Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Re-submittal Form

Case Name/ Number: PRC2021-00002; Clear Creek Valley

Case Manager: Layla Bajelan

Re-submitted Items:

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

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

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

February 22, 2022

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

Re: Clear Creek Valley (Previously TTLC Denver – Lowell) – 4th Review Comments
Project Number: PRC2021-00002

Dear Ms. Bajelan:

Thank you for taking the time to review the fourth submittal of Clear Creek Valley (Previously TTLC Denver-Lowell) Rezone, Planned Unit Development-Preliminary Development Plan and Major Subdivision Preliminary Plat along with County staff. Valuable feedback was received on February 3, 2022. Detailed responses to comments made can be found on the following pages. Please feel free to reach out should you have any questions or concerns by phone, 303-892-1166 or by email, emather@norris-design.com.

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

Thank you,

Eva Mather
Principal

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

Preliminary Development Plan:

1. Please remove sheet 11 from the PDP, as it is subject to change with the Engineering Review.
   Response: Sheet 11 has been removed from the PDP.

2. Please remove all references to the PDP being conceptual. Letter F, sheet 10.
   Response: Conceptual language has been removed.

3. Page 2 – Please change the "property owner association" language to "Homeowners Association", to be consistent.
   Response: "Property Owner Association" has been removed.

Preliminary Plat:

4. Block 1- Lot 36, 35, 34, 33, 33, 31, 30, 29, 28, 27, 26 25, 24, and 23 do not meet the minimum lot size of 1,232 square feet.
   Response: Thank you, this error has been corrected. The minimum lot size has been updated to reflect 1,200 sq ft to accommodate minor changes to the lots throughout the platting process.

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

1. Name the Westernmost North-South private alley that accesses 64th Ave "Meade Street". "Meade Way" is an appropriate name for the Easternmost North-South alley/private drive. They cannot have the same name to ensure intelligible addressing and way finding.
   Response: Western most north-south private alley is changed to "Meade Street".

2. The second page of the Preliminary Plat is labeled "Sheet 3 of 5".
   Response: Second page of the Preliminary Plat revised to "Sheet 2 of 5".

3. Existing 65th Ave ROW adjacent to the site does not appear to be depicted to scale on Sheet 2 or Sheet 4 of the Preliminary Plat, nor Sheet 4 of the PDP. Also clearly indicate Lowell Street ROW width West of the section line and 64th Ave ROW width North of the section line.
   Response: Existing 65th Ave ROW revised to show 60' ROW on sheets 2 and 4. 65th Avenue is labeled on Sheet 4 of the PDP.

4. PROWAG guidelines developed by the U.S. Access Board should be implemented to the maximum extent practicable for pedestrian access routes throughout the site. The minimum continuous sidewalk width appears to be satisfied, but it does not appear passing spaces were considered. See relevant PROWAG sections below:
   Response: Passing spaces have been considered for this site and additional passing spaces have been added to ensure no stretch of sidewalk is more than 200' without a passing space. This was further clarified in a meeting with Eden on 02/15/2022 to show PROWAG guidelines were being implemented throughout the site. This is shown on sheet 5 of the PUD-PDP exhibit.

   R302.3 Continuous
   Width Except as provided in R302.3.1 and R302.3.2, the continuous clear width of pedestrian access routes shall be 1.2 m (4.0 ft) minimum, exclusive of the width of the curb.
   Response: The continuous clear with of the pedestrian access routes are a minimum of 4.0 ft in width. The sidewalks along the alleyway that are less than 4.0 ft in width are not part of the designated pedestrian access routes through the site. This was clarified in a meeting with Eden on 02/15/2022.

R302.4 Passing Spaces
Where the clear width of pedestrian access routes is less than 1.5 m (5.0 ft), passing spaces shall be provided at intervals of 61 m (200.0 ft) maximum. Passing spaces shall be 1.5 m (5.0 ft) minimum by 1.5 m (5.0 ft) minimum. Passing spaces are permitted to overlap pedestrian access routes (https://www.access-board.gov/prowag/chapter-r3-technical-requirements/#r3024- passing-spaces).
Response: Passing spaces have been implemented throughout the site and are provided at intervals of 200 ft maximum. This was clarified in a meeting with Eden on 02/15/2022. This is shown on sheet 5 of the PUD-PDP exhibit.

5. Street cross sectional exhibits on Sheet 11 of the PDP do not need to be included in the PDP, as cross slopes will be contingent on final engineering design. Currently and inverted crown cross-section is proposed on the preliminary engineering design plan.
Response: Street cross sections have been removed from the PDP.

6. Adjust entry monument sign location on Page 4 of the PDP to be within the development boundaries.
Response: Entry monument has been shifted to be within the development property.

7. The County is evaluating the proposal for landscaping within the 64th Ave ROW to afford for detached sidewalk within the development. Engineering will follow up on this item with definitive feedback.
Response: Public Works is ok proceeding with the tree lawns but will require a license agreement at time of FDP and/or in the SIA. Sidewalk will be in an easement. This was clarified in a meeting with Eden on 02/15/2022.

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

1. Once property has been purchased from the current owner for the Final Plat, all required information including the vesting deed must be referenced and the Title Commitment updated to within 30 days of BoCC hearing date and/or Final Platting case review
Response: Acknowledged, all required information including the vesting deed and title commitment updated within 30 days of BoCC hearing date and/or Final Platting case review will be provided.

2. The legal descriptions for Parcel A and B will be followed by a new metes and bounds description for the newly created lot once current lot line is vacated. It will need to be tied to monumented location with Point of Commencement and Point of Beginning. It needs to have a new label (LOT 1) with its square footage and acreage provided
Response: A new metes and bounds description for the newly created lot has been added below the descriptions for Parcel A and B. A new label (LOT 1) has been added to sheet 2 with its square footage and acreage provided.

3. Correct the YEAR on all signature blocks to 2022
Response: Year on all signature blocks corrected to 2022 or 202_.

4. Revise to read "CHAIR" for the Board Approval
Response: Revised to read "CHAIR" for the board of approval block and planning commission approval.

5. Revise Ownership Certification and Notary Affirmation to include the lettered name of current owner and state by name and "as owner"

Response: The ownership and certification statement and notary affirmation have been revised to state TTLC as the prospective purchaser and Linnet M Brozovich as the prospective seller on the cover sheet.

6. Quote Title of plat verbatim in the dedication statement
   Response: Title of the plat quoted verbatim in the dedication statement.

7. Surveyors Cert should be first in line followed by all other Acceptance/Signatory blocks
   Response: Surveyor's Cert moved to be first in line followed by all other acceptance/signatory blocks on the cover

8. All plats going before the Board must have "Approved as to Form" acceptance for the county attorney.
   Response: "Approved as to Form" acceptance block added for the county attorney added to cover sheet.

9. Need to provide all notes as required for state and county regulations:
   * Closure statement
   * Storm Water Facility Maintenance Manuel
   * Legal cause
   * Title Commitment
   ** See application packet guidelines for reference
   Response: All required notes included on cover page including closure statement and storm water facility maintenance manual.

10. My apologies, but the Vicinity Map needs to be to scale: 1" = 1000' to 1" = 6000'
    Response: Vicinity Map revised and set at scale 1" =2000'.

11. Sheet 2: Ghost current parcel information and bold new lot information
    Response: Current parcel information ghosted, and new lot information bolded on Sheet 2.

12. Place the location of the drainage easement as recorded at Rec. #2009000001130 shown on sheet 3 on the corresponding sheet to verify no encroachment on others rights.
    Response: The drainage easement as recorded at Rec. #2009000001130 shown on sheet 2 has been labeled on sheet 5 as well. This easement is to be vacated by plat or separate document, whichever is preferred by Adams County. This easement currently serves as the collection point for on site storm flows and will no longer be necessary after the proposed site improvements as the site drainage will be directed to the proposed detention pond.

13. Remove lot line/parcel line on Sheet 3 as it is vacated and will no longer impact the new lot and remove parcel information
    Response: Lot line/parcel line on Sheet 3 removed.

14. Set all monuments required for final platting and provide legend notes as required
    Response: Monument pins shown on sheet 2 and will be set prior to final plat.

15. Correct Affirmation for state and county as provided at the ACKNOWLEDGEMENT
    Response: Affirmation for state and county as provided at the ACKNOWLEDGEMENT corrected on Cover sheet.

PUD Preliminary Documents:

1. Remove Clerk and Recorder's block as it is not recorded
   Response: Clerk and Recorder's block has been removed.

2. Provide correct signatory block for current owner with lettered name below signature line and add her name and owner within the Notary Affirmation. No City and should have SS for legal document as with a deed or other document being recorded (See example provided on Prelim Plat)
   Response: Signatory block for current owner has been updated to show lettered name below signature line and on Notary Affirmation.

3. Correct Planning Commission and BoCC approval blocks. Both state Planning Commission.
   Response: Board of County Commissioners block has been updated.

4. Provide new legal and not the two parcels
   Response: Legal description has been updated.

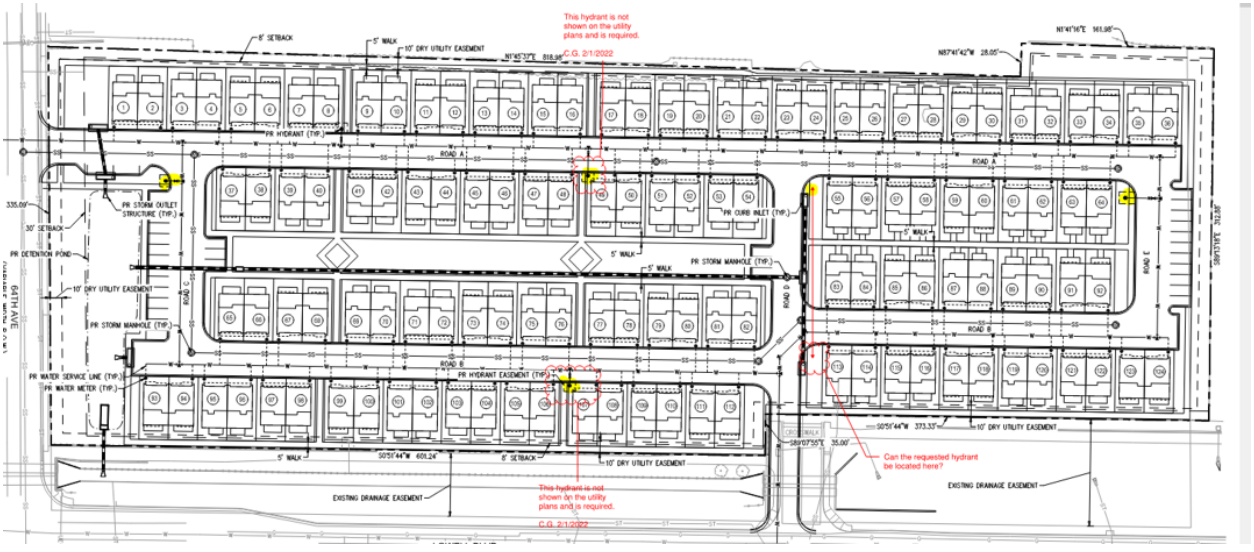
5. Add the "Approved as to Form" for the county attorney's office.
   Response: "Approved as to Form" has been added to the cover sheet.

6. Advisory: No signage can be located within right-of-way boundary without permission from Public Works if wanting it placed within county property
   Response: Signage location has been updated.

7. Add sheet information under title on each sheet
   Response: Sheet information has been added to each sheet.

Adams County Fire Comments – Carla Gutierrez

I do not see the auto turn exhibit in the submittal docs. For the hydrant, I see a hydrant was added, but not where we requested. I added an arrow to show where we would like the additional hydrant to be located. In addition, two hydrants that were shown on the conceptual plan are now missing on the utility plans for this submittal. Those hydrants were required due to spacing. I clouded them on the exhibit below (the exhibit below is from review #1).



Response: An updated auto turn exhibit has been provided showing the additional hydrants as shown from review #1 as well as the relocation of the proposed hydrant shown above. Additionally, these hydrants are shown and called out on the utility plans.

Colorado Division of Water Resources – Joanna Williams

We have reviewed the January 25, 2022 re-referral concerning the above-referenced preliminary development plan, major subdivision, and rezone to establish a residential planned unit development (PUD) on a 6.83-acre parcel located in the E ½ SE ¼ SE ¼ of Sec. 6, T3S, R68W, 6th P.M. The PUD will consist of 124 lots for duplexes. This letter supersedes the letter previously provided April 8, 2021 regarding this subdivision.

Water Supply Demand

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

Response: Per the letter from Joanna Williams and the email from Wenli Dickinson on 02/15/2022 the Division of Water Resources has the opinion that the water supply plan is adequate and have no additional concerns that require a response from the applicant. This correspondence is included with this application.

Source of Water Supply

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

Response: Per the letter from Joanna Williams and the email from Wenli Dickinson on 02/15/2022 the Division of Water Resources has the opinion that the water supply plan is adequate and have no additional concerns that require a response from the applicant.

Our office previously commented that a review of our records showed that well permit no. 19349 may be located on the subject property. Per the email dated December 27, 2021 from Mark Foster, this well is not located on the property.

Response: Well is not located on property per DNR well registry and letter from Joanna Williams dated 02/15/2022.

State Engineer's Office Opinion

Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, as long as the District is committed to supply water to the lots.

Response: Acknowledged.

Additional Comments

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

Response: Acknowledged.

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

CLEAR CREEK VALLEY

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

PRELIMINARY ENGINEERING PLAN

SHEET 1 OF 12

CASE NO. PRC2021-00002

LEGAL DESCRIPTION

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

PARCEL A:

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

PARCEL B:

THAT PART OF THE SE ¼ SE ¼ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE WEST, A DISTANCE OF 420.58 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF TRACT OF LAND DESCRIBED IN DECREE RECORDED IN BOOK 367 AT PAGE 43;
THENCE NORTHEASTERLY, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 367 AT PAGE 43, A DISTANCE OF 849 FEET TO THE TERMINAL POINT OF COURSE NO. 5 OF SAID TRACT DESCRIBED IN BOOK 367 AT PAGE 43;
THENCE NORTH 89°50' WEST, ALONG SAID COURSE NO. 5, A DISTANCE OF 28.5 FEET TO THE TERMINAL POINT OF COURSE NO. 4 OF SAID TRACT DESCRIBED IN BOOK 367 AT PAGE 43;
THENCE NORTH 0°40' EAST, ALONG SAID COURSE NO. 4, TO A POINT 330 FEET SOUTH OF THE NORTH LINE OF THE SE ¼ SE ¼ OF SAID SECTION 6;
THENCE EAST, ALONG A LINE 330 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SE ¼ SE ¼ OF SAID SECTION 6, TO A POINT ON THE EAST LINE OF SAID SECTION 6; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 6, TO THE POINT OF BEGINNING,
COUNTY OF ADAMS,
STATE OF COLORADO.

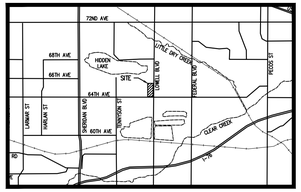
EXCLUDING THEREFROM THAT PORTION AS DESCRIBED IN RULE, ORDER, JUDGEMENT AND DECREE RECORDED AUGUST 16, 1985 AT RECEPTION NO. 593561.

