



Re-submittal Form

Case Name/ Number: The Enclave at Todd Creek / PRC2025-00002

Case Manager: Braylan Marin

Re-Submitted Items:

1. Plat
2. Engineering Documents
3. Comment Letter Addressing Each Reviewer Comment
4. Subdivision Improvements Agreement (Microsoft Word version)

For County Use Only:

Date Accepted:

Staff (accepting intake):

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

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

Development Review Team Comments – 1st Review

Date: 4/3/2025

Project Number: PRC2025-00002

Project Name: The Enclave at Todd Creek

Commenting Division: Development Services, Planning

Name of Reviewer: Brayen Marin, Senior Planner **Email:** Bmarin@adcogov.org

Property Notes:

Address: 16380 Yosemite Street **Parcel Number:** 157103300001

Acreage: 16 Acres / 696,960 Sq. Ft.

Zoning: Agricultural -1 (A-1)

Future Land Use Designation: Residential Low

Request: 1. Rezone from A-1 to RE; 2. Major Subdivision Preliminary Plat to create 13 one-acre lots on 15.6 acres.

Surrounding Zoning:

North: Planned Unit Development (P.U.D.)

South: Agricultural-1 (A-1)

East: Planned Unit Development (P.U.D.)

West: Residential Estate (R-E)

Applicable sections of code to review.

A copy of Adams County Zoning Code can be found [here](#).

PLN01: In a revised project narrative, the applicant must demonstrate how the development proposal meets the approval criteria for both the zoning map amendment (rezoning) per Section 2-02-15-06-02 and the major subdivision per Section 2-02-19-03-05.

RESPONSE : Revised narrative included.

PLN02: "The Hi-Land Acres Water and Sanitation District's letter states that the request includes 12 three-quarter-inch water taps and 13 sewer taps. However, the proposed plat shows 13 lots plus Tract B for water mitigation. The applicant must obtain a revised letter from the Water District clarifying the correct number of lots." Question for the applicant: Hi-land Acres Will serve letter states that they will provide 13 sewer taps for the project, however, the project proposes to include individual septic systems. Is there a specific reason for this?

RESPONSE : Updated will serve letter included.

PLN03: As part of the formal proposal, the applicant must submit a site plan demonstrating how all proposed lots, and future homes, comply with county standards.

RESPONSE : This site plan is included as part of the Construction Drawings.

PLN04: In order to schedule public hearings for this proposal, applicant must provide a certificate of taxes paid for the year 2024 of property.

RESPONSE : This certificate is included.

PLN05: Staff recommends that applicants include a 5-foot landscape tract along Yosemite Street for lots 1 and 13 to avoid having double fronting lots, per section 5-03-03-08-01.

RESPONSE : 3-foot landscaping tracts were provided. The reduction from 5 to 3 feet helps maintain a minimum 1.0-acre lot size required for septic systems.

PLN06: The current Land Use summary table on the cover page needs to be revised to include the following:

- Combined the tract summary and land use summary table. Be sure to separate the tracts so that proper square footage and acreage is shown for each tract.
- Add the number of lots per acreage.

RESPONSE : Information added to plat.

PLN07: The applicant is proposing to subdivide the lot to create 13 new lots for residential development. Based on this number, the parkland dedication fees for the proposed project will be \$9,439.76. This fee must be paid at the time of the final plat approval, prior to scheduling public hearings for that phase of the entitlement process. A detailed breakdown of the fees is included with this comment letter.

RESPONSE : Understood. Will be prepared to pay at that time.

PLN08: Please review the comments from all outside agencies and provide formal responses as necessary. Please note that staff are still waiting for comments from other outside agencies. I will pass them along as soon as they become available.

RESPONSE : OK.

Commenting Division: Development Services, Right-of-Way Agent

Name of Review: David Dittmer, ROW Agent

Email: DDittmer@adcogov.org

ROW1: Center the title on the sheet and center the sheet numbers below this.

RESPONSE : Now Centered, sheet numbers added.

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

RESPONSE : Case number added on all sheets.

ROW3: The exhibit provided for the legal description with the title report not found. However, a Title Report is required and must be dated within 30 days of the application, or current. It must contain hyperlinks to all cited documents, or an abstract, and how it affects the subject lands.

RESPONSE : New Title Commitment needs to be submitted with this.

ROW4: The current legal is antiquated and a new m/b legal description for the newly created subdivision must be provided following the current legal description by vesting.

RESPONSE : Done.

ROW5: No colored ink. Mylars do not reproduce well with it.

RESPONSE : Vicinity map no longer in color.

ROW6: Review the approved ownership and dedication statements provided in the application guidelines and checklist. The statement provided is not correct.

RESPONSE : Statements Revised.

ROW7: Need to refer to the recorded SOA for the owner LCD Properties, LLC. Revise all citations to match pending requirements from the title requested.

RESPONSE : Updated Title is required.

ROW8: See the application guidelines and checklist for all required notes as approved. Missing Flood Plain and Storm Water Facilities Statement.

RESPONSE : Statement added.

ROW9: Provide the Lien Holder approval as provided in the WORD document uploaded to the case file for approval, signature blocks, etc.

RESPONSE : Lienholder Certification block has been revised.

ROW10: See revised Planning Commission recommendation block and provide.

RESPONSE : Planning Commission recommendation block provided.

ROW11: Tract questions:

TRACT A: Are you using this for any utilities and drainage? If so state.

RESPONSE : Yes, Detention and Storm Sewer Utilities.

TRACT B: Are any utilities to be located within it?

RESPONSE : Tract layout has changed. Tract Tables have been updated.

ROW12: Provide a revision block so we can properly track the progress of the review.

RESPONSE : Revision block added.

ROW13: Besides the Storm Water Facilities Statement a note proving a blanket easement across TRACT A, to access

RESPONSE : Note Revised.

ROW13: Label Tract A

RESPONSE : Labeled.

ROW14: Add sq. ft to ac. on ROW dedication for Yosemite.

RESPONSE : Added.

Commenting Division: Development Services, Engineering:

Name of Review: Matt Emmens/ Civil Engineer III [Email: Memmens@adcogov.org](mailto:Memmens@adcogov.org)

General Review Comments:

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0307H), Federal Emergency Management Agency, January 20, 2016. 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 : Acknowledged.

ENG2: If the applicant proposes importing greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

RESPONSE : Acknowledged.

ENG3: Property is not in Adams County MS4 Stormwater Permit area, a Stormwater Quality (SWQ) Permit will not be required, but a State Permit COR400000 will be required if more than one acre is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

RESPONSE : Acknowledged.

ENG4: A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. Drainage design shall have no adverse off-site impacts on neighboring properties or the public ROW.

RESPONSE : A drainage report is included with this resubmittal.

ENG5: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14: All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

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

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

RESPONSE : Proposed impervious improvements drain to proposed grassed roadside ditches. These ditches drain to the proposed detention pond which includes a forebay, micropool, and water quality catchment volume. The roadside ditches and detention pond will improve the quality of the storm water runoff.

ENG6: The applicant is required to complete a traffic trip generation analysis signed and stamped by a professional engineer. If the proposed scope of work shows the use of the new structure on the site will generate over 20 vehicles per day, then a Traffic Impact Study (TIS) signed and stamped by a professional engineer will be required.

RESPONSE : A TIS is included with this resubmittal.

EGR7: Prior to scheduling of the Final Plat hearings, the proposed site improvements are required to go through an engineering review process through the Subdivision Engineering Review application. The developer is required to submit for review and receive approval of all civil site 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 One Stop Customer Center the following: Engineering Review Application, Engineering Review Fee, a copy of all construction documents, plans and reports in PDF format.

RESPONSE : Acknowledged.

ENG8: Yosemite Street is classified as a Section Line Arterial. The developer is required to construct roadway improvements adjacent to the proposed site, such as roadside ditches.

RESPONSE : The updated preliminary construction plan widen Yosemite Street and include improved roadside ditches.

ENG9: Roadways internal to the subdivision must be within dedicated public right-of-way.

RESPONSE : The preliminary plat was updated to show the proposed cul-de-sac within dedicated public right-of-way.

ENG10: Additional roadway improvements may be necessary as required by the approved Traffic Impact Study.

RESPONSE : Acknowledged. A Traffic Impact Study is included with the resubmittal.

ENG11: An Improvements Agreement will be required for public improvements and drainage facilities.

RESPONSE : Acknowledged.

ENG12: No building permits will be issued until all public improvements have been constructed, inspected, and preliminarily accepted by the Adams County Public Works Department (as applicable).

RESPONSE : Acknowledged.

ENG13: The developer is responsible for the repair or replacement of any broken or damaged public infrastructure.

RESPONSE : Acknowledged.

ENG14: All proposed drainage facilities shall be within dedicated tracts that include maintenance access.

RESPONSE : Acknowledged.

ENG15: The proposed detention pond outfall is not acceptable. The pond cannot be drainage as a point outfall discharge onto a neighboring property as this configuration can cause damage to the neighboring property.

RESPONSE : A flow spreading weir was added along the eastern property line to remove the point outfall discharge.

ENG16: The proposed detention pond design is required to meet all the criteria of the Mile High Flood Districts (MHFD) Criteria Manual. This will require the inclusion of a forebay and micropool within the pond. These features are not currently shown in the preliminary engineering documents.

RESPONSE : A forebay and micropool were added to the preliminary design of the detention pond. The forebay and micropool will be designed with final construction plans.

ENG17: The property owner/developer to the North has also submitted an application for a subdivision, Seltzer Farms. The Seltzer Farms development will be required to construct roadway improvements to Yosemite St, as well. These improvements need to be coordinated between the developers to ensure consistency in the roadway design.

RESPONSE : Acknowledge. We will do our best to coordinate our design with Seltzer Farms. We have tried reaching out to the developers of Seltzer Farms, but they have not returned our calls/emails.

Commenting Division: Environmental Programs

Name of Review: Megan Grant [Email: MGrant@adcogov.org](mailto:MGrant@adcogov.org)

The following comments apply to septic systems:

ENV1. Why would the development use individual septic systems when Hi-Land Acres District indicates they have sewer available?

RESPONSE : The site elevations do not allow for a gravity sewer connection to the existing Hi-Land Acres sewer system.

ENV2. The will-serve indicates a different number of taps than the development shows. Please address this discrepancy.

RESPONSE : This was an error by Hi-Land Acres District. The letter has been updated.

ENV3. An updated site plan will be required demonstrating locations of site features, existing structures, existing water well, existing septic system components (including piping, tanks, and leach field), proposed structures, and proposed septic system components (including piping, tanks, and leach fields). Please provide linear distances between these items. The individual septic system for each proposed residence, including its leach field, must be contained within the lot boundaries with appropriate setbacks.

RESPONSE : A site plan has been included in the preliminary construction plans. The site plan shows the requested proposed items.

ENV4. OWTS – Abandonment

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Records indicate the presence of an On-Site Wastewater Treatment System (OWTS, also known as a septic system) on the subject property. The existing OWTS shall be abandoned in accordance with Regulation No. O-14, Section 11.3. The Adams County Health Department (ACHD) must be notified in writing once the system has been properly abandoned. For

more information, or to submit the notification, the applicant may contact EHWaterProgram@adcogov.org. More information is available at <https://adamscountyhealthdepartment.org/onsite-wastewater-treatment-systems-septic-systems>

RESPONSE : Acknowledged. We have met with the Health Department on this procedure.

ENV5. ACHD regulates On-Site Wastewater Treatment Systems, also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. Per ACHD Regulation O-22, setback distances from septic tanks, pipes, and soil treatment areas (also called leach fields) must be maintained for proposed and existing structures. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/onsite-wastewater-treatment-systems-septicsystems>.

RESPONSE : Acknowledged.

ENV6. OWTS – Proposed Subdivision

The OWTS system(s) must be permitted, inspected, and operated in accordance with ACHD's current OWTS Regulation. Specific mechanisms for accomplishing this may consist of plat note(s), newsletters, reminder letters, and distribution of ACHD's "On-Site Wastewater Treatment System Homeowner Guidelines," which can be found at <https://adamscountyhealthdepartment.org/onsite-wastewatertreatment-systems-septic-systems>.

An example plat note would read:

"Lots within the [insert name of subdivision] will be served by Onsite Wastewater Treatment Systems. Adams County Health Department requires that septic tanks be pumped and inspected every four years. At least every four years, each property owner shall have their septic tank pumped and inspected by a systems cleaner licensed by Adams County Health Department and shall submit a receipt indicating that the septic system has been pumped and inspected to the Adams County Health Department EHWaterProgram@adcogov.org."

RESPONSE : Acknowledged.

ENV7. According to the application, water for the proposed residences will be served by Hi-Land Acres District. If there is a residential water well on-site for the existing structures, any well that is no longer being used must be properly plugged and a Well Abandonment Report (GWS-09) must be filed with the Colorado Division of Water Resources (DWR). Please visit the DWR website at <http://water.state.co.us/groundwater/wellpermit/Pages/WellAbandonment.aspx> for more information.

