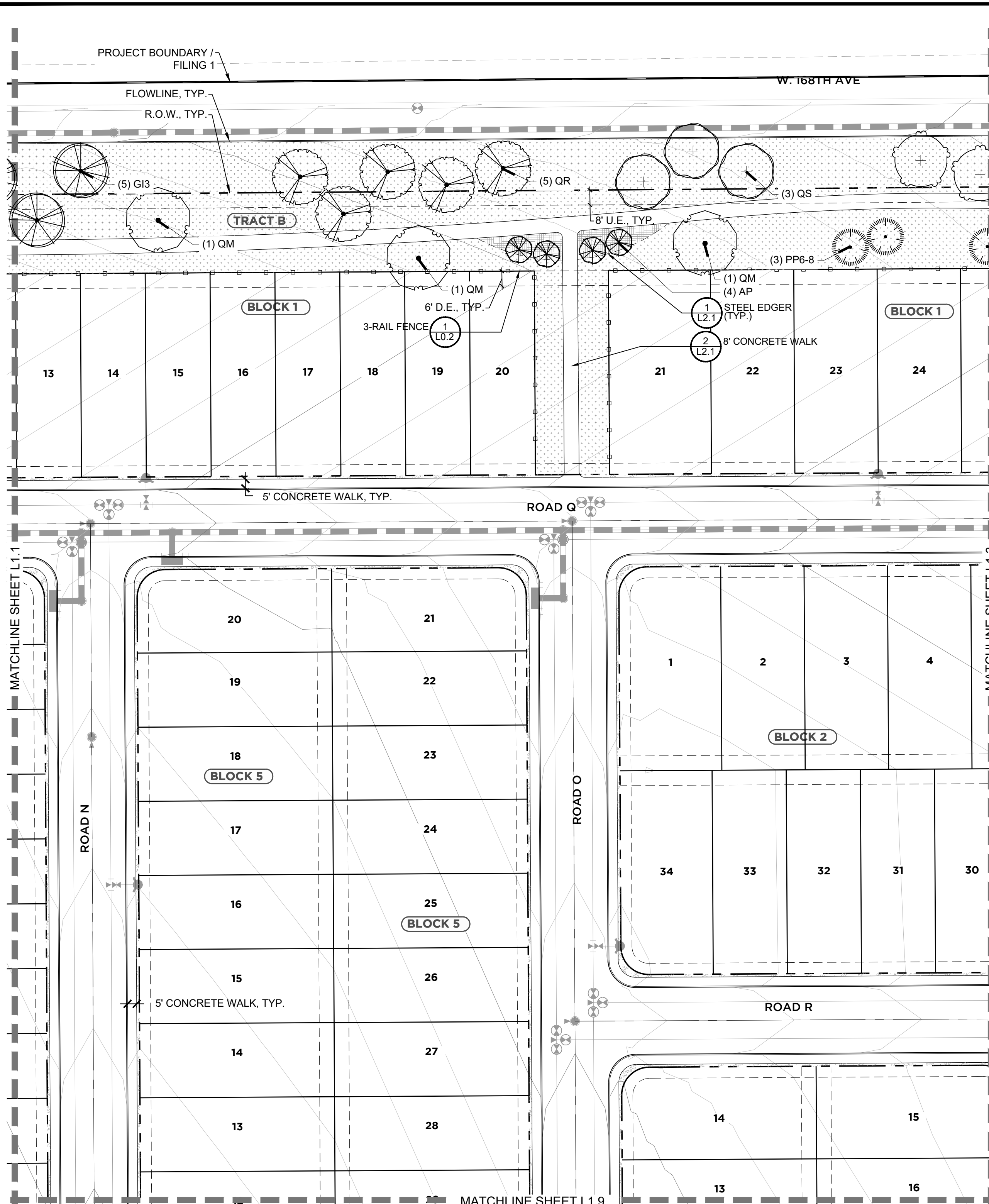
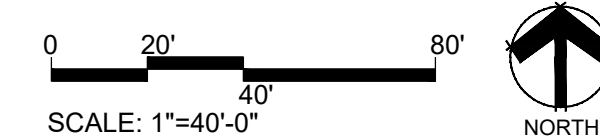
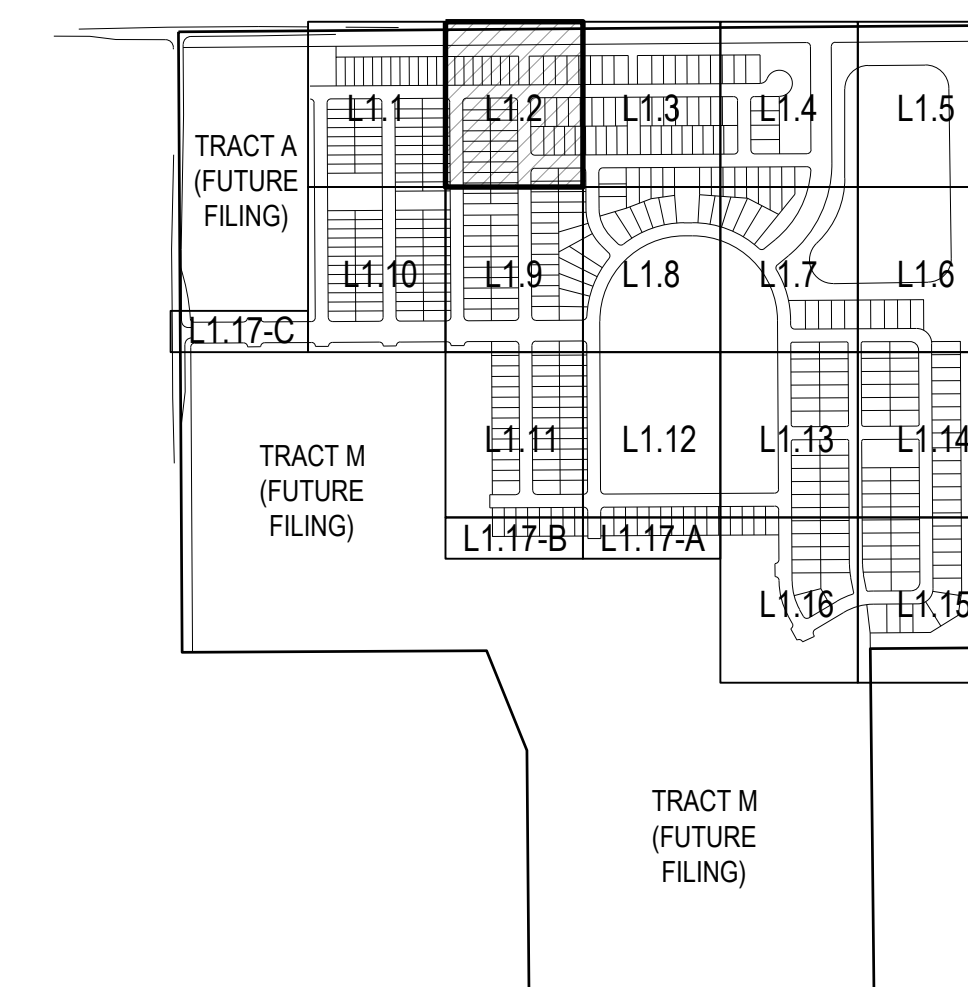
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.2

LEGEND

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

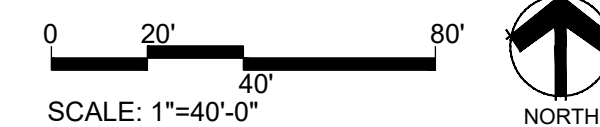
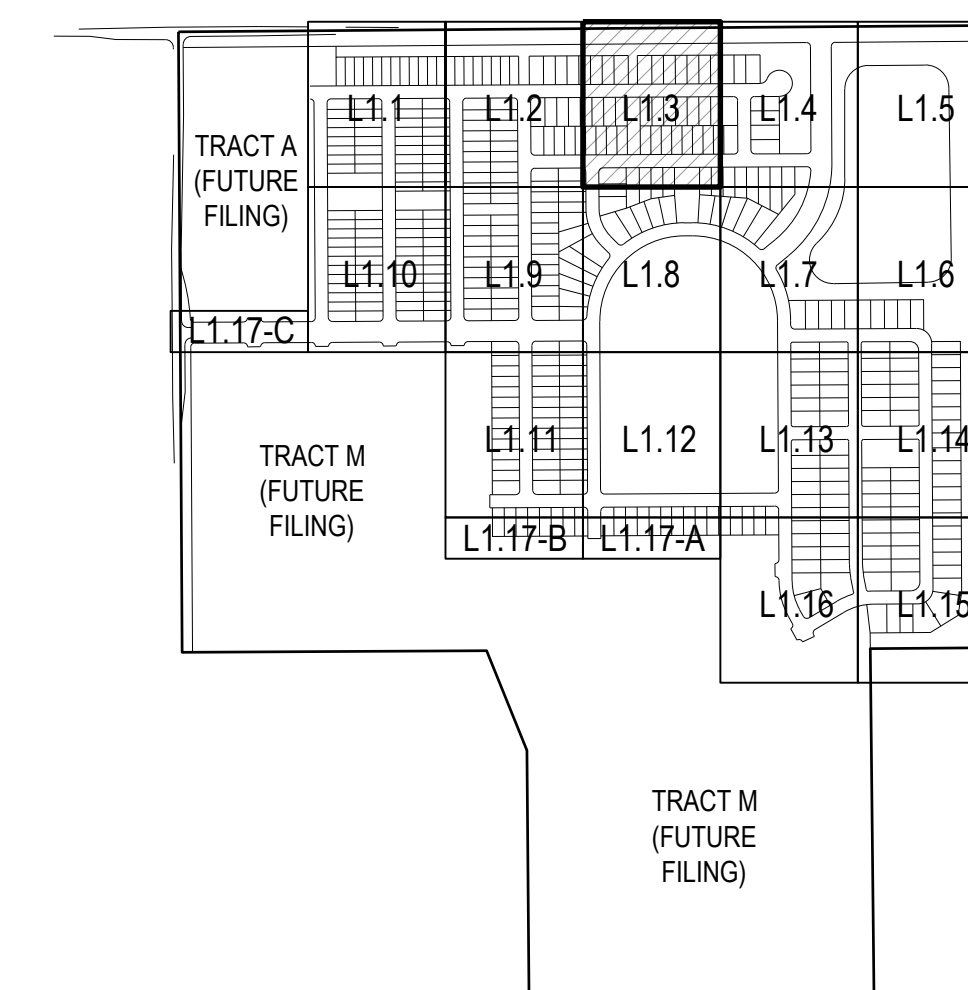
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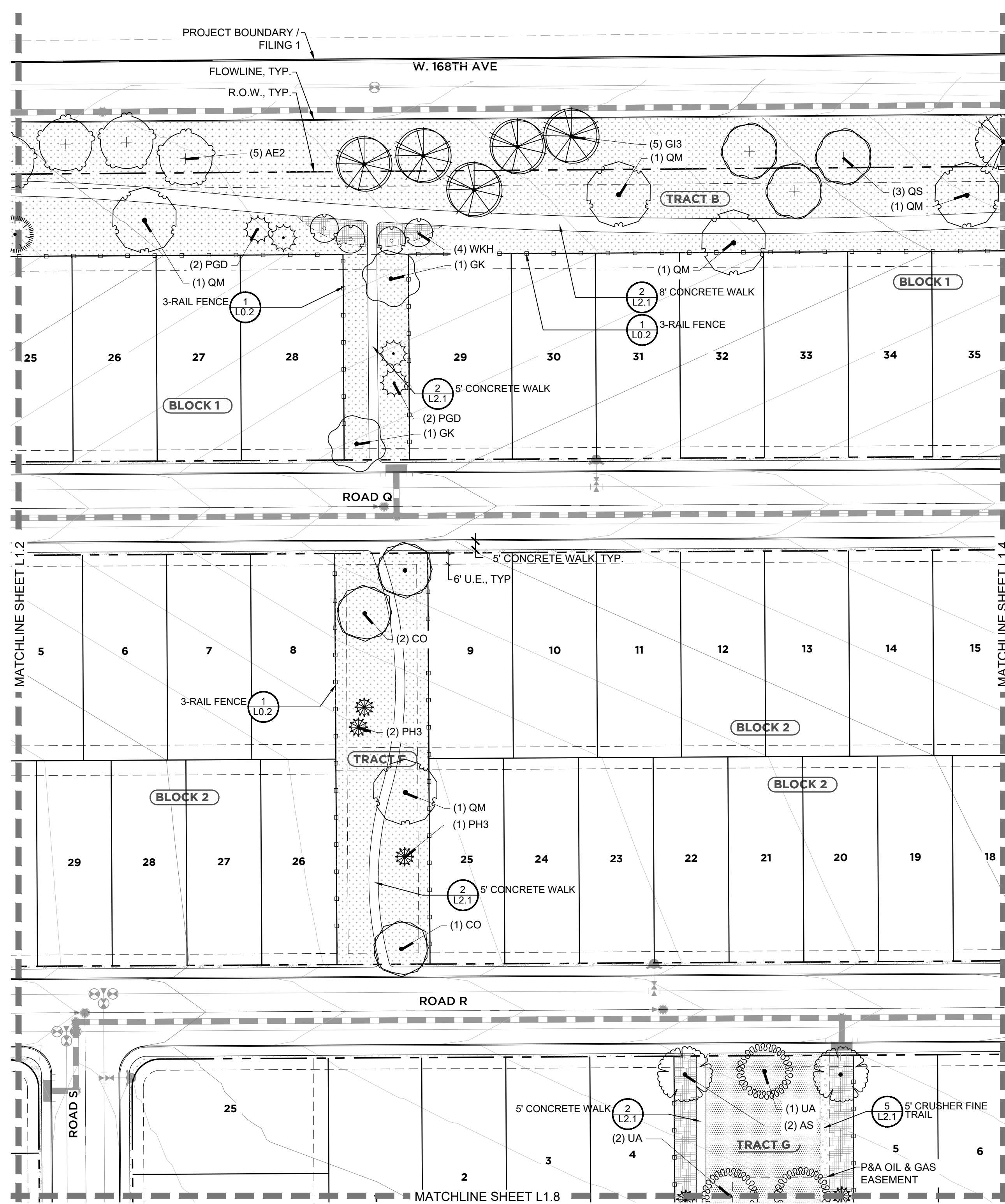
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.3



LEGEND

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

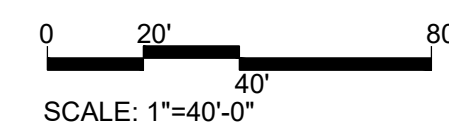
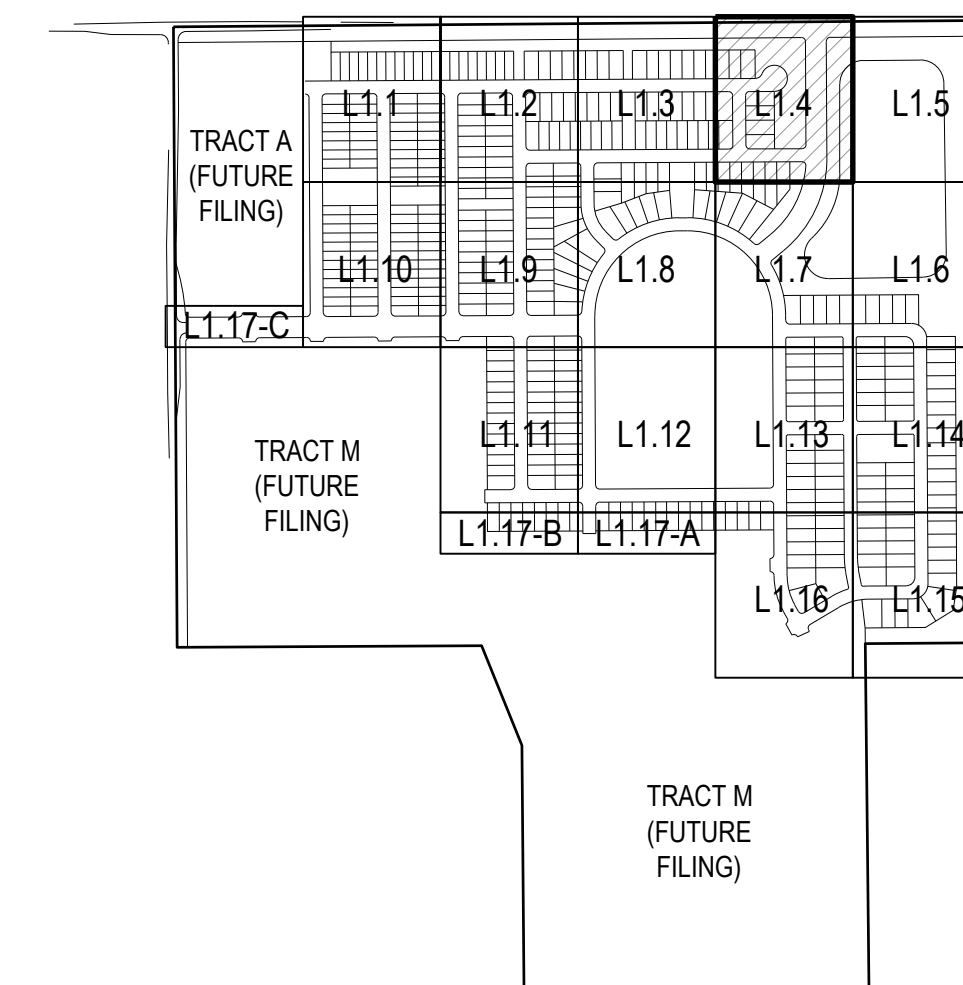
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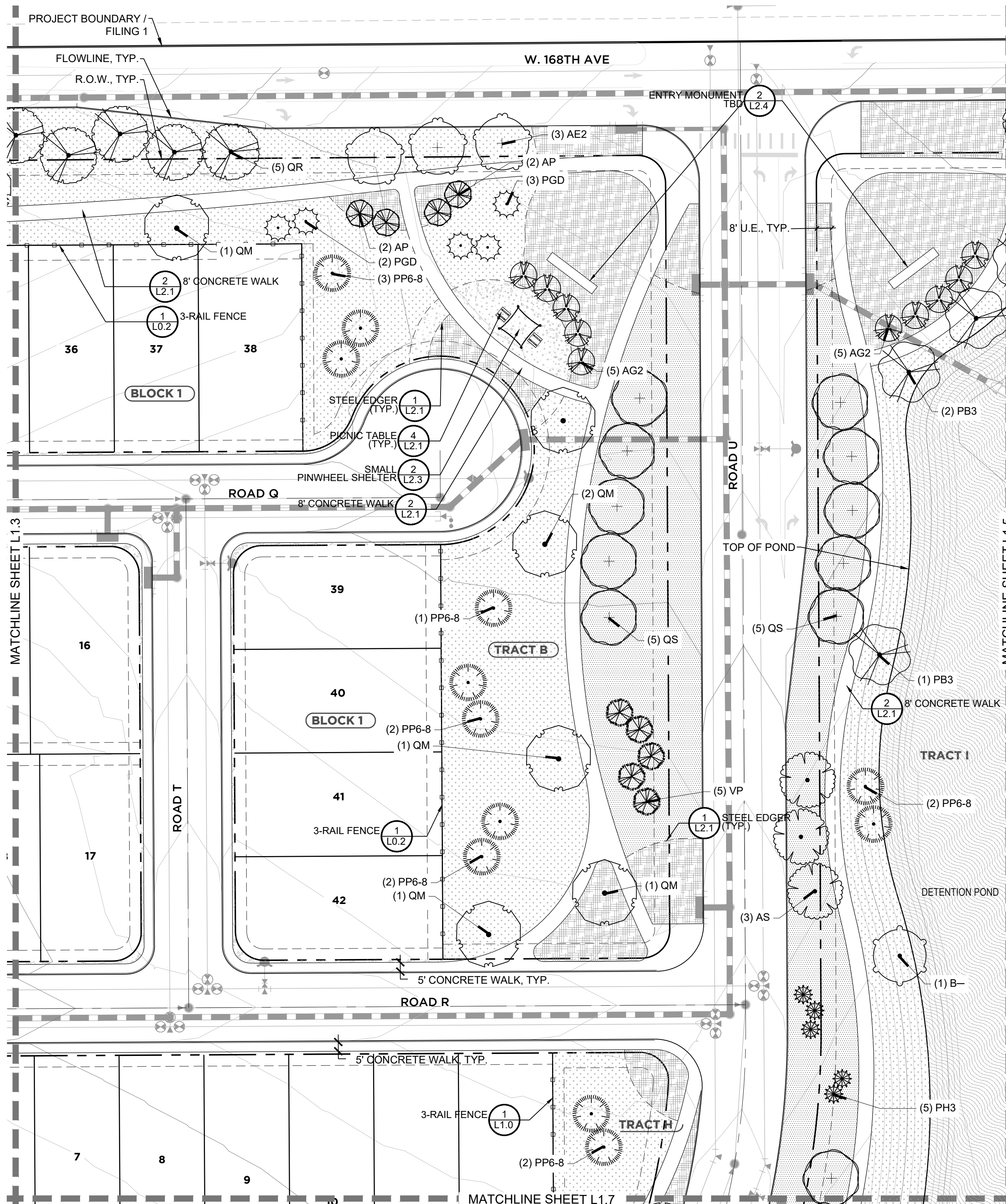
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Sheet Number