BASIS OF BEARINGS

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

BENCHMARK

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



VICINITY MAP

SCALE: 1" = 800'

SHEET INDEX

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

FIRE FLOW CALCULATION

CONSTRUCTION TYPE	V-B	
FIRE FLOW CALCULATION AREA	4,578	SQUARE FEET
MINIMUM FIRE FLOW	1,750	GALLONS PER MINUTE
FIRE FLOW W/ REDUCTION	1,500	GALLONS PER MINUTE
MINIMUM NO. OF HYDRANTS	1	
AVG. HYDRANT SPACING	400	FEET

*2018 INTERNATIONAL FIRE CODE APPENDIX D, W/ ADAMS COUNTY AMENDMENTS

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

DEVELOPER

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

ARCHITECT

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

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

ISSUE DATE: 06-11-2021	PROJECT #: 200917
DATE	REVISION COMMENTS
09-08-2021	PER CITY COMMENTS
02-16-2022	PER SITE CHANGES

PROJECT #: 200917

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 1 OF 12

COVER SHEET

CLEAR CREEK VALLEY

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Plotted: WED 02/16/22 2:43:29P By: Hunter Thompson

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

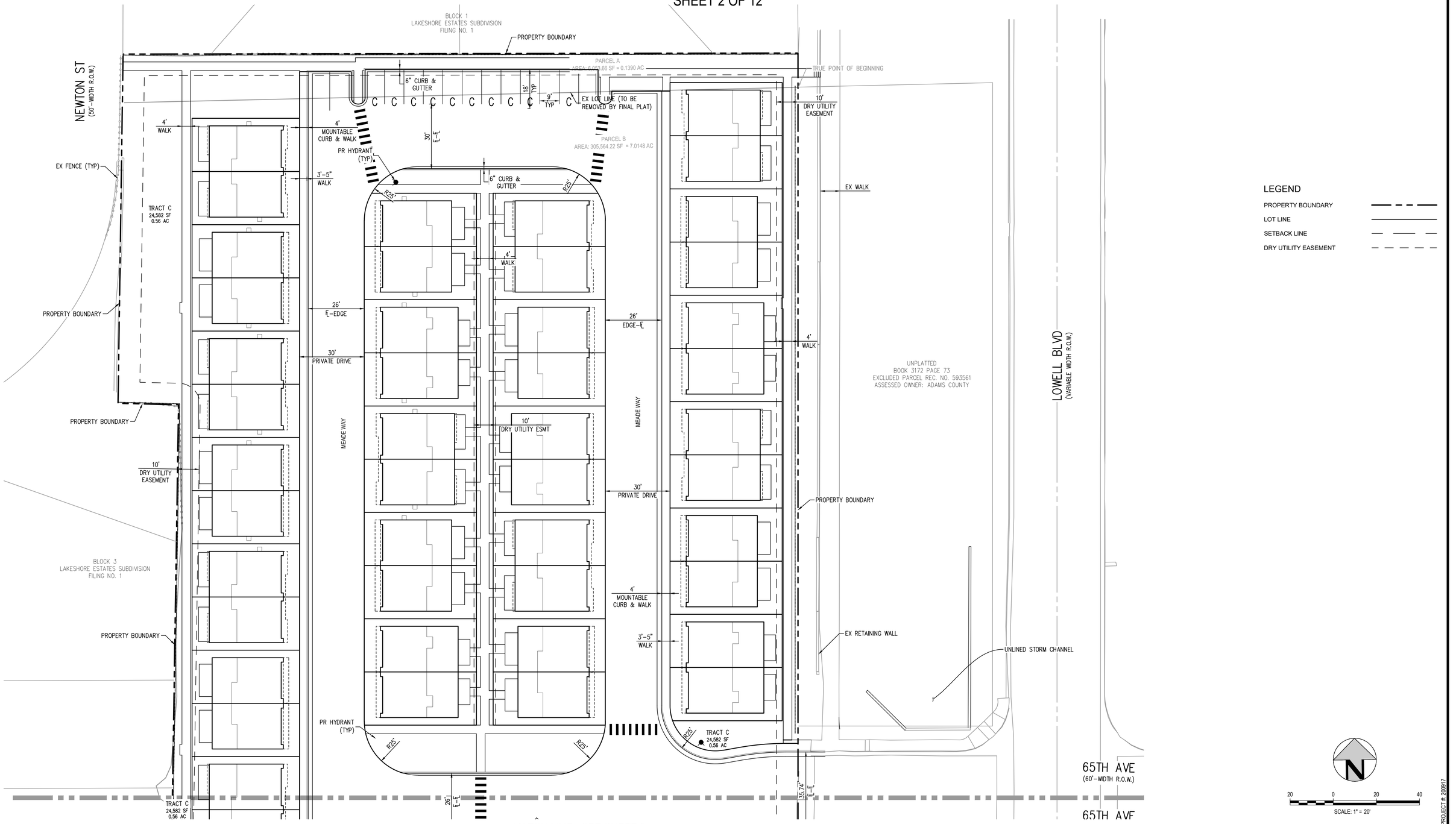
CASE NO. PRC2021-00002

CLEAR CREEK VALLEY

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

PRELIMINARY ENGINEERING PLAN

SHEET 2 OF 12



MATCH LINE - SEE SHEET 3

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- SETBACK LINE
- DRY UTILITY EASEMENT

N

20 0 20 40

SCALE: 1" = 20'

PROJECT #: 200917

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 2 OF 12

CLEAR CREEK VALLEY

Filepath: K:\2009\17\ENGINEERING\PRELIMINARY ENGINEERING PLAN\PEP - SITE PLAN.DWG Layout: LAYOUT1
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

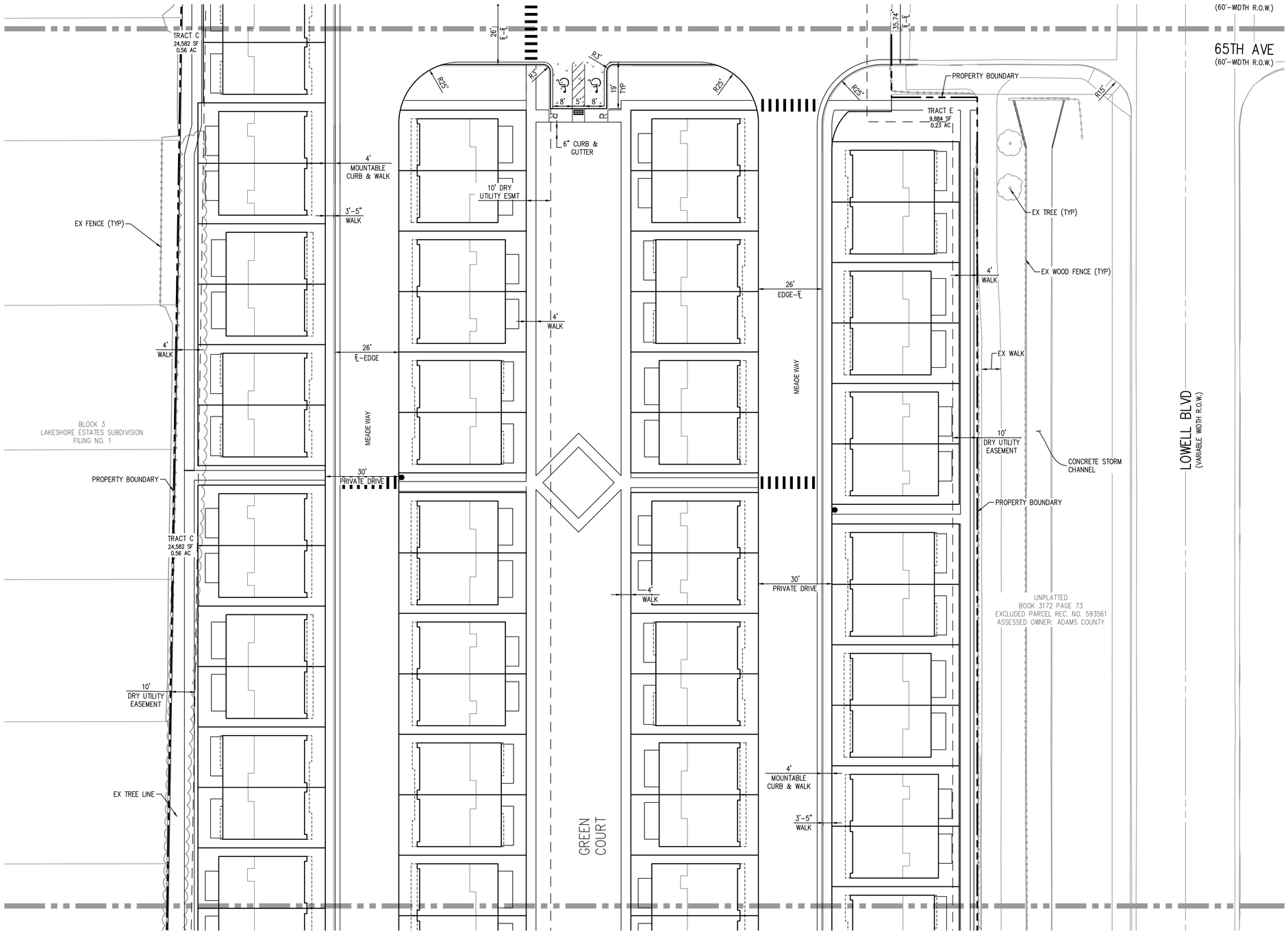
CLEAR CREEK VALLEY

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

PRELIMINARY ENGINEERING PLAN

SHEET 3 OF 12

CASE NO. PRC2021-00002



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- SETBACK LINE
- DRY UTILITY EASEMENT

N

20 0 20 40

SCALE: 1" = 20'

PROJECT #: 200917

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 3 OF 12

CLEAR CREEK VALLEY

Filepath: K:\2009\17\ENGINEERING\PRELIMINARY ENGINEERING PLAN\PEP - SITE PLAN.DWG Layout: LAYOUT2
K:\2009\17\ENGINEERING\PRELIMINARY ENGINEERING PLAN\PEP - SITE PLAN.DWG Layout: LAYOUT2
Plotted: WED 02/16/22 2:53:30P By: Hunter Thompson

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

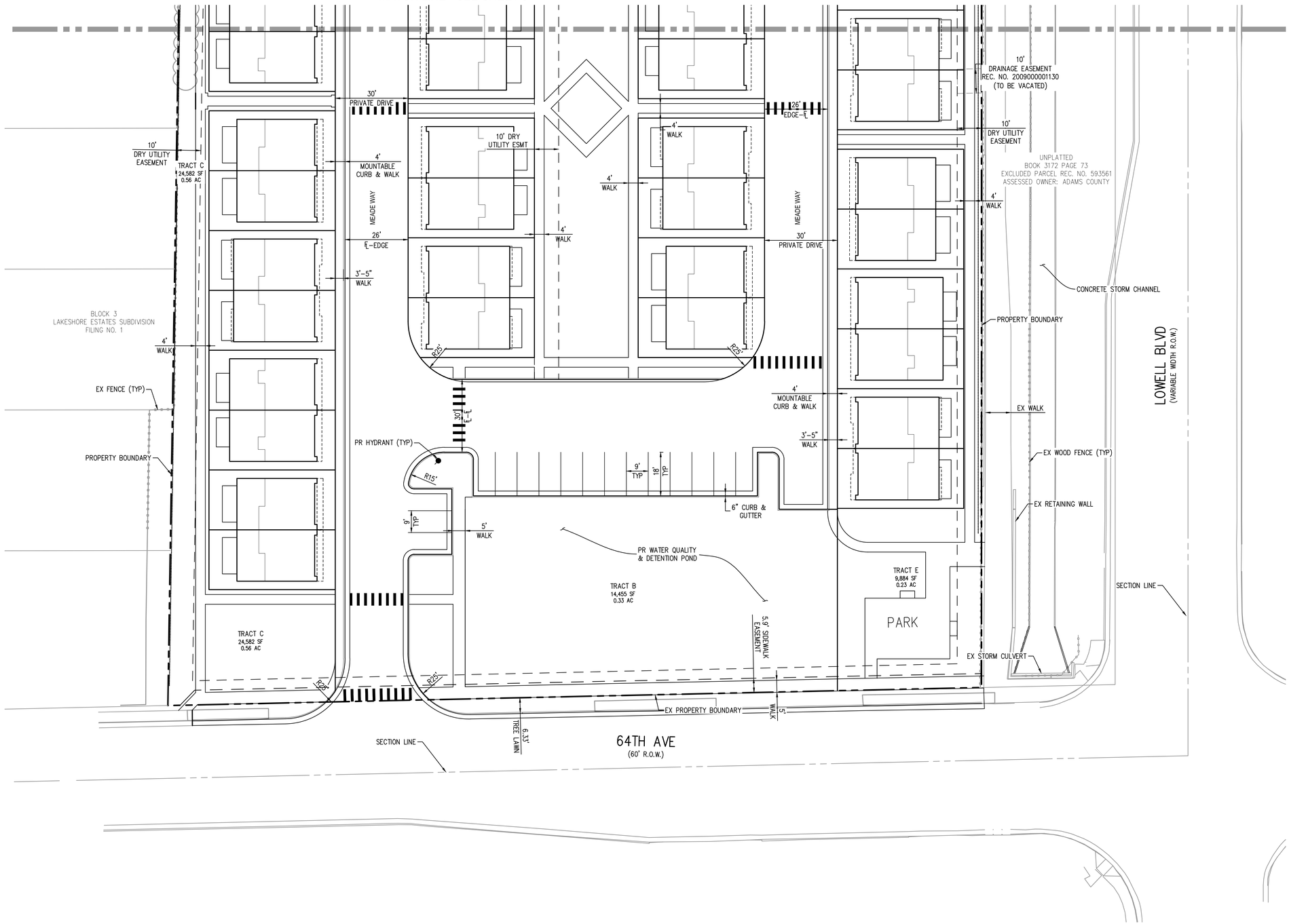
CASE NO. PRC2021-00002

CLEAR CREEK VALLEY

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

PRELIMINARY ENGINEERING PLAN

SHEET 4 OF 12



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- SETBACK LINE
- DRY UTILITY EASEMENT

20 0 20 40

SCALE: 1" = 20'

PROJECT #: 200917

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 4 OF 12

CLEAR CREEK VALLEY

Filepath: K:\2009\17\ENGINEERING\PRELIMINARY ENGINEERING PLAN\PEP - SITE PLAN.DWG Layout: LAYOUT3
Plotted: WED 02/16/22 2:53:41P By: Hunter Thompson

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

CLEAR CREEK VALLEY

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

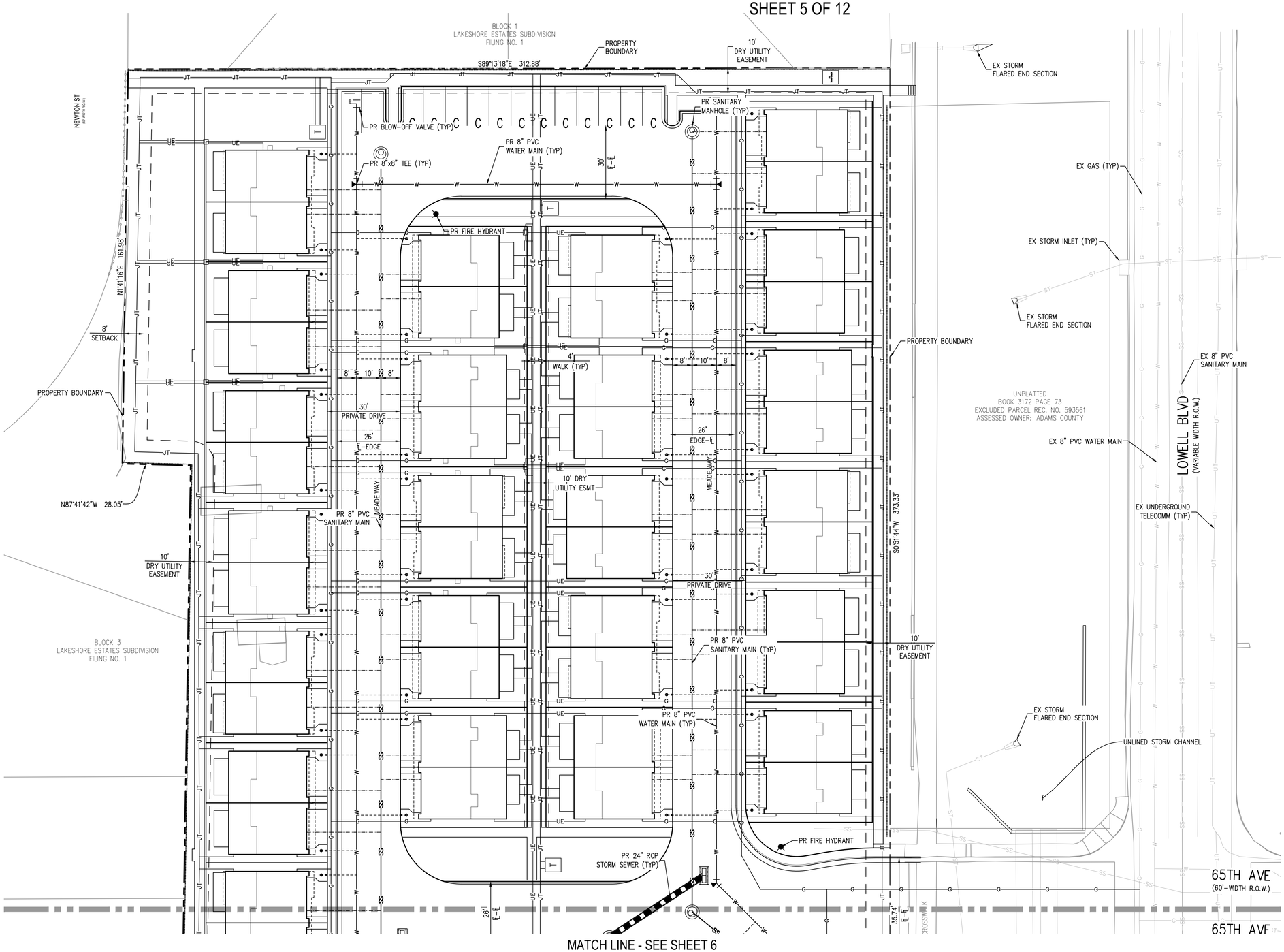
PRELIMINARY ENGINEERING PLAN

SHEET 5 OF 12

CASE NO. PRC2021-00002

LEGEND

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



MATCH LINE - SEE SHEET 6

N

20 0 20 40

SCALE: 1" = 20'

PROJECT #: 200917

OVERALL UTILITY PLAN

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 5 OF 12

CLEAR CREEK VALLEY

Filepath: K:\2009179\ENGINEERING\UTILITIES\PP - OVERALL UTILITY PLAN.DWG Layout: LAYOUT1
Scale: 1:1 Date: 2/16/2022 3:53:49 PM By: Hunter Thompson
Plotter: WED 02/16/22 3:53:49