RESPONSE :

ENV8. The way that buildings are designed impacts health through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain; the air and water quality; the amount of daylight; and even by encouraging physical activity and social interaction. Adams County encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

RESPONSE : Acknowledged. We are a “Built Green” Builder.

ENV9. Adams County encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community.

RESPONSE : Acknowledged.

ENV10. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings.

RESPONSE : Acknowledged.

ENV11. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

RESPONSE : Acknowledged.

ENV12. Research shows that people are more likely to use pedestrian amenities when these features are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting. Adams County encourages the use of appropriate lighting in the area and along access routes.

RESPONSE : Acknowledged.

ENV13. Existing water and sewer service lines must be properly capped and plugged prior to demolition of existing structures.

RESPONSE : Acknowledged.

ENV14. A demolition permit is required to ensure proper removal of debris, utility disconnection, and compliance with safety regulations. Additionally, an inspection by a licensed engineer may be necessary to assess the structural integrity of the remaining foundation if rebuilding is planned. Proper debris removal and disposal plans must be outlined as part of the demolition permit application. Additional information is available at <https://adcgov.org/building-permit-and-contractor-registration>.

RESPONSE : Demolition permits are in place.

ENV15. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their

release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

RESPONSE : A State of Colorado permit is in place.

ENV16. Buildings constructed prior to 1978 may contain lead paint. The Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair, and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair, and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed, such as during demolition activities. More information can be found at <https://www.epa.gov/lead/leadrenovation-repair-and-painting-program-rules> and <https://www.epa.gov/lead>.

RESPONSE : Acknowledged.

ENV17. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions and offsite vehicle tracking. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.

RESPONSE : Acknowledged.

ENV18. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.

RESPONSE : Acknowledged.

Commenting Division: County attorney office Name of Review: Sally Daggett

[Email: Sdaggett@adcogov.org](mailto:sdaggett@adcogov.org)

1. Preliminary Plat (Sheet 1 of 2): Add Sheet 1 label to it (and delete "model" reference).

RESPONSE : Complete

2. Preliminary Plat (Sheet 1 of 2): Add required stormwater maintenance notes.

RESPONSE : Complete

3. Preliminary Plat (Sheet 1 of 2): Update Planning Commission signature block.

RESPONSE : Complete

4. Preliminary Plat (Sheet 2 of 2): Label Tract A on the plat.

RESPONSE : Complete

5. Preliminary Plat (Sheet 2 of 2): Show and label any easement areas.

RESPONSE : Complete

6. See staff comments.

RESPONSE : Acknowledged.

The Enclave at Todd Creek- Project narrative

A. ZONING MAP AMENDMENT:

Our request is to re-zone the Enclave at Todd Creek to a Residential Estate Zoning District.

- Our new preliminary Plat map is consistent with the Adams County comp plan and adds a type of housing that is currently under served in this area. We feel that we will stay consistent with the regulations of the Zoning map and comply with its requirements. How we will accomplish this is by meeting or exceeding the design standards in our subdivision layout, IE: individually plotting each home, on each lot. Meeting setback and lot coverage requirements. Then in turn exceeding design standards for the individual home designs, per requirements. This within our design architecture & energy efficiency.
- Our overall subdivision will be very compatible with the existing and surrounding area. We have actually based some of our design from existing Todd Creek Meadows, where we currently build custom homes. With ample feedback from our Clients and neighbors there, we feel our design concepts both meet the Adams County Zoning Amendment and what the current market is desiring.

B. MAJOR SUBDIVISION:

- Our preliminary Plat is consistent with the Adams County comp plan and RE is an allowable Zoning district for this area.
- This preliminary Plat meets the standards and regulations of the RE Zoning District.
- We have provided both water quantity and quality assurance.
- We will be utilizing OWTS for each individual lot and we have County Health Department approval.
- We are submitting drainage and construction documents with this submittal package.
- Our density does conform to this RE Zoning District.
- As explained above, we feel we are very compatible with the surrounding area.
- Where at all possible we will add into our design, amenities to enhance native areas and landscape buffers. These areas will include the entrance and detention areas.
- We understand there will be a cash-in-lieu cost due for a Parkland fee.

We hope this responds to any and all of your questions and with our explanations you can Make a favorable decision towards our new project in Adams County.

Thank You again,
Patrick Clancy

Hi-Land Acres

Water and Sanitation District

P O Box 218 Brighton, CO 80601

www.hilandacreswater.org

Patrick Clancy LDC

Properties, LLC

Via e-mail

Subject: "Will Serve Letter" for Water and Sewer Service for 16380 Yosemite Street

The Hiland Acres Water & Sanitation District ("the District") has reviewed your request for water and sewer service to a parcel of land at 16380 Yosemite St which is currently within our District lines. The parcel, which was previously owned by the Wright Family, was served by a Hi-land Acres Water tap. The request is for 13 ¾ " water taps and 13 sewer taps. The District has an existing sewer system which connects into the Metro Reclamation District's Wastewater plant that allows for additional capacity in our system to provide sewer service for 16380 Yosemite. Hi-land Acres has sufficient water capacity to provide the requested service for this proposed development. Any and all costs associated with the water and sewer costs associated with the water and

sewer main extentions to the District's main line, acquisition of right of way and/or easements, administrative and permitting costs will be the responsibility of the devolpers ot the 16380 Yosemite property.

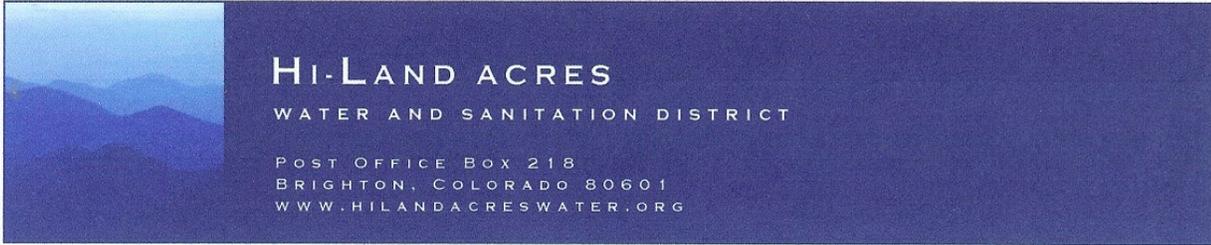
This letter is non-transferable.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan Findling".

Susan Findling, Treasurer

Jim Roos, President



April 25, 2025

Bryan Marrin

Adams County Community and Economic Development Department

Transmitted via email: BMarin@adcogov.org

RE: Addendum #1 to Hi-land Acres Water and Sanitation District (District) “Will Serve” Letter or Letter of Commitment for The Enclave at Todd Creek Subdivision.

In response to letter from the State of Colorado Division of Water Resources, Department of Natural Resources, dated March 21, 2025, this letter will serve as the Addendum #1 to the “Will Serve” Letter or Letter of Commitment that Hi-Land Acres Water and Sanitation District (District) has the capability and commitment to serve the Enclave at Todd Creek Subdivision. The District also wanted to let you know that your property is within the District’s water and sewer service boundary.

Section 1 Water Supply Demand

Per Chapter VIII Fees, Chargers, and Billing of the Hi-Land Acres Water Sanitation District Rules and Regulations (September 5, 2013, **Appendix 1**), each new water tap is required to pay the Water Tap Fee in advance and Monthly Water Service Fee will be paid based on a tiered water usage rate.

For planning purposes, the following criteria are used for the water supply demand determinations:

- Annual average daily water usage: 72 gallons per day per capita.
- Average daily demand (ADD) for Single-Family: 180 gallons per day (2.5 Persons per tap).
- Maximum daily demand (MDD) for Single-Family: 720 gallons per day (Peak factor of 4.0)

Since there will be potentially 13 residential lots, the water supply demands are calculated at 1.63 gpm and 6.50 gpm for the ADD and MDD respectively.

We have seen the potable water usage is dropping down on yearly basis. The District currently uses approximately 25 gallon per minutes (gpm) or 40 Acre-feet (Ac-ft) per year of potable water. The District is currently reinforcing water conservation measures based on metered water at each tap and water-conservation tier rate structure.

Section 2 Source of Water Supply

The water supply is 100% groundwater source from Laramie-Fox Hills aquifer. Figure 1 shows the locations of the two District's wells. Full-size of the figure is provided in **Appendix 2**.



Figure 1 Geographical View of District's Existing Two Wells

The maximum permitted pumping rate for the two wells is 187.8 ac-ft/year (167,600 gallon per day or 116.39 gpm). The water supply is a non-tributary source permitted for 100% consumptive use with no requirement for augmentation of surface stream flows. As indicated earlier, the District currently uses approximately 25 gpm (36,000 gallons per day) or 40 Acre-feet (Ac-ft) per year. Comparing with the District's decreed water rights, the District water consumption amounts to about 21 percent. This means the District has no issue to supply the additional 13 residential lot development.

Section 3 Information about the District

The District is operated under the Public Water System Identification (PWSID) CO010075. The system is operated with the following data:

Water and Wastewater Operator:

ORC Water Professional

11919 W I-70 Frontage Road, Suite 116A, Wheat Ridge, CO 80033

Phone: 720-984-8345

District Engineer:

Bai Engineers

5350 DTC Parkway, #206, Greenwood Village, CO 80111

Phone: 720-474-0941

If you have any question, please contact myself or the District Engineer, Xuehua Bai, PE, at (720) 474-0941 (cell), or email at xbai@bai-eng.com.

Sincerely yours,

Richard James Roos

Chair, Hi-Land Acres Water and Sanitation District

Enclosures.

THE ENCLAVE AT TODD CREEK

CASE NO. PRC2025-00002

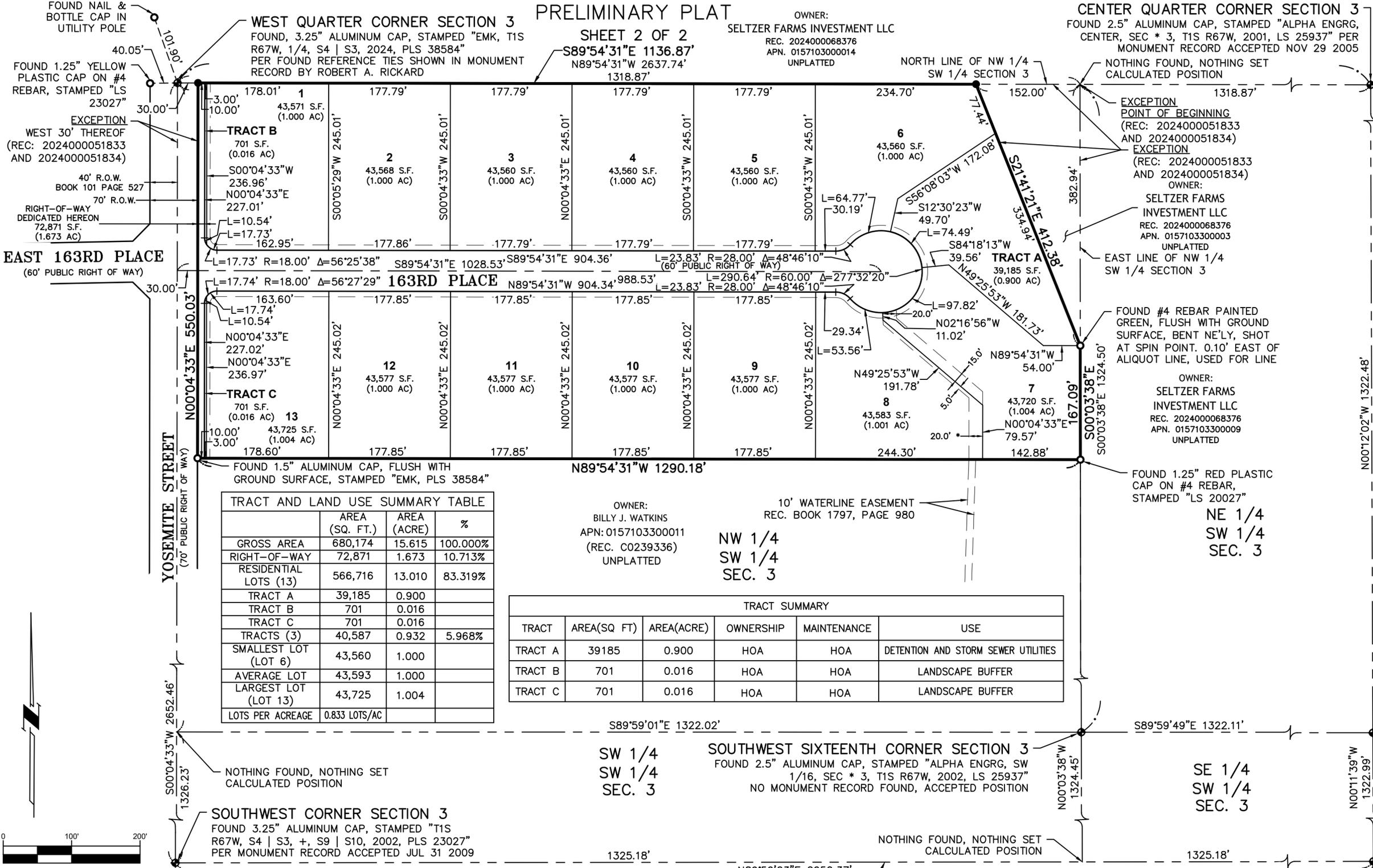
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT