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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.5

LEGEND

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

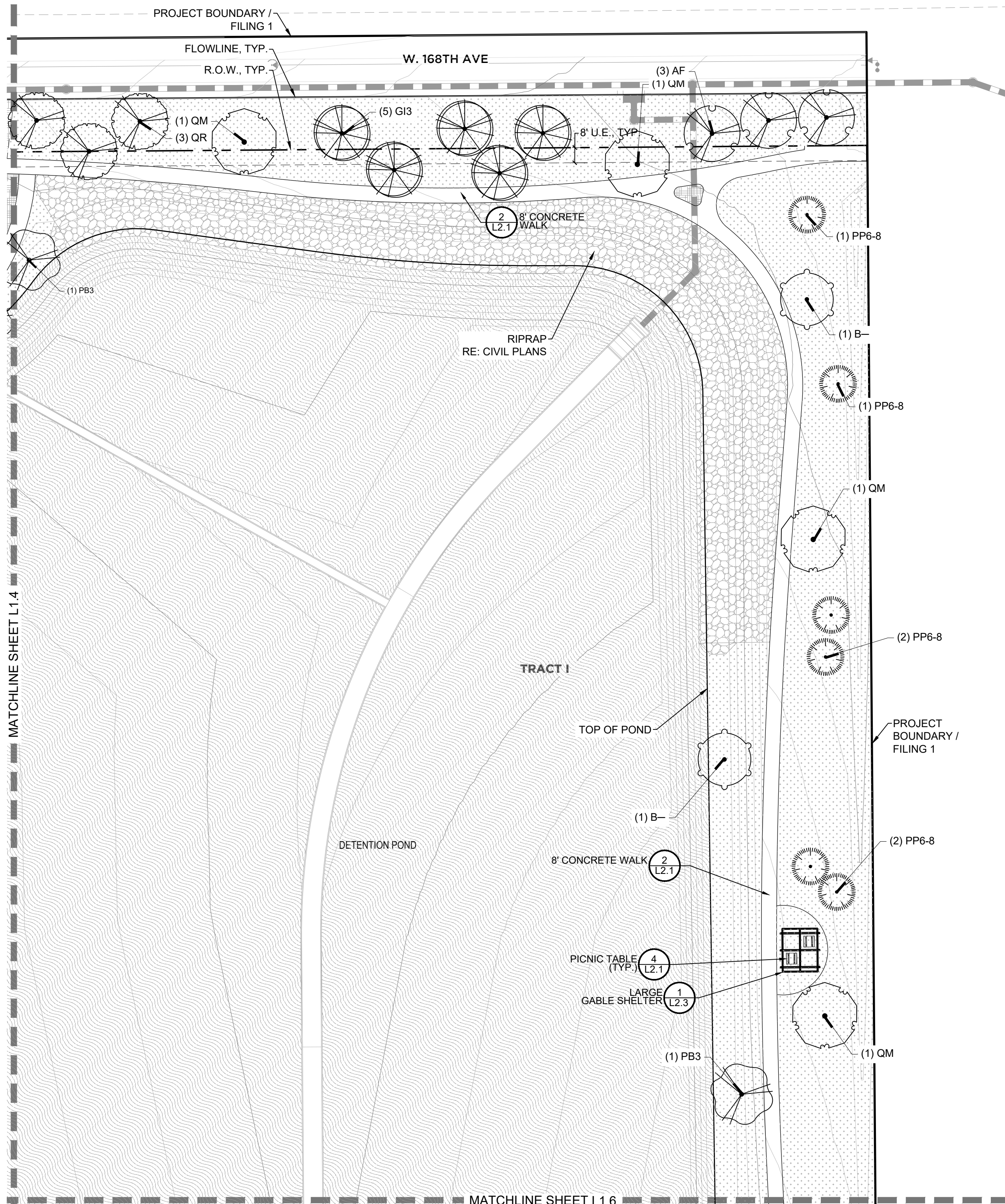
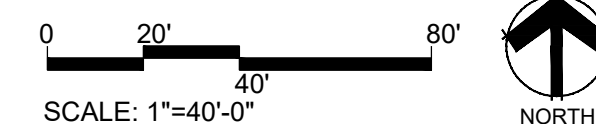
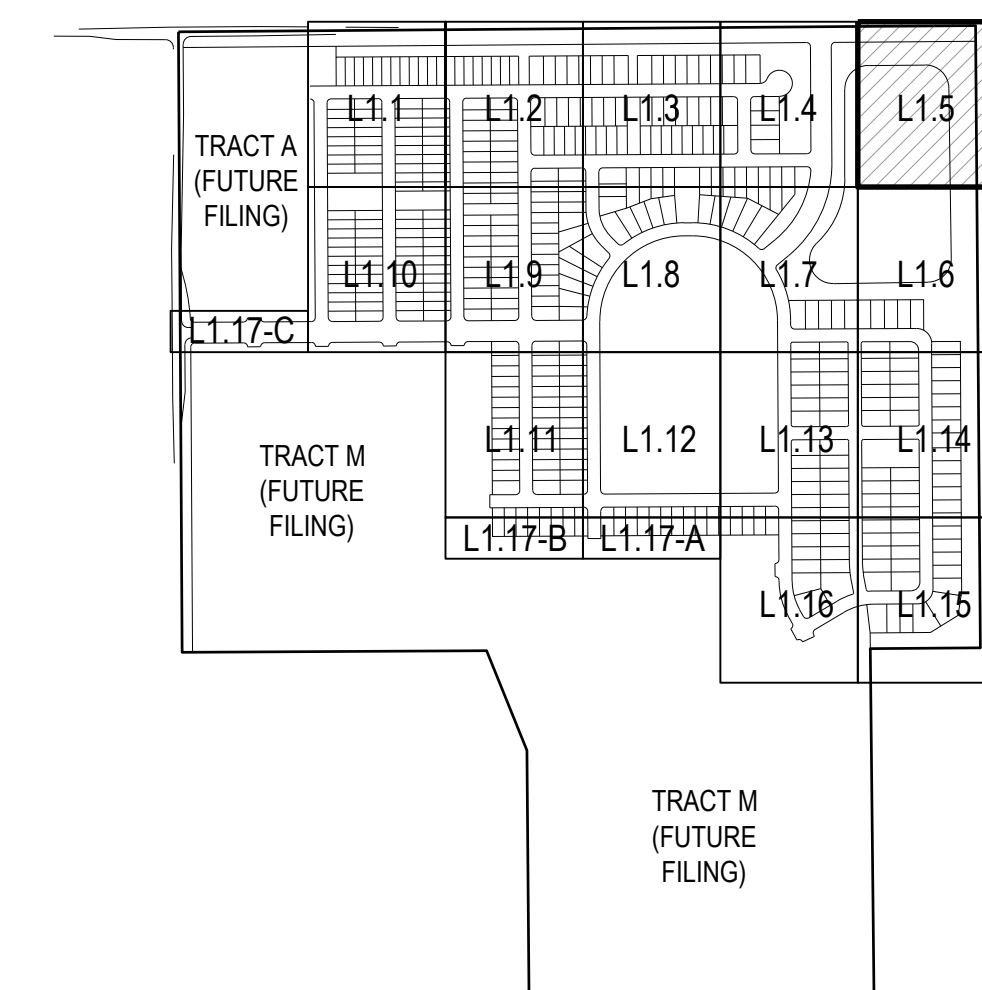
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
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KEY MAP (NOT TO SCALE)



MATCHLINE SHEET L1.6



LEGEND

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

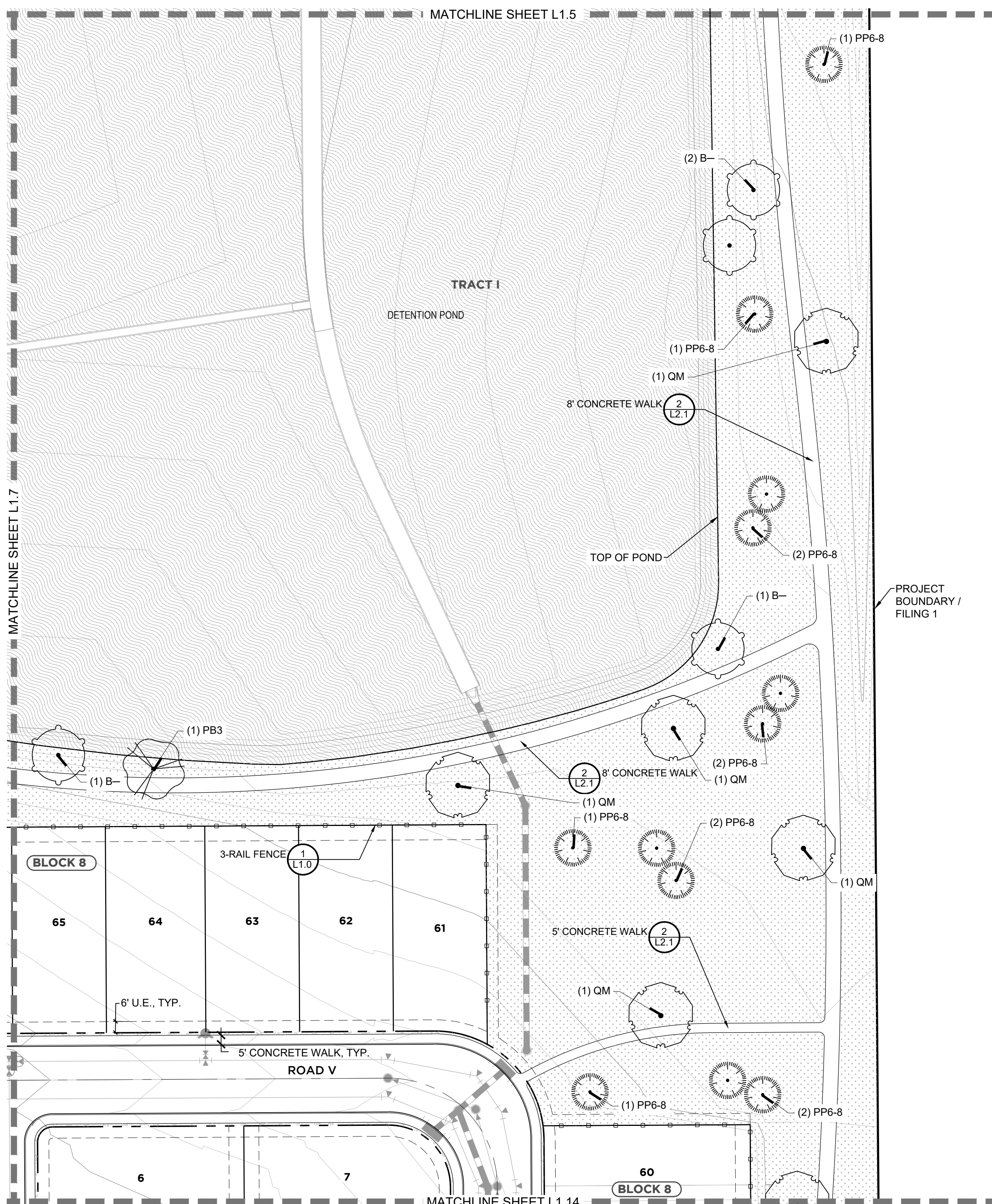
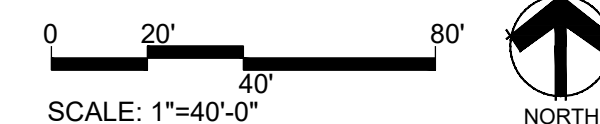
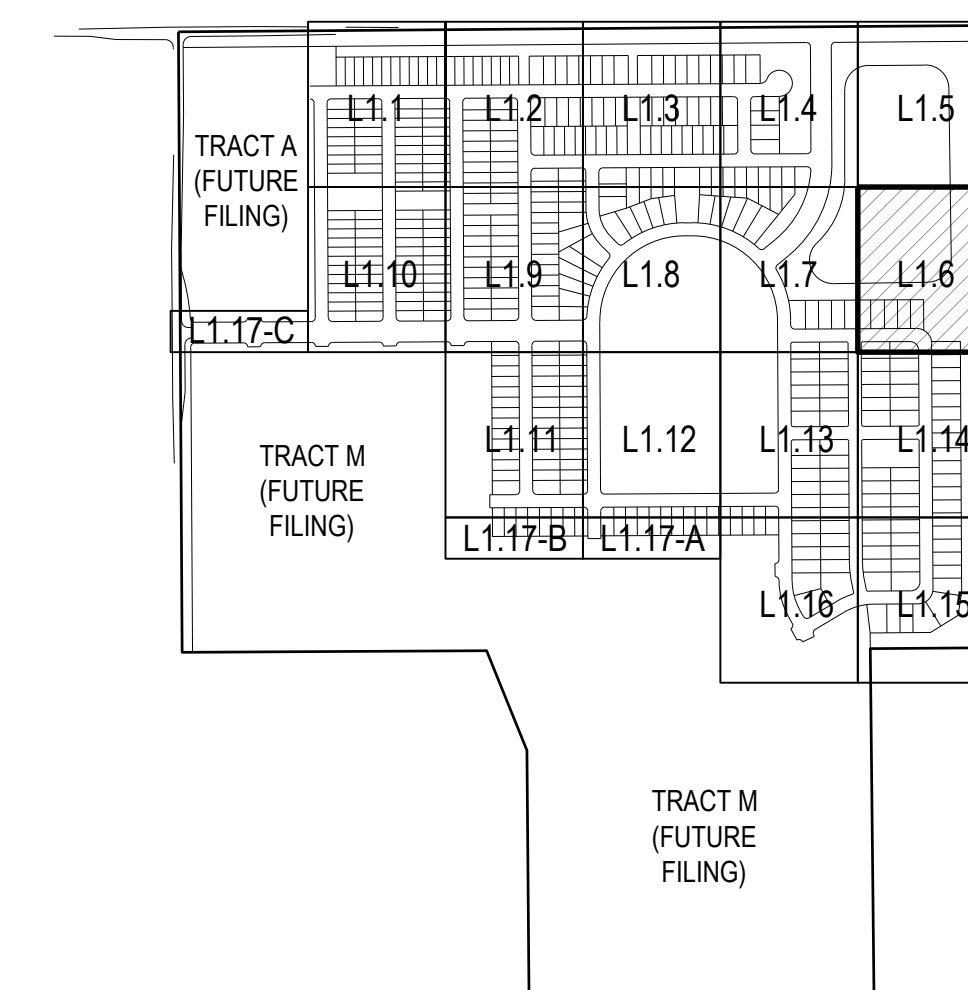
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MATCHLINE SHEET L1.7