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

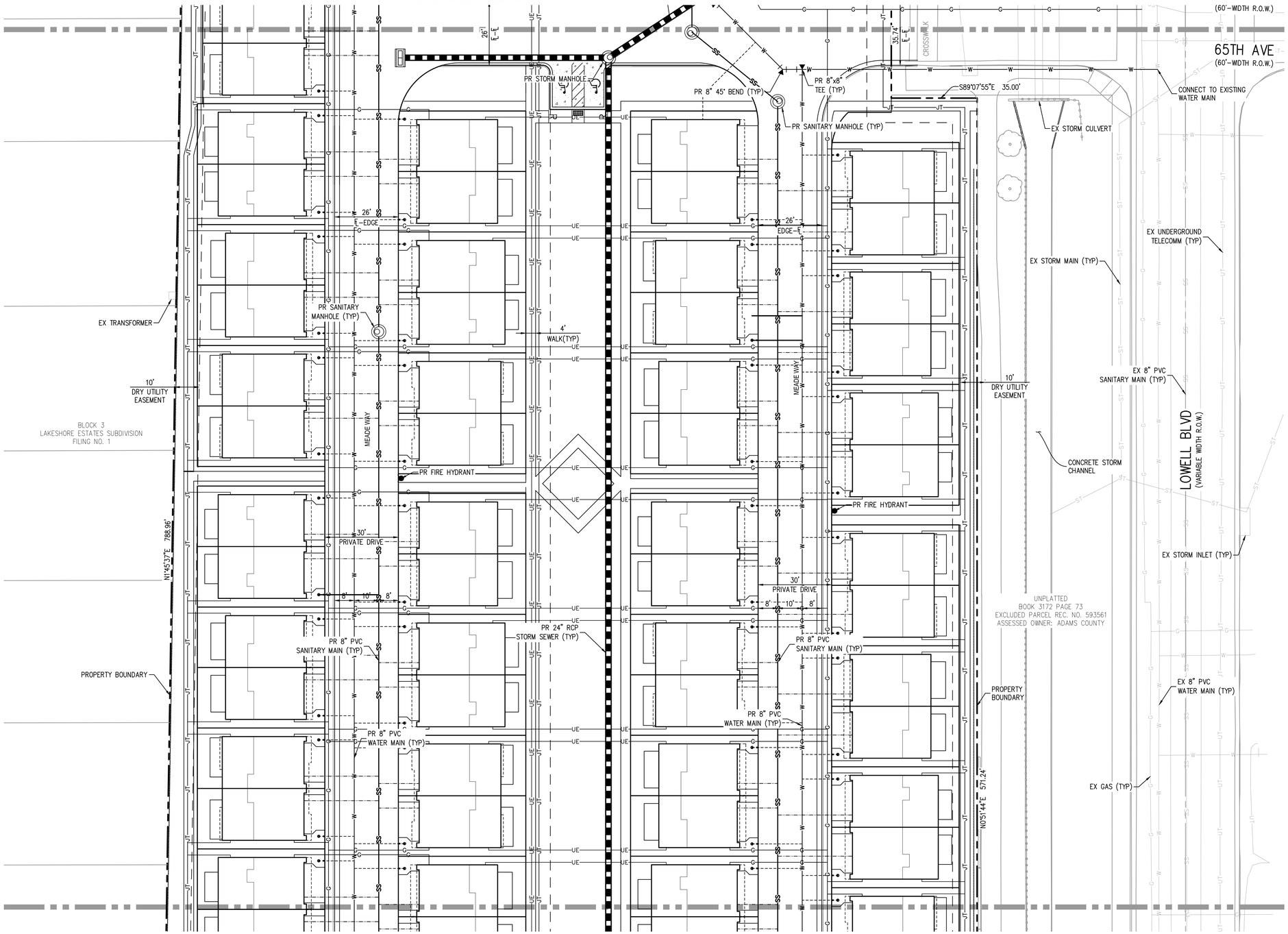
CASE NO. PRC2021-00002

CLEAR CREEK VALLEY

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

PRELIMINARY ENGINEERING PLAN

SHEET 6 OF 12



LEGEND

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

N

20 0 20 40

SCALE: 1" = 20'

PROJECT #: 200917

OVERALL UTILITY PLAN

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 6 OF 12

CLEAR CREEK VALLEY

Filepath: K:\2009\17\ENGINEERING\UTILITIES\PP - OVERALL UTILITY PLAN.DWG Layout: LAYOUT2
Xrefs: C-SHEET.dwg, C-XBASE.dwg, C-XREF.dwg
Plotted: WED 02/16/22 2:53:10P By: Hunter Thompson

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

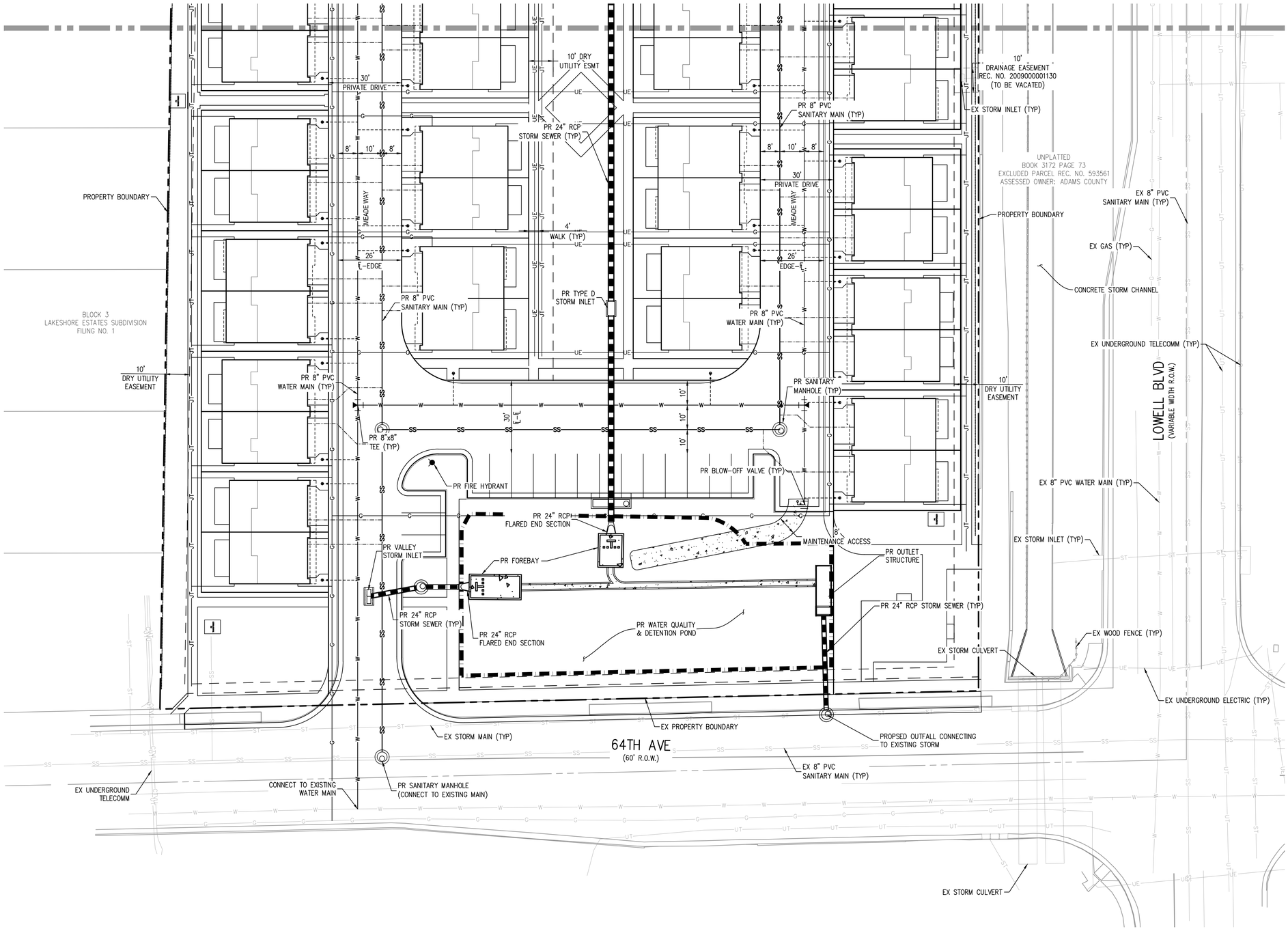
CLEAR CREEK VALLEY

CASE NO. PRC2021-00002

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

PRELIMINARY ENGINEERING PLAN

SHEET 7 OF 12



LEGEND

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

20 0 20 40

SCALE: 1" = 20'

PROJECT #: 209917

OVERALL UTILITY PLAN

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 7 OF 12

CLEAR CREEK VALLEY

Filepath: K:\2009\7ENGINEERING\UTILITIES\PP - OVERALL UTILITY PLAN.DWG Layout: LAYOUT3
Plotted: WED 02/16/22 2:53:56P By: Hunter Thompson

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

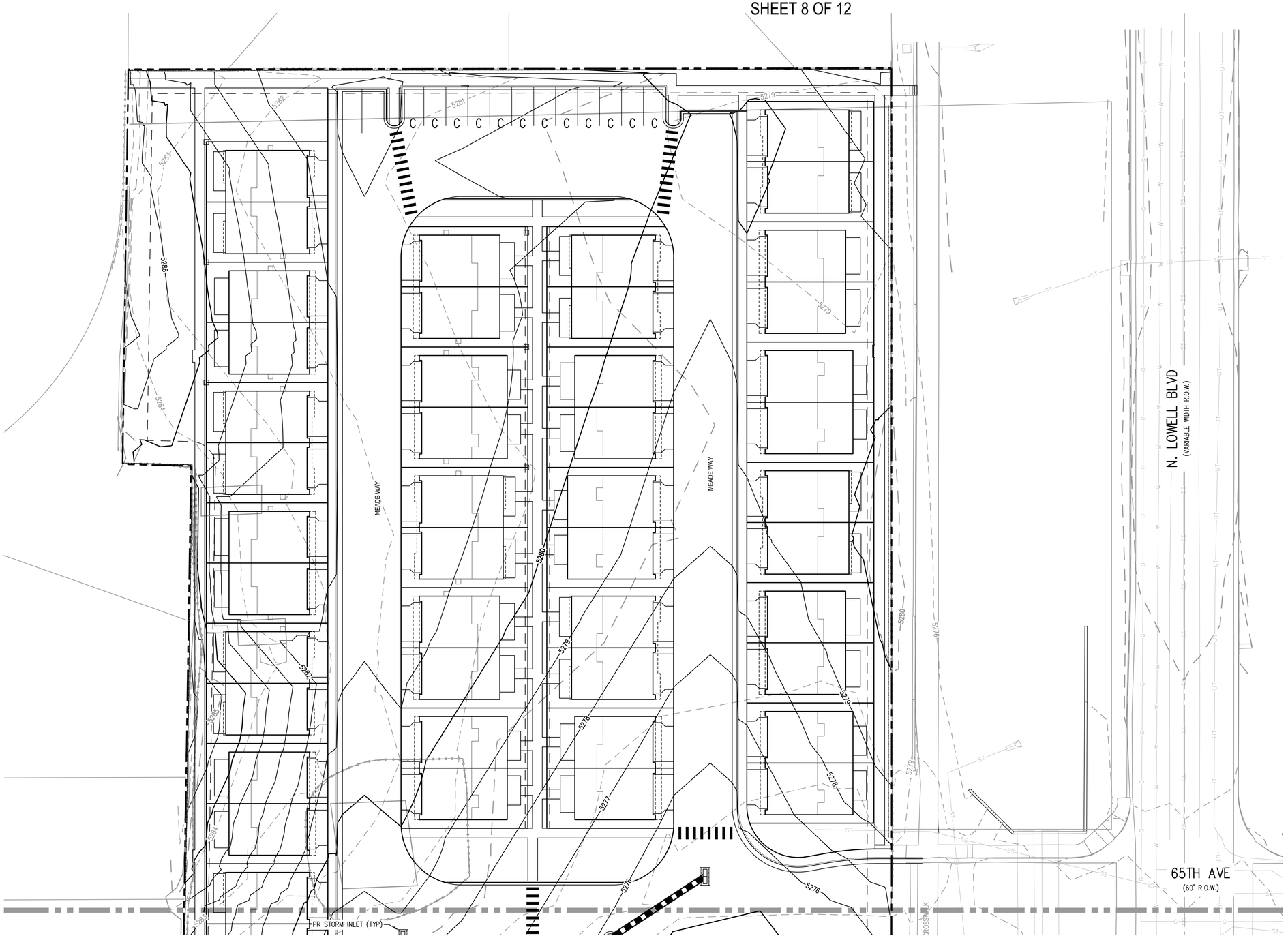
CLEAR CREEK VALLEY

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

PRELIMINARY ENGINEERING PLAN

SHEET 8 OF 12

CASE NO. PRC2021-00002



LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONTOUR (5280 / 5279)
- EXISTING CONTOUR (5280 / 5279)
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- EXISTING STORM SEWER

20 0 20 40
SCALE: 1" = 20'

PROJECT #: 200917

OVERLOT GRADING PLAN

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 8 OF 12

CLEAR CREEK VALLEY

Filepath: K:\200917\ENGINEERING\GRADING\PP - OVERALL GRADING PLAN.DWG Layout: OVERLOT GRADING PLAN
Plotted: 02/16/2022 By: Hunter Thompson
Plotted: WED 02/16/22 7:34:06P By: Hunter Thompson

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

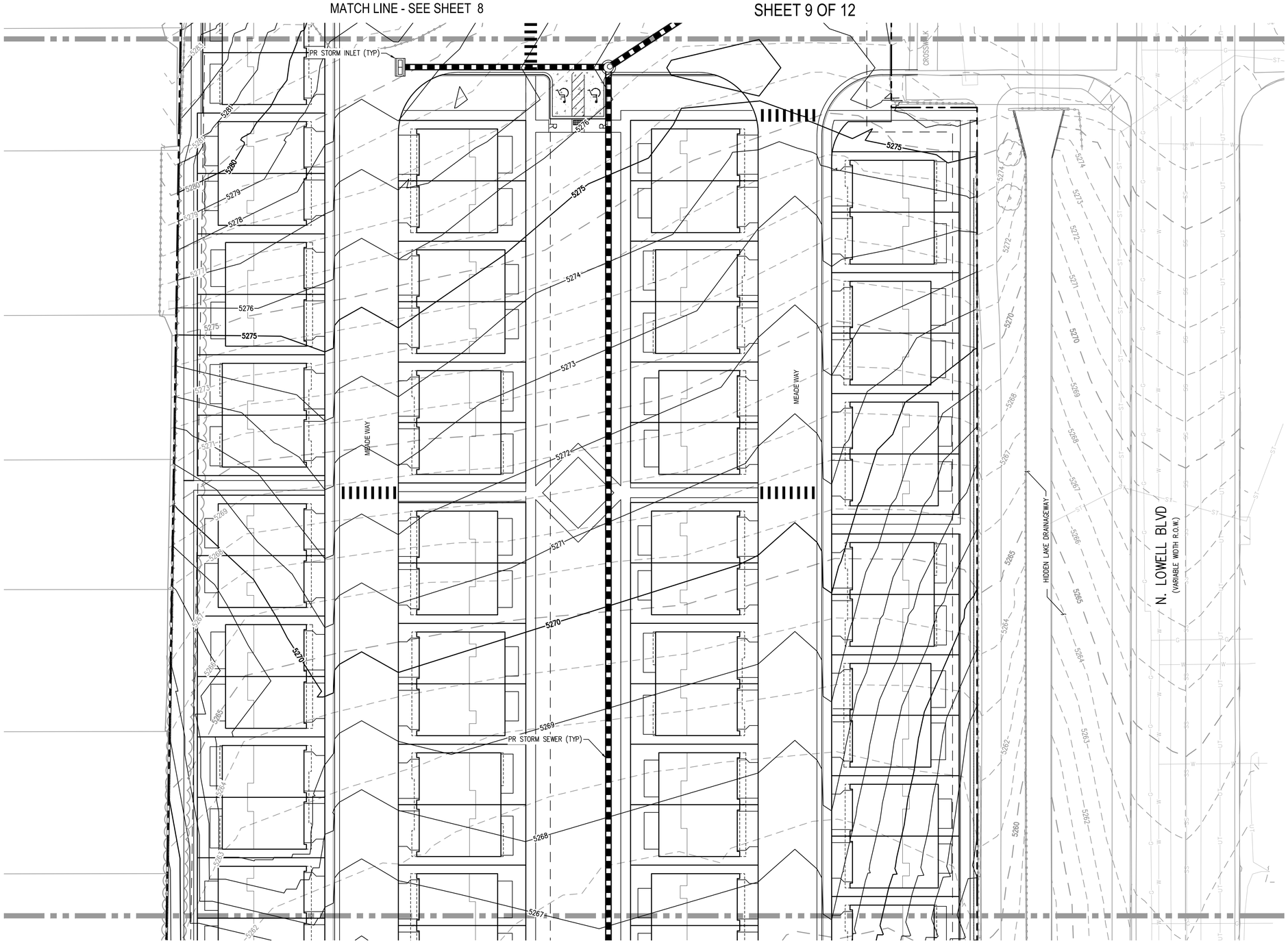
CLEAR CREEK VALLEY

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

PRELIMINARY ENGINEERING PLAN

SHEET 9 OF 12

CASE NO. PRC2021-00002



LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- EXISTING STORM SEWER

20 0 20 40

SCALE: 1" = 20'