SHEET 2 OF 2

OWNER:
SELTZER FARMS INVESTMENT LLC
REC. 2024000068376
APN. 0157103000014
UNPLATTED

CENTER QUARTER CORNER SECTION 3
FOUND 2.5" ALUMINUM CAP, STAMPED "ALPHA ENGRG,
CENTER, SEC * 3, T1S R67W, 2001, LS 25937" PER
MONUMENT RECORD ACCEPTED NOV 29 2005



TRACT AND LAND USE SUMMARY TABLE

	AREA (SQ. FT.)	AREA (ACRE)	%
GROSS AREA	680,174	15.615	100.000%
RIGHT-OF-WAY	72,871	1.673	10.713%
RESIDENTIAL LOTS (13)	566,716	13.010	83.319%
TRACT A	39,185	0.900	
TRACT B	701	0.016	
TRACT C	701	0.016	
TRACTS (3)	40,587	0.932	5.968%
SMALLEST LOT (LOT 6)	43,560	1.000	
AVERAGE LOT	43,593	1.000	
LARGEST LOT (LOT 13)	43,725	1.004	
LOTS PER ACREAGE	0.833 LOTS/AC		

TRACT SUMMARY

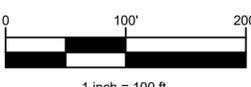
TRACT	AREA(SQ FT)	AREA(ACRE)	OWNERSHIP	MAINTENANCE	USE
TRACT A	39185	0.900	HOA	HOA	DETENTION AND STORM SEWER UTILITIES
TRACT B	701	0.016	HOA	HOA	LANDSCAPE BUFFER
TRACT C	701	0.016	HOA	HOA	LANDSCAPE BUFFER

OWNER:
BILLY J. WATKINS
APN: 0157103300011
(REC. C0239336)
UNPLATTED

NW 1/4
SW 1/4
SEC. 3

10' WATERLINE EASEMENT
REC. BOOK 1797, PAGE 980

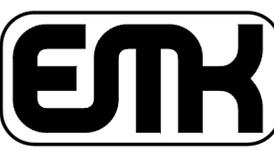
NE 1/4
SW 1/4
SEC. 3



SURVEYOR'S NOTES (CONTINUED):

- STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS OR THEIR SUCCESSORS OR THE HOME OWNERS ASSOCIATION 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 ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
- TRACT A IS A BLANKET DRAINAGE EASEMENT, ACCESSING DETENTION AND STORM SEWER UTILITIES.

- LEGEND**
- FOUND MONUMENT, AS NOTED
 - ◆ FOUND PLSS CORNER, AS NOTED
 - SET 1.5" ALUMINUM CAP, STAMPED "EMK, PLS 38584"
 - SECTION/ALIQUOT LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - LOT/PARCEL LINE
 - - - EASEMENT LINE
 - 20.0' * 20' WATERLINE EASEMENT DEDICATED HEREON

<p>PRELIMINARY PLAT</p> 	<p>EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520 www.EMK.com</p>	<p>APPLICANT/DEVELOPER L.D.C. PROPERTIES LLC 109 PINEY CREEK LANE ERIE, CO 80516 ATTN: PATRICK CLANCY</p>	<p>DATE: 6/4/2025 DRAWN BY: JTH QA/QC: SLG3 SHEET 2 OF 2 SHEETS</p>
---	---	---	---

CENTER-SOUTH SIXTEENTH CORNER SECTION 3
 FOUND 2" ALUMINUM CAP, STAMPED "JR ENG, S1/16, C, I, I, C,
 S3, R67W, 2001, PLS ---.25" PER MONUMENT RECORD ACCEPTED
 MAR 31 2018

THE ENCLAVE AT TODD CREEK PRELIMINARY CONSTRUCTION PLANS

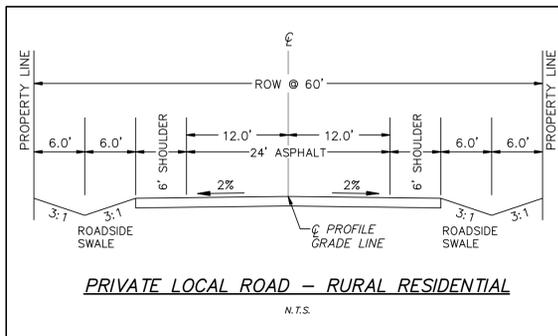
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 3-T1S-R67W
ADAMS COUNTY, COLORADO - 15.6 ACRES

OWNER
L.D.C. PROPERTIES, LLC
109 PINEY CREEK LANE
ERIE, CO 80516
ATTN: PATRICK CLANCY

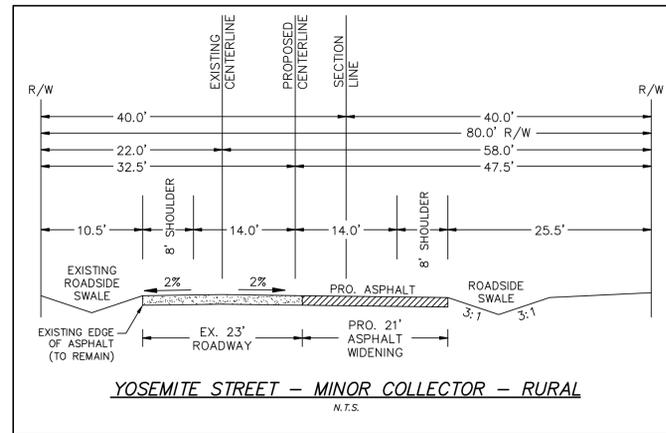
APPLICANT/DEVELOPER:
PEAK 3 PROPERTIES, LLC
109 PINEY CREEK LANE
ERIE, CO 80516
ATTN: PATRICK CLANCY

ENGINEER:
HURST & ASSOCIATES, INC.
1265 S. PUBLIC ROAD, SUITE B
LAFAYETTE, CO 80026
(303) 449-9105
ATTN: TOM ACKERMAN

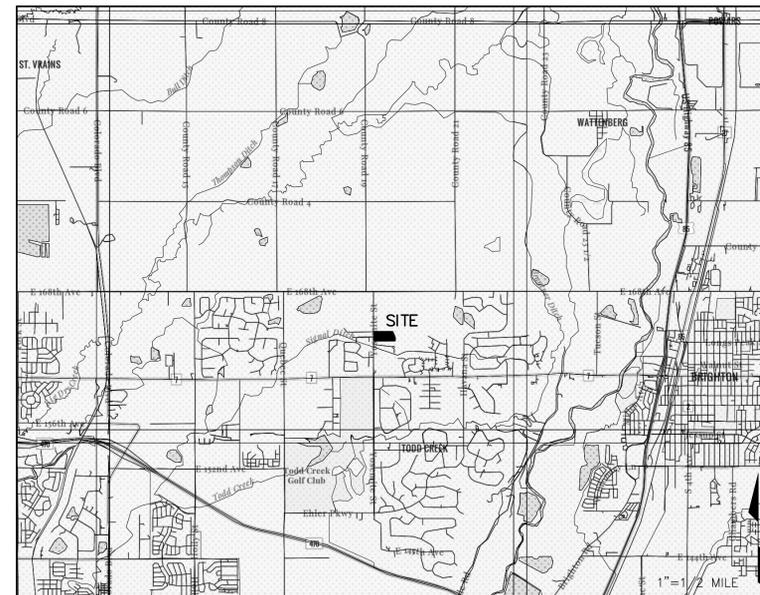
SURVEYOR:
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY,
BLDG. F
CENTENNIAL, COLORADO 80112
(303) 694-1520
ATTN: SAM GALLUCCI



REFER TO GEOTECHNICAL REPORT FOR PAVING SECTION.



REFER TO GEOTECHNICAL REPORT FOR PAVING SECTION.



BENCHMARK:
NGS "HI LAND" - PID: AB3295 - BRASS SURVEY MARK STAMPED :HI LAND 1995"
SET IN THE TOP OF A 24-INCH ROUND CONCRETE POST .
ELEV=5125. (NAVD88-GEOD18)

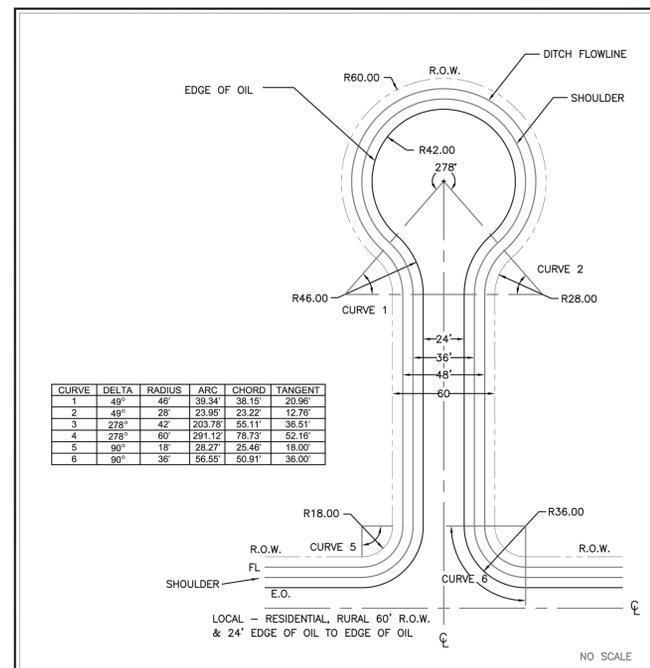
Sheet Index

- Cover Sheet
- Construction Notes
- Existing Conditions & Demolition Plan
- Erosion Control Plan Phase I
- Erosion Control Plan Phase II
- Erosion Control Plan Phase III
- Erosion Control Notes and Details
- Erosion Control Notes and Details
- Erosion Control Notes and Details
- Site & Paving Plan
- Existing Drainage Map
- Proposed Drainage Plan
- Detention Pond Plan
- Grading Plan
- Overall Utility Plan
- Private Local Road Plan & Profile Sta 1+00-5+50
- Private Local Road Plan & Profile Sta 5+50-10+00
- Private Local Road Plan & Profile Sta 10+00-12+28
- Yosemite Street Widening & Grading Plans

NOT FOR
CONSTRUCTION

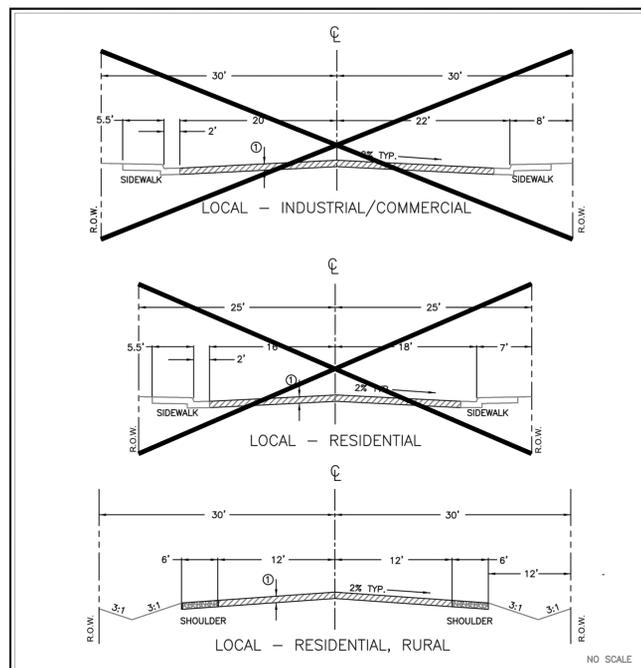
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

THE ENCLAVE AT TODD CREEK
ADAMS COUNTY, COLORADO
COVER SHEET
PREPARED FOR:
PEAK 3 PROPERTIES, LLC



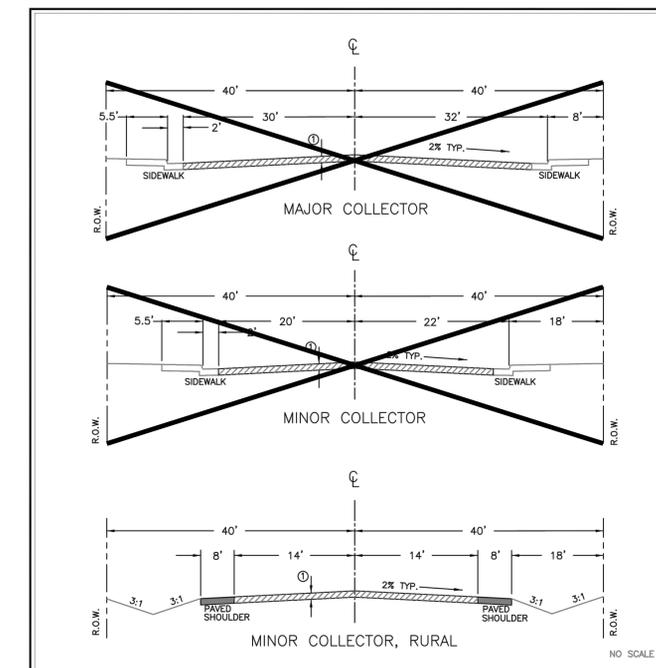
NOTES:
① SEE SUBDIVISION REGULATIONS FOR MAXIMUM DISTANCE, CENTER OF INTERSECTION TO RADIUS POINT.
② DITCH WILL HAVE 3:1 SIDE SLOPES