MATCHLINE SHEET L1.5

MATCHLINE SHEET L1.14

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LANDSCAPE PLAN

Sheet Number

L1.6

LEGEND

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

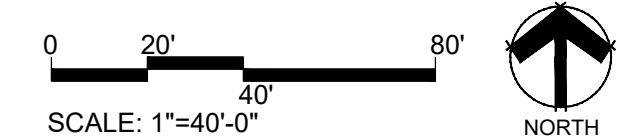
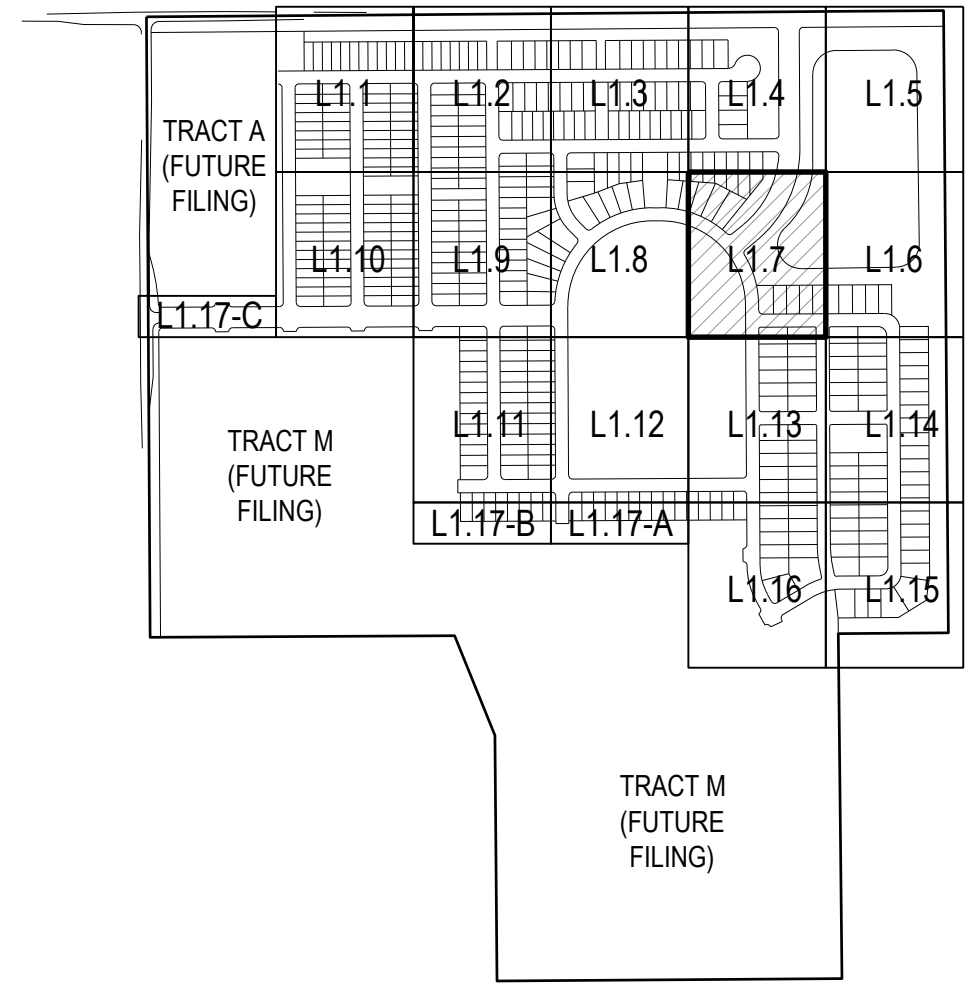
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Prepared For
Remington HOMES
5740 OLDE WADSWORTH BLVD UNIT A
ARVADA, CO 80002
PHONE: 303.472.4633
MATT CAVANAUGH

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

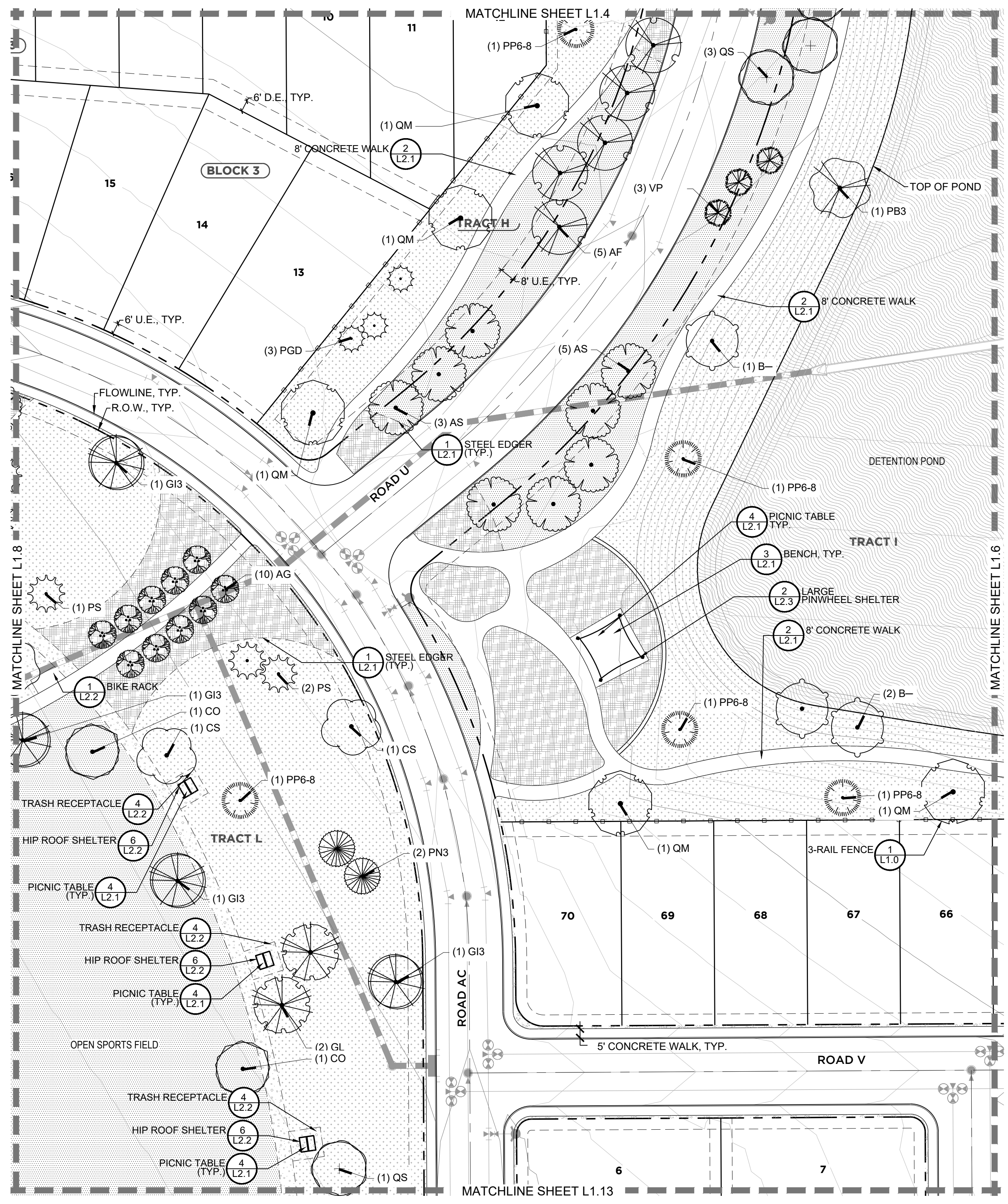
Issue Date: 02/09/2024

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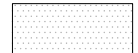
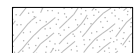


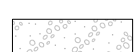


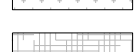
NOT FOR CONSTRUCTION

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.7

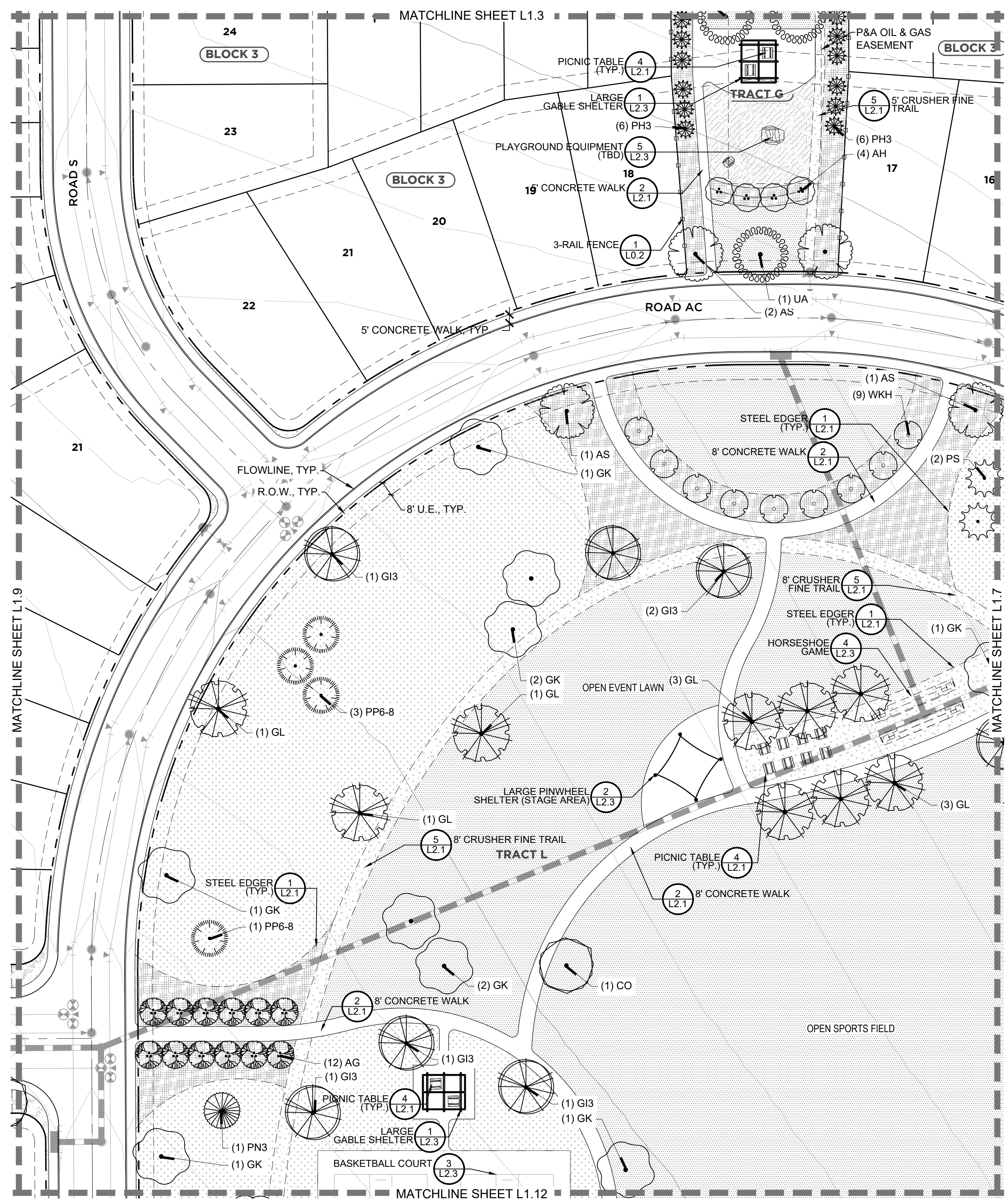
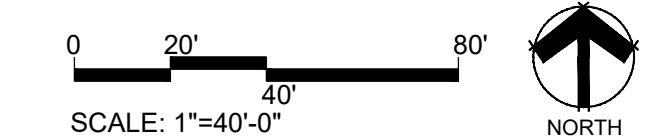
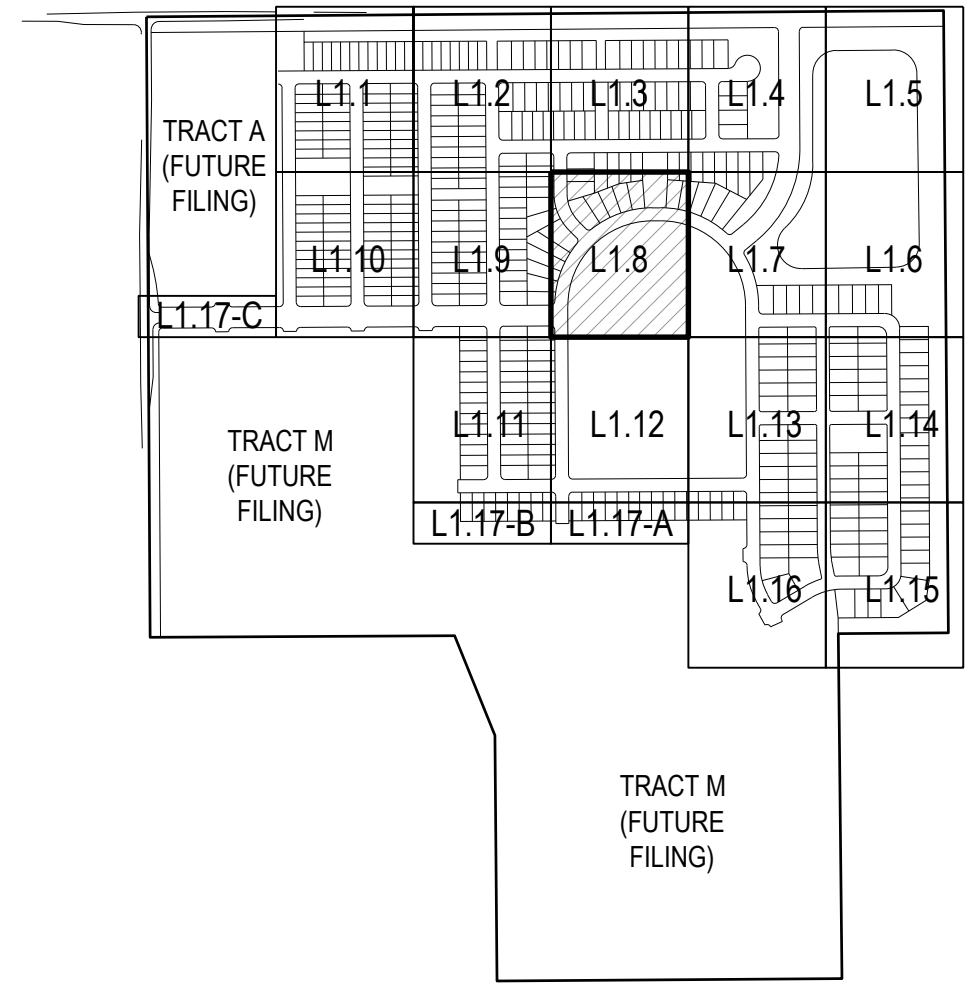


LEGEND

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

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

KEY MAP (NOT TO SCALE)



TODD CREEK FARMS FILING NO. 1
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 ADAMS COUNTY, COLORADO

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TODD CREEK FARMS FILING NO. 1
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LEGEND

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

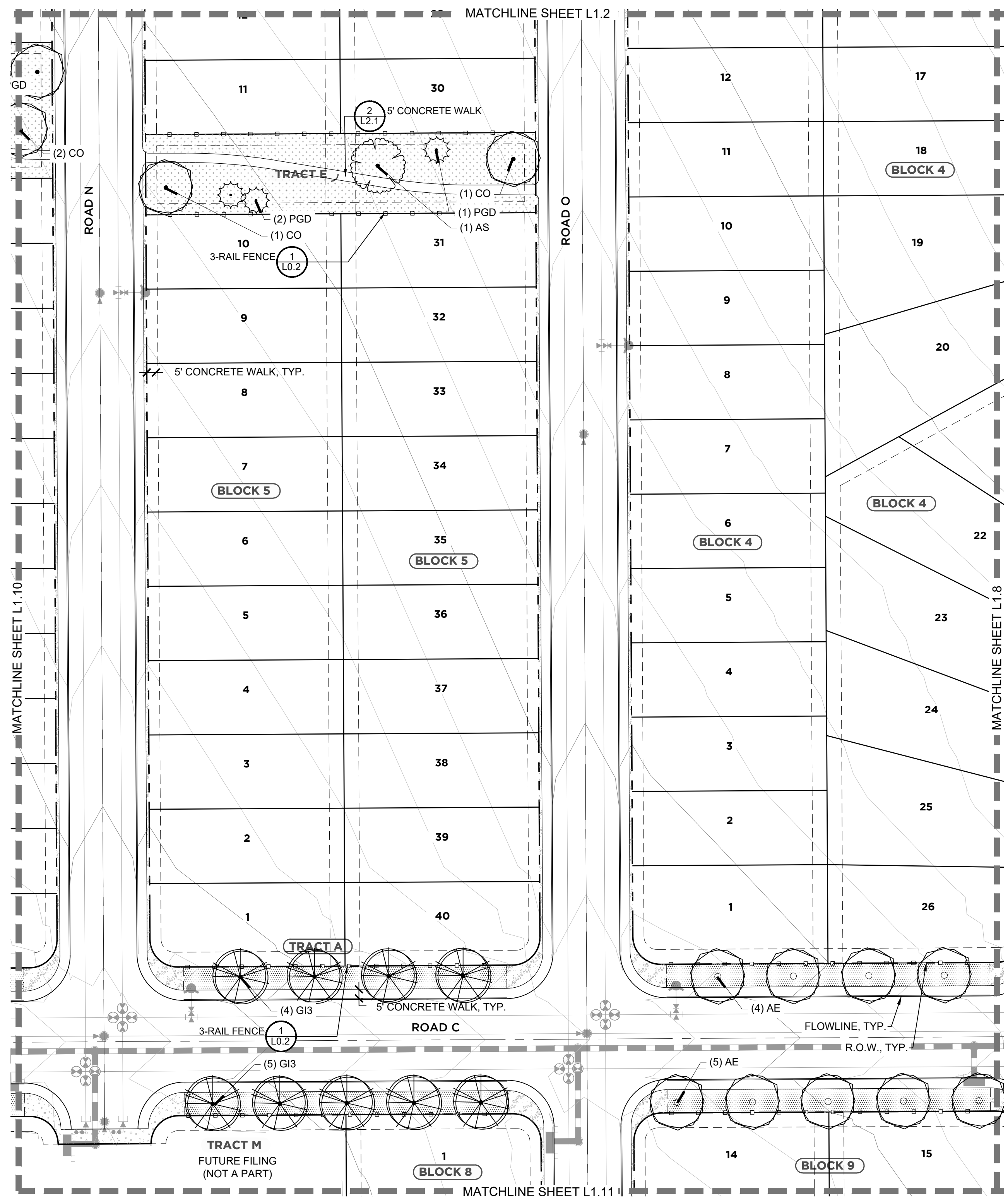
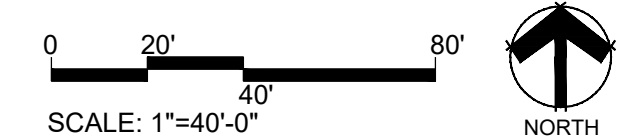
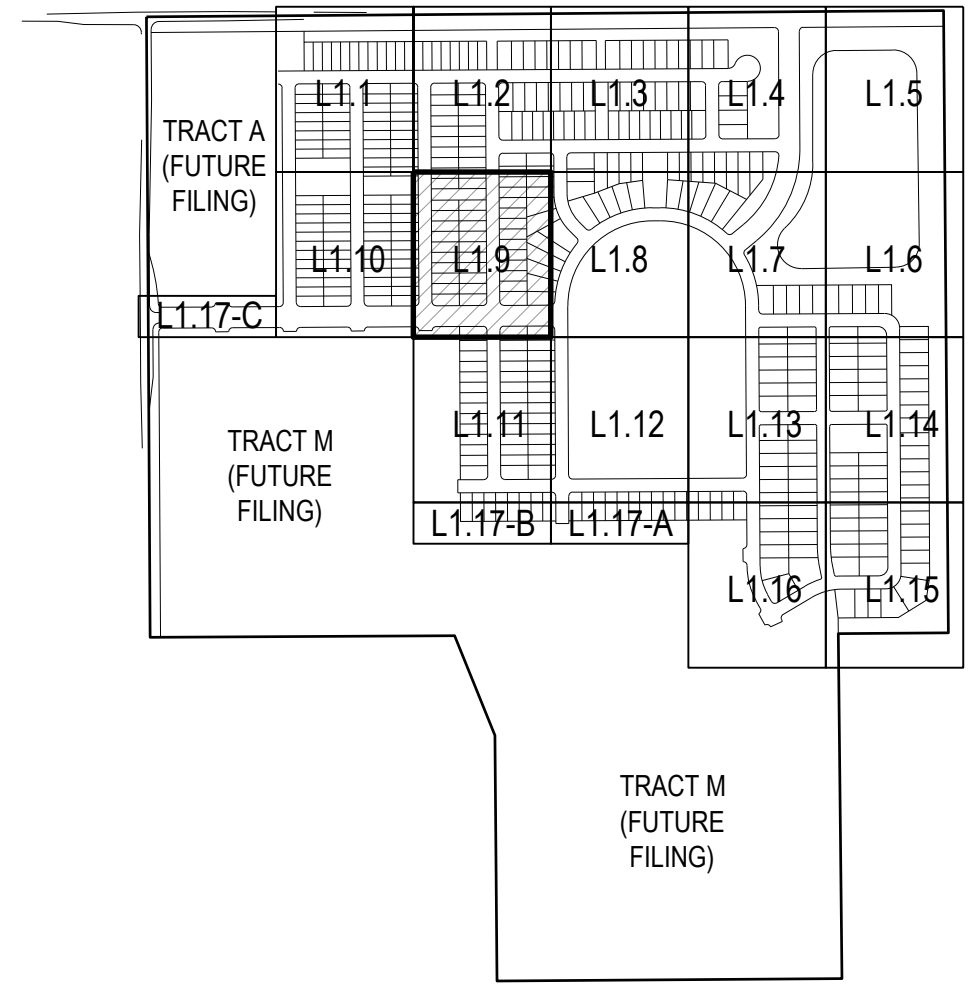
GROUND COVERS