PROJECT #: 200917

OVERLOT GRADING PLAN

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 9 OF 12

CLEAR CREEK VALLEY

Filepath: K:\2009\17\ENGINEERING\GRADING\PP - OVERALL GRADING PLAN.DWG Layout: LAYOUT2
Xrefs: ...\Base Map.dwg, ...\Base Map.dwg, ...\Base Map.dwg
Plotted: WED 02/16/22 3:43:06P By: Hunter Thompson

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

CLEAR CREEK VALLEY

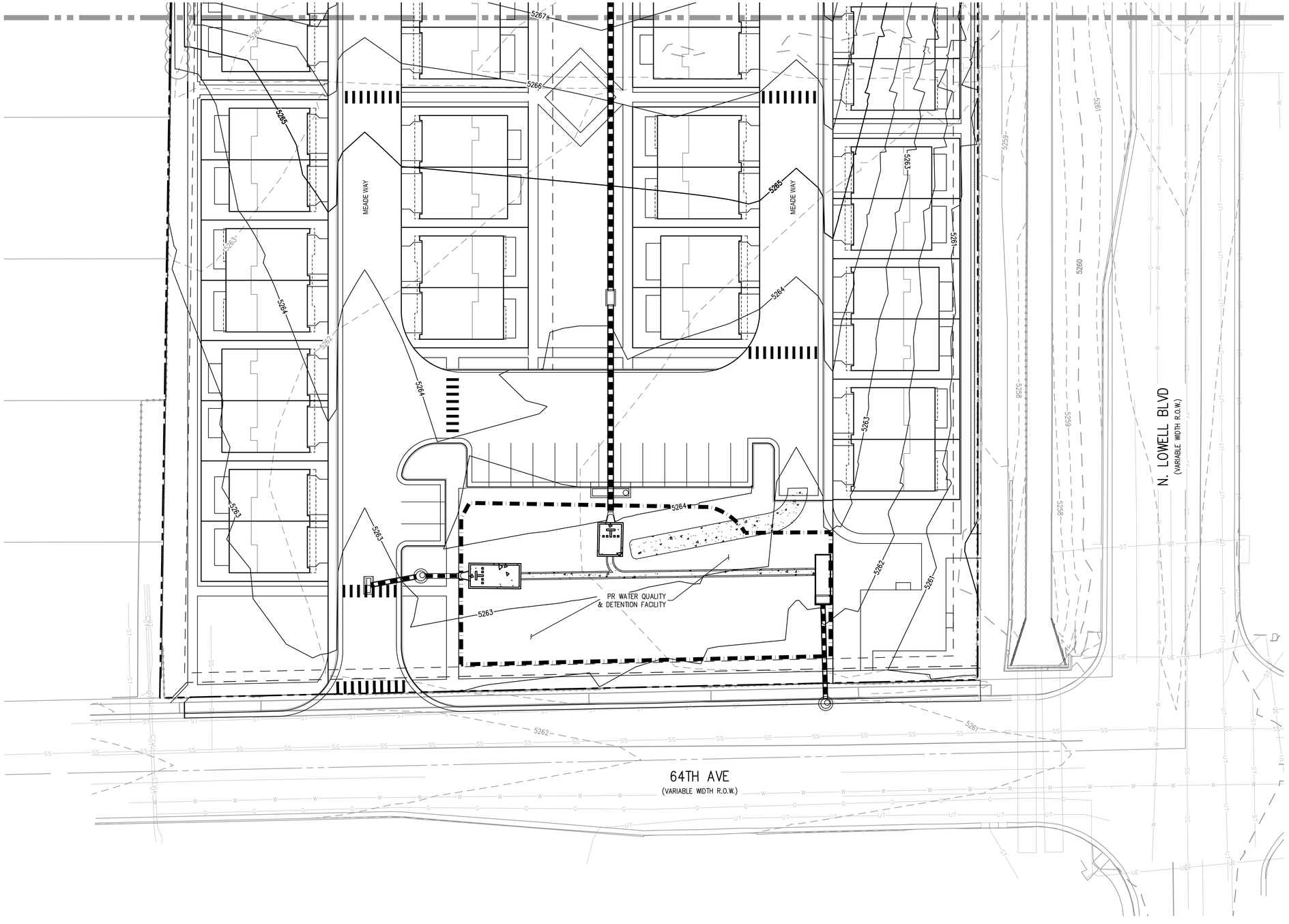
CASE NO. PRC2021-00002

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

PRELIMINARY ENGINEERING PLAN

SHEET 10 OF 12

MATCH LINE - SEE SHEET 9



LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONTOUR (5280 / 5279)
- EXISTING CONTOUR (5280 / 5279)
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- EXISTING STORM SEWER

20 0 20 40
SCALE: 1" = 20'

PROJECT #: 209917

OVERLOT GRADING PLAN

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 10 OF 12

CLEAR CREEK VALLEY

Filepath: K:\2009\17\ENGINEERING\GRADING\PP - OVERALL GRADING PLAN.DWG Layout: LAYOUT3
Plotted: 2/16/2022 2:34:11 PM By: Hunter Thompson
PLOTTED: ANSI B (11.00 x 17.00)
Plotted: WED 02/16/22 2:34:11P By: Hunter Thompson

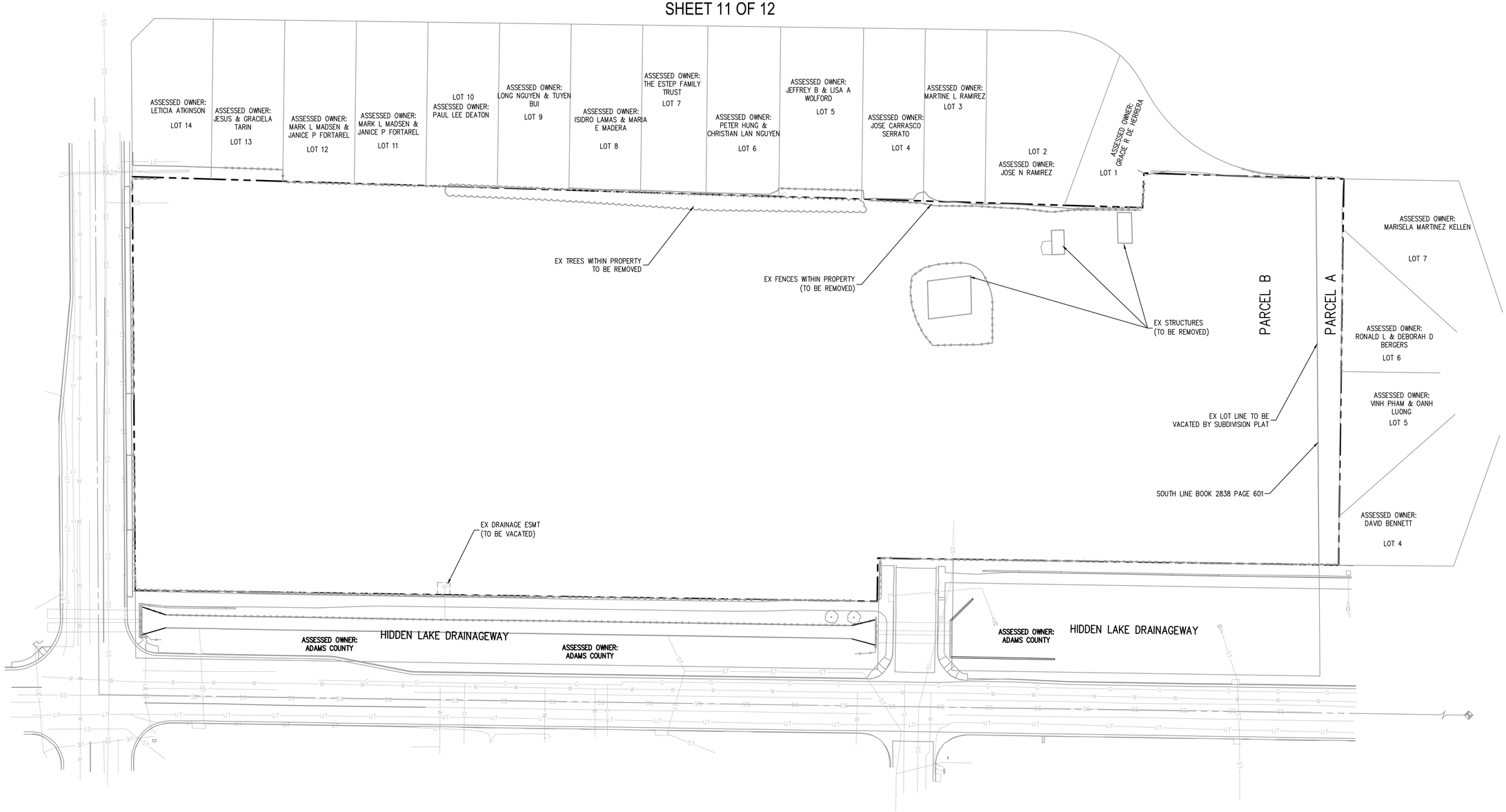
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

CLEAR CREEK VALLEY

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

PRELIMINARY ENGINEERING PLAN

SHEET 11 OF 12



N

40 0 40 80

SCALE: 1" = 40'

PROJECT #: 209317

EXISTING CONDITIONS

REVISION DATE: 02-16-2022 ISSUE DATE: 06-11-2021 SHEET 11 OF 12

CLEAR CREEK VALLEY

Filepath: K:\2009\17\ENGINEERING\PRELIMINARY ENGINEERING PLAN\PEP - EXISTING CONDITIONS.DWG Layout: EXISTING CONDITIONS
Plotted: WED 02/16/22 7:54:18P By: Hunter Thompson

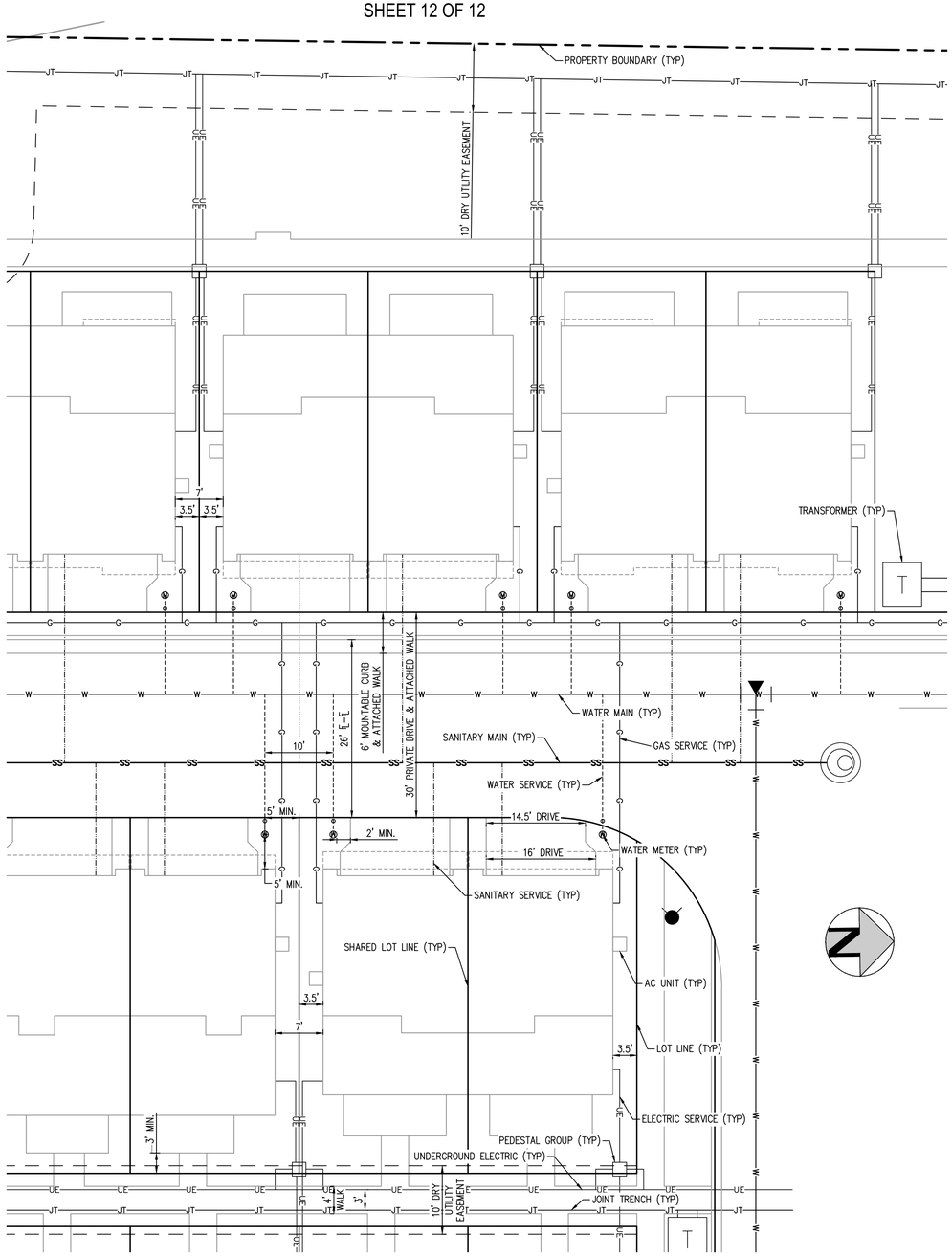
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

CLEAR CREEK VALLEY

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

PRELIMINARY ENGINEERING PLAN

SHEET 12 OF 12



TYPICAL LOT UTILITY PLAN

SCALE: 1" = 10'

Plotted: THURSDAY, 02/16/2022 2:34:23PM By: Hunter Thompson
Xrefs: K:\200917\ENGINEERING\PRELIMINARY ENGINEERING PLAN\PEP - SITE DETAILS.DWG Layout: LAYOUT1
Project: K:\200917\ENGINEERING\PRELIMINARY ENGINEERING PLAN\PEP - SITE DETAILS.DWG Layout: LAYOUT1

From: Carla Gutierrez
To: Hunter Thompson
Cc: John Stafford; Mark Foster; David Clock; Eva Mather; Beccah Bailey
Subject: RE: 6501 Lowell Blvd Fire Access Exhibit
Date: Tuesday, February 22, 2022 2:57:04 PM
Attachments: image001.png
image002.png
image003.png

Good afternoon Hunter,

Thank you for submitting the auto-turn exhibit and for adding the fire hydrants on the plan. The location of the fire hydrants appear to meet our requirements.

Please let me know if you have further questions.

Carla Gutierrez
Deputy Fire Marshal
Adams County Fire Rescue
7980 Elmwood Lane
Denver, Colorado 80221

Sent from Mail for Windows 10

From: Hunter Thompson <hthompson@hkseng.com>
Sent: Friday, February 18, 2022 11:56:52 AM
To: Carla Gutierrez <cgutierrez@acfpd.org>
Cc: John Stafford <jstafford@hkseng.com>; Mark Foster <mfoster@thetruelifecompanies.com>; David Clock <DClock@thetruelifecompanies.com>; Eva Mather <emather@norris-design.com>; Beccah Bailey <bbailey@norris-design.com>
Subject: RE: 6501 Lowell Blvd Fire Access Exhibit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Carla,

Please see the attached fire access exhibit. Proposed fire hydrants have also been added to the exhibit. Can you please confirm this layout of hydrants is acceptable and where the fire department would like them? Please let me know if you have any questions or if there is anything I can help with.

Thank you and have a great weekend,

Hunter Thompson, EI
Design Engineer II

1120 Lincoln St, STE 1000 • Denver, Colorado 80203
P: 303.623.6300 • F: 303.623.6311
hthompson@hkseng.com • www.harriskochersmith.com

From: Carla Gutierrez <cgutierrez@acfpd.org>
Sent: Tuesday, January 11, 2022 4:25 PM
To: Hunter Thompson <hthompson@hkseng.com>
Cc: John Stafford <jstafford@hkseng.com>
Subject: RE: 6501 Lowell Blvd Fire Access Exhibit

Good afternoon Hunter,

That will be acceptable. Feel free to email me the revised auto-turn exhibit.

Thank you!