ADAMS COUNTY TRANSPORTATION DEPARTMENT /ENGINEERING 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601	PAVED CUL-DE-SAC LOCAL, RESIDENTIAL, RURAL REVISION DATE: 06/02/14 FILE NAME: RURAL_CULDESAC.DWG	ADAMS COUNTY TRANSPORTATION DEPARTMENT /CONSTRUCTION INSPECTION 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601
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NOTE:
① PAVEMENT THICKNESS SHALL BE PER REQUIREMENTS OF CHAPT. 7, ROADWAY STANDARDS AND TECHNICAL CRITERIA

ADAMS COUNTY TRANSPORTATION DEPARTMENT /ENGINEERING 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601	TYPICAL CROSS SECTIONS REVISION DATE: 06/02/14 FILE NAME: TYPXSECLC.DWG	ADAMS COUNTY TRANSPORTATION DEPARTMENT /CONSTRUCTION INSPECTION 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601
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NOTE:
① PAVEMENT THICKNESS SHALL BE PER REQUIREMENTS OF CHAPT. 7, ROADWAY STANDARDS AND TECHNICAL CRITERIA

ADAMS COUNTY TRANSPORTATION DEPARTMENT /ENGINEERING 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601	TYPICAL CROSS SECTIONS REVISION DATE: 06/02/14 FILE NAME: TYPXSECCD.DWG	ADAMS COUNTY TRANSPORTATION DEPARTMENT /CONSTRUCTION INSPECTION 4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601
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THE ENCLAVE AT TODD CREEK EXISTING CONDITIONS & DEMOLITION PLAN

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 3-T1S-R67W
ADAMS COUNTY, COLORADO - 15.6 ACRES

CASE NUMBER : PRC2025-00002

LEGEND	
---	Existing Waterline
---	Existing Sewerline
---	Existing Stormline
G-X	Existing Gas Line
E-X	Ex. Underground Electric
OHE	Ex. Overhead Electric
FO	Existing Fiber Optic
T-X	Existing Telephone Line
TV-X	Existing Cable TV Line
⊙	Existing Fire Hydrant
⊙	Street Light
---	Existing Contours

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (UNCCC)
811

NO.	DATE	REVISIONS

NOT FOR
CONSTRUCTION

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

THE ENCLAVE AT TODD CREEK
ADAMS COUNTY, COLORADO
EXISTING CONDITIONS & DEMOLITION PLAN

PREPARED FOR:
PEAK 3 PROPERTIES, LLC

JOB NUMBER:	2713-1
DRAWN BY:	TA
DESIGNED BY:	
DATE:	05/16/2025
SCALE:	1"=50'
SHEET NO:	3 OF 19

SELTZER FARMS, INC.

SELTZER FARMS, INC.

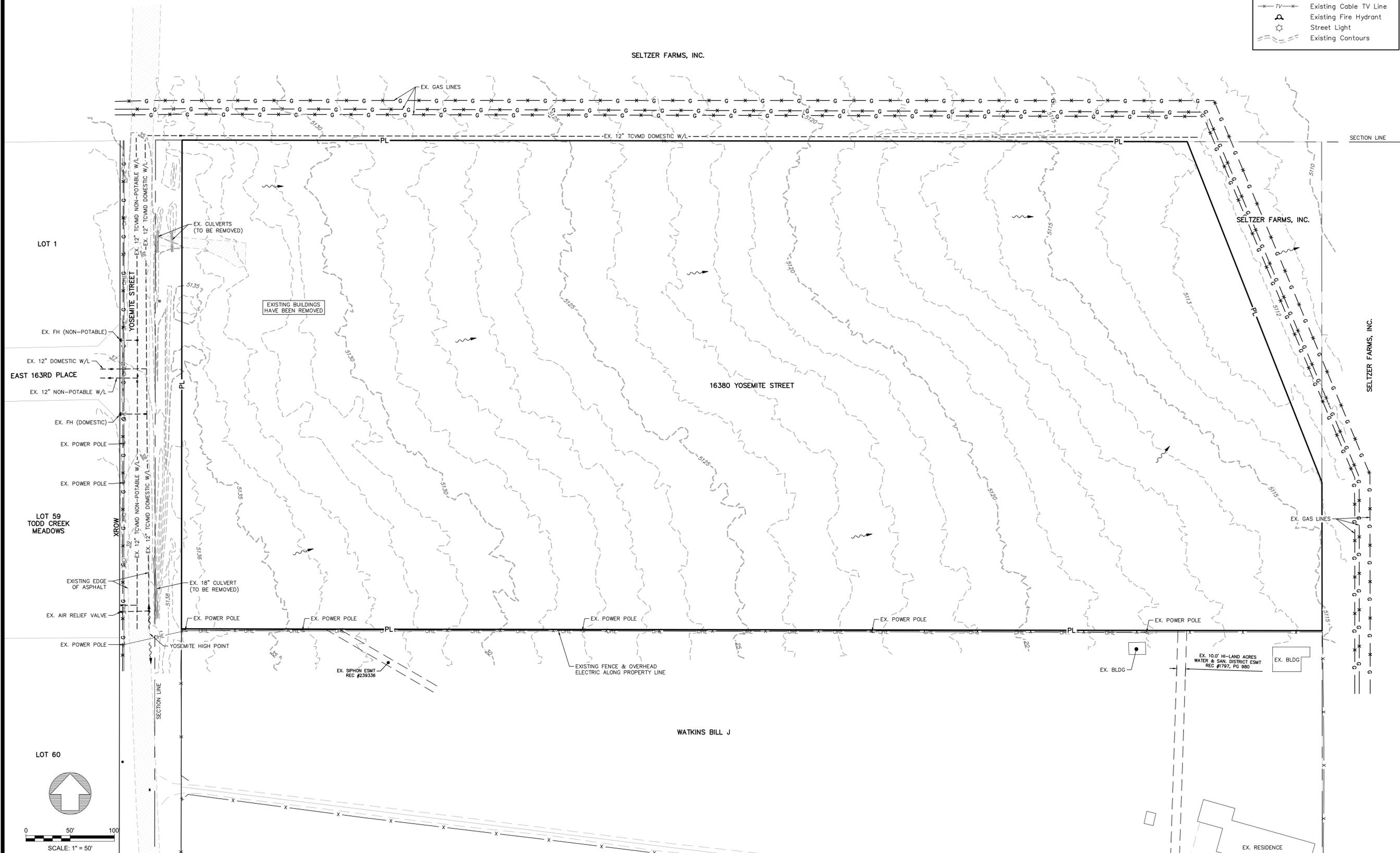
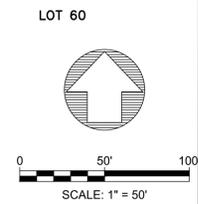
SELTZER FARMS, INC.

16380 YOSEMITE STREET

WATKINS BILL J

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THE ENCLAVE AT TODD CREEK
 SITE & PAVING PLAN
 LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO
 15.615 ACRES

CASE NUMBER : PRC2025-00002

72 HOURS BEFORE YOU DIG
 CALL THE UTILITY NOTIFICATION
 CENTER OF COLORADO (1-800-4-A- Dig)
 811

NO.	REVISIONS	DATE

NOT FOR
 CONSTRUCTION

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING
 HURST & ASSOCIATES, INC.
 1265 S. Public Road, Suite B
 Lafayette, CO 80036
 303.449.9105

THE ENCLAVE AT TODD CREEK
 ADAMS COUNTY, COLORADO
 SITE PLAN
 PREPARED FOR:
 PEAK 3 PROPERTIES, LLC

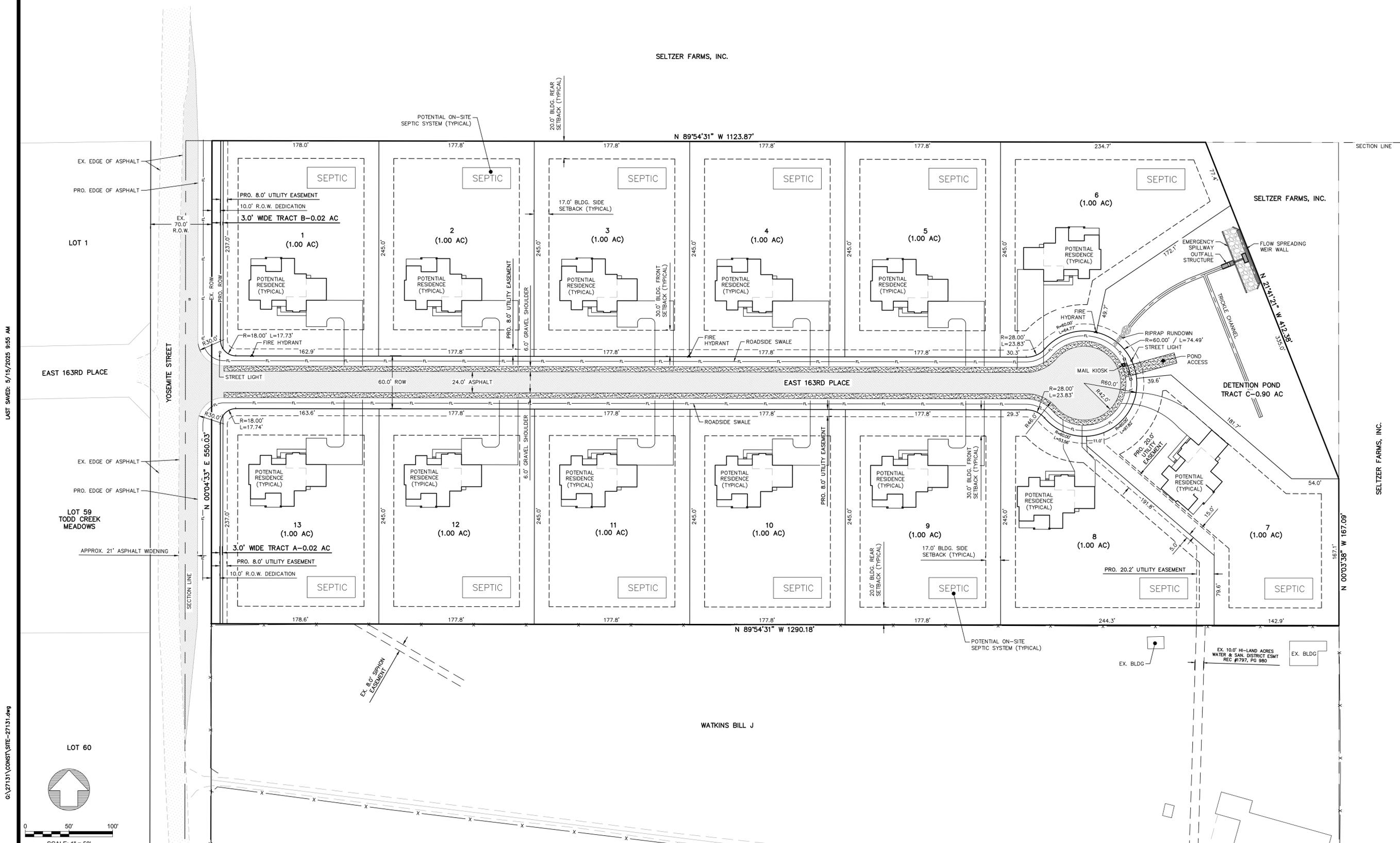
JOB NUMBER:	2713-1
DRAWN BY:	JR
DESIGNED BY:	TA
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SCALE:	1" = 50'
SHEET NO:	10 of 19

SELTZER FARMS, INC.

SELTZER FARMS, INC.

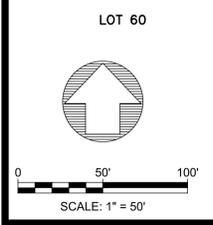
SELTZER FARMS, INC.