- BLUEGRASS SOD
- FIBAR
- PLAY SURFACING
- PEA GRAVEL, COLOR: MULTIGREY
- ROCK MULCH, 2"- 4" COBBLE
- DETENTION SEED MIX
- NATIVE SEED MIX
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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.10

LEGEND

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

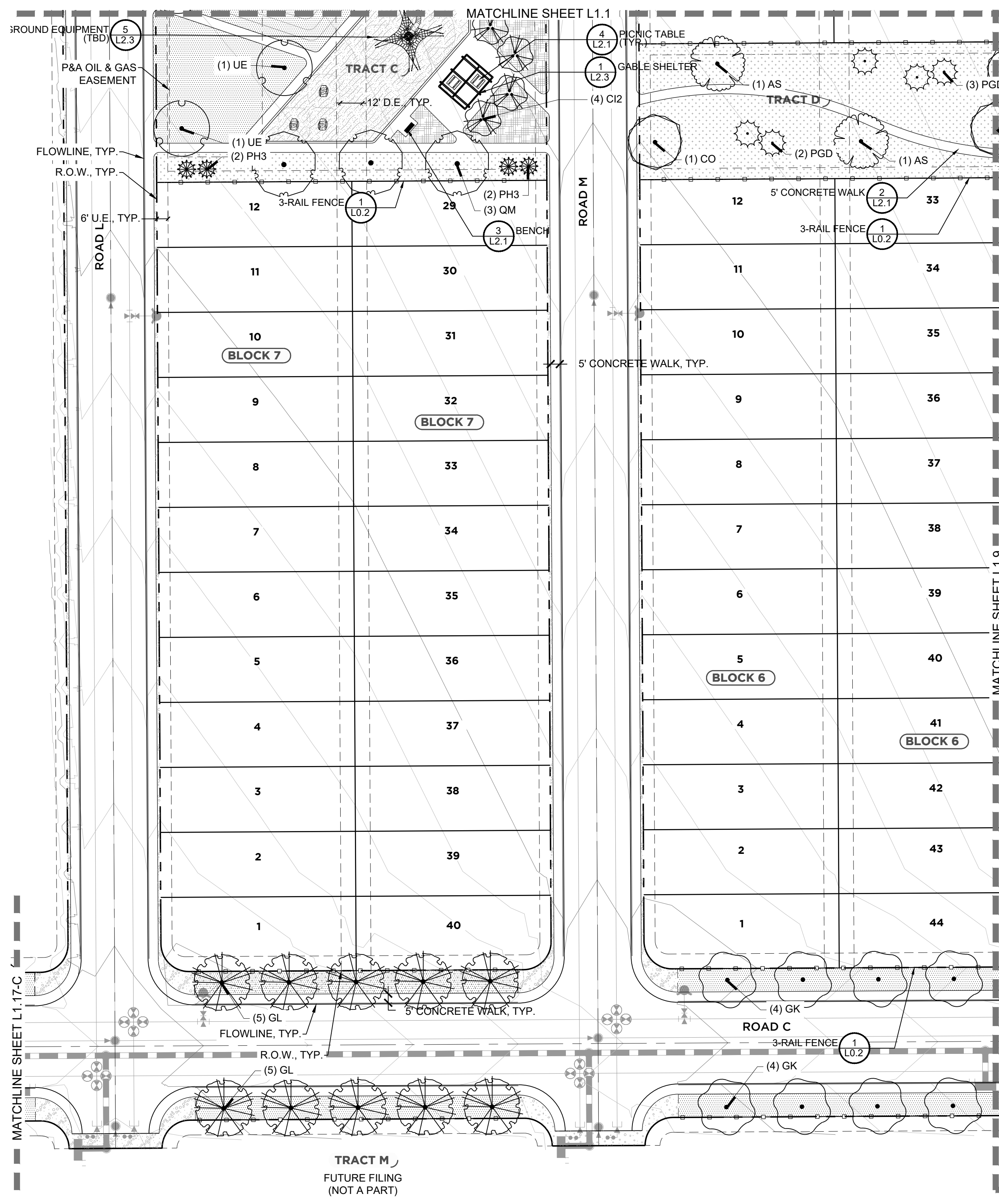
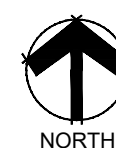
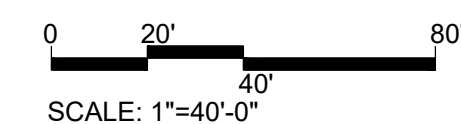
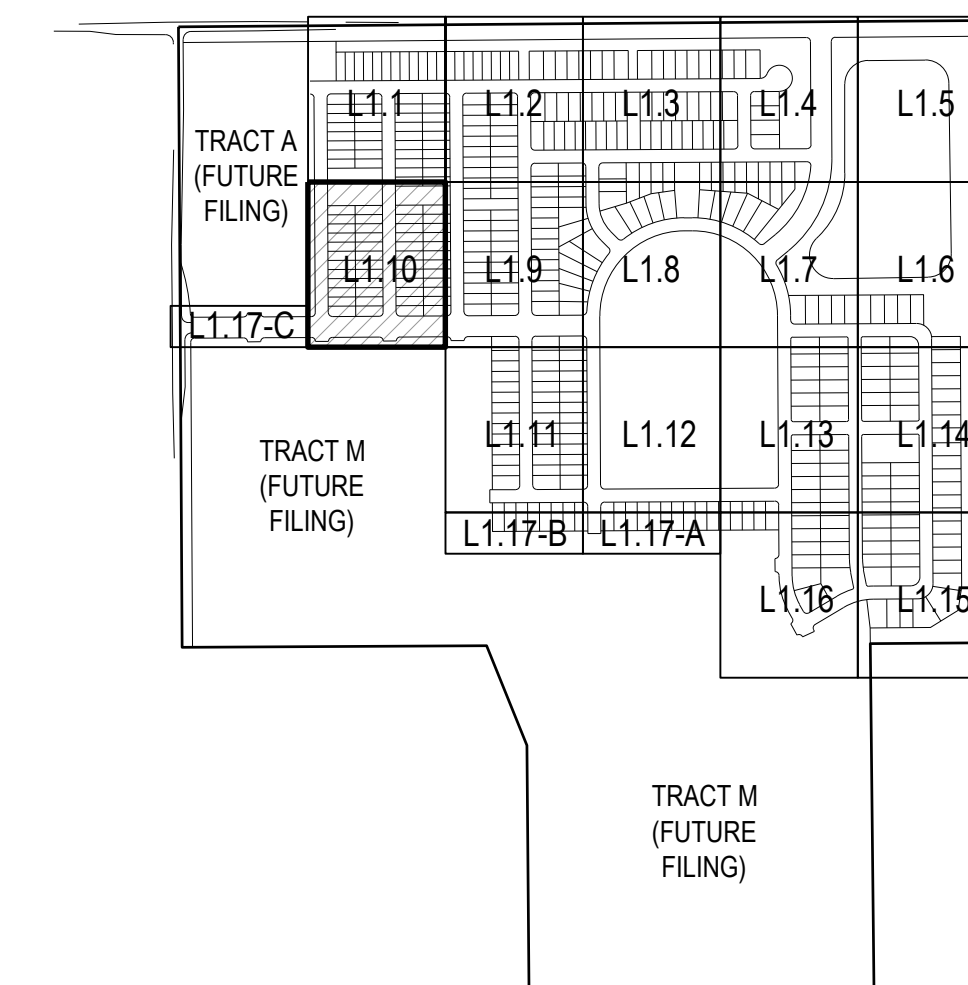
GROUND COVERS

- BLUEGRASS SOD
- FIBAR
- PLAY SURFACING
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KEY MAP (NOT TO SCALE)



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LEGEND

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

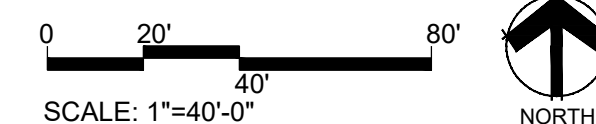
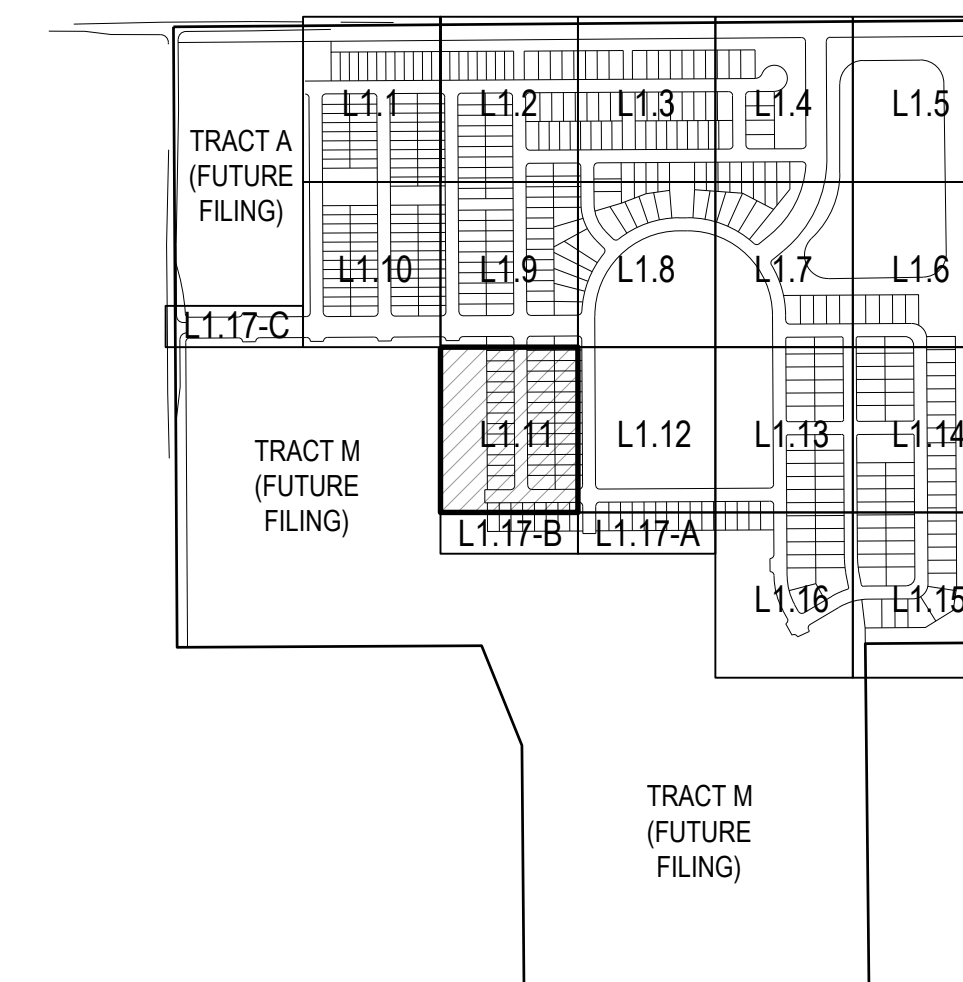
GROUND COVERS

-  BLUEGRASS SOD
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-  PLAY SURFACING
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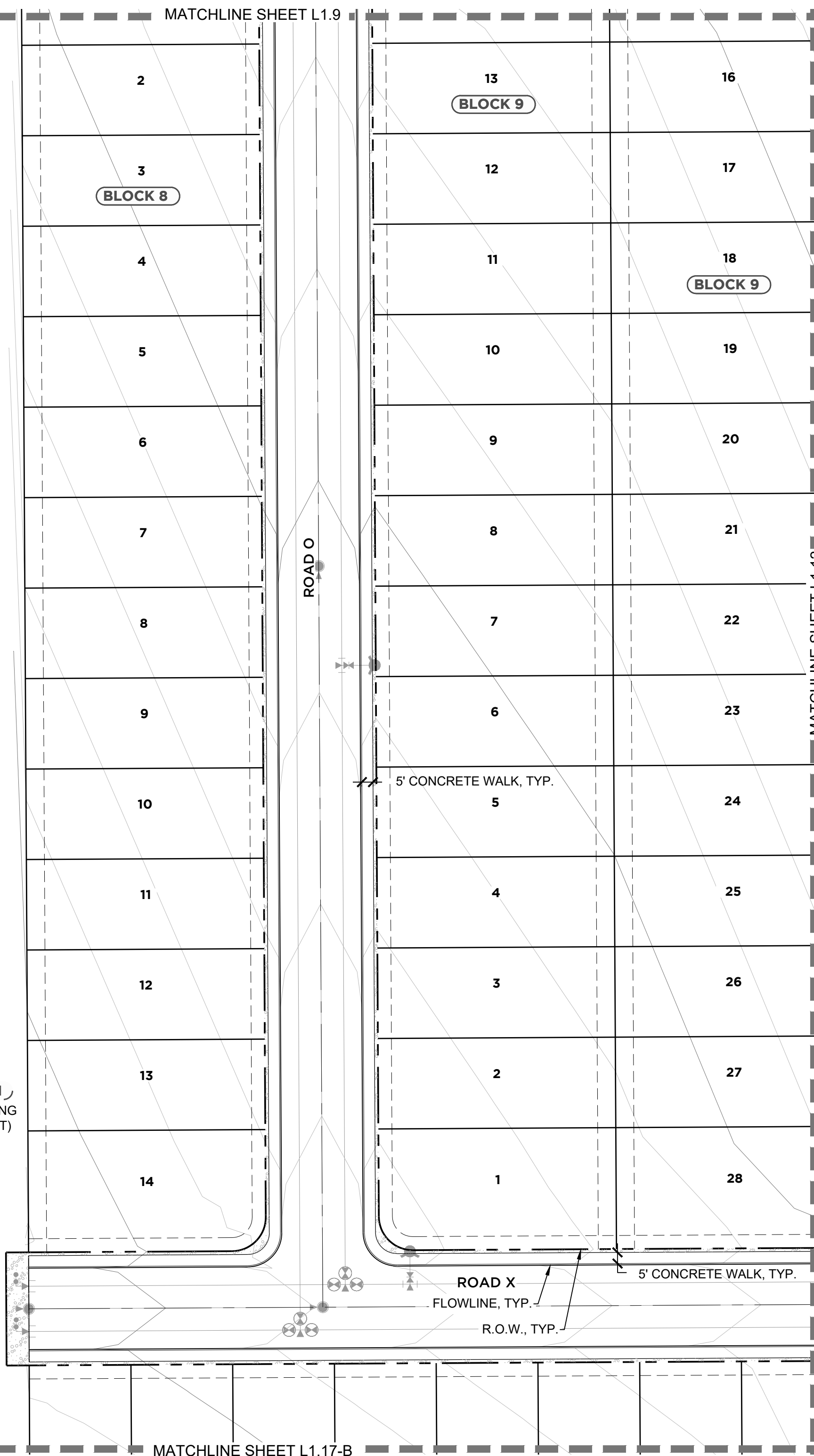
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KEY MAP (NOT TO SCALE)



TRACT M
 FUTURE FILING
 (NOT A PART)