Carla Gutierrez
Deputy Fire Marshal
Adams County Fire Rescue
7980 Elmwood Lane
Denver, Colorado 80221

Sent from Mail for Windows 10

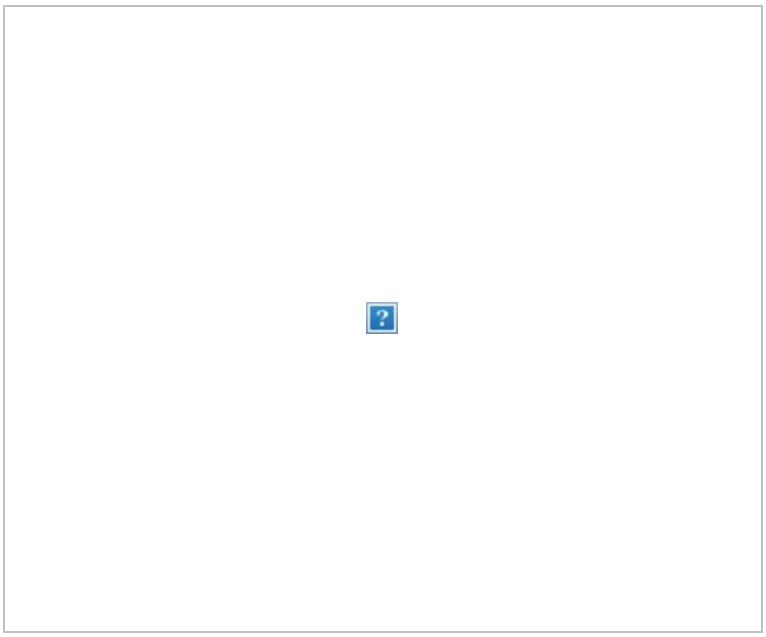
From: Hunter Thompson
Sent: Tuesday, January 11, 2022 1:44 PM
To: Carla Gutierrez
Cc: John Stafford
Subject: RE: 6501 Lowell Blvd Fire Access Exhibit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

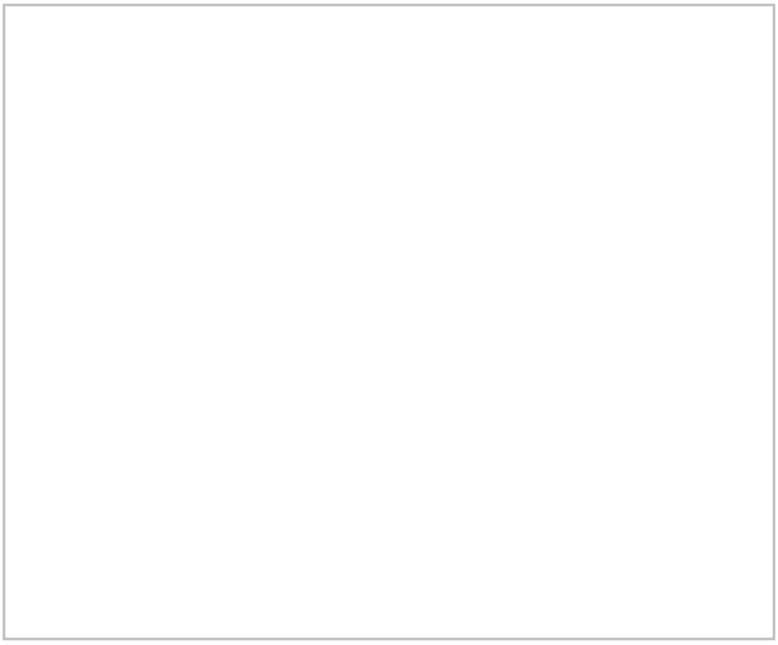
Hey Carla,

I had a question for you about the fire access exhibit. I have attached an updated exhibit with a revised fire truck template. We have modified our truck to be as close to yours as possible and we have matched the width, track, lock to lock time, and steering angle of the provided template:

From our exhibit:



From the Template:



With this information plugged in our turn radius come out very similar to yours (only about 1" off). Since it is only 1" off is it considered acceptable? If it is not acceptable please let me know how we can edit our truck template to better accommodate the Adam's County Fire requirements. I think we have matched the provided template as much as we can in the vehicle builder template in Autoturn but there may be some tips and tricks I am not aware of. Please let me know if you have any questions or if there is anything I can provide to help clarify our question.

Thank you,

Hunter Thompson, EI
Design Engineer II
Image removed by sender.
1120 Lincoln St, STE 1000 • Denver, Colorado 80203
P: 303.623.6300 • F: 303.623.6311
hthompson@hkseng.com • www.harriskochersmith.com

From: Carla Gutierrez <cgutierrez@acfpd.org>
Sent: Monday, January 10, 2022 1:58 PM
To: Hunter Thompson <hthompson@hkseng.com>
Cc: John Stafford <jstafford@hkseng.com>
Subject: RE: 6501 Lowell Blvd Fire Access Exhibit

Good afternoon Hunter,

Thank you for the information. I was reviewing the auto-turn exhibit and the truck specs utilized for

the plan do not match our fire apparatus specs.

I attached our specs to this email. Please revise the auto-turn exhibit and let me know if you have any questions.

Thank you!

Carla Gutierrez
Deputy Fire Marshal
Adams County Fire Rescue
7980 Elmwood Lane
Denver, Colorado 80221

Sent from Mail for Windows 10

From: Hunter Thompson
Sent: Tuesday, January 4, 2022 5:09 PM
To: Carla Gutierrez
Cc: John Stafford
Subject: RE: 6501 Lowell Blvd Fire Access Exhibit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Carla,

I apologize I should have explained in more detail. We are looking to get confirmation we will not be getting a repeat comment from fire and life safety stating the fire access exhibit for the site does not comply with Adams County Standards as we believe we are compliant. Please let me know if you have any questions or if there is anything I can help with. I will also be sending an updated utility plan shortly showing the fire hydrant locations have been updated per the other comment from Fire and Life Safety.

Thank you,

Hunter Thompson, EI
Design Engineer II
Image removed by sender.
1120 Lincoln St, STE 1000 • Denver, Colorado 80203
P: 303.623.6300 • F: 303.623.6311
hthompson@hkseng.com • www.harriskochersmith.com

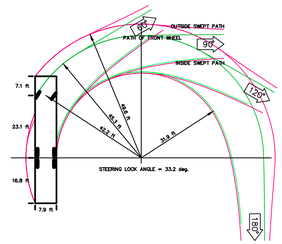
From: Hunter Thompson
Sent: Tuesday, January 4, 2022 4:47 PM
To: Carla Gutierrez <cgutierrez@acfpd.org>
Cc: John Stafford <jstafford@hkseng.com>
Subject: 6501 Lowell Blvd Fire Access Exhibit

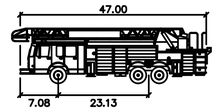
Carla,

Please see the attached fire access exhibit for the Clear Creek Valley Project at 6501 Lowell Boulevard and let me know if you have any questions.

Thank you,

Hunter Thompson, EI
Design Engineer II
Image removed by sender.
1120 Lincoln St, STE 1000 • Denver, Colorado 80203
P: 303.623.6300 • F: 303.623.6311
hthompson@hkseng.com • www.harriskochersmith.com





Adams County Fire Rescue

	feet
Width	: 7.90
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 33.2

FIRE FLOW CALCULATION		
CONSTRUCTION TYPE	V-B	
FIRE FLOW CALCULATION AREA	4,578	SQUARE FEET
MINIMUM FIRE FLOW	1,750	GALLONS PER MINUTE
FIRE FLOW W/ REDUCTION	1,500	GALLONS PER MINUTE
MINIMUM NO. OF HYDRANTS	1	
AVG. HYDRANT SPACING	400	FEET
*2018 INTERNATIONAL FIRE CODE APPENDIX D, W/ ADAMS COUNTY AMENDMENTS		

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

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

CLEAR CREEK VALLEY FIRE TURNING MOVEMENTS

SCALE: 1"=40'

40 0 40 80

SCALE: 1" = 40'

Filepath: K:\2009\17\ENGINEERING\EXHIBITS\AUTOTURN\AUTOTURN_MDP.DWG Layout: LAYOUT1
Last Saved By: Hunter Thompson
Plotted: WED 03/16/22 1:57:07P By: Hunter Thompson

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

CASE NO. PRC2021–00002

CLEAR CREEK VALLEY SUBDIVISION PRELIMINARY PLAT

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M. COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 5

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT TTLC MANAGEMENT, INC., AN ARIZONA CORPORATION, AS THE PROSPECTIVE PURCHASER, PURSUANT TO THE REAL ESTATE PURCHASE AND SALE AGREEMENT WITH LINNETT M BROZOVICH, AS SELLER, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL A:

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

PARCEL B:

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

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

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

TO BE COMBINED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, THENCE NORTH 70°45'01" WEST, A DISTANCE OF 89.50 FEET TO THE COMMON POINT OF THE SOUTHWEST CORNER OF A PERMANENT DRAINAGE EASEMENT AS RECORDED UNDER RECEPTION NUMBER B663298 WITH THE ADAMS COUNTY CLERK AND RECORDER AND THE NORTH RIGHT-OF-WAY LINE OF 64TH/ AVENUE WHICH IS ALSO THE SOUTHEAST CORNER OF SAID PARCEL AND IS ALSO THE POINT OF BEGINNING;
THENCE WESTERLY DEPARTING SAID SOUTHWEST CORNER OF DRAINAGE EASEMENT AND CONTINIUNG ALONG THE SAID NORTH RIGHT-OF-WAY OF 64TH/ AVENUE SOUTH 89°35'23" WEST, A DISTANCE OF 335.09 FEET TO THE INTERSECTION WITH THE EAST LINE OF LAKESHORE ESTATES SUBDIVISION FILING NO.2 AS RECORDED UNDER RECEPTION NUMBER C0716071 WITH THE ADAMS COUNTY CLERK AND RECORDER;
THENCE DEPARTING THE SAID THE NORTH RIGHT-OF-WAY LINE OF 64TH/ AVENUE, NORTHERLY ALONG THE SAID EAST LINE OF LAKESHORE ESTATES SUBDIVISION FILING NO.2 THE FOLLOWING THREE (3) COURSES:

1. NORTH 01°45'31" EAST, A DISTANCE OF 818.98 FEET;
2. NORTH 87°41'48" WEST, A DISTANCE OF 28.05 FEET;
3. NORTH 01°41'11" EAST, A DISTANCE OF 161.98 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF LAKESHORE ESTATES SUBDIVISION FILING NO.1 AS RECORDED UNDER RECEPTION NUMBER C0278760;

THENCE EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF LAKESHORE ESTATES SUBDIVISION FILING NO.1 SOUTH 89°13'24" EAST, A DISTANCE OF 312.88 FEET TO THE WEST LINE OF THE SAID PERMANENT DRAINAGE EASEMENT AND THE NORTHEAST CORNER OF SAID PARCEL;
THENCE SOUTHERLY ALONG THE COMMON LINE OF THE EAST LINE OF SAID PARCEL AND THE SAID WEST LINE OF THE PERMANENT DRAINAGE EASEMENT THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°51'13" WEST, A DISTANCE OF 373.33 FEET;
2. SOUTH 89°08'01" EAST, A DISTANCE OF 35.00 FEET;
3. SOUTH 00°51'38" WEST, A DISTANCE OF 601.24 FEET TO THE POINT OF BEGINNING;

CONTAINING 311,618 SQ. FT OR 7.154 ACRES MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS,TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CLEAR CREEK VALLEY SUBDIVISION PRELIMINARY PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY TRACT B AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS 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.

EXECUTED THIS _____ DAY OF ______________, 2022

TTLC MANAGEMENT, INC., AN ARIZONA CORPORATION

BY:____ AS: EXECUTIVE VICE PRESIDENT DATE: ________________
SCOTT A. MENARD

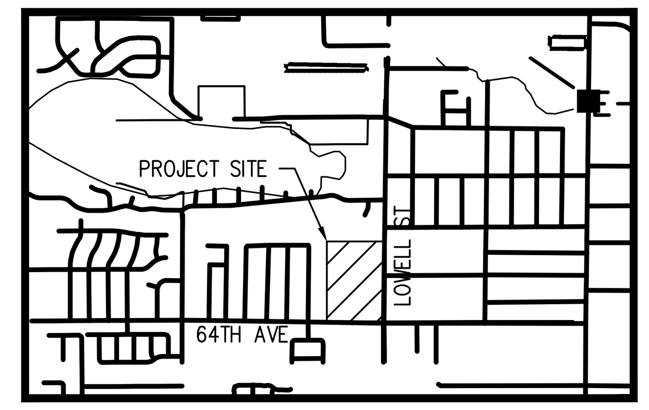
ACKNOWLEDGMENT:
STATE OF COLORADO____________)
)SS.
COUNTY OF ADAMS_____________)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _________ AD 20____,
BY ____AS EXECUTIVE VICE PRESIDENT.
SCOTT A. MENARD

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES:________________

____
NOTARY PUBLIC

____
ADDRESS



VICINITY MAP
SCALE: 1" = 2000'

TRACT SUMMARY TABLE					
TRACT	AREA (SF)	AREA (AC)	USE	OWNED BY	MAINTAINED BY
TRACT A	74,667	1.71	PRIVATE ROADWAY, PARKING, UTILITY, DRAINAGE	H.O.A.	H.O.A.
TRACT B	14,455	0.33	STORM DRAINAGE AND WATER QUALITY	H.O.A.	H.O.A.
TRACT C	24,582	0.56	PEDESTRIAN ACCESS, LANDSCAPING, OPEN SPACE	H.O.A.	H.O.A.
TRACT D	24,563	0.56	PEDESTRIAN ACCESS, LANDSCAPING, OPEN SPACE	H.O.A.	H.O.A.
TRACT E	9,884	0.23	PEDESTRIAN ACCESS, LANDSCAPING, OPEN SPACE	H.O.A.	H.O.A.
TRACT F	5,224	0.12	PEDESTRIAN ACCESS, LANDSCAPING, OPEN SPACE	H.O.A.	H.O.A.

H.O.A. = HOME OWNERS ASSOCIATION OF CLEAR CREEK VALLEY

NOTES AND RESTRICTIONS:

1. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
2. REFER TO THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE (O&M) MANUAL FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES OF THE DRAINAGE FACILITIES.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, DRIVES AND ALLEYS.
4. ALL PRIVATE ROADS, ALLEYS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES. WHEN REQUIRED, ALL FIRE LANES SHALL BE POSTED "NO PARKING-FIRE LANE". ALL FIRE LANES SHALL BE INCLUDED INTO THE ADAMS COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
5. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL PUD, STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HOMES WITHIN THE SUBDIVISION, ALL COUNTY IMPROVEMENTS REQUIRED IN ACCORDANCE WITH APPROVED PLANS BY ADAMS COUNTY, SHALL HAVE RECEIVED PRELIMINARY ACCEPTANCE OF CONSTRUCTION BY THE DEPARTMENT OF PUBLIC WORKS.
6. NOTICE IS GIVEN THAT THIS SUBDIVISION WILL BE SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS THAT SHALL BE FILED AGAINST THIS SUBDIVISION PLAT.
7. 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.

CLOSURE STATEMENT:

THE MATHEMATICAL CLOSURE ERROR OF THE DIMENSIONS OF THE SURVEYED PROPERTY IS LESS THAN 1:50,000 (SECOND ORDER).

STATEMENT RESTRICTING ACCESS:

THE PROJECT WILL BE ACCESSED FROM 64TH AVENUE OR LOWELL BLVD. (VIA EXISTING 65TH AVENUE). BOTH ENTRIES WILL BE PRIVATE AND WILL INTERSECT WITH THE ADJACENT ROW OF 64TH AVENUE OR LOWELL BLVD. (VIA 65TH AVENUE). PUBLIC ACCESS ACROSS RIGHT-OF-WAY LINES, INCLUDING 64TH AVENUE AND LOWELL BLVD, IS RESTRICTED. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED OFF 64TH AVENUE, 65TH AVENUE OR LOWELL BLVD.

FLOODPLAIN

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0583H, MAP REVISED MARCH 5, 2007.