WATKINS BILL J



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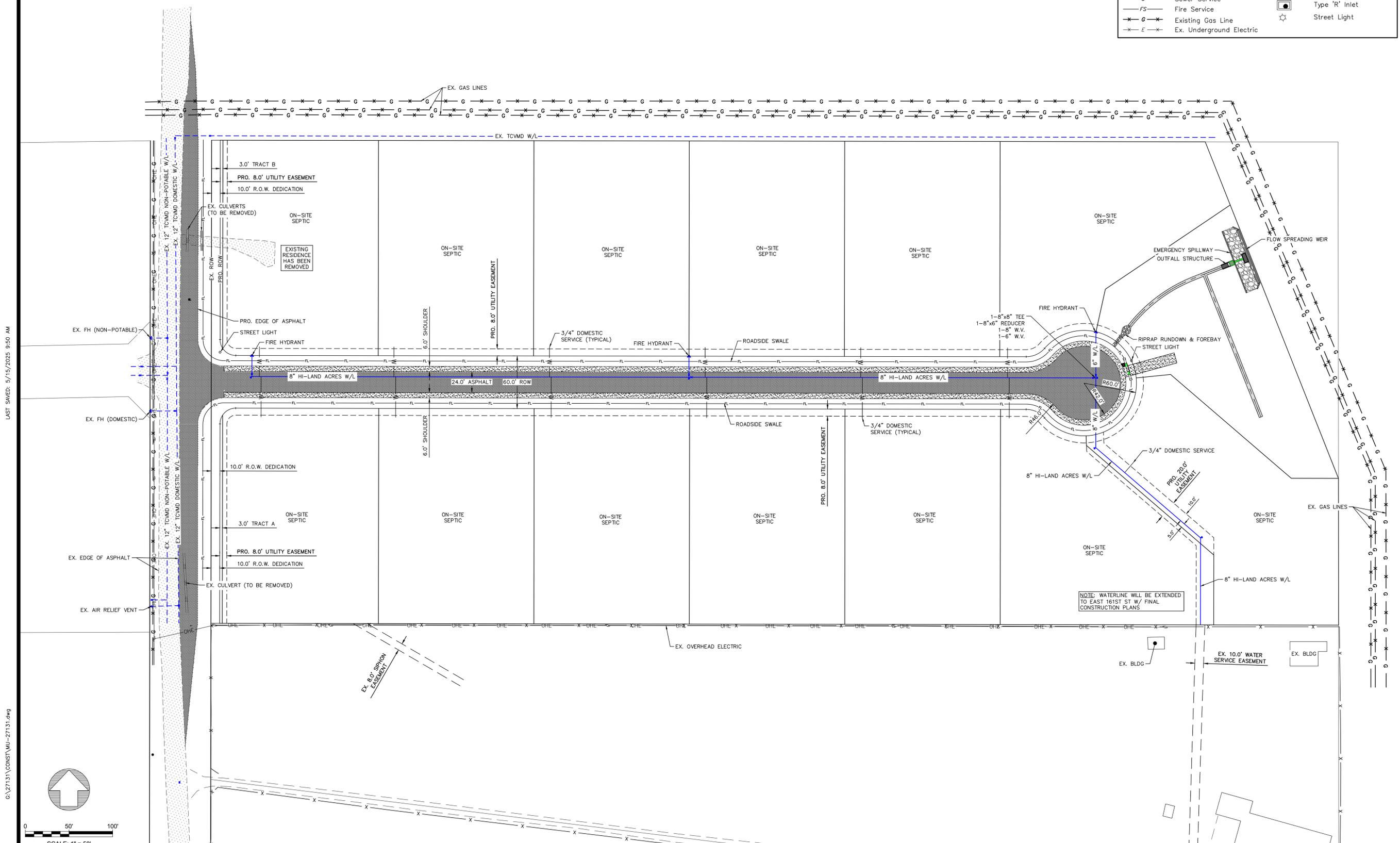


THE ENCLAVE AT TODD CREEK UTILITY PLAN

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 3-T1S-R67W
ADAMS COUNTY, COLORADO - 15.6 ACRES

CASE NUMBER : PRC2025-00002

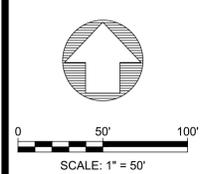
LEGEND			
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	Existing Waterline		Existing Fiber Optic
	Proposed Sewerline		Existing Telephone Line
	Existing Sewerline		Existing Cable TV Line
	Proposed Stormline		Thrust Block
	Existing Stormline		Water Valve
	Water Service		Fire Hydrant
	Sewer Service		Manhole
	Fire Service		Type 'R' Inlet
	Existing Gas Line		Street Light
	Ex. Underground Electric		



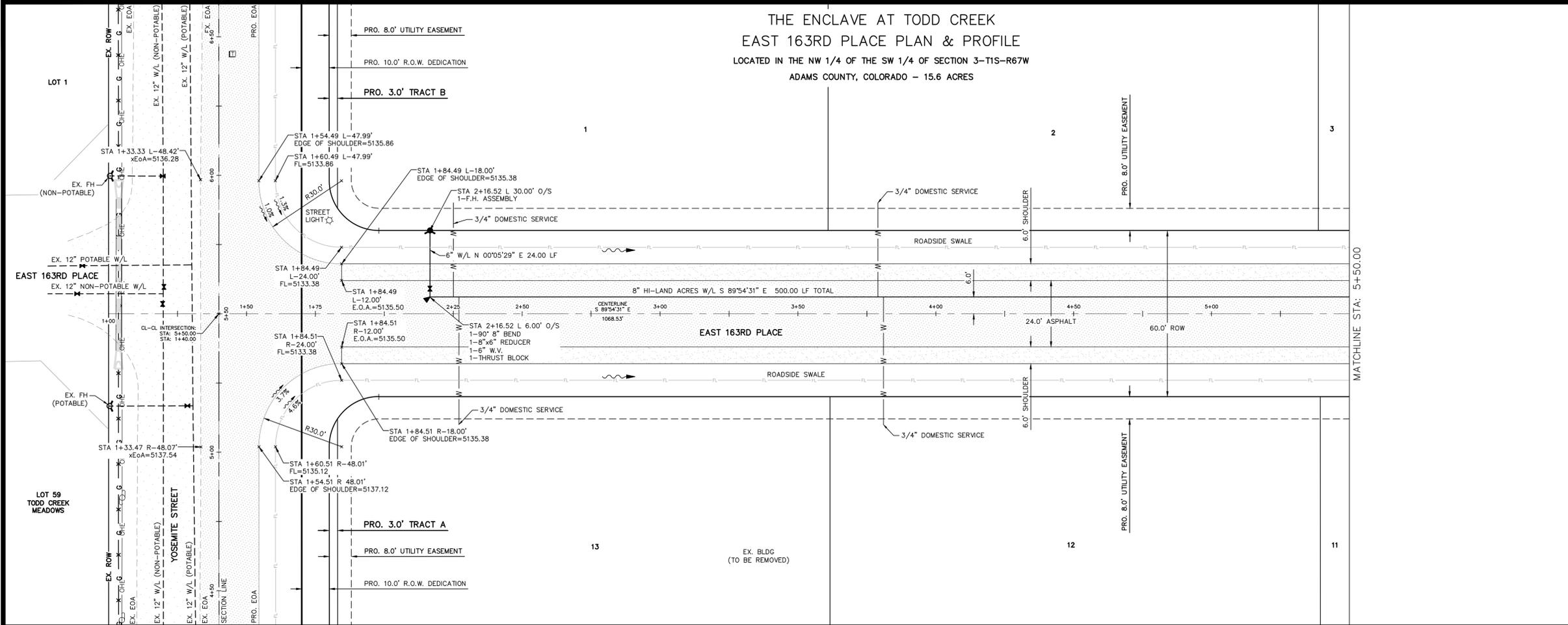
DATE	
NO.	
REVISIONS	
NOT FOR CONSTRUCTION	
HURST CIVIL ENGINEERING PLANNING SURVEYING HURST & ASSOCIATES, INC. 1265 S. Public Road, Suite B Lafayette, CO 80036 303.449.9105	
THE ENCLAVE AT TODD CREEK ADAMS COUNTY, COLORADO UTILITY PLAN PREPARED FOR: PEAK 3 PROPERTIES, LLC	
JOB NUMBER:	2713-1
DRAWN BY:	TA/JR
DESIGNED BY:	TA
DATE:	05/16/2025
SCALE:	1"=50'
SHEET NO:	15 OF 19

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THE ENCLAVE AT TODD CREEK
 EAST 163RD PLACE PLAN & PROFILE
 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 3-T1S-R67W
 ADAMS COUNTY, COLORADO - 15.6 ACRES

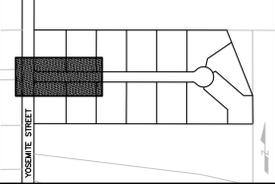


CASE NUMBER
 PRC2025-00002

LEGEND

- Proposed Waterline
- - - Existing Waterline
- Proposed Sewerline
- - - Existing Sewerline
- ▬ Stormline
- W Water Service
- S Sewer Service
- FS Fire Service
- G Existing Gas Line
- E Ex. Underground Electric
- OHE Ex. Overhead Electric
- FO Existing Fiber Optic
- T Existing Telephone Line
- TV Existing Cable TV Line
- ▲ Thrust Block
- ▲ Water Valve
- ▲ Fire Hydrant
- ▲ Plug
- Manhole
- Type 'R' Inlet
- - - Existing Contours
- Proposed Contours
- ☀ Street Light
- ♿ Install Handicap Ramp

KEY MAP



72 HOURS BEFORE YOU DIG
 CALL THE UTILITY NOTIFICATION
 CENTER OF COLORADO (U.N.C.C.)
 811

NO.	DATE	REVISIONS

NOT FOR
 CONSTRUCTION

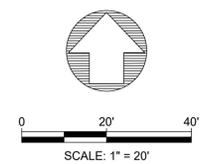
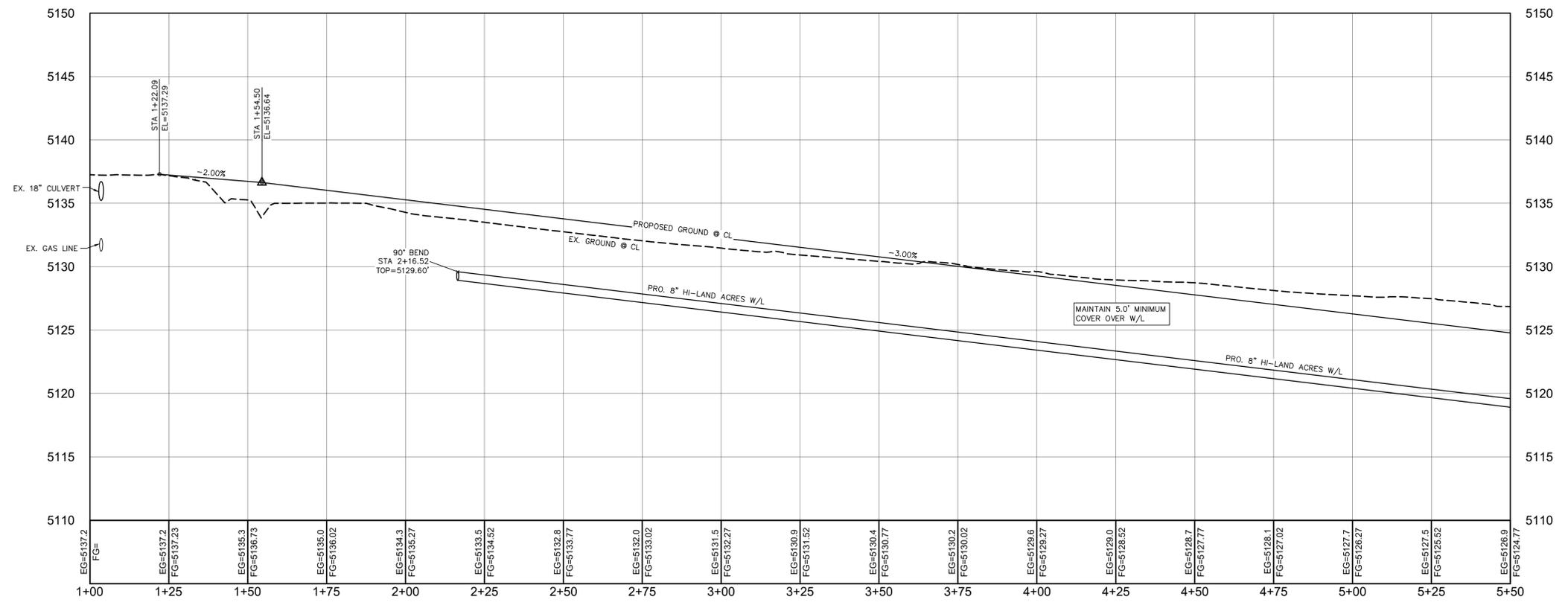
HURST & ASSOCIATES, INC.
 1265 S. Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

THE ENCLAVE AT TODD CREEK
 ADAMS COUNTY, COLORADO
 EAST 163RD PLACE PLAN & PROFILE
 STA 1+00 - 5+50
 PREPARED FOR:
 PEAK 3 PROPERTIES, LLC