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LANDSCAPE PLAN

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L1.11



LEGEND

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

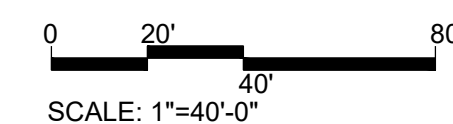
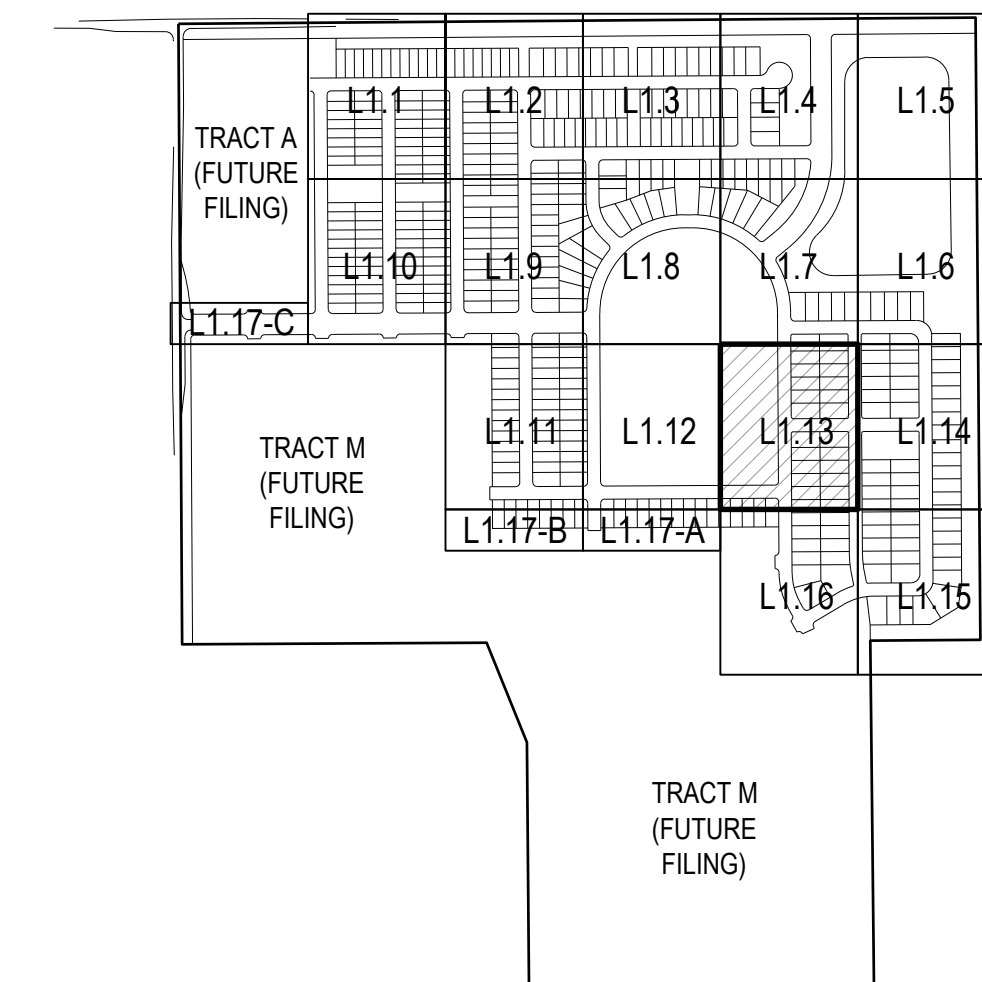
GROUND COVERS

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



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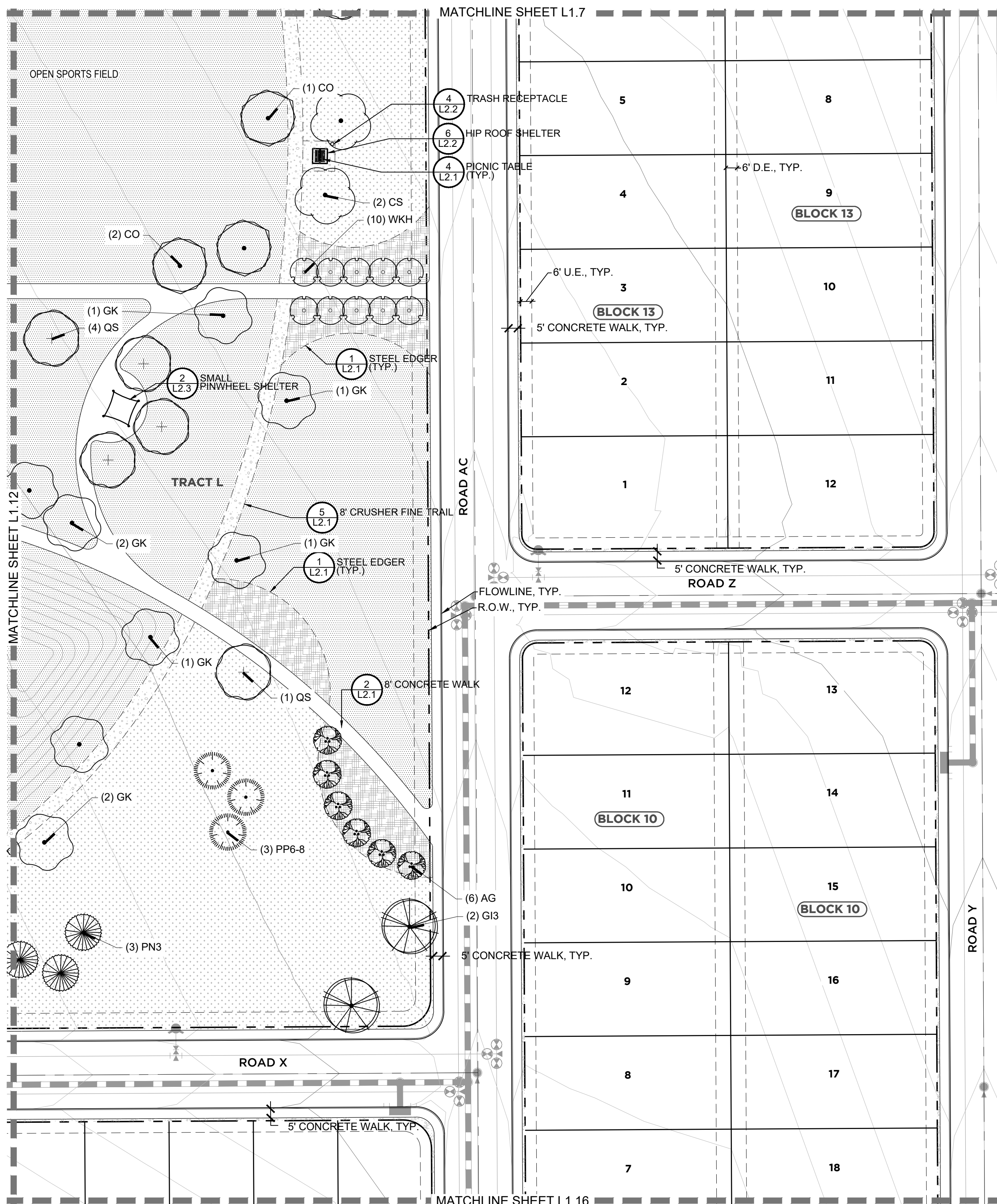
NOT FOR CONSTRUCTION

Sheet Name

LANDSCAPE PLAN

Sheet Number

L1.13



MATCHLINE SHEET L1.16

MATCHLINE SHEET L1.7



LEGEND

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

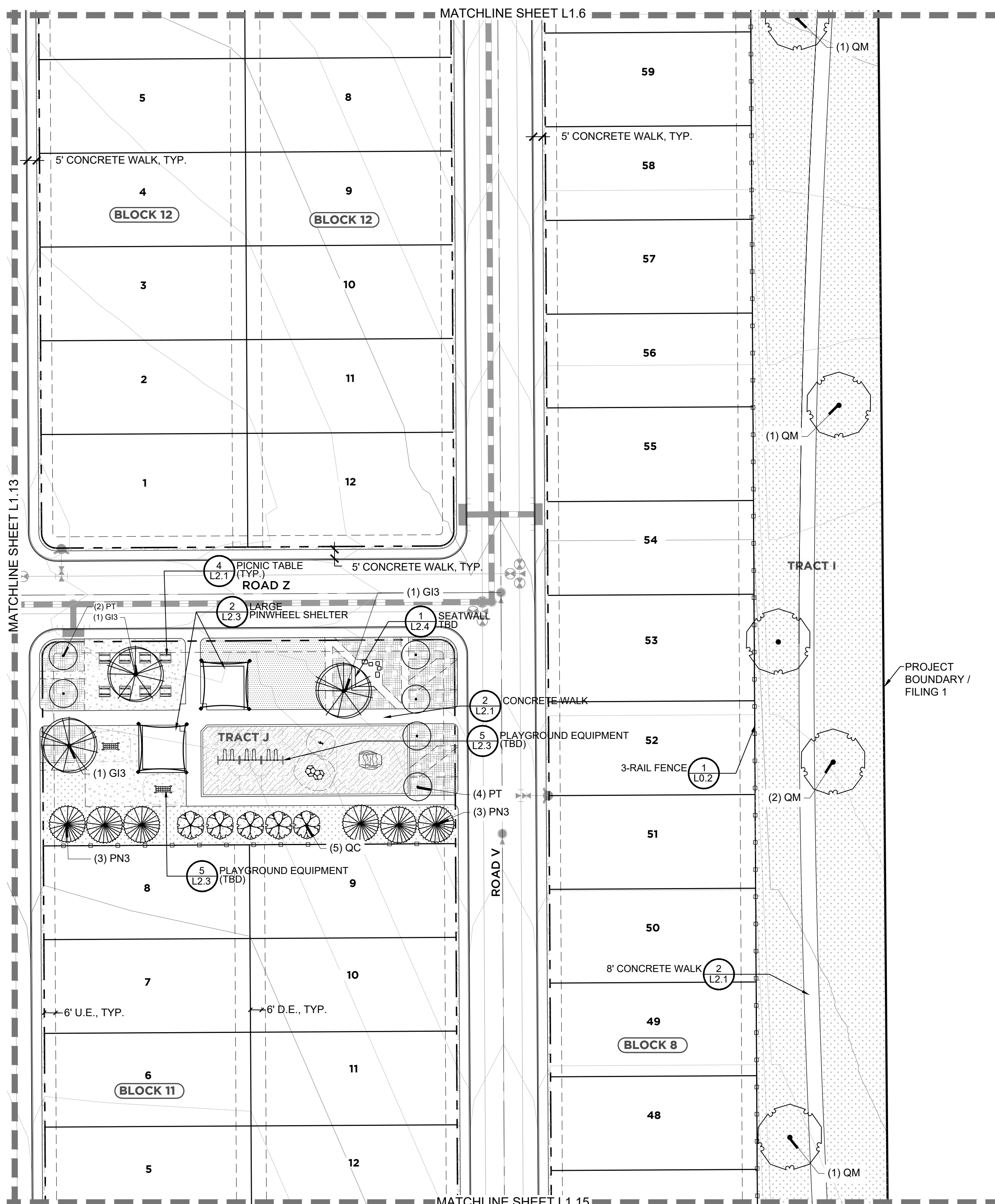
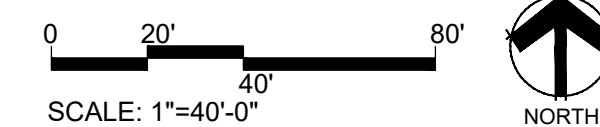
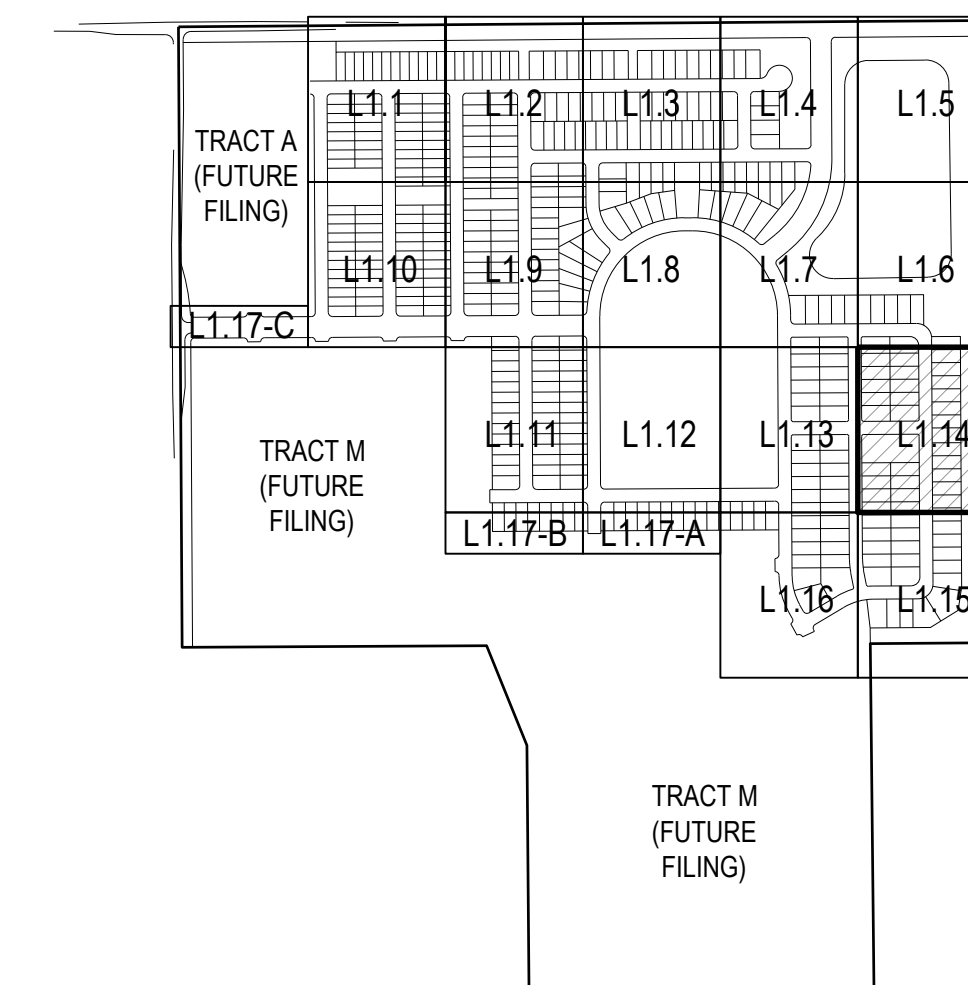
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTI/GREY
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LANDSCAPE PLAN

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L1.14



LEGEND

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

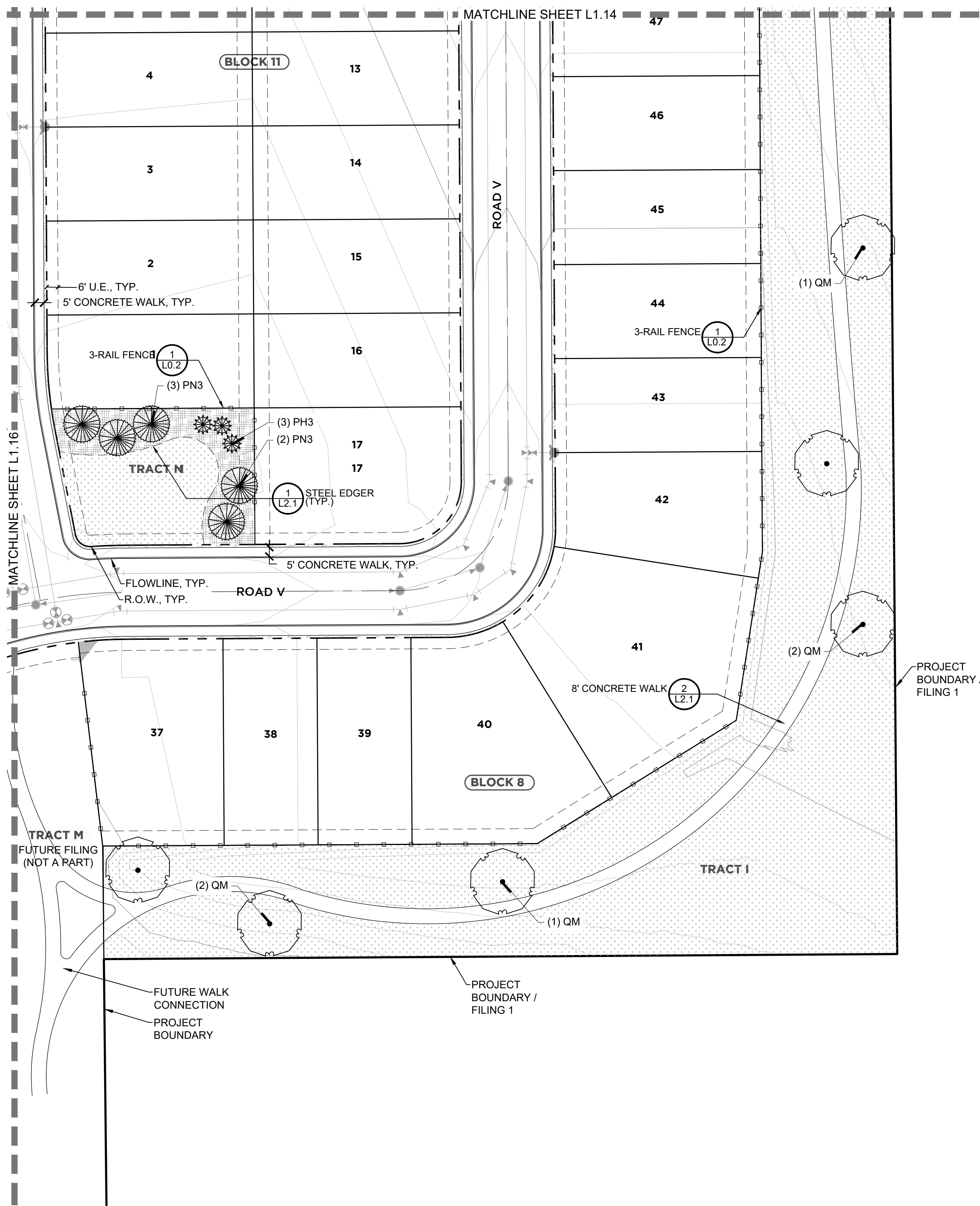
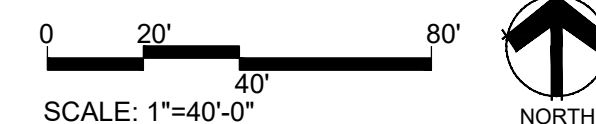
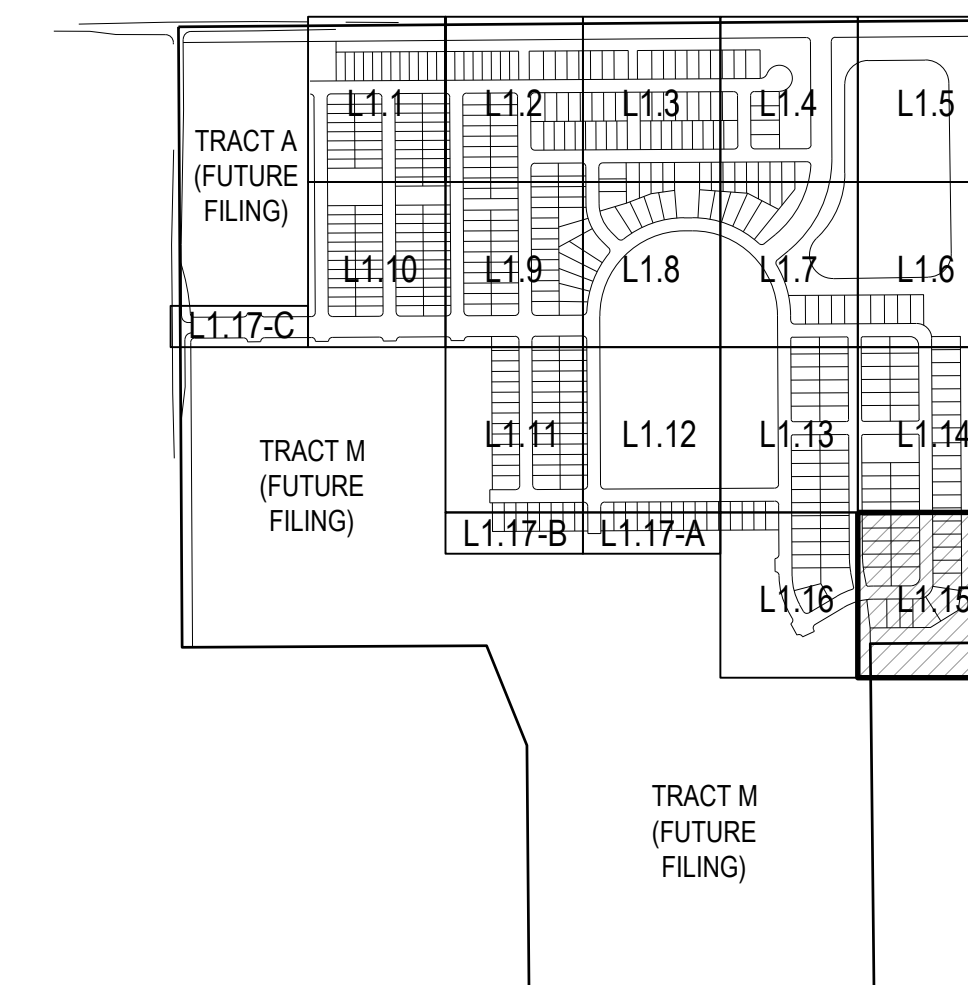
GROUND COVERS