SURVEYOR'S CERTIFICATION:

I, AARON MURPHY, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR TTLC DENVER - CLEAR CREEK VALLEY SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

____
AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF __________ A.D. 202_

____
CHAIR

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF __________ A.D. 202_

____
CHAIR

ADAMS COUNTY ATTORNEY:

____
APPROVED AS TO FORM

DEVELOPER

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

ARCHITECT

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

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

ISSUE DATE: 09-08-2021	PROJECT #: 200917
DATE	REVISION COMMENTS
02-17-2022	PER CITY COMMENTS

PROJECT #: 200917

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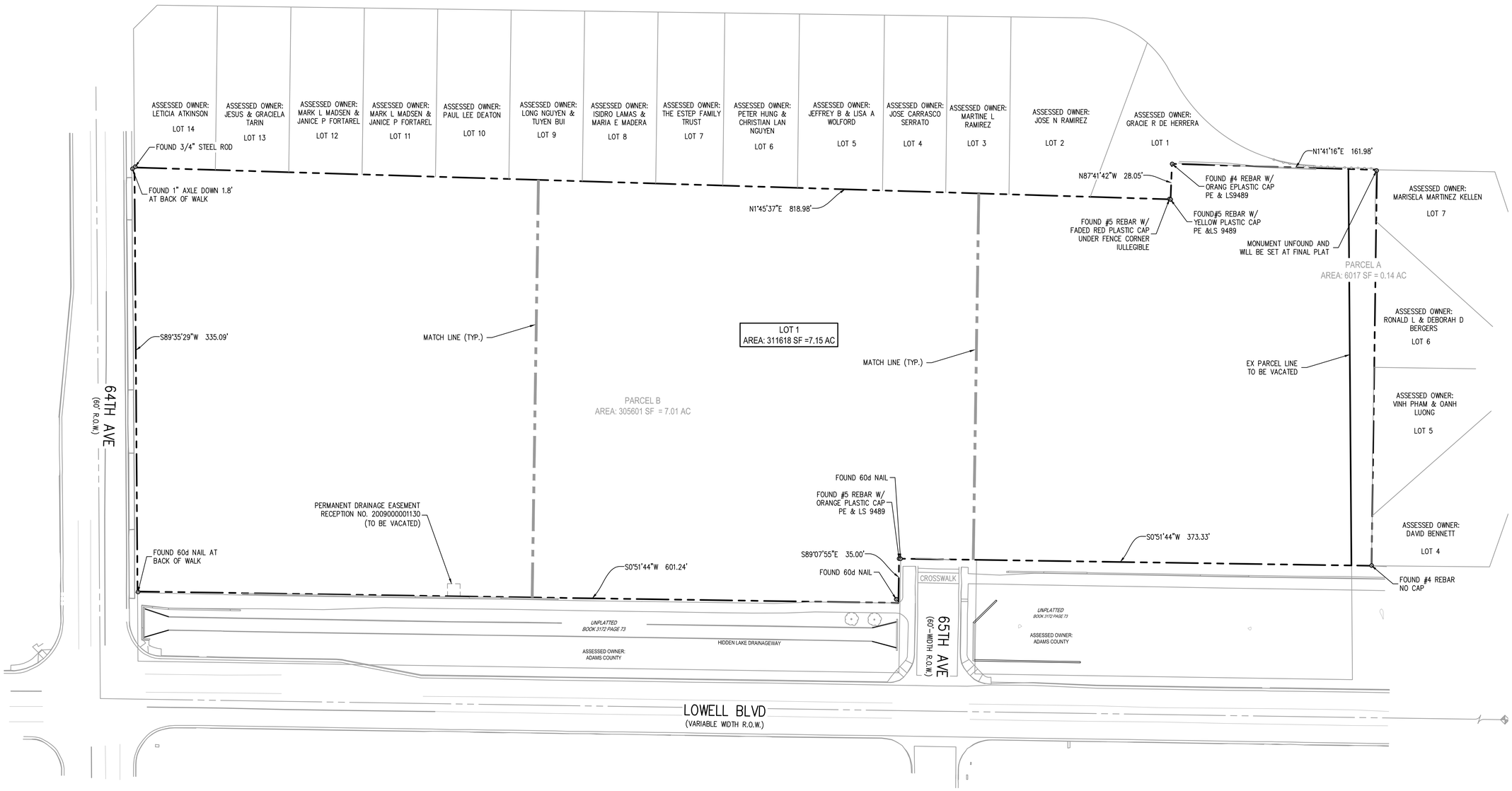
Plotted: THU 02/17/22 10:19:14A By: Hunter Thompson

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

CLEAR CREEK VALLEY SUBDIVISION PRELIMINARY PLAT

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M. COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 5



LEGEND

EXISTING PARCEL LINE TO BE VACATED

PROPERTY BOUNDARY

FOUND MONUMENT AS DESCRIBED

N

40 0 40 80

SCALE: 1" = 40'

REVISION DATE: 02-17-2022 ISSUE DATE: 09-08-2021 SHEET 2 OF 5

PROJECT # 200917

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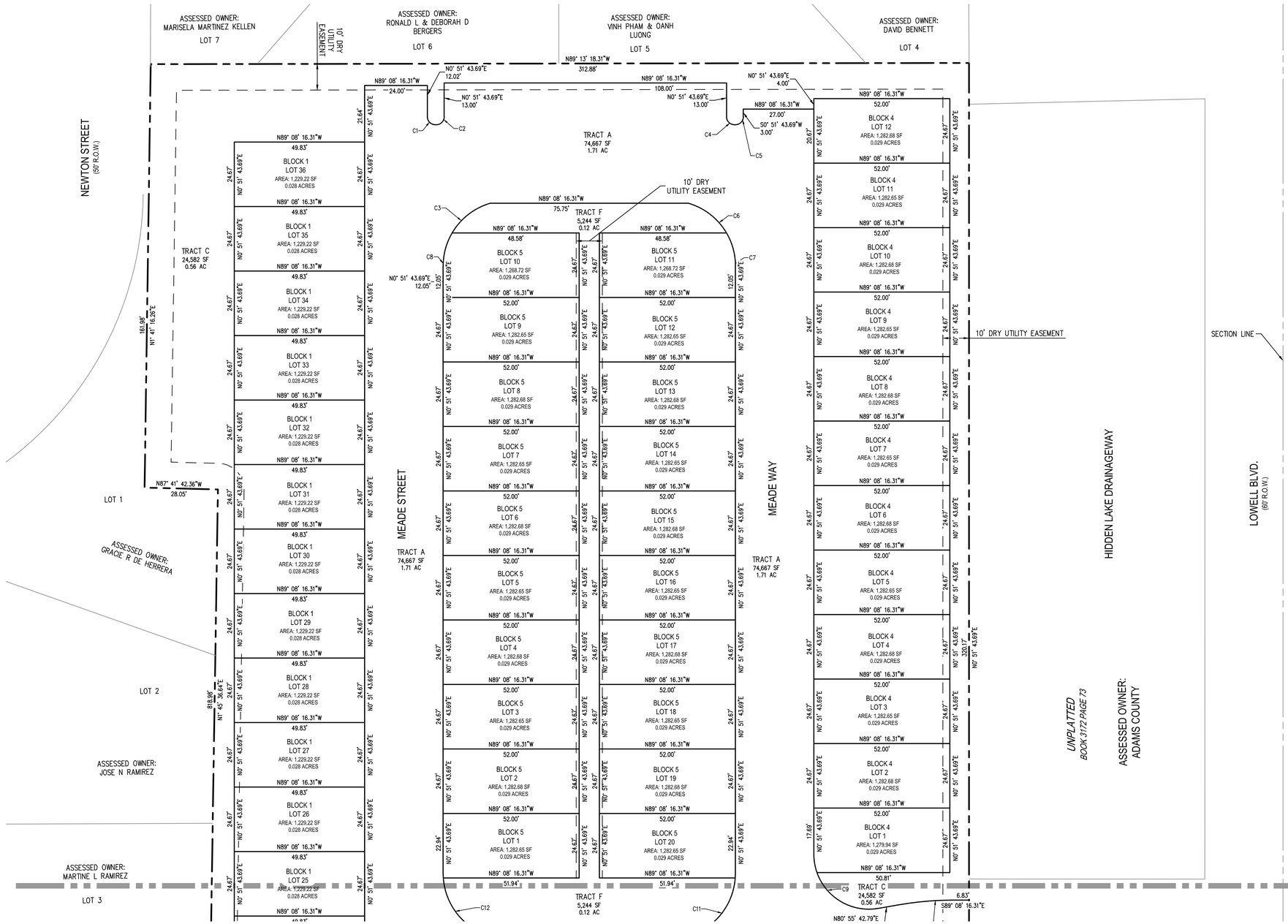
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

CLEAR CREEK VALLEY SUBDIVISION PRELIMINARY PLAT

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M. COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 5

CASE NO. PRC2021-00002



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	4.71'	3.00'	90.00°
C2	4.71'	3.00'	90.00°
C3	18.95'	25.00'	43.42°
C4	4.71'	3.00'	90.00°
C5	4.71'	3.00'	90.00°
C6	18.95'	25.00'	43.42°
C7	1.85'	25.00'	4.23°
C8	1.85'	25.00'	4.23°
C9	29.51'	21.00'	80.52°
C10	20.29'	122.00'	9.53°
C11	30.45'	25.00'	69.78°
C12	30.45'	25.01'	69.78°
C13	26.77'	25.00'	61.34°
C14	4.71'	3.00'	90.00°
C15	4.71'	3.00'	90.00°
C16	26.76'	25.00'	61.33°
C17	14.21'	21.08'	38.61°
C18	3.21'	21.08'	8.71°
C19	16.06'	25.00'	36.80°
C20	16.12'	25.00'	36.94°
C23	16.12'	25.00'	36.95°
C24	16.05'	25.00'	36.78°
C25	4.71'	3.00'	90.00°
C26	21.44'	15.00'	81.91°
C27	1.00'	1.50'	38.12°
C28	2.62'	2.50'	59.97°
C29	3.93'	2.50'	90.00°
C30	21.43'	25.00'	49.12°
C31	5.91'	25.00'	13.55°

LEGEND

PROPERTY BOUNDARY

LOT LINE

DRY UTILITY EASEMENT

SCALE: 1" = 20'

PROJECT # 200917

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Plotted: 2/17/2022 4:55 PM By: Hunter Thompson

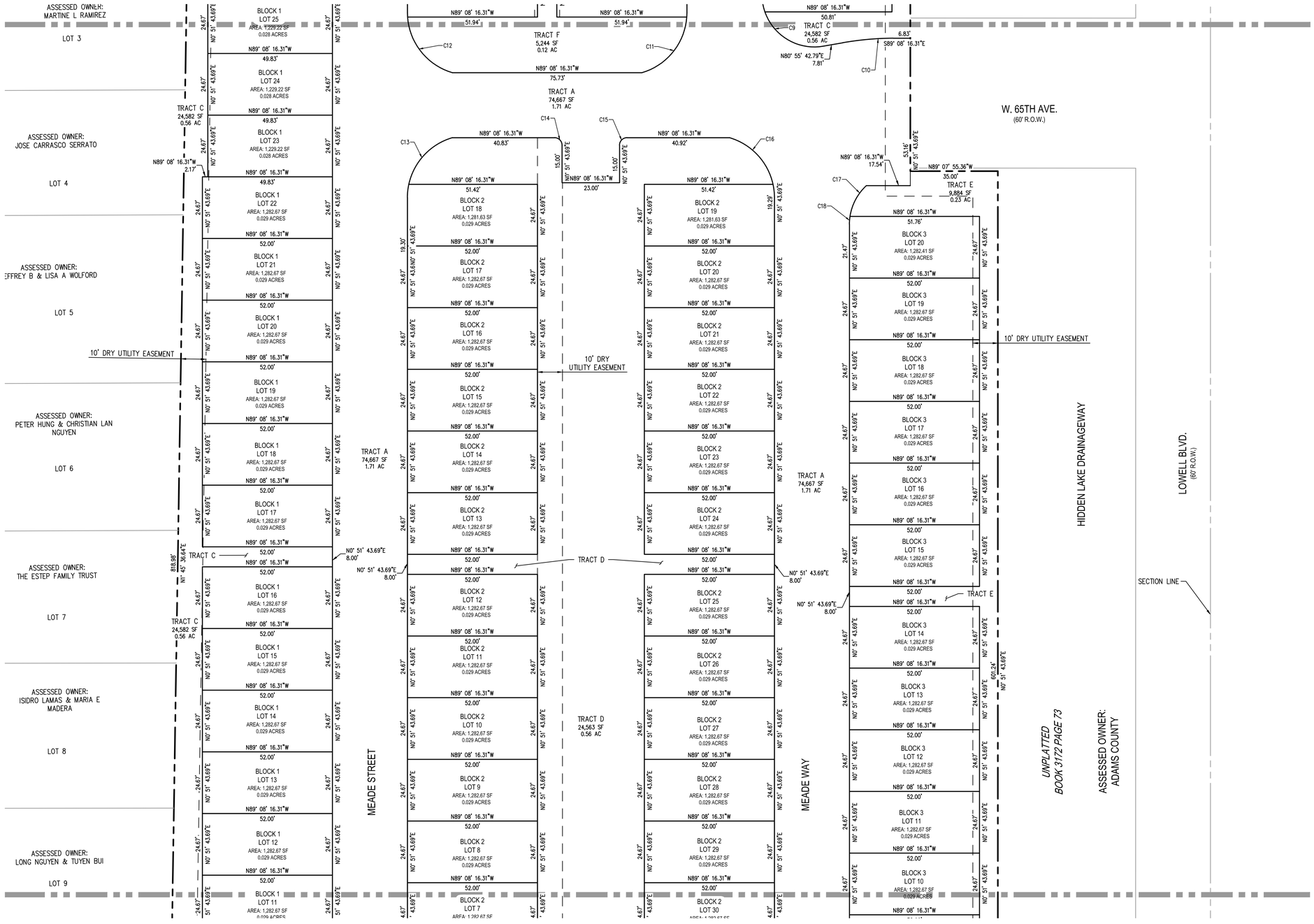
REVISION DATE: 02-17-2022 ISSUE DATE: 09-08-2021 SHEET 3 OF 5

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

CLEAR CREEK VALLEY SUBDIVISION PRELIMINARY PLAT

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M. COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PRC2021-00002



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C5	4.71'	3.00'	90.00°
C6	18.95'	25.00'	43.42°
C7	1.85'	25.00'	4.23°
C8	1.85'	25.00'	4.23°
C9	29.51'	21.00'	80.52°
C10	20.29'	122.00'	9.53°
C11	30.45'	25.00'	69.78°
C12	30.45'	25.01'	69.78°
C13	26.77'	25.00'	61.34°
C14	4.71'	3.00'	90.00°
C15	4.71'	3.00'	90.00°
C16	26.76'	25.00'	61.33°
C17	14.21'	21.08'	38.61°
C18	3.21'	21.08'	8.71°
C19	16.06'	25.00'	36.80°
C20	16.12'	25.00'	36.94°
C23	16.12'	25.00'	36.95°
C24	16.05'	25.00'	36.78°
C25	4.71'	3.00'	90.00°
C26	21.44'	15.00'	81.91°
C27	1.00'	1.50'	38.12°
C28	2.62'	2.50'	59.97°
C29	3.93'	2.50'	90.00°
C30	21.43'	25.00'	49.12°
C31	5.91'	25.00'	13.55°

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Plotted: Thu (02/17/22) 15:39:38A By: Hunter Thompson

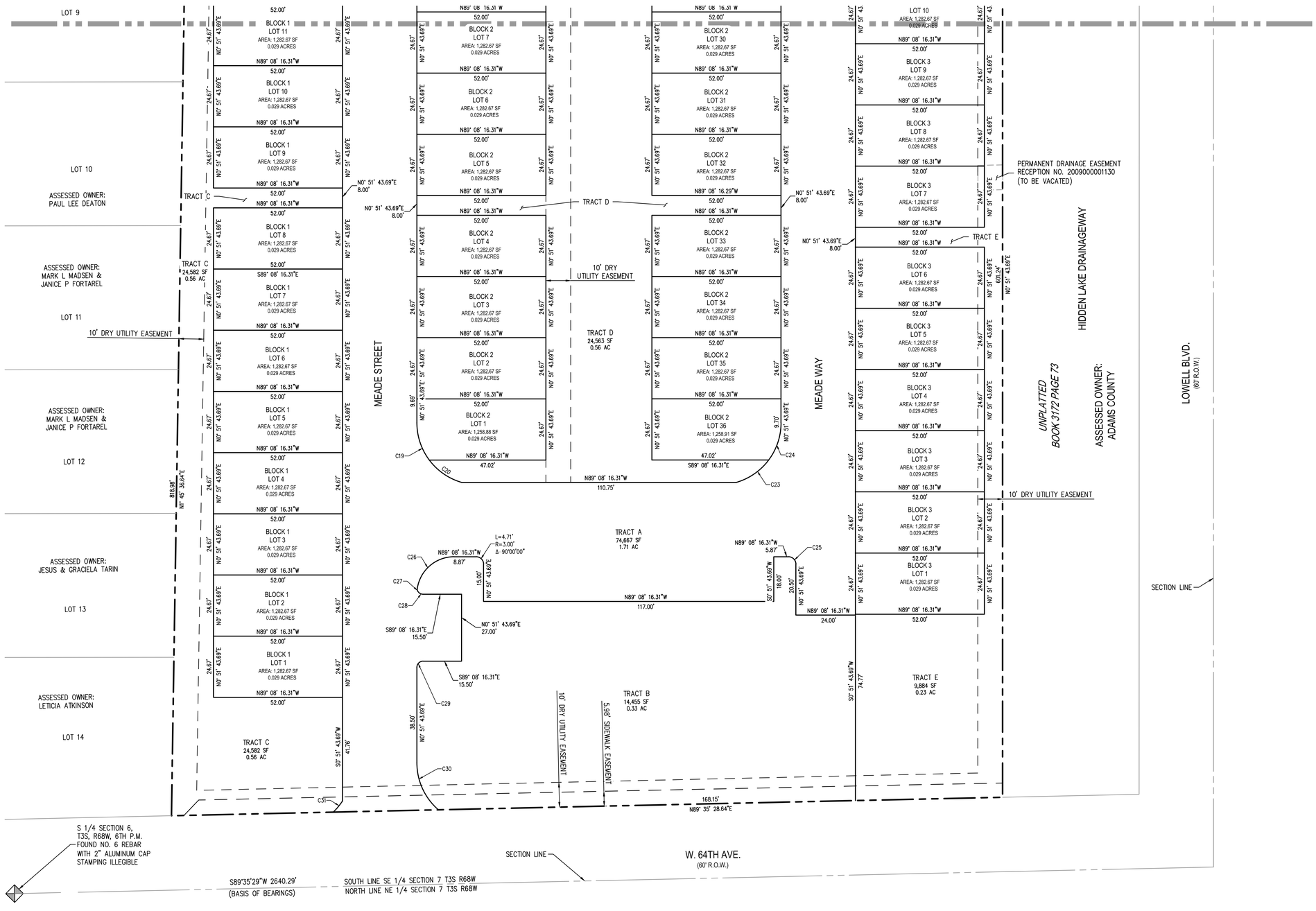
PROJECT # 20091?