JOB NUMBER:	2713-1
DRAWN BY:	AJC
DESIGNED BY:	TA
DATE:	05/16/2025
SCALE:	1" = 20'
SHEET NO:	16 OF 19

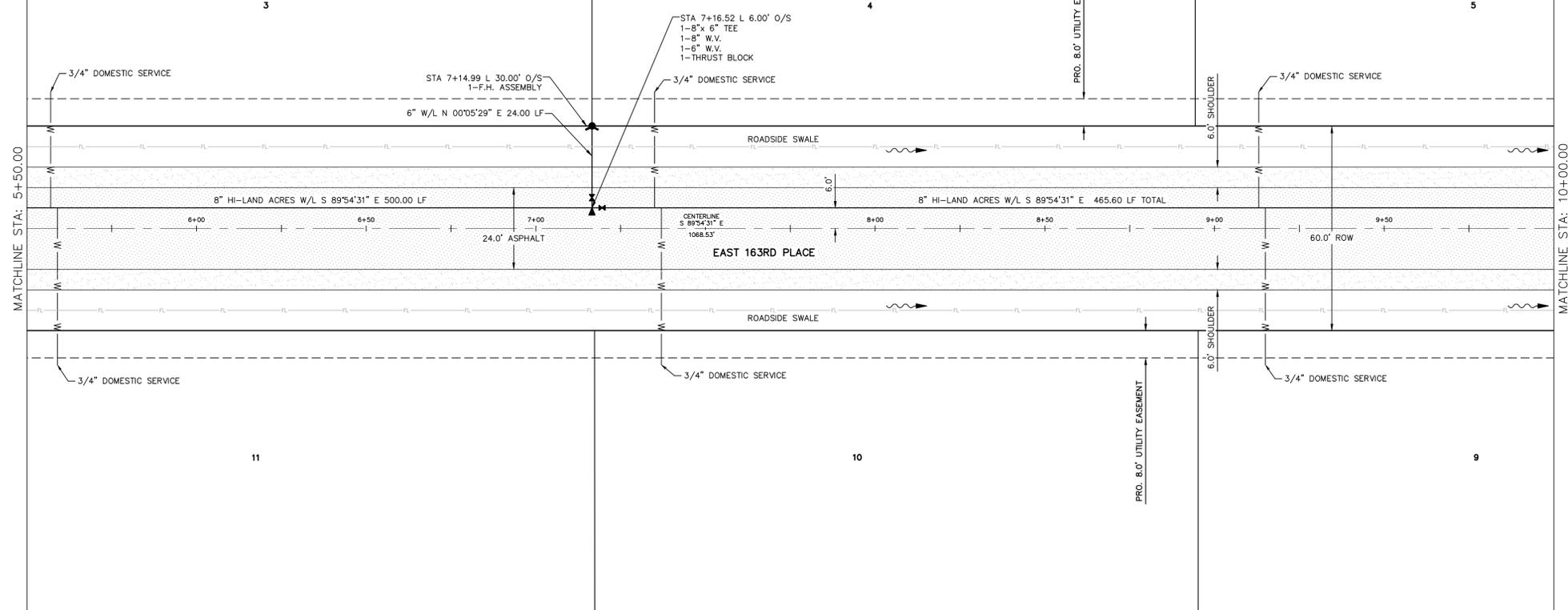
Alignment - EAST 163RD PLACE PROFILE
 SCALE: (H) 1" = 20' (V) 1" = 5'
 START STA: 1+00.00, END STA: 5+50.00



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THE ENCLAVE AT TODD CREEK
EAST 163RD PLACE PLAN & PROFILE
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 3-T1S-R67W
ADAMS COUNTY, COLORADO - 15.6 ACRES

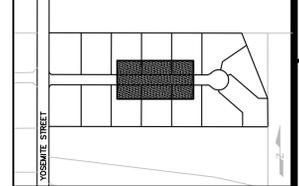


CASE NUMBER
PRC2025-00002

LEGEND

- Proposed Waterline
- - - Existing Waterline
- Proposed Sewerline
- - - Existing Sewerline
- ▬ Stormline
- W Water Service
- S Sewer Service
- FS Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line
- ▲ Thrust Block
- Water Valve
- ⊕ Fire Hydrant
- ⊙ Plug
- Manhole
- ⊠ Type 'R' Inlet
- - - Existing Contours
- Proposed Contours
- ☀ Street Light
- Ⓜ Install Handicap Ramp

KEY MAP



NOT FOR
CONSTRUCTION

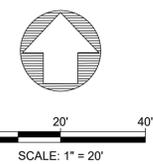
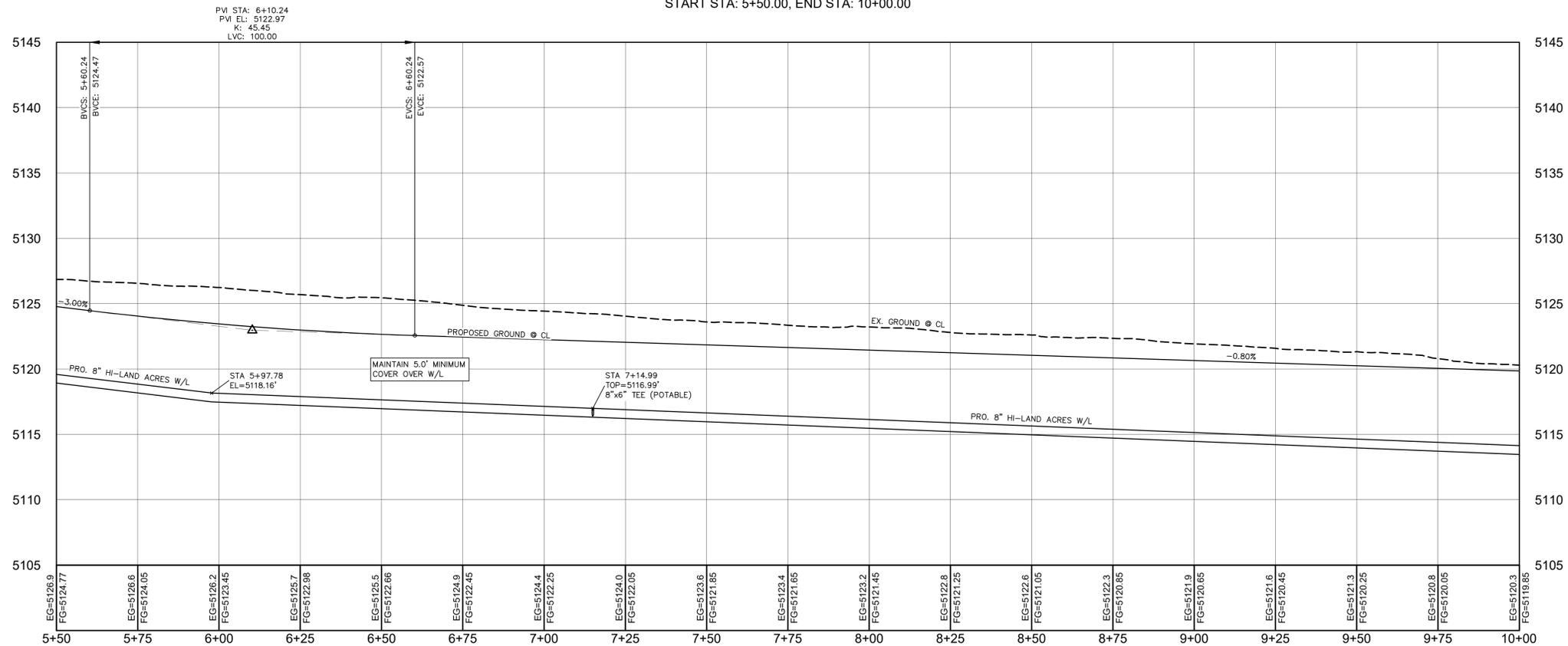
HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

THE ENCLAVE AT TODD CREEK
ADAMS COUNTY, COLORADO
EAST 163RD PLACE PLAN & PROFILE
5+50 - 10+00
PREPARED FOR:
PEAK 3 PROPERTIES, LLC

JOB NUMBER:
2713-1
DRAWN BY:
AJC
DESIGNED BY:
TA
DATE:
05/16/2025
SCALE:
1" = 20'
SHEET NO:
17 of 19

Alignment - EAST 163RD PLACE PROFILE
SCALE: (H) 1" = 20' (V) 1" = 5'
START STA: 5+50.00, END STA: 10+00.00





1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

November 14, 2024

Mr. Patrick Clancy
LDC Properties
clancy.patrick@yahoo.com

Re: Enclave at Todd Creek
Adams County, CO
LSC #240730

Dear Mr. Clancy:

Per your request, we have completed this trip generation letter for the proposed Enclave at Todd Creek development in Adams County, Colorado.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential for the currently proposed land use.

LAND USE

The site is proposed to include about 13 single-family detached dwelling units.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the currently proposed land use based on the rates from Trip Generation, 11th Edition, 2021 by the Institute of Transportation Engineers (ITE).

The currently proposed land use is projected to generate about 123 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 2 vehicles would enter and about 7 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 8 vehicles would enter and about 5 vehicles would exit the site.

CONCLUSION

The trip generation potential of the proposed Enclave at Todd Creek development is expected to be minimal.

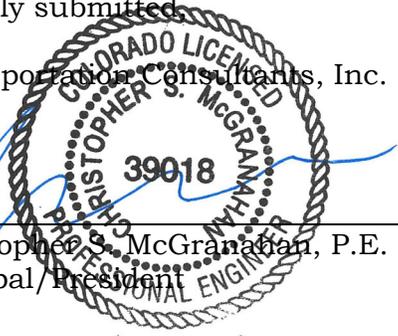
* * *

We trust this information will assist you in planning for the proposed Enclave at Todd Creek development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: _____
Christopher S. McGranahan, P.E.
Principal/President



CSM/wc

11-14-24

Enclosures: Table 1

Table 1
ESTIMATED TRAFFIC GENERATION
Enclave at Todd Creek
Adams County, CO
LSC #240730; November, 2024

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾				Total Trips Generated					
		Average Weekday	AM Peak-Hour In	PM Peak-Hour Out	PM Peak-Hour In	Average Weekday	AM Peak-Hour In	PM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	
CURRENTLY PROPOSED LAND USE											
Single-Family Detached Housing ⁽²⁾	13 DU ⁽³⁾	9.43	0.182	0.518	0.592	0.348	123	2	7	8	5

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
- (2) ITE Land Use No. 210 - Single-Family Detached Housing
- (3) DU - Dwelling Units

**LEVEL 2 DRAINAGE REPORT
THE ENCLAVE AT TODD CREEK
ADAMS COUNTY, COLORADO**

Prepared For:
Peak 3 Properties, LLC
109 Piney Creek Lane
Erie, CO 80516

Prepared By:
Hurst and Associates, Inc.
1265 S. Public Rd. Suite B
Lafayette, CO 80026

Job Number: 2713-1
May 15, 2025

ENGINEER CERTIFICATION OF DRAINAGE REPORT

“I hereby certify that this report for the Preliminary Drainage design of The Enclave at Todd Creek was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others.”



Date

Thomas Ackerman, PE
Colorado License #41133

DEVELOPER CERTIFICATION OF DRAINAGE FACILITIES

“Peak 3 Properties, LLC hereby certifies that the drainage facilities for The Enclave at Todd Creek shall be constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/ or certified by my engineer. I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28; but cannot, on behalf of The Enclave at Todd Creek, guarantee that final drainage design review will absolve Peak 3 Properties, LLC and/or their successors and/or assigns the future liability for improper design. I further understand that approval of the Final Plat and/ or Final Development Plan does not imply approval of my engineer’s drainage design.”

Date

Name of Developer

Authorized Signature

I. GENERAL LOCATION AND DESCRIPTION

The Enclave at Todd Creek (ETC) is a planned 13-lot single-family residential subdivision in Adams County, Colorado. The site is located in the northwest quarter of the southwest quarter of Section 3, Township 1 South, Range 67 West of the 6th Principal Meridian. It is also located on the east side of the intersection of Yosemite Street and East 163rd Place, approximately one-half mile north of Colorado State Highway 7. The current property address is 16380 Yosemite Street. The project site is currently vacant and covered in native vegetation. The properties to the north, east and south are currently agricultural in use. The Todd Creek Meadows single-family residential subdivision lies across Yosemite Street from the site.

This drainage report analyzes the drainage facilities required for the development of ETC. This report analyzes the impact of storm events only and is not intended to analyze effects of future irrigation, final lot grading, ground water conditions or irrigation ditch flows.

II. DRAINAGE BASINS

The site does not lie within the 100-year floodplain according to Federal Emergency Management Agency's Flood Insurance Rate Map for Adams County number 08001C0307H, dated March 5, 2007. See **Appendix E** for the existing floodplain map. The existing storm runoff from the site generally sheet flows to the east at slopes between 2% and 3% onto the adjoining property owned by Seltzer Farms.

The proposed development includes constructing a cul-de-sac with roadside ditches that drain to the east. A riprap rundown will convey the stormwater from the roadside ditches into a proposed on-site detention pond along the eastern property line. The proposed detention pond will release flows at historic rates to the east.

A 1.48-acre basin (C1) at the southeast corner of the site sheet flows to the east undetained similar to the existing conditions. This basin consists of the rear yards of lots 7 through 10. The land use will mainly be landscaping and native vegetation.

A 3.79-acre basin (C2) along the northern property line sheet flows to the east undetained similar to the existing conditions. This basin consists of the rear yards of lots 1 through 6. The land use will mainly be landscaping and native vegetation.