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



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L1.15



LEGEND

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

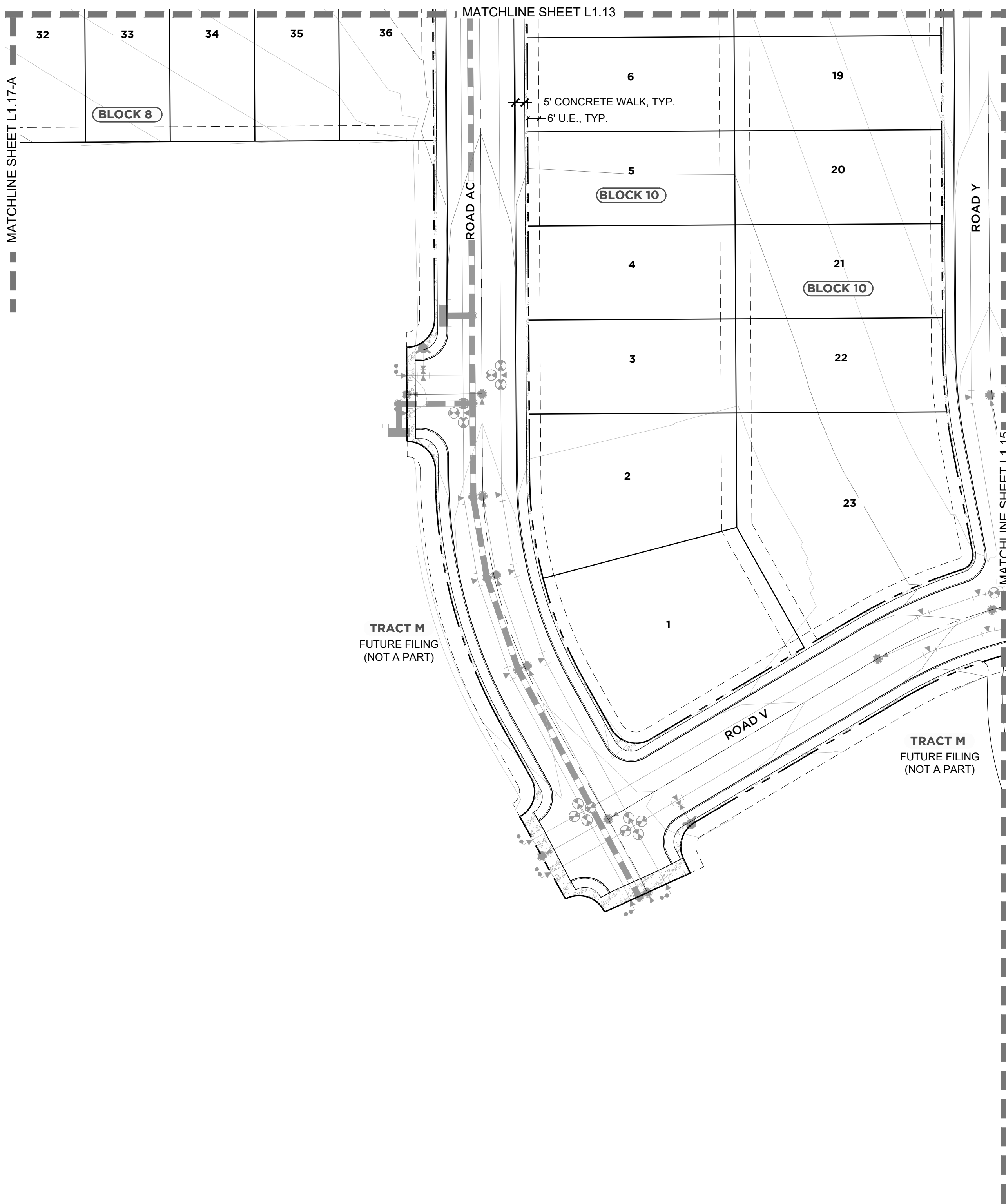
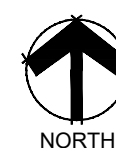
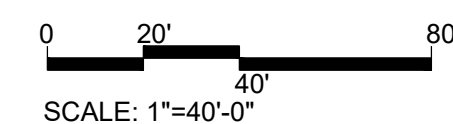
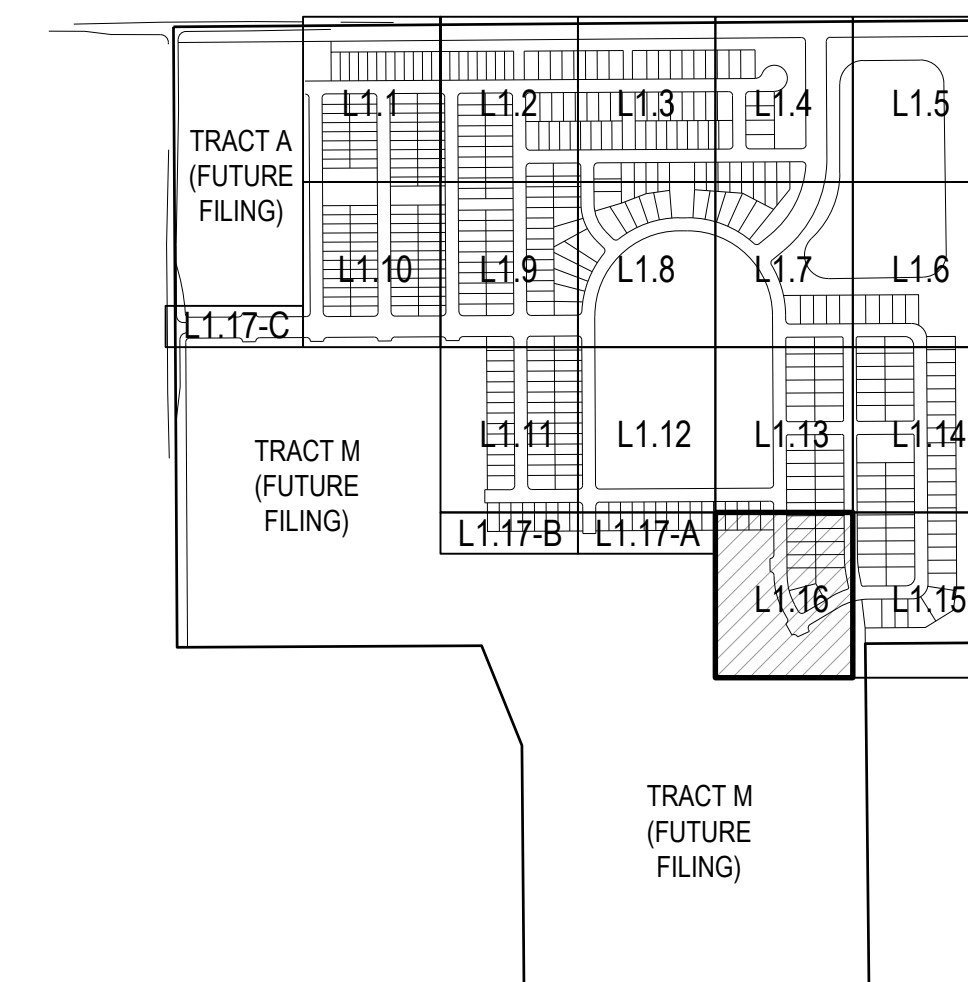
GROUND COVERS

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- FIBAR
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- PEA GRAVEL, COLOR: MULTIGREY
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KEY MAP (NOT TO SCALE)



TRACT M
FUTURE FILING
(NOT A PART)

TRACT M
FUTURE FILING
(NOT A PART)

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Sheet Name
LANDSCAPE PLAN

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L1.16

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LANDSCAPE PLAN

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L1.17

LEGEND

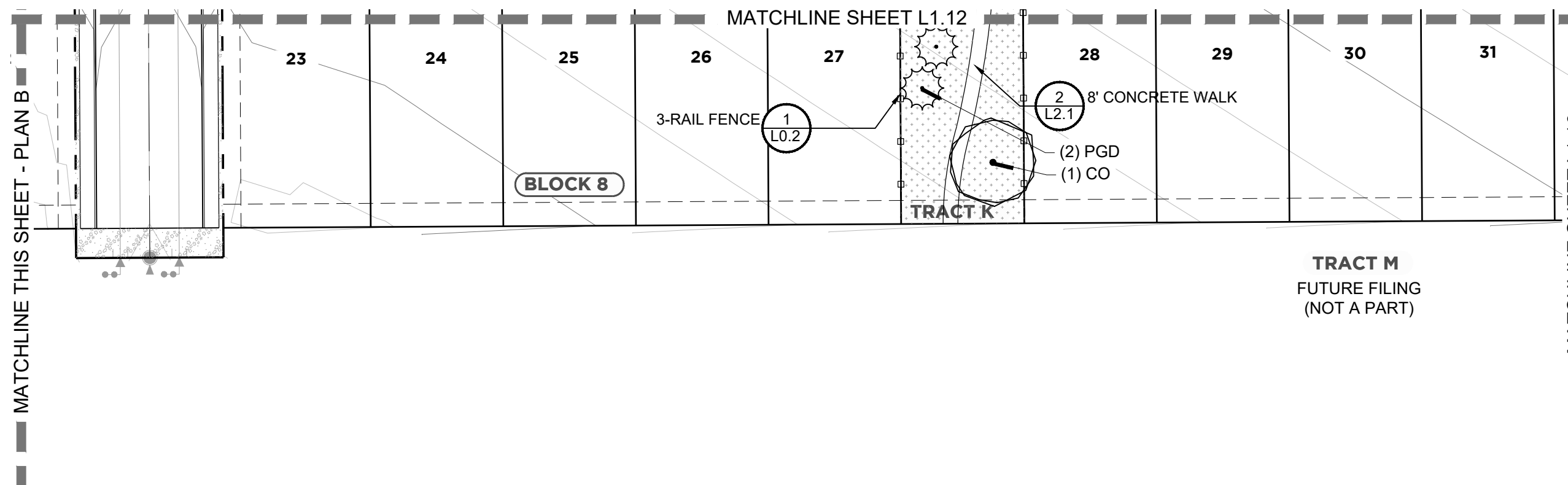
- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- □ □ □ FENCE

GROUND COVERS

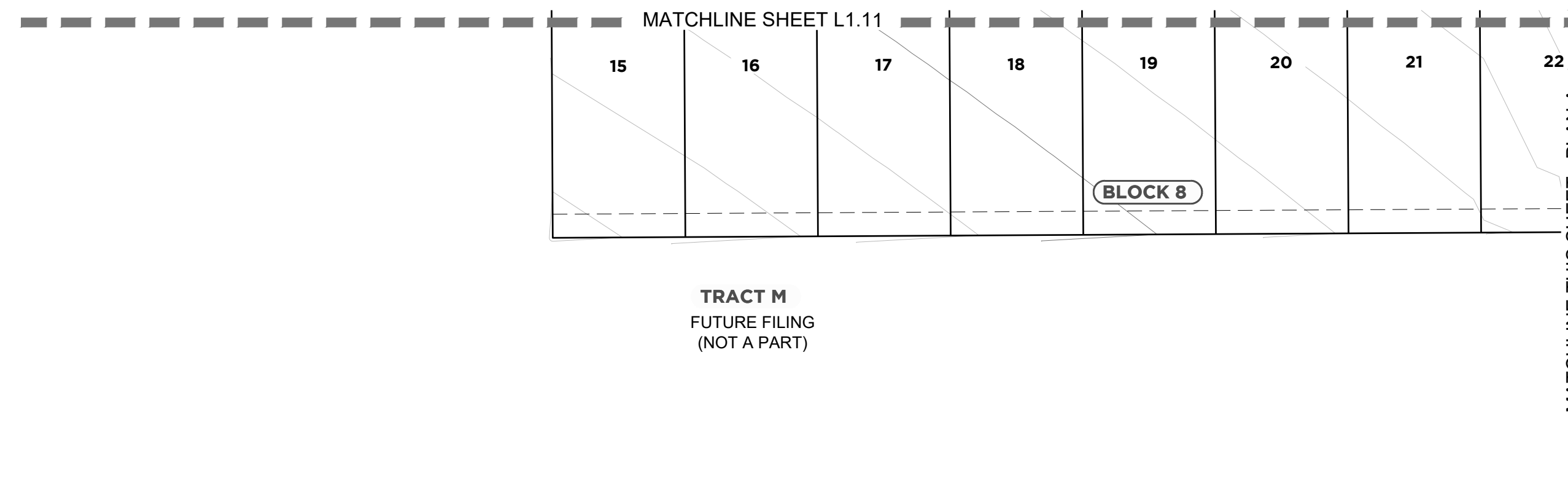
- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTI/GREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
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- [Pattern] NATIVE SEED MIX
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NOTES:

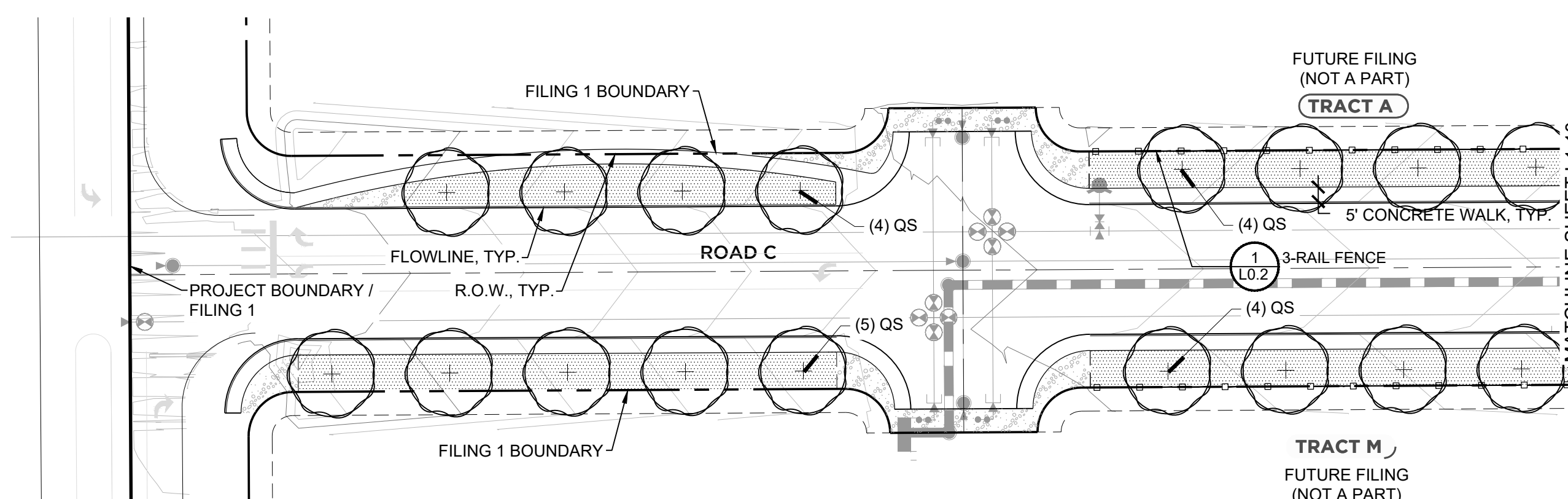
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A - LANDSCAPE PLAN