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

CLEAR CREEK VALLEY SUBDIVISION PRELIMINARY PLAT

CASE NO. PRC2021-00002

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M. COUNTY OF ADAMS, STATE OF COLORADO



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C8	1.85'	25.00'	4.23°
C9	29.51'	21.00'	80.52°
C10	20.29'	122.00'	9.53°
C11	30.45'	25.00'	69.78°
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C30	21.43'	25.00'	49.12°
C31	5.91'	25.00'	13.55°

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- DRY UTILITY EASEMENT

20 0 20 40
SCALE: 1" = 20'

PROJECT #: 200917

Filepath: K:\2009\17\ENGINEERING\PRELIMINARY PLAT\PRELIMINARY PLAT - PLAT.DWG Layout: LAYOUT3
Author: Hunter Thompson Last Saved By: Hunter Thompson
Plotted: THU 02/17/22 10:19:43A By: Hunter Thompson

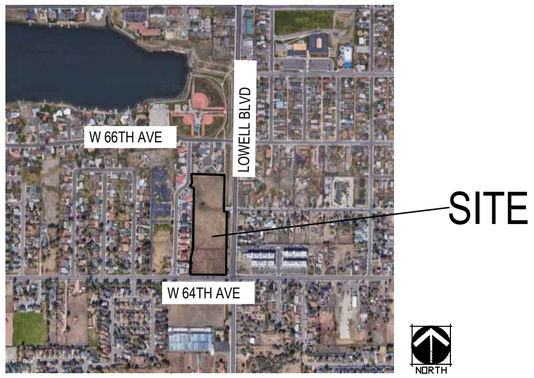
CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

SHEET 1: COVER SHEET

VICINITY MAP



NOT TO SCALE

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, THENCE NORTH 70°45'01" WEST, A DISTANCE OF 89.50 FEET TO THE COMMON POINT OF THE SOUTHWEST CORNER OF A PERMANENT DRAINAGE EASEMENT AS RECORDED UNDER RECEPTION NUMBER B663298 WITH THE ADAMS COUNTY CLERK AND RECORDER AND THE NORTH RIGHT-OF-WAY LINE OF 64TH AVENUE WHICH IS ALSO THE SOUTHEAST CORNER OF SAID PARCEL AND IS ALSO THE **POINT OF BEGINNING**;

THENCE WESTERLY DEPARTING SAID SOUTHWEST CORNER OF DRAINAGE EASEMENT AND CONTINIUNG ALONG THE SAID NORTH RIGHT-OF-WAY OF 64TH AVENUE SOUTH 89°35'23" WEST, A DISTANCE OF 335.09 FEET TO THE INTERSECTION WITH THE EAST LINE OF LAKESHORE ESTATES SUBDIVISION FILING NO.2 AS RECORDED UNDER RECEPTION NUMBER C0716071 WITH THE ADAMS COUNTY CLERK AND RECORDER;

THENCE DEPARTING THE SAID THE NORTH RIGHT-OF-WAY LINE OF 64TH AVENUE, NORTHERLY ALONG THE SAID EAST LINE OF LAKESHORE ESTATES SUBDIVISION FILING NO.2 THE FOLLOWING THREE (3) COURSES:

1. NORTH 01°45'31" EAST, A DISTANCE OF 818.98 FEET;
2. NORTH 87°41'48" WEST, A DISTANCE OF 28.05 FEET;
3. NORTH 01°41'11" EAST, A DISTANCE OF 161.98 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF LAKESHORE ESTATES SUBDIVISION FILING NO.1 AS RECORDED UNDER RECEPTION NUMBER C0278760;

THENCE EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF LAKESHORE ESTATES SUBDIVISION FILING NO.1 SOUTH 89°13'24" EAST, A DISTANCE OF 312.88 FEET TO THE WEST LINE OF THE SAID PERMANENT DRAINAGE EASEMENT AND THE NORTHEAST CORNER OF SAID PARCEL;

THENCE SOUTHERLY ALONG THE COMMON LINE OF THE EAST LINE OF SAID PARCEL AND THE SAID WEST LINE OF THE PERMANENT DRAINAGE EASEMENT THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°51'13" WEST, A DISTANCE OF 373.33 FEET;
2. SOUTH 89°08'01" EAST, A DISTANCE OF 35.00 FEET;
3. SOUTH 00°51'38" WEST, A DISTANCE OF 601.24 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 311,618 SQ. FT OR 7.154 ACRES MORE OR LESS;

CERTIFICATE OF OWNERSHIP

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

Owner: _____
Linnette Brozovich

STATE OF COLORADO
)SS.
COUNTY OF:_____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 202__.

BY _____
Linnette Brozovich

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

_____
ADDRESS

PLANNING COMMISSION APPROVAL

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

_____
Chair

BOARD OF COUNTY COMMISSIONS APPROVAL

Approved by Adams County Board of County Commission this _____ day of _____ 20___.

_____
Chair

ADAMS COUNTY ATTORNEY:

_____
Approved as to Form

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

LAND OWNER
Linette Brozovich
12633 Irving Circle
Broomfield, CO 80020
720-971-7283
linettemae@aol.com

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

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

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

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

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

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

NOT FOR CONSTRUCTION

DATE:
02/19/2021
06/11/2021
09/22/2021
01/05/2022
DRAFT

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 OF 13

CHECKED BY: EV
DRAWN BY: BB
FILENAME: TTLC DENVER - LOWELL

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

SHEET 2: WRITTEN NARRATIVE

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

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

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

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

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

B. Provisions for Parking

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

C. Circulation and Road Patterns

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

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

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

Signage monumentation shall be constructed using acid etched letters, stone tile sign face, brick wall and LED up-lighting. All signage characterization and materials are subject to change. See proposed signage character images on sheet 10.

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

This neighborhood provides for single-family duplex homes, private access drives, landscape amenities, necessary detention facilities and any other uses that may be typical in a residential neighborhood.

F. Location and Types of Landscaping and Maintenance Provisions

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

Detailed landscaping lot typical designs are included with this PDP/PUD, please refer to sheets 7-8. Common area landscaping and landscape amenities will be owned and maintained by the HOA.

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

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

G. Bufferyard and Landscaping Requirements

In lieu of a bufferyard adjacent to the County open space, various vine species shall be permitted in order to grow upwards on the adjacent fence and provide a buffer where applicable. In addition, lot landscaping has been enhanced to provide additional landscaping on lots fronting the Jim Baker Trail.

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

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

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

H. Fencing

42" 3-rail fence is proposed on eastern property line to replace existing fence and provide separation between the Jim Baker Trail and new residences. 6' privacy fence is permitted along north and west property lines to provide a new uniform residential edge. No fencing will be permitted along individual lots. Refer to sheet 9 for fencing details.

I. Accessory Structures

Accessory structures are prohibited.

J. Utility Service Providers

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

K. Estimated Timetable for Development

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

L. Fire Protection District

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

M. Phasing

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

N. HOA

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

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CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

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

NOT FOR CONSTRUCTION

DRAFT

DATE:
02/19/2021
6/ 1 /21
09/22/2021
01/05/2022

SHEET TITLE:
WRITTEN NARRATIVE

SHEET NUMBER:
2 OF 13

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CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

SHEET 3: DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

SINGLE-FAMILY ATTACHED DUPLEX HOMES WITH REAR LOADED GARAGE									
USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MAXIMUM DENSITY	MINIMUM SETBACK TO PORCH	MINIMUM FRONT YARD SETBACK FOR PRINCIPAL STRUCTURE	MINIMUM SIDE YARD SETBACK FOR ALL STRUCTURES	MINIMUM REAR YARD SETBACK FOR PRINCIPAL STRUCTURES	MAXIMUM BUILDING HEIGHT	MAXIMUM LOT COVERAGE
LOT TYPICAL	1,200 sq ft	24'-8"	18.2 du/ac	3'	8'	3'-6" EXTERIOR WALL 0' COMMON WALL	5'	40'	70%

NOTES:

1. Bay windows, cantilevers, chimneys, exterior posts/columns, mechanical equipment, light fixtures, balconies, stairs and other similar architectural features are allowed to extend outward from the principal structure in front, side and rear yards. In no instance may an encroachment cross the property line or be located less than six-feet from the finished material of the encroachment to the adjacent property. When an encroachment is less than 5' from the property line, then the current ICB and/or IRC code requirements and amendments within the governing municipality will be enforced with regard to exterior wall fire-resistant rating and minimum fire-separation distance requirements.
2. Roof overhangs are permitted in the building setback and are not included as a part of lot coverage. In no instance may an encroachment cross the property line or be located less than six-feet from the building face of the adjacent property. When an encroachment is less than 5' from the property line, then the current IBC and/or IRC code requirements and amendments within the governing municipality will be enforced with regard to exterior wall fire-resistant and minimum fire-separation distance requirements. All building components such as roof overhangs, decks, sidewall bump-out / chimneys, that are less than 5' from a property line must meet all current building code requirements. Roof overhangs shall not exceed 12" into the areas where openings are prohibited as noted in current building code.

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SHEET TITLE:
DEVELOPMENT STANDARDS

SHEET NUMBER:
3 OF 13

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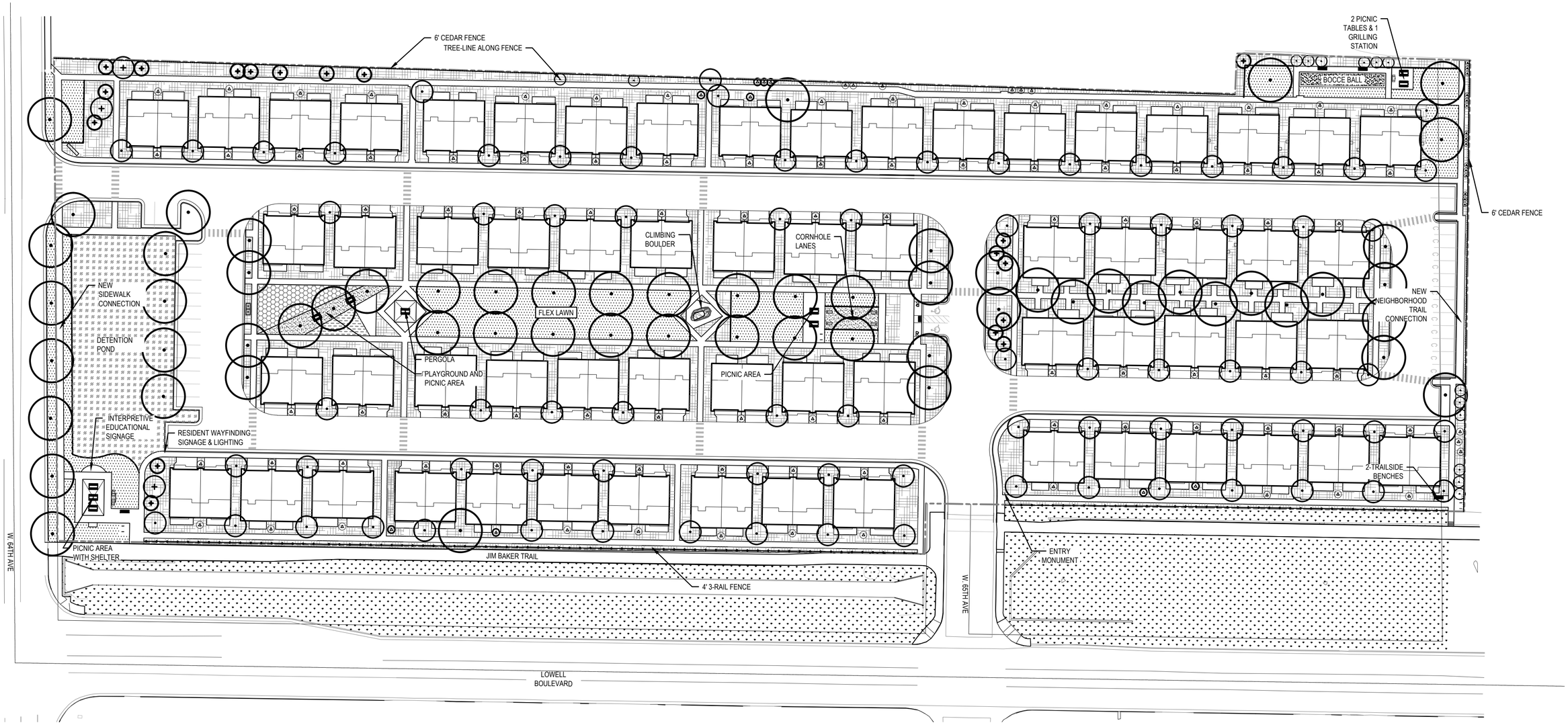
CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

SITE PLAN



LAND USE SUMMARY				
LAND USE	**ACREAGE**	**% TOTAL**	**UNITS**	**DENSITY**
BUILDING AREAS				
RESIDENTIAL LOTS	**3.3**	49%	**124**	
OPEN AREAS				
PRIVATE ACCESS DRIVES	1.71	25%		
LANDSCAPE BUFFER AREAS	1.47 (0.62 ACTIVE)	26%		
OPEN AREAS SUBTOTAL	**3.18**	**51%**		
TOTAL	**6.8**	**100%**	**124**	**18.2 DU/AC**

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

NORTH

0 25 50 100

SCALE 1" = 50'

NOTES:

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

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
4 OF 13

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CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

SHEET 5: CONNECTIVITY SITE PLAN

NOT TO SCALE

NORTH

LEGEND

- JIM BAKER TRAIL
- PROWAG COMPLIANT INTERNAL COMMUNITY WALK
- 3 ½′ INTERNAL ALLEY WALK
- CROSS WALK
- MAIN TRAIL CONNECTIONS
- 5′X5′ PASSING SPACE AT 200′ INTERVALS PER PROWAG
- PASSIVE OPEN SPACE (0.85 ACRES)
- ACTIVE OPEN SPACE (0.62 ACRES)

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SHEET TITLE:
CONNECTIVITY SITE PLAN

SHEET NUMBER:
5 OF 13

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

SHEET 6: TRAIL AMENITIES

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SHEET TITLE:
TRAIL AMENITIES

SHEET NUMBER:
6 OF 13

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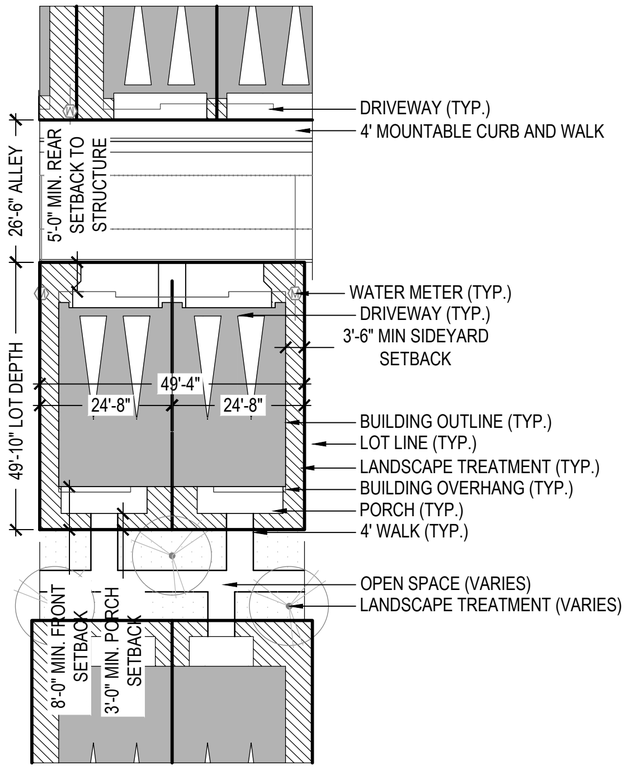
CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

SHEET 7: LOT TYPICALS

PLAN VIEW - LOT TYPICALS



ON-LOT PLANT LIST

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

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

FRONT YARD LANDSCAPING - TYPE A

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

SIDE YARD LANDSCAPING - TYPE A

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

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SHEET TITLE:
LOT TYPICALS

SHEET NUMBER:
7 OF 13

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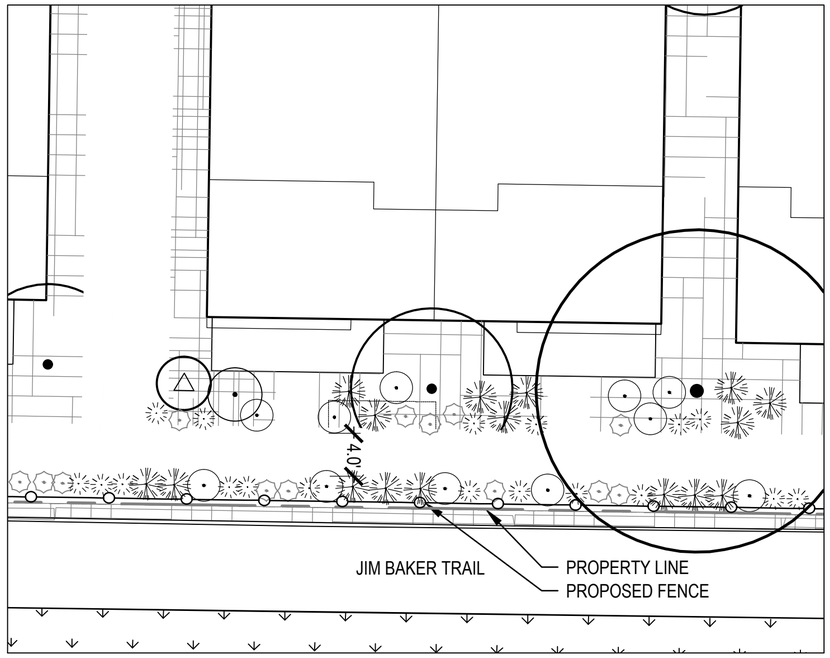
CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

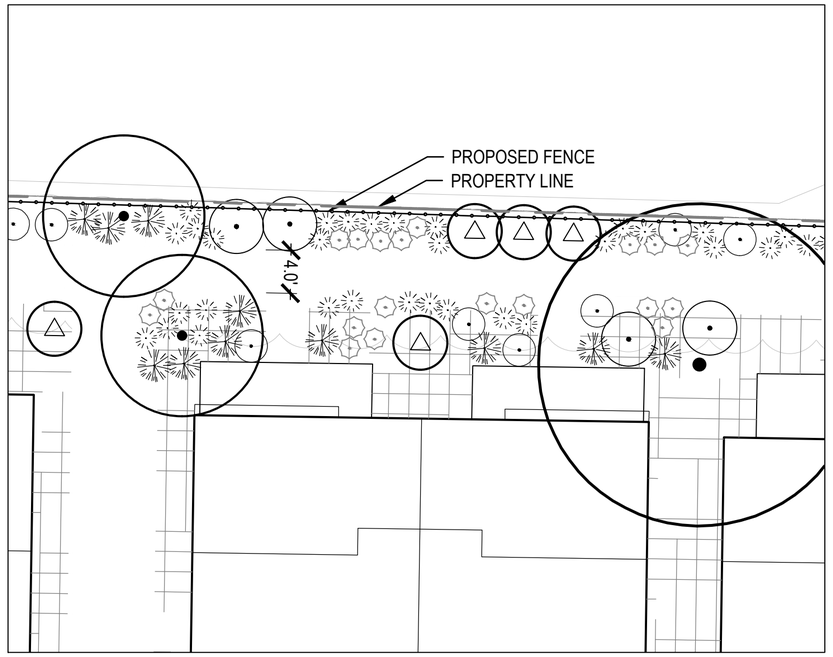
SHEET 8: LANDSCAPE LOT TYPICALS



1 TYPICAL LOT LANDSCAPE DETAILS

OUTWARD FACING LOTS- EAST SIDE OF PROJECT

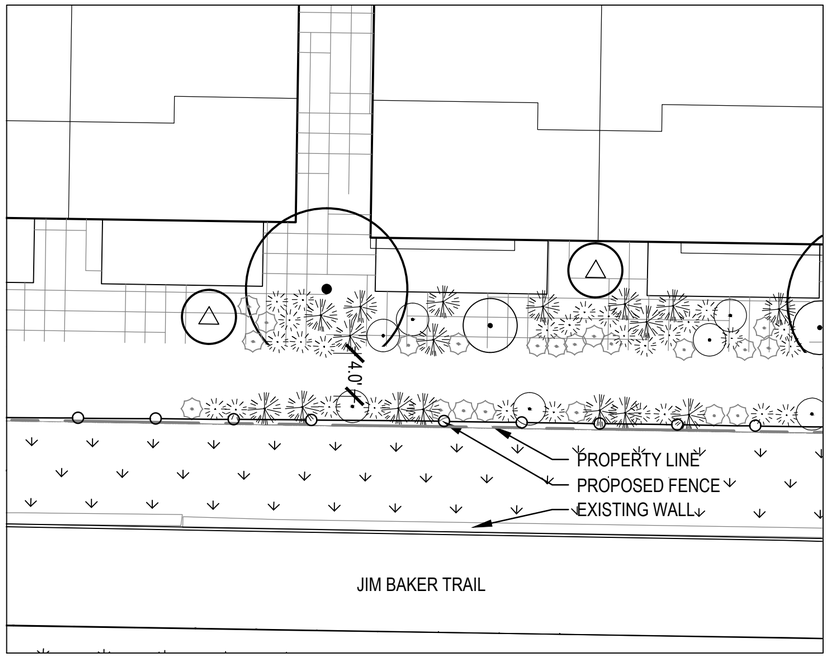
SCALE: 1" = 10'



3 TYPICAL LOT LANDSCAPE DETAILS

OUTWARD FACING LOTS- WEST SIDE OF PROJECT

SCALE: 1" = 10'

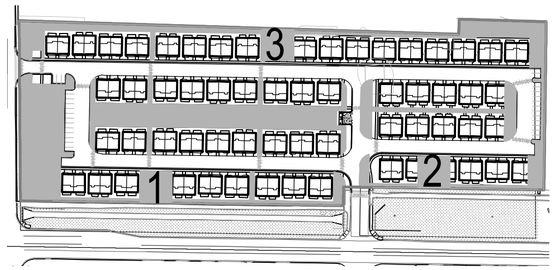


2 TYPICAL LOT LANDSCAPE DETAILS

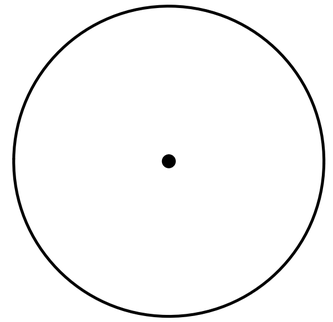
OUTWARD FACING LOTS- EAST SIDE OF PROJECT

SCALE: 1" = 10'

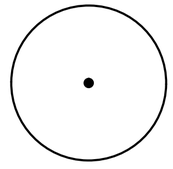
KEY MAP



LEGEND



LARGE DECIDUOUS ORNAMENTAL TREE



SMALL DECIDUOUS ORNAMENTAL TREE

SMALL EVERGREEN TREE

MEDIUM SHRUB

SMALL SHRUB

LARGE ORNAMENTAL GRASS

SMALL ORNAMENTAL GRASS

PERENNIAL

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SHEET TITLE:
LOT TYPICAL LANDSCAPE PLANS

SHEET NUMBER:
8 OF 13

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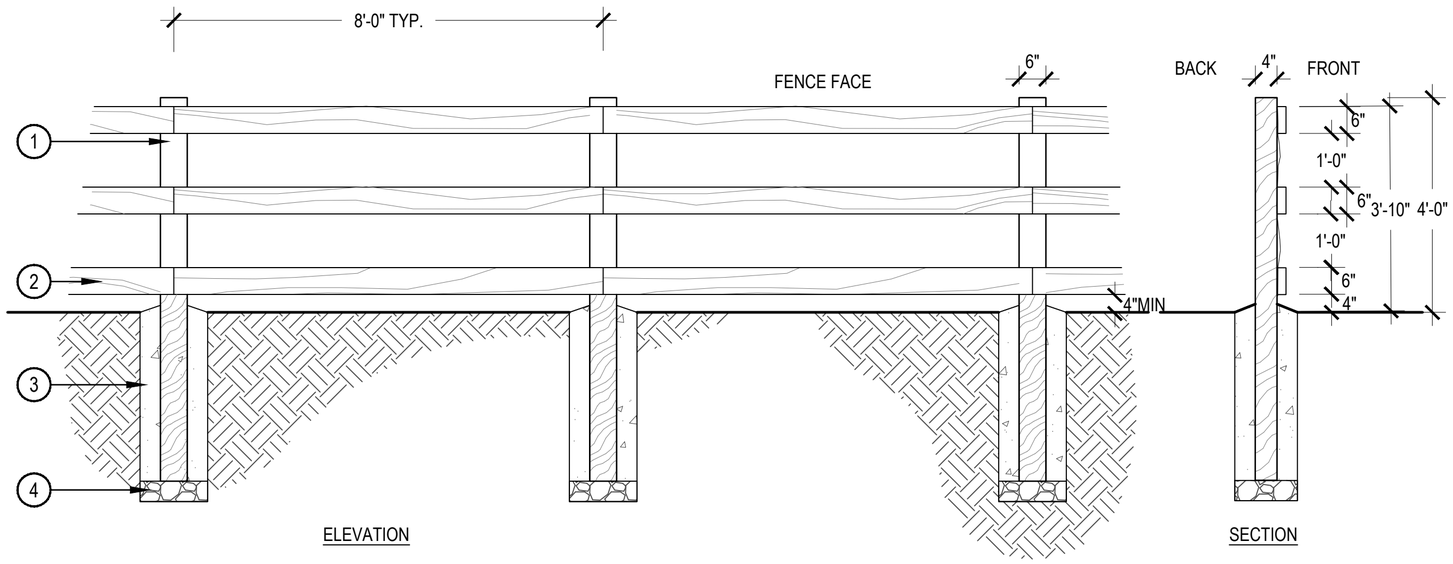
CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

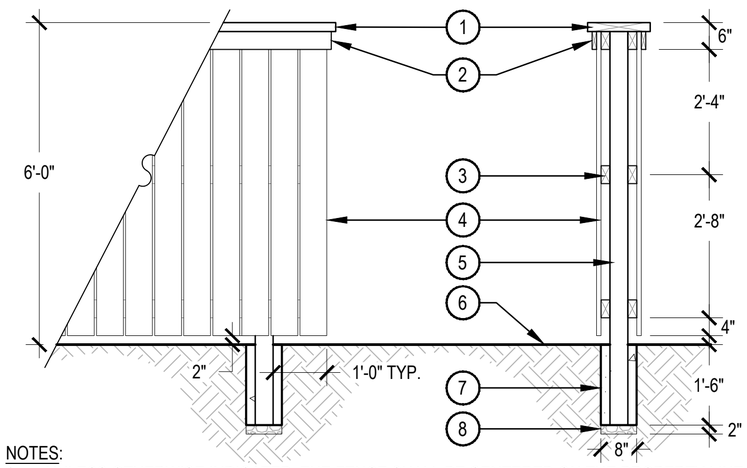
SHEET 9: FENCE DETAILS



1. 4" X 6" STAINED ROUGH SAWN CEDAR POST
2. 2" X 6" STAINED ROUGH SAWN CEDAR
3. CONCRETE FOOTING
4. 3/4" ANGULAR ROCK - 4" DEPTH

3-RAIL FENCE

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



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

NOTES:

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

6' DOUBLE-SIDED WOOD FENCE

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

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SHEET TITLE:
FENCE DETAILS

SHEET NUMBER:
9 OF 13

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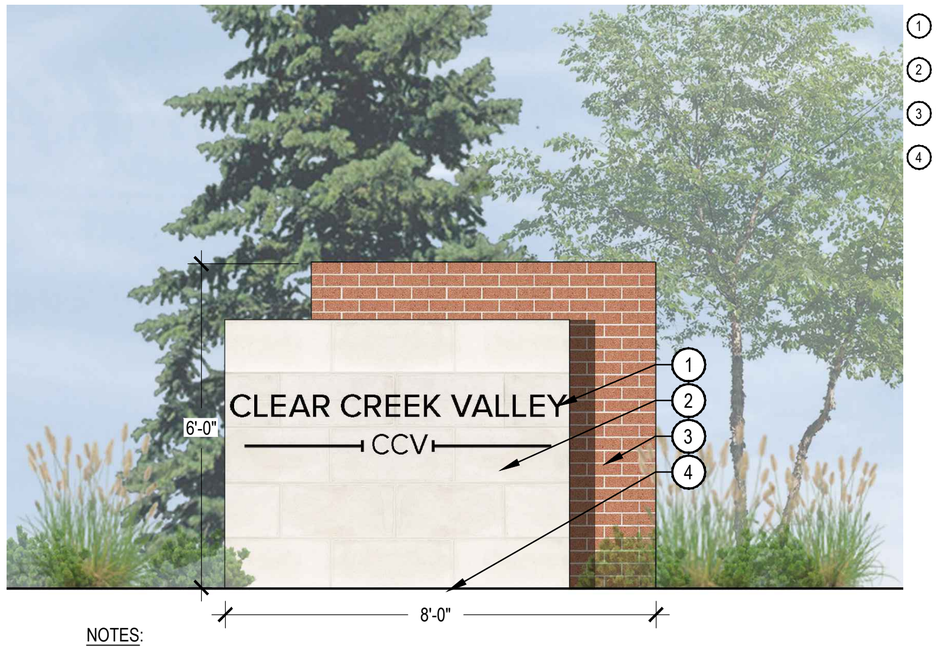
CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

SHEET 10: SIGNAGE DETAILS



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

NOTES:
1. MONUMENT DESIGN IS SUBJECT TO CHANGE.

MONUMENT

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

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SHEET TITLE:
SIGNAGE DETAILS

SHEET NUMBER:
10 OF 13

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CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

BUILDING 1-1 FRONT ELEVATIONS

'A' FRONT

'B' FRONT

'C' FRONT

0 4' 8' 16'

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

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

ktgy
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ktgy.com

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06/11/2021
09/22/2021
02/22/2022

SHEET TITLE:
BUILDING 1-1 FRONT ELEVATIONS

SHEET NUMBER:
11 OF 13

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

BUILDING 2-2 FRONT ELEVATIONS

'A' FRONT

'B' FRONT

'C' FRONT

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

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

0 4' 8' 16'

ktgy
Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

CLEAR CREEK VALLEY
ADAMS COUNTY, COLORADO

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

NOT FOR CONSTRUCTION

DATE:
03/19/2021
06/11/2021
09/22/2021
02/22/2022

SHEET TITLE:
BUILDING 2-2 FRONT ELEVATIONS

SHEET NUMBER:
12 OF 13

CLEAR CREEK VALLEY

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

BUILDING 3-3 FRONT ELEVATIONS

'A' FRONT

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

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

'B' FRONT

'C' FRONT

0 4' 8' 16'

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SHEET TITLE:
BUILDING 3-3 FRONT ELEVATIONS

SHEET NUMBER:
13 OF 13

CRESTVIEW WATER & SANITATION DISTRICT

Mark Foster
True Life Companies
1350 17th Street Suite 350
Denver, CO 80202

February 1, 2022

RE: Water and Sanitary Sewer Service, 6501 Lowell Boulevard
Will Serve Letter - Amended

To Whom it May Concern:

Please be advised that Crestview Water and Sanitation District is willing to provide treated water and sanitary sewer service to a possible development on the parcel no. 0182506400046 with the addresses of 6501 Lowell Boulevard, in Adams County, Colorado that are wholly within the Crestview Water and Sanitation District boundaries.

Prior to creating a layout and filing a plat for the development, the developer should have a pre-design meeting with Crestview, as the developer MUST allow for the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and Crestview Rules and Regulations and engineering requirements. Sanitary sewer mains must also be designed in accordance with Crestview Rules and Regulations and engineering requirements. The landowner/developer is responsible for all costs related to the installation of required water and sewer mains. The landowner/developer is responsible for all utility modeling, engineering studies and plan development/review costs. All water and sewer mains and appurtenances shall be installed at the landowner/developer's expense and deeded free and clear to the District prior to the issuance of any water or sewer taps.

Crestview Water & Sanitation District provides its drinking water to the residents of the District by means of a wholesale water purchasing contract with Denver Water. As part of the Contract, Denver Water requires Crestview to adhere to the Denver Water engineering standards including modeling of Crestview's water distribution system. Denver Water has determined that there is NOT adequate water supply into Crestview for fire flows for additional growth within Crestview's Baker pressure zone. Denver Water is requiring the installation of a master meter and a twelve (12) inch water supply (Master Meter & Main) beginning at approximately 5800 Lowell Blvd. going north and attaching to the existing eight (8) inch water main at 62nd avenue & Lowell boulevard.

A developer is currently designing the Denver Water required Master Meter and Main. It is anticipated that the Developer installing this Master Meter and Main will require a reimbursement fee be added, through a resolution of the Crestview Board of Directors, to any future water service connections in Crestview's Baker pressure zone.

Crestview and Denver Water have presented an option to the development at 6501 Lowell Blvd. that the existing eight (8) inch water main in Lowell Boulevard to be replaced from 64th Avenue to 66th Avenue with a twelve (12) inch water main to enhance fire flows in the Baker pressure zone. By performing this replacement, the developer of 6501 Lowell Blvd. will not need to participate in any additional future off-site water main improvements with the exception of the potential reimbursement fees to the Master Meter and Main developer if any services are purchased after completion of the Master Meter and Main.

With townhomes and multi-family units, Crestview requires that the water and sanitary services be a minimum of five (5) feet from both property lines and a minimum of ten (10) feet of separation between the services.

Current connection fees can be provided by contacting our office. Any water and/or sewer services must be approved by Crestview and connected to the appropriate main lines and installed into its permanent structure's foundation prior to completion of the construction of said structure.

Crestview requires a signature of acceptance of this Will Serve letter by the owner/developer prior to scheduling a pre-design meeting with Crestview. Please provide a copy of this signed Will Serve letter when scheduling a pre-design meeting to Crestview's engineer, Clarice O'Hanlon, at cohanlon@crestviewwater.net.

DBlock / TLC Management, Inc. 2/14/2022

Signature of owner/developer representative Date

If you have any questions or require additional information, please contact our office.

Sincerely,

Mitchell T. Terry

Mitchell T. Terry
District Manager
Crestview Water & Sanitation District