III. DRAINAGE DESIGN CRITERIA

The Rational Method was used to determine the storm runoff for the analyzed basins as presented in *The Mile High Flood District Criteria Manual* and *Adams County Chapter 9 Storm Drainage Design and Stormwater Quality Regulations*. A 10-year minor storm return period and a 100-year major storm return period are used for analyzing the proposed drainage improvements. The proposed roadside ditches are analyzed considering a 10-year storm. The proposed detention pond was analyzed using the *Empirical*

Formula Method (Equation 9.5, 9.6, 9.7) as presented in Chapter 9-01-11 for extended detention. The extended detention pond will incorporate a Water Quality Capture Volume (WQCV) that will be captured and released over approximately 40 hours, a 5-year detention volume with includes the WQCV, and a 100-year volume that includes 50% of the WQCV that will be released at allowable rates per Section 9-01-11-02 and *Table 9.16-Allowable Release Rates*. An outlet structure will be constructed in the pond to release WQCV, 5-year, and 100-year storm flows at allowable rates and an emergency spillway to convey anything in excess of the 100-year major storm event.

IV. DRAINAGE FACILITY DESIGN

The drainage concept for ETC is to convey on-site runoff to the proposed detention pond, hold the design stormwater volumes, and release flows at the allowable rates. Runoff from basins B1 and B2 will sheet flow into roadside ditches along the proposed road and travel easterly to the proposed detention pond. Basin B3 is the area that drains directly to the proposed detention pond. The roadside ditches will promote infiltration and improve the water quality of the storm runoff.

The detention pond will release flows to the east at rates mimicking historic flow rates. The detention pond will include a forebay at the pond entrance. The outfall structure will include a micropool. To prevent a point discharge and erosion damage to the eastern adjoiner, a flow spreading weir will be constructed along the eastern property line. The detention pond outfall structure will release flows into a stilling basin. Flows will rise from the stilling basin, spread across a concrete pan, and then spill over the flow spreading weir. During the 100-year storm event, the water depth over the flow spreading weir will be 0.14 feet.

See **Appendix D** for Proposed Detention Pond design calculations.

Detention Pond Characteristics

Bottom of Pond Elev. = 5112.60

WQCV = 0.16 ac-ft / WQCV WSE = 5112.83

5-Year Volume = 0.47 ac-ft / 5-Year WSE = 5113.60

100-Year Volume = 0.84 ac-ft / 100-Year WSE = 5114.31

Allowable 5-Year Release Rate = 1.81 cfs

Allowable 100-Year Release Rate = 10.65 cfs

The planned driveways for residential lots 7, 8, 9 and 10 will require 24-inch reinforced concrete pipe culverts with flared-end sections. The planned driveways for the remaining residential lots will require 18-inch reinforced concrete pipe culverts with flared-end sections.

The existing 100-year runoff from the site was calculated to be 30.92 cfs. See basin X1 on the Existing Drainage Plan. The summation of the detention pond's 100-year release rate (10.65 cfs) and the 100-year runoff rates from undetained basins C1 and C2 (4.27 cfs and 10.88 cfs) is 25.80 cfs. The total 100-year flow rate from the developed site is 5.1 cfs lower than the existing 100-year flow rate from the site.

V. POTENTIAL EROSION AND SEDIMENTATION IMPACTS

The development of ETC will require installing erosion control measures to limit negative impacts to adjacent properties. The majority of erosion impacts will be during clearing, grading, and earthwork of the site. To mitigate these impacts the following erosion control measures must be installed: silt fence, vehicle tracking control, concrete washout, erosion control logs, inlet protection, and stabilized staging area. Good housekeeping practices should be utilized before, during and after final construction as explained in the Urban Drainage Flood Control District Vol. 3 and the Erosion Control Plans for ETC. Refer to the Phase 1, 2 and 3 Erosion Control Plans for locations and details of measures to be installed. Erosion control measures must be installed per MHFD details and regularly checked to ensure proper function, if any measure is damaged or not functioning correctly, it must be immediately replaced or repaired as necessary. Dust mitigation and street sweeping measures may be required as needed.

After construction is complete all erosion control measures shall remain operational until final stabilization has been achieved. The proposed onsite detention pond for ETC includes water quality to capture any post construction erosion to prevent soil from leaving the site. The detention pond shall be maintained after construction to ensure it remains functioning as designed, including removing any sediment accumulation from construction activities.

VI. DRAINAGE IMPACT ANALYSIS

Existing onsite drainage patterns were analyzed to ensure proposed detention facilities can be implemented without causing negative impacts to downstream properties. The proposed drainage design includes an extended detention pond that will receive the onsite developed runoff and release that runoff to the east at historic rates. The detention pond and roadside swales will improve water quality of the runoff by allowing the pollutants to settle out of the runoff before being released to the east. To prevent a point discharge and erosion damage to the eastern adjoiner, a flow spreading weir will be constructed along the eastern property line.

VII. SUMMARY

ETC drainage facilities are designed to capture developed runoff and mimic the historical rates for minor and major storm events. All facilities will be designed using Adams County Standards and Specifications and Mile High Flood District Criteria. This report analyzes the potential impacts of storm runoff and does not consider groundwater or irrigation conditions.

VIII. REFERENCES

1. Adams County, Colorado. *Chapter 9 – Storm Drainage Design and Stormwater Quality Regulations*. December 8, 2020.
2. Mile High Flood District. *Urban Storm Drainage Criteria Manual Volumes 1 and 2*. Revised August 2018.
3. Mile High Flood District. *Urban Storm Drainage Criteria Manual Volume 3, Best Management Practices*. November 2010.

IX. APPENDICES

Rational Method Runoff Analysis.....	Appendix A
Culvert & Swale Analysis.....	Appendix B
Proposed Detention Pond Analysis.....	Appendix C
Maps.....	Appendix D
1. Vicinity Map	
2. FIRM Maps	
3. USDA Soil Survey Map	
4. The Enclave at Todd Creek Grading and Drainage Plan (2 Sheets) (Map Pocket)	
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6. The Enclave at Todd Creek Existing Drainage Plan (Map Pocket)	
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APPENDIX A
RATIONAL METHOD
RUNOFF CALCULATIONS

Existing Runoff Coefficients

Basin	% Imperviousness Calculations										NRCs Soil Groups			5-Year			10-Year			100-Year			Runoff Coefficients		
	Area (ac.)	SFR Rural (35%) (acres)	Undisturbed Soil (5%) (acres)	Roadways & Paved Streets (95%) (acres)	Gravel (80%) (acres)	Roofs (95%) (acres)	% Imp.	% A	% B	% C/D	C _A	C _B	C _{CD}	C _A	C _B	C _{CD}	C _A	C _B	C _{CD}	C _A	C _B	C _{CD}	C ₅	C ₁₀	C ₁₀₀
X1	15.61	0.00	15.42	0	0.03	0.16	6.1			100	0.02	0.04	0.08	0.03	0.11	0.18	0.16	0.45	0.51	0.18	0.45	0.51	0.08	0.18	0.51

Existing Times of Concentration

Basin	% Imperviousness	Overland Flow					Channelized Flow					T _c Design (min.)			
		C ₅	Length (ft)	Slope (ft/ft)	T ₁ Eqn. 6-3 (mins)	Length (ft)	Slope (ft/ft)	K	Note	T _t Eqn. 6-4 (mins)	T _c Eqn. 6-2 (min.)		Length (ft)	Slope (ft)	T _c Eqn. 6-5 (min.)
X1	0.06	0.08	500	0.019	33.2	800	0.019	5	Field	19.3	52.5	800	0.019	34.8	34.8

Existing Runoff Rates

Basin	Area (acres)	C ₅	C ₁₀	C ₁₀₀	I ₅ (in/hr)	I ₁₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)
X1	15.61	0.08	0.18	0.51	2.04	2.41	3.89	2.70	6.67	30.92

Intensity = $28.5 * P_1 / ((10 + T_c)^{0.785})$

Adams County One-Hour Rainfall Depths

- 5-Year = 1.42
- 10-Year = 1.68
- 100-Year = 2.71

P₁ = 1-hour point rainfall depth
T_c = Time of Concentration

The Enclave at Todd Creek
Job Number: 2713-1

Runoff Coefficients

Basin	Area (ac.)	% Imperviousness Calculations					% NRCs Soil Group C or D	5-Yr C ₅ ^D	10-Yr C ₁₀ ^D	100-Yr C ₁₀₀ ^D	Runoff Coefficients		
		SFR Rural (35%) (acres)	Disturbed Soil (20%) (acres)	Roadways & Paved Streets (95%) (acres)	Gravel (80%) (acres)	Undisturbed Soil (5%) (acres)					% Imp	C ₅	C ₁₀
B1	6.53	5.33	0.44	0.63	0.13	0	40.7	0.37	0.43	0.65	0.37	0.43	0.65
B2	2.98	2.18	0.27	0.41	0.12	0	43.8	0.39	0.46	0.66	0.39	0.46	0.66
B3	1.14	0.39	0.71	0.03	0.02	0	27.8	0.26	0.34	0.60	0.26	0.34	0.60
B1a	3.76	3.00	0.39	0.40	0.07	0	41.4	0.37	0.44	0.65	0.37	0.44	0.65
** Basin B1a is a sub-basin of Basin B1. **													
C1	1.48	0	0.59	0.30	0	0.59	27.0	0.26	0.33	0.59	0.26	0.33	0.59
C2	3.79	0	1.52	0.76	0	1.52	27.0	0.26	0.33	0.59	0.26	0.33	0.59

**Basins C1 and C2 are predominantly at the rear of 1.0-acre lots, it is assumed 20% will be roofed or paved, 40% landscaped, and 40% native vegetation.

Times of Concentration

Basin	% Imperviousness	Overland Flow			Channelized Flow				T _c Eqn. 6-2 (min.)	Length (ft)	Slope (ft)	T _c Eqn. 6-5 (min.)	Design T _c (min.)
		Length (ft)	Slope (ft/ft)	T _i Eqn. 6-3 (mins)	Length (ft)	Slope (ft/ft)	K	Note					
B1	0.41	350	0.020	19.7	945	0.014	15	Grass	8.9	945	0.014	28.1	28.1
B2	0.44	80	0.020	9.1	975	0.017	15	Grass	8.3	975	0.017	26.8	17.4
B3	0.28	175	0.020	15.9	185	0.005	20	Pan	2.2	185	0.005	24.7	18.1
B1a	0.41	350	0.020	19.5	355	0.026	15	Grass	2.4	355	0.026	21.4	21.4
C1	0.27	200	0.015	18.8	550	0.015	15	Grass	5.0	550	0.015	27.3	23.8
C2	0.27	200	0.025	15.9	960	0.017	15	Grass	8.2	960	0.017	31.0	24.1

Basin Runoff Rates

Basin	Area (acres)	C ₅	C ₁₀	C ₁₀₀	T _c (mins)	I ₅ (in/hr)	I ₁₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)
B1	6.53	0.37	0.43	0.65	28.1	2.31	2.74	4.41	5.57	7.74	18.76
B2	2.98	0.39	0.46	0.66	17.4	3.00	3.55	5.73	3.52	4.82	11.32
B3	1.14	0.26	0.34	0.60	18.1	2.94	3.48	5.61	0.88	1.34	3.83
B1a	3.76	0.37	0.44	0.65	21.4	2.69	3.19	5.14	3.80	5.26	12.65
C1	1.48	0.26	0.33	0.59	23.8	2.54	3.01	4.85	0.97	1.48	4.27
C2	3.79	0.26	0.33	0.59	24.1	2.53	2.99	4.82	2.46	3.76	10.88

Intensity = 28.5 * P₁ / ((10 + T_c)^{0.786})

P₁ = 1-hour point rainfall depth

T_c = Time of Concentration

Adams County One-Hour Rainfall Depths

5-Year = 1.42

10-Year = 1.68

100-Year = 2.71

Notes

- Basin B1a is a sub-basin of Basin B1.
- Basins C1 and C2 are predominantly at the rear of 1.0-acre lots, it is assumed 20% will be roofed or paved, 40% landscaped, and 40% native vegetation.

plan to determine runoff coefficients and consider changes in flow patterns (from the undeveloped site conditions) caused by the proposed plan (including street alignments). When evaluating the estimated time of concentrations, the proposed lot grading shall be used to calculate the time of concentration. The proposed project shall in no way change historic runoff values, cause downstream damage, or adversely impact adjacent properties. In addition, phased or partial development analysis will not be accepted. The entire platted parcel shall be analyzed for full build-out in order to properly site and size detention/retention areas and conveyance systems.

Different levels of onsite analysis may be required depending on the size of project or as directed by the County. Refer to the Appendices for a copy of the Application Package for analysis requirements.

9-01-04-01-02 OFFSITE FLOW ANALYSIS

The analysis of offsite runoff is dependent on regional drainage characteristics (whether or not the tributary offsite area lies within a major drainage basin) and the existing/proposed land use and topographic features. If an existing Storm Drainage Master Plan has been adopted by resolution for the region being developed, the engineer shall use this as a baseline document (prior approval from the County on the Master Plan is required) and update it with proposed information. However, should no offsite information be available for fully developed flows (5-, 10- and 100-year), the engineer must perform a regional analysis to ensure the proposed development does not change historic runoff values, cause downstream damage, or adversely impact adjacent properties.

Different levels of offsite analysis may be required depending on the size of project or as directed by the County. Refer to the Appendices for a copy of the Application Package for analysis requirements.

9-01-04-02 STORM RETURN PERIOD

The minor and major storm return period shall not be less than those found in Table 9.2 for all vital drainage structures or critical points of surface water flow.

Table 9.2—Return Periods

Land Use	Return Period (Yrs) for Minor Drainage Systems	Return Period (Yrs) for Major Drainage Systems
Residential-Urban	5	100
Residential-Rural	10 ^a	100
Commercial	5	100
Industrial	5	100
Open Space	5	100
School	5	100

^a All roadside ditches and culverts shall be sized to carry the 10-year peak runoff.

9-01-04-03 RAINFALL

Presented in this Section are guidelines for the development of rainfall data to be used in preparing a hydrological analysis (storm runoff) for a proposed development within the County.

The rainfall intensity information published by the National Oceanic and Atmospheric Administration (NOAA) in the “Precipitation-Frequency Atlas of the Western United States” was used to develop incremental rainfall distributions presented in Table 9.5. The incremental rainfall distributions presented in this table are based on procedures developed by the MHFD. However, refinements have been made to closely match conditions within the County.

9-01-04-04 TIME-INTENSITY-FREQUENCY CURVES

A time-intensity-frequency curve was developed for the County by using one-hour point rainfall values (see Table 9.3) and factors for durations of less than one hour (see Table 9.4); both obtained from the NOAA Atlas. The outcomes of this distribution are point values that were then converted to intensities and plotted as Figure 9.1. Rainfall data from the Mile High Flood District (MHFD) may be used as an alternative (see MHFD Criteria Manual).

Table 9.3—One-Hour Point Rainfall (inches)

2-Year	5-Year	10-Year	50-Year	100-Year
1.00	1.42	1.68	2.35	2.71

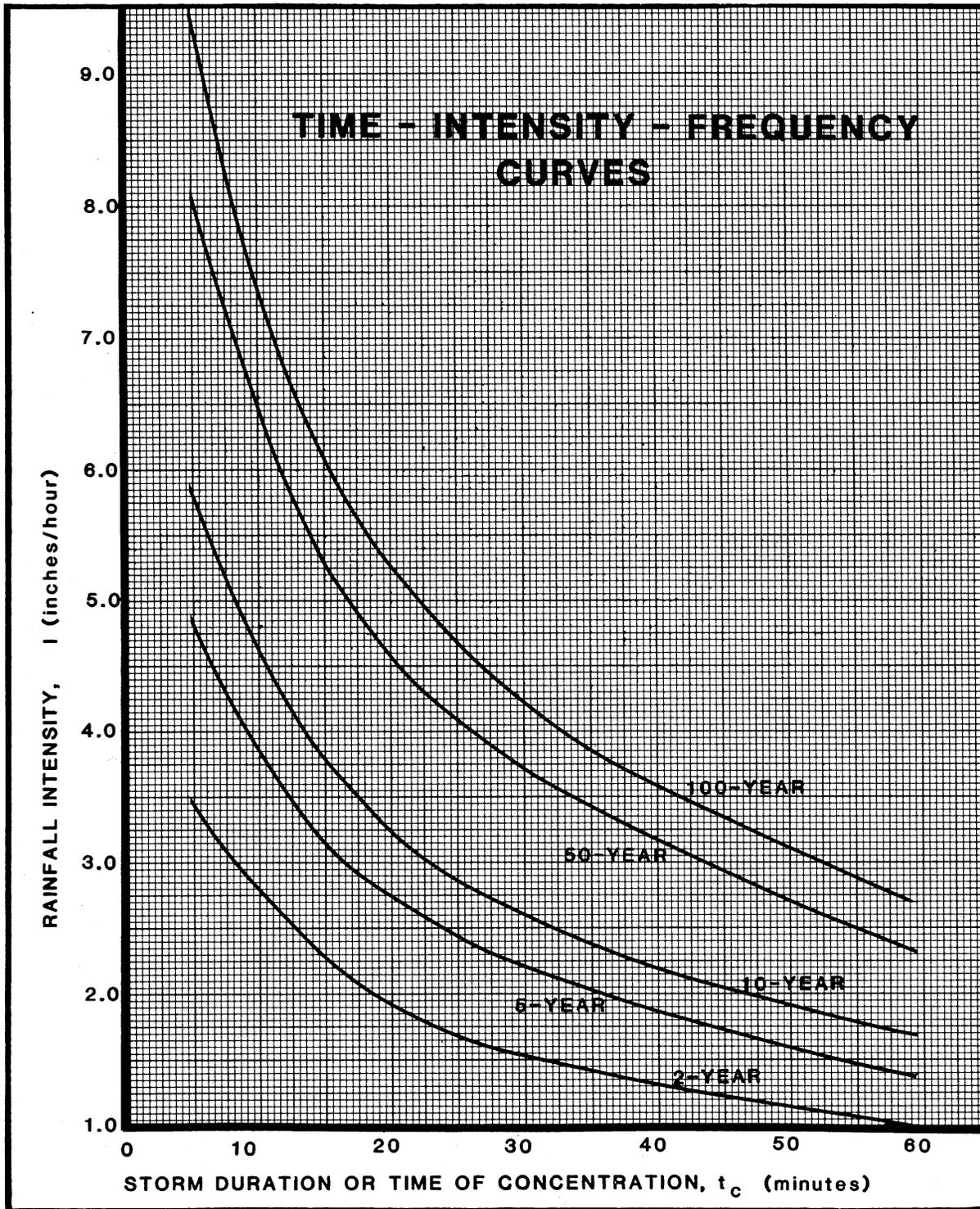
Table 9.4—Factors for Durations of Less than One Hour

Duration (minutes)	5	10	15	30
Ratio to 1-hour depth	0.29	0.45	0.57	0.79

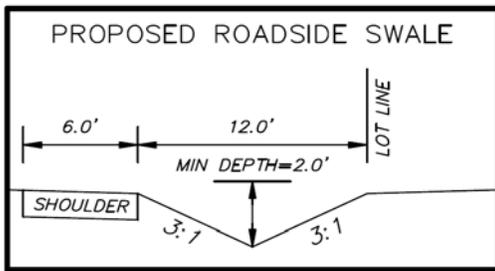
Table 9.5—Incremental Rainfall Depths

Time (min)	Incremental Rainfall Depth (Inches)														
	Basins <5 SQ. Miles					Basins between 5 and 10 SQ. Miles					Basins between 10 and 20 SQ. Miles				
	Return Period (Yr.)					Return Period (Yr.)					Return Period (Yr.)				
	2	5	10	50	100	2	5	10	50	100	2	5	10	50	100
5	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03
10	0.04	0.05	0.06	0.08	0.08	0.04	0.05	0.06	0.08	0.08	0.04	0.05	0.06	0.08	0.08
15	0.08	0.12	0.14	0.12	0.12	0.08	0.12	0.14	0.12	0.12	0.08	0.12	0.14	0.12	0.12
20	0.16	0.22	0.25	0.19	0.22	0.15	0.21	0.25	0.19	0.22	0.14	0.20	0.25	0.19	0.22
25	0.25	0.36	0.42	0.35	0.38	0.24	0.35	0.40	0.34	0.36	0.23	0.32	0.38	0.32	0.34
30	0.14	0.18	0.20	0.59	0.68	0.13	0.17	0.19	0.57	0.65	0.13	0.16	0.18	0.53	0.61
35	0.06	0.08	0.09	0.28	0.38	0.06	0.08	0.09	0.27	0.36	0.06	0.08	0.09	0.25	0.34
40	0.05	0.06	0.07	0.19	0.22	0.05	0.06	0.07	0.19	0.22	0.05	0.06	0.07	0.19	0.22
45	0.03	0.05	0.06	0.12	0.17	0.03	0.05	0.06	0.12	0.17	0.03	0.05	0.06	0.12	0.17
50	0.03	0.05	0.05	0.12	0.14	0.03	0.05	0.05	0.12	0.14	0.03	0.05	0.05	0.12	0.14
55	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11
60	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11
65	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11
70	0.02	0.04	0.05	0.06	0.05	0.02	0.04	0.05	0.06	0.05	0.02	0.04	0.05	0.06	0.05
75	0.02	0.03	0.05	0.06	0.05	0.02	0.03	0.05	0.06	0.05	0.02	0.03	0.05	0.06	0.05
80	0.02	0.03	0.04	0.04	0.03	0.02	0.03	0.04	0.04	0.03	0.02	0.03	0.04	0.04	0.03
85	0.02	0.03	0.03	0.04	0.03	0.02	0.03	0.03	0.04	0.03	0.02	0.03	0.03	0.04	0.03
90	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03
95	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03
100	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03
105	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03
110	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03
115	0.01	0.02	0.03	0.03	0.03	0.01	0.02	0.03	0.03	0.03	0.01	0.02	0.03	0.03	0.03
120	0.01	0.02	0.02	0.03	0.03	0.01	0.02	0.02	0.03	0.03	0.01	0.02	0.02	0.03	0.03
125											0.01	0.02	0.02	0.02	0.02
130											0.01	0.01	0.02	0.02	0.02
135											0.01	0.02	0.01	0.02	0.02
140											0.01	0.02	0.01	0.02	0.02
145											0.01	0.01	0.01	0.02	0.02
150											0.01	0.01	0.01	0.01	0.02
155											0.01	0.01	0.01	0.01	0.01
160											0.01	0.01	0.01	0.01	0.01
165											0.01	0.01	0.01	0.01	0.01
170											0.01	0.01	0.01	0.01	0.01
175											0.01	0.01	0.01	0.01	0.01
180											0.01	0.01	0.01	0.00	0.00
	1.15	1.61	1.89	2.72	3.12	1.12	1.58	1.86	2.68	3.05	1.22	1.68	1.97	2.76	3.14

Figure 9.1—Time-Intensity-Frequency Curves



APPENDIX B
CULVERT & SWALE ANALYSIS



Swale A Sizing Calculations

Maximum Slope:

Channel Characteristics	
100-Yr Design flow (Basin B1) (cfs):	18.76
10-Yr Design flow (Basin B1) (cfs):	7.74
Slope of channel bank (z:1) (entre z):	3
Base width (b) (ft)	0
Minimum channel depth (ft):	2.00
Maximum/Upstream Slope (S) (ft/ft):	0.030
Manning's n:	0.035
100-Year Depth (y _n) (ft):	1.13
100-Year depth area (A) (ft ²):	3.86
100-Year depth wetted perimeter (P) (ft):	7.17
100-Year depth top Width (ft):	6.80
Capacity at 100-Year depth (cfs):	18.76
100-Year velocity (v _n) (fps):	4.9
100-Year Froude number:	1.14
10-Year Depth (y _n) (ft):	0.81
10-Year depth area (A) (ft ²):	1.99
10-Year depth wetted perimeter (P) (ft):	5.15
10-Year depth top Width (ft):	4.88
Capacity at 10-year depth (cfs):	7.74
10-Year velocity (v _n) (fps):	3.9
10-Year Froude number:	1.08
Full Depth Calculations	
Full depth area (A) (ft ²):	12.00
Full depth wetted perimeter (P) (ft):	12.65
Full depth top width (ft) :	12.00
Capacity at full depth (cfs) :	85.20

Minimum Slope:

Channel Characteristics	
100-Yr Design flow (Basin B1) (cfs):	18.76
10-Yr Design flow (Basin B1) (cfs):	7.74
Slope of channel bank (z:1) (entre z):	3
Base width (b) (ft)	0
Minimum channel depth (ft):	2.00
Minimum/Downstream Slope (S) (ft/ft):	0.008
Manning's n:	0.035
100-Year Depth (y _n) (ft):	1.45
100-Year depth area (A) (ft ²):	6.33
100-Year depth wetted perimeter (P) (ft):	9.19
100-Year depth top Width (ft):	8.72
Capacity at 100-Year depth (cfs):	18.76
100-Year velocity (v _n) (fps):	3.0
100-Year Froude number:	0.61
10-Year Depth (y _n) (ft):	1.04
10-Year depth area (A) (ft ²):	3.26
10-Year depth wetted perimeter (P) (ft):	6.59
10-Year depth top Width (ft):	6.25
Capacity at 10-year depth (cfs):	7.74
10-Year velocity (v _n) (fps):	2.4
10-Year Froude number:	0.58
Full Depth Calculations	
Full depth area (A) (ft ²):	12.00
Full depth wetted perimeter (P) (ft):	12.65
Full depth top width (ft) :	12.00
Capacity at full depth (cfs) :	44.00

Swale B Sizing Calculations

Maximum Slope:

Channel Characteristics	
100-Yr Design flow (Basin B2) (cfs):	11.32
10-Yr Design flow (Basins B2) (cfs):	4.82
Slope of channel bank (z:1) (entre z):	3
Base width (b) (ft)