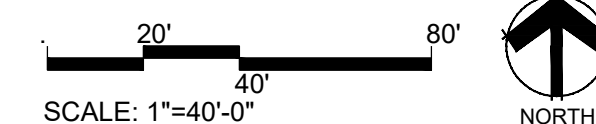
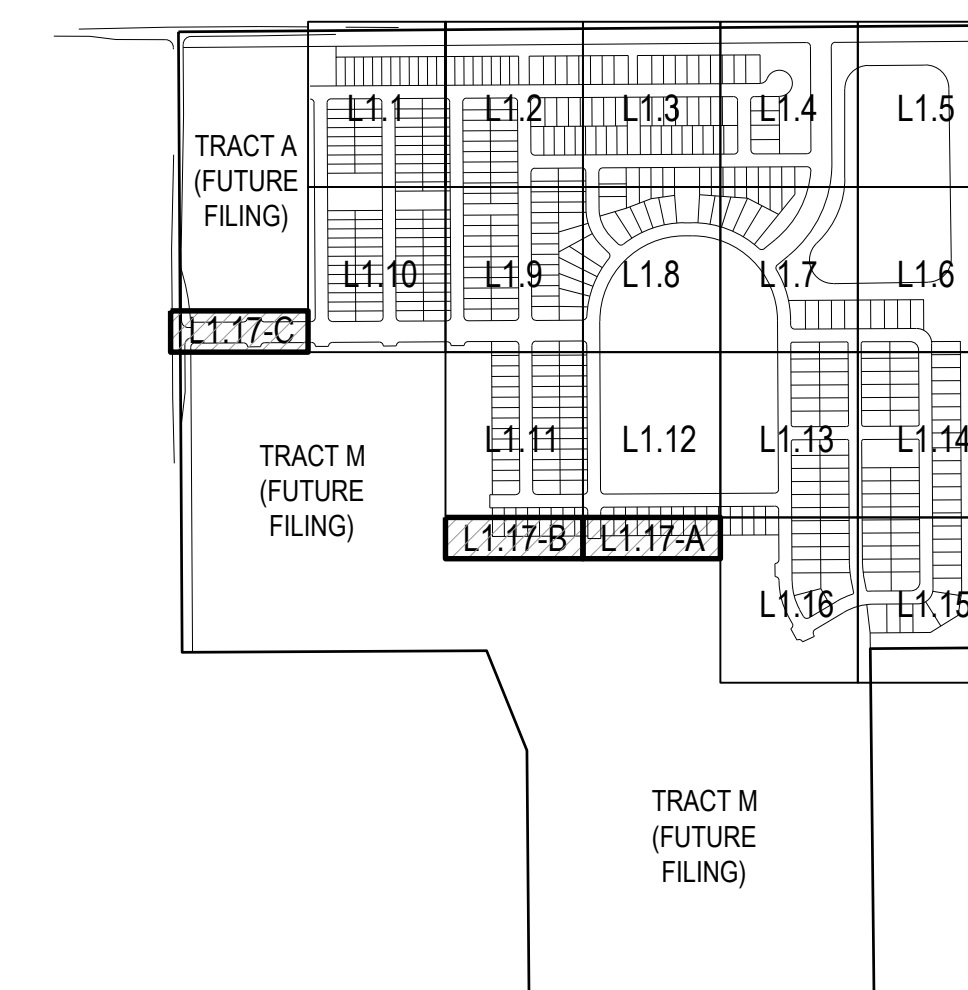


B - LANDSCAPE PLAN



C - LANDSCAPE PLAN

KEY MAP (NOT TO SCALE)



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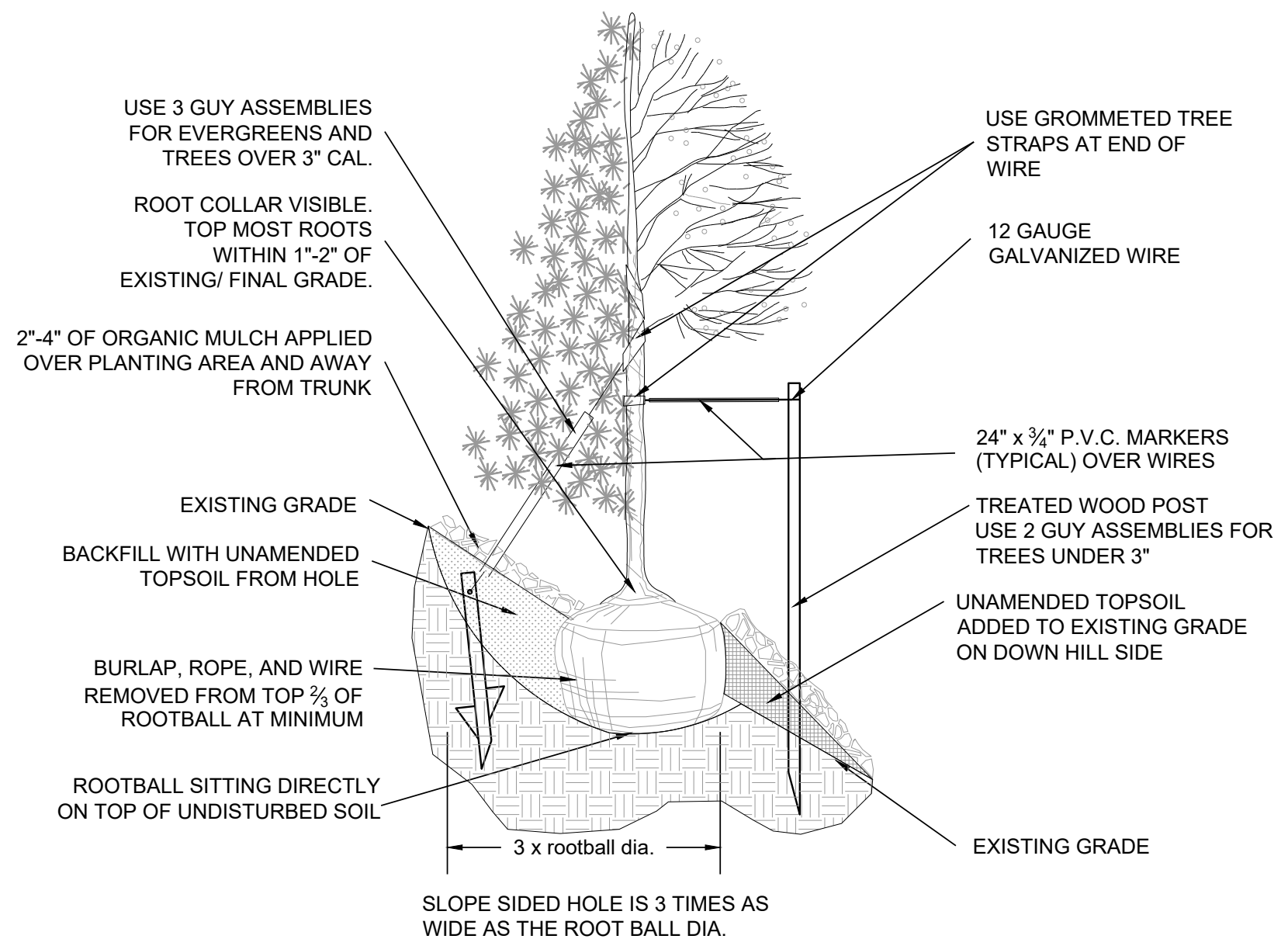
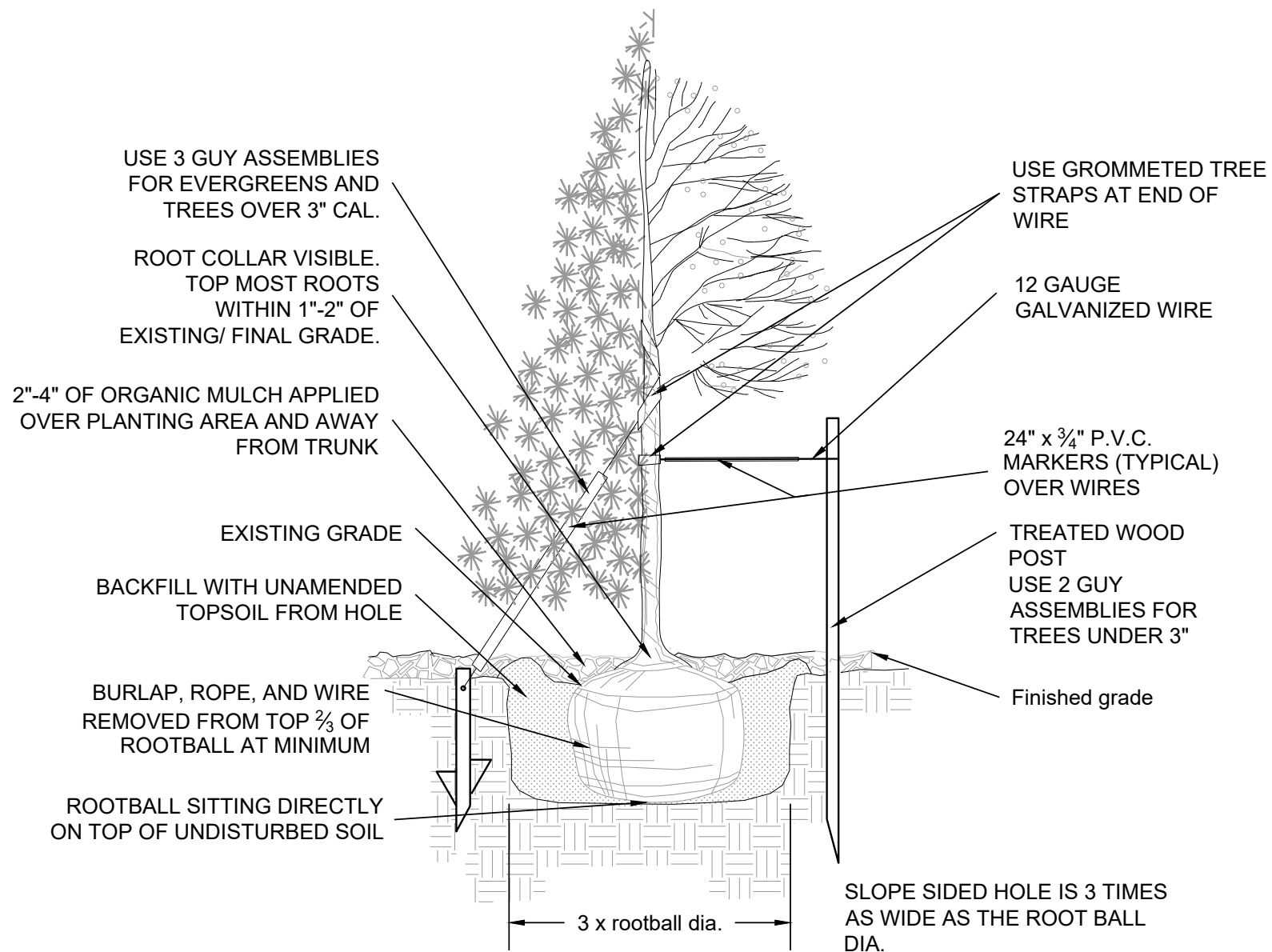
REVISIONS:	DATE:
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NOT FOR CONSTRUCTION

Sheet Name
**LANDSCAPE & SITE
DETAILS**

Sheet Number

L2.0

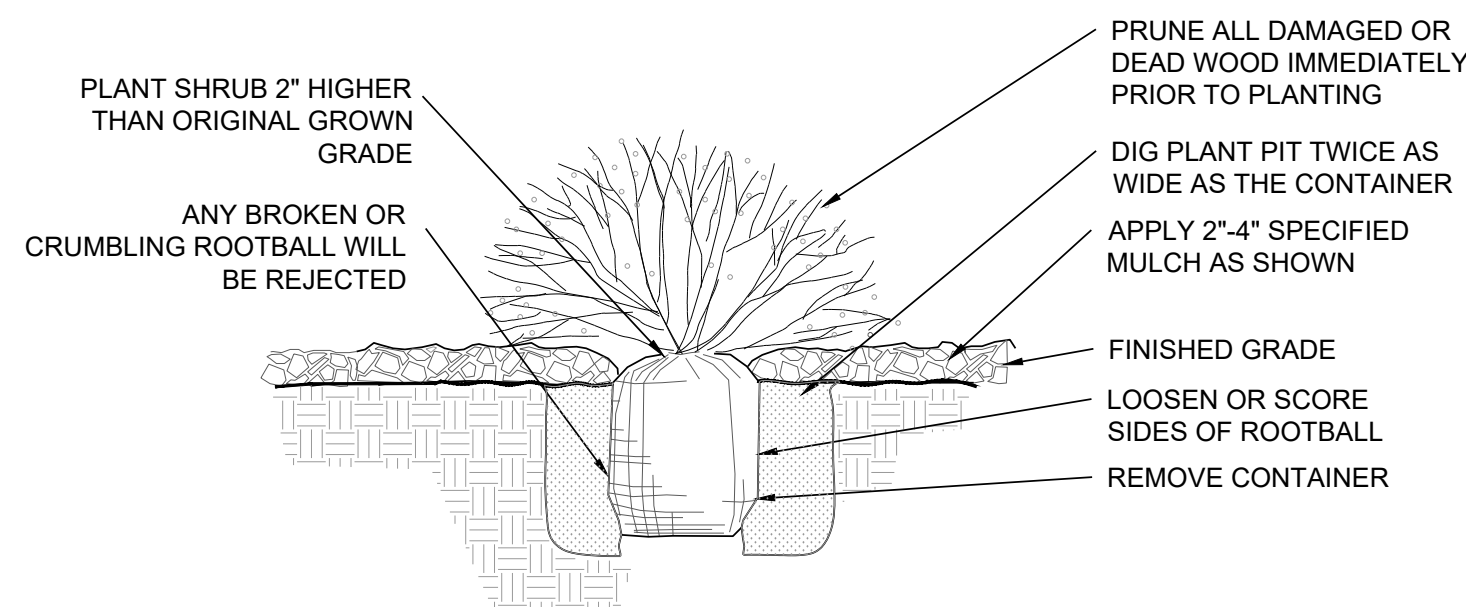


NOTES:

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

1 TREE PLANTING

NOT TO SCALE

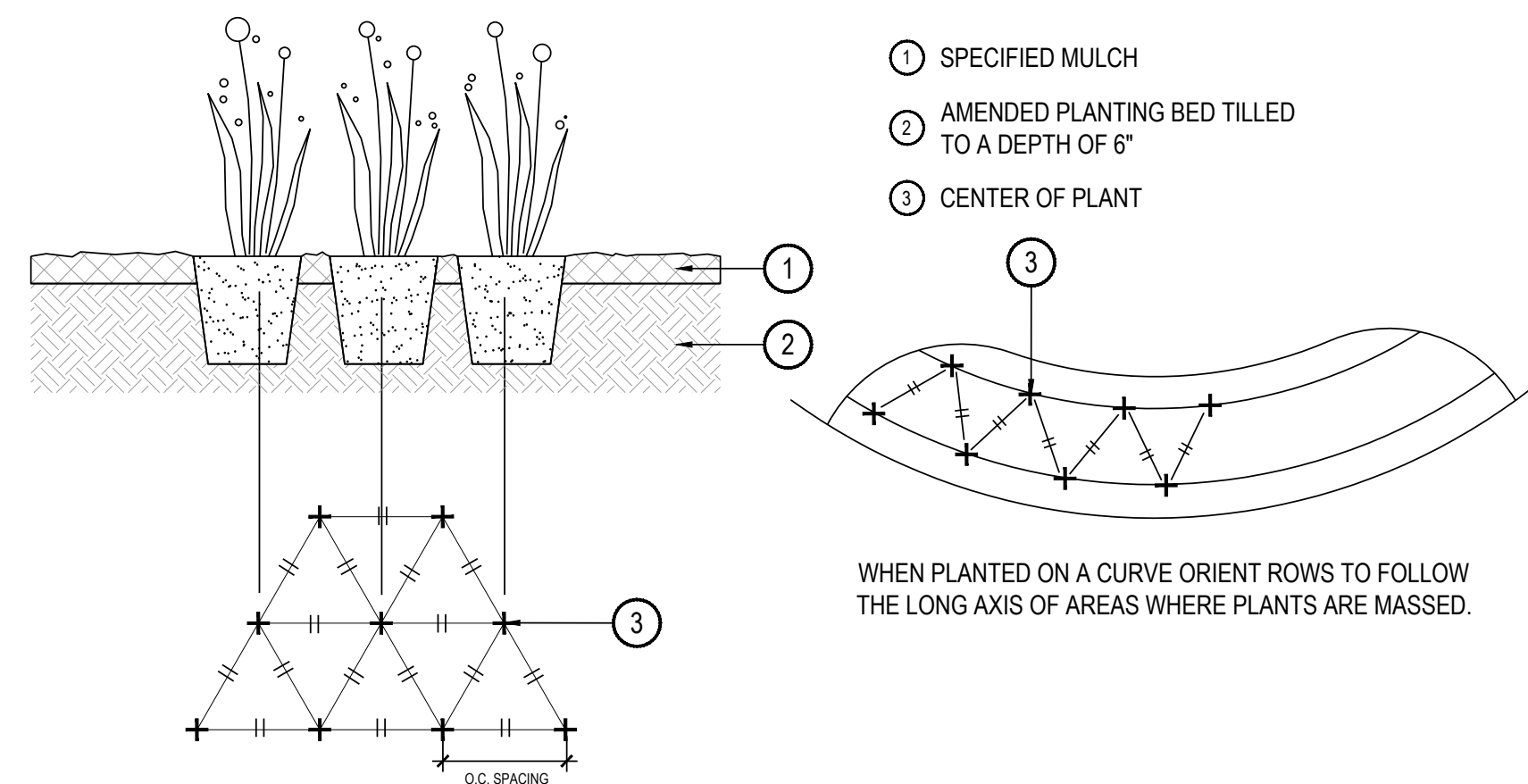


NOTES:

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

2 SHRUB PLANTING

NOT TO SCALE



3 PERENNIAL PLANTING

NOT TO SCALE

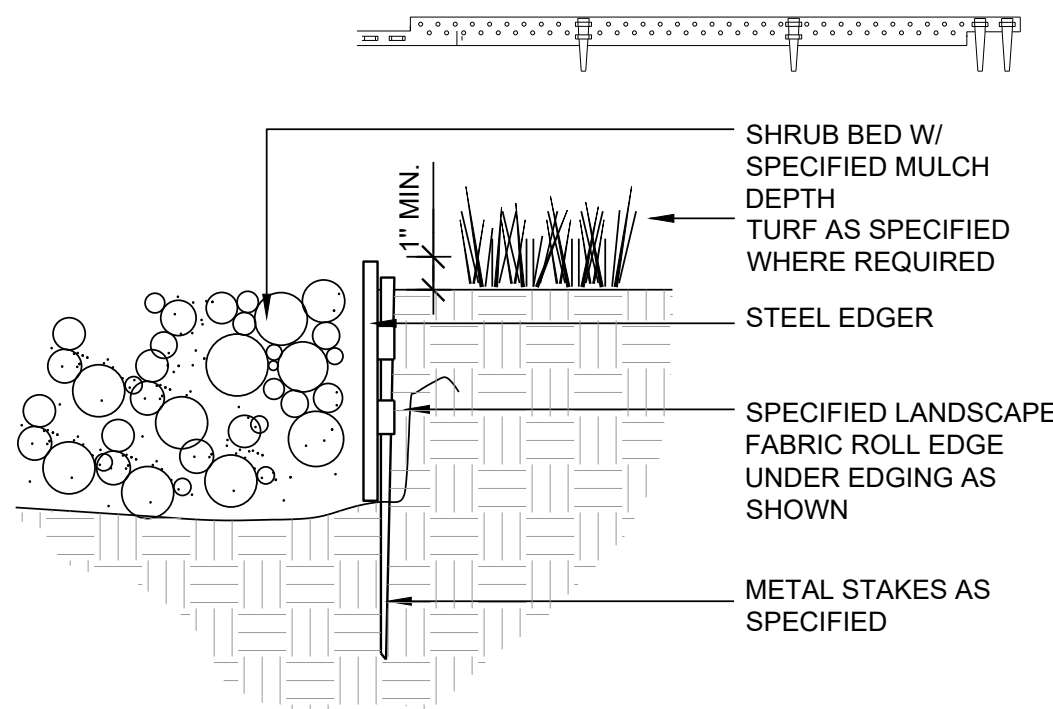
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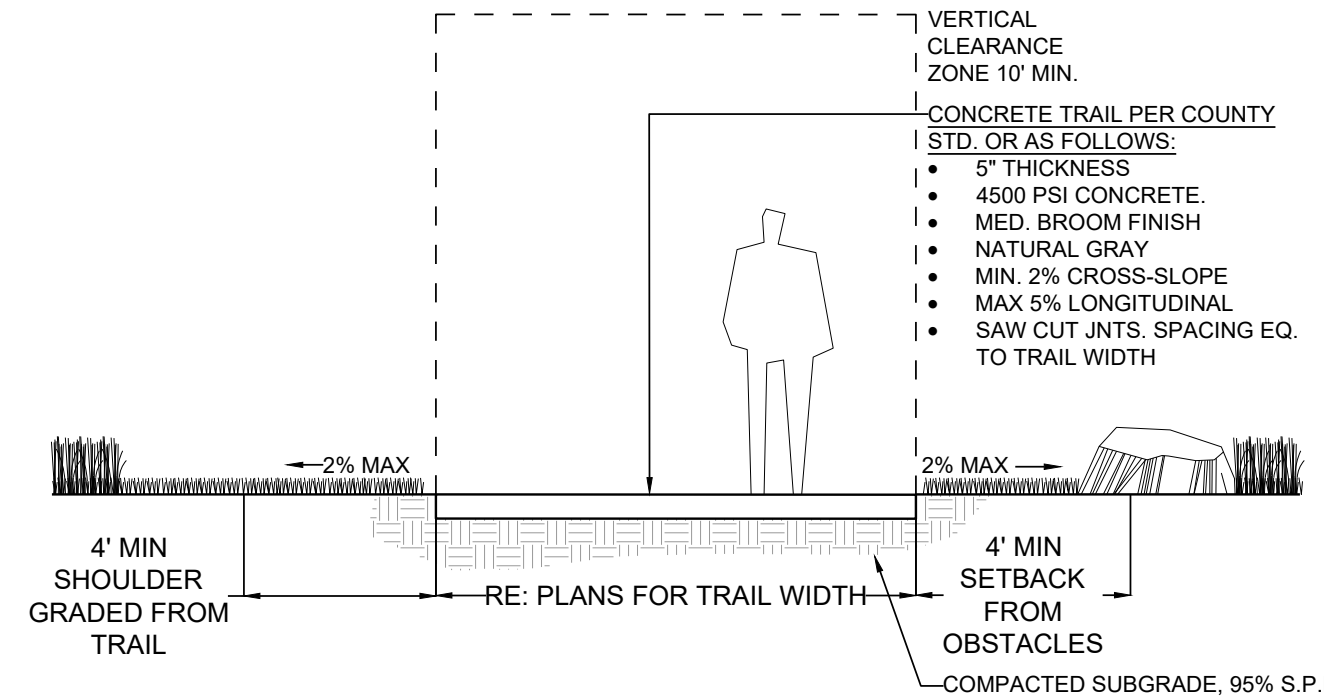


PRODUCT: PERFEDGE, 4", 16 GA.,
ROLLED TOP
COLOR: GREEN
MANUF: COYOTE LANDSCAPE PRODUCTS
4661 MONACO ST., DENVER, CO 802016
1-800-321-1115

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

1 STEEL EDGER

NOT TO SCALE



2 CONCRETE WALK

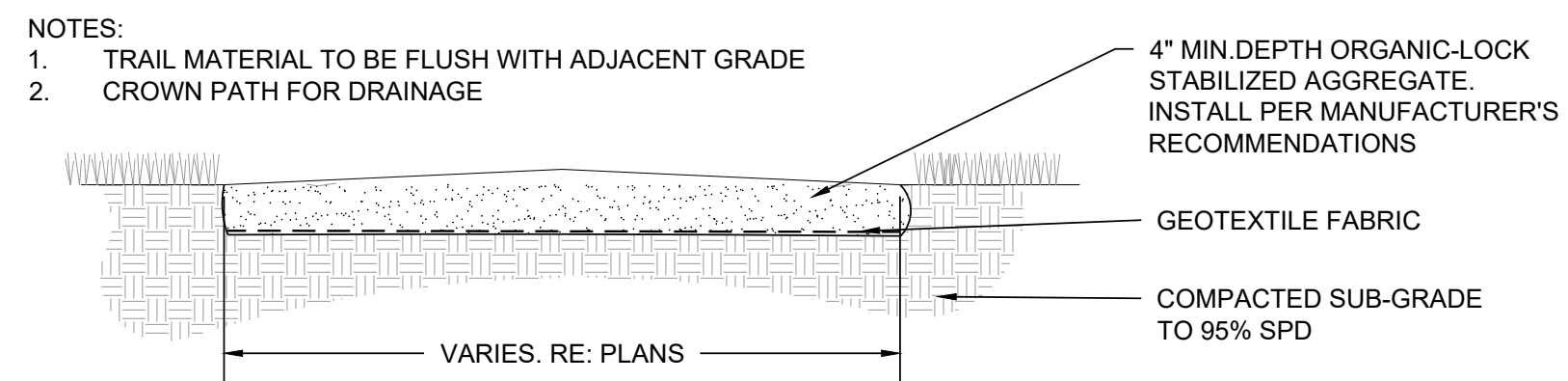
NOT TO SCALE



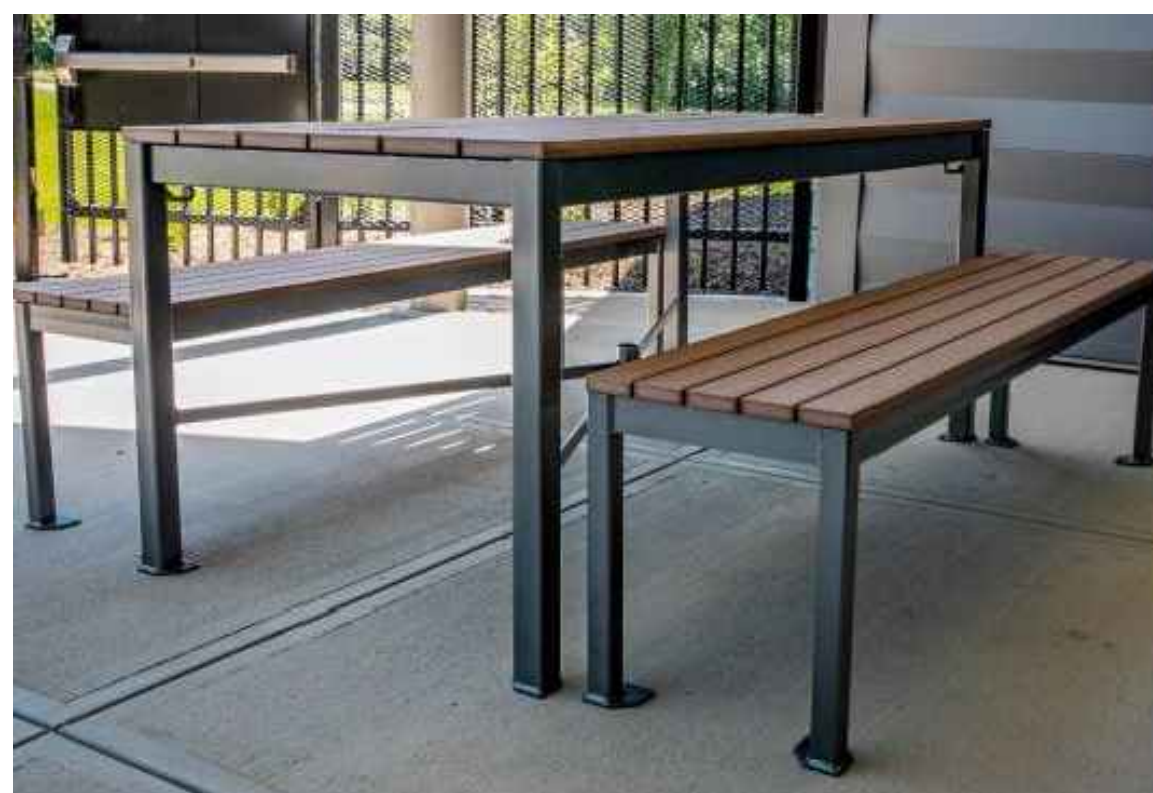
MANUFACTURER:
THOMAS STEELE
(<https://www.thomas-steele.com/>)
PRODUCT:
LIVINGSTON BENCH
MATERIAL:
EMBOSSED RECYCLED
PLASTIC BIRCHWOOD
POWDER COAT:
ORANGE

3 BENCH

NOT TO SCALE



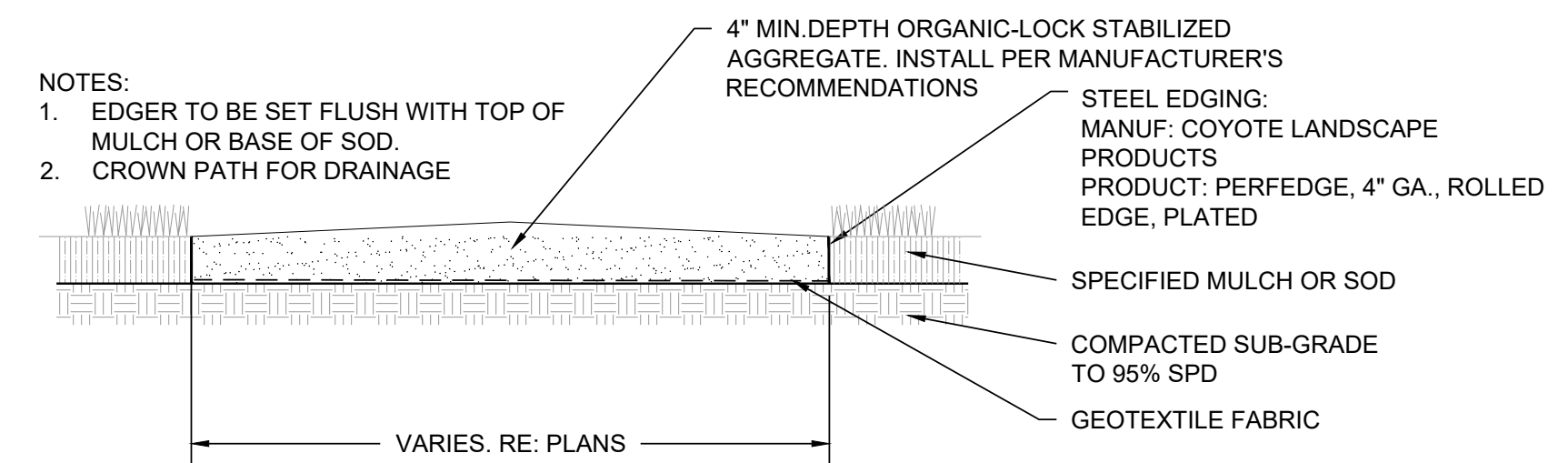
TRAIL IN NATIVE/SEEDED AREAS



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

4 PICNIC TABLE

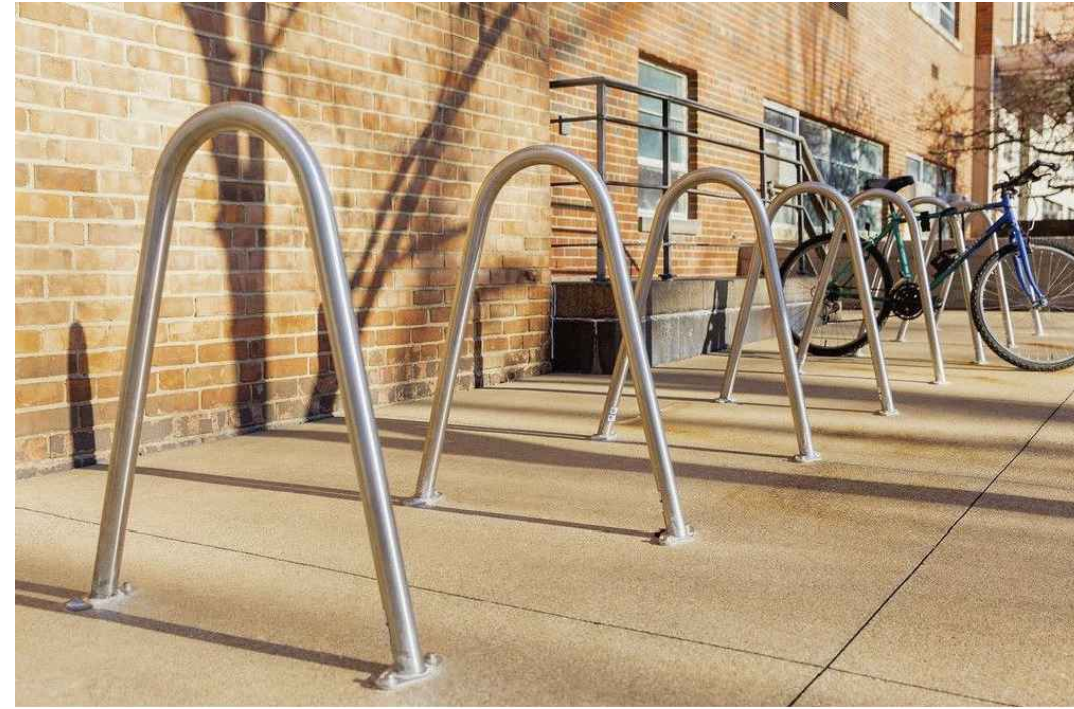
NOT TO SCALE



TRAIL IN ROCK/WOOD MULCH BEDS

5 CRUSHER FINE TRAIL

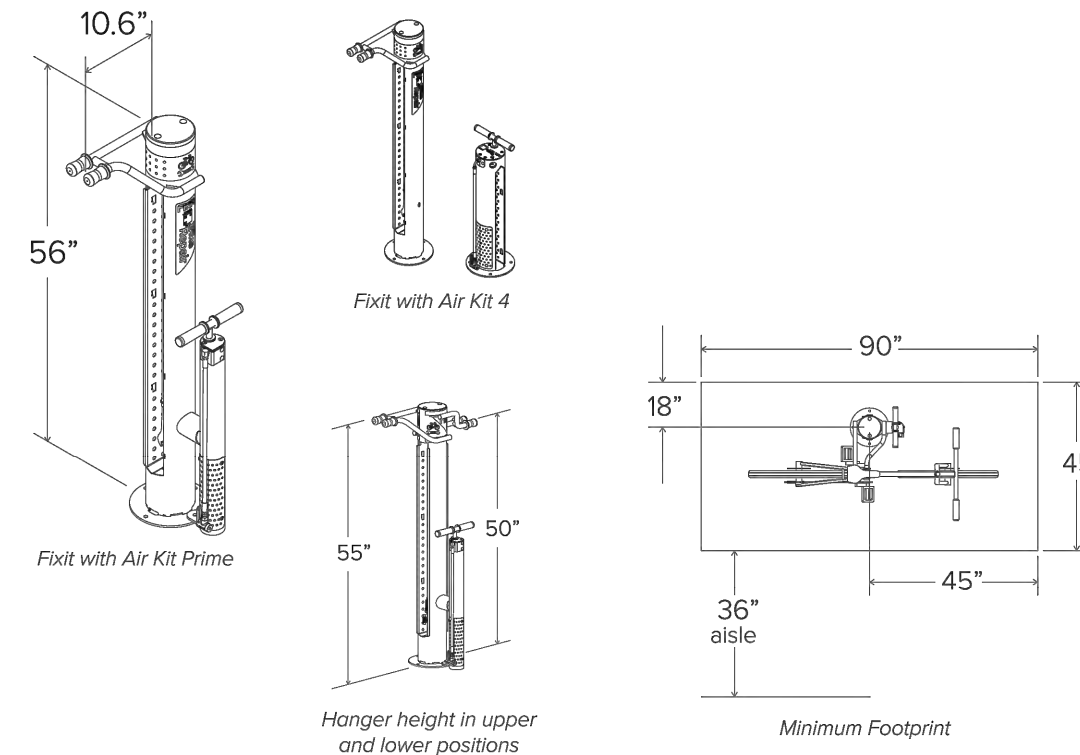
NOT TO SCALE



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

1 BIKE RACK

NOT TO SCALE



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

2 BIKE REPAIR STATION

NOT TO SCALE



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

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

3 PET WASTE STATION

NOT TO SCALE



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

4 TRASH RECEPTACLE

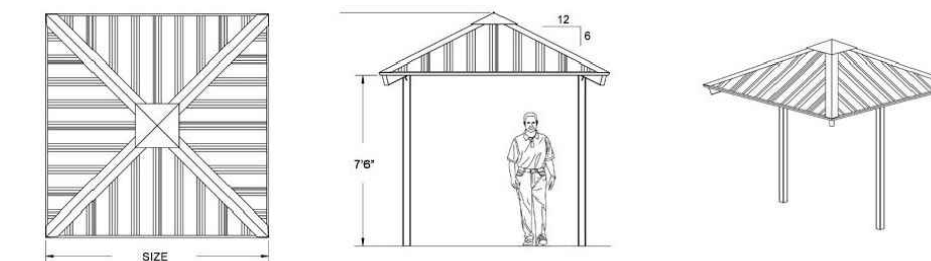
NOT TO SCALE



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

5 PARK GRILL

NOT TO SCALE



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

6 HIP ROOF SUNSHELTER (SMALL)

NOT TO SCALE

Prepared For

Remington
HOMES

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

Land Planning

pcs group

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

Civil Engineering



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

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

Issue Date: 02/09/2024

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

1 GABLE SHADE SHELTER

NOT TO SCALE

PINWHEEL SQUARE SAILS



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

2 PINWHEEL SQUARE SHELTER

NOT TO SCALE



3 BASKETBALL COURT

NOT TO SCALE



4 HORSESHOE GAME

NOT TO SCALE



5 PLAY EQUIPMENT - TBD

NOT TO SCALE

6 TRIKE TRACK

NOT TO SCALE

Prepared For



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1 BOULDER SEATWALL NOT TO SCALE

2 ENTRY MONUMENT - TBD NOT TO SCALE

3 -- NOT TO SCALE

4 -- NOT TO SCALE

5 -- NOT TO SCALE

6 -- NOT TO SCALE

Prepared For

Remington
H O M E S

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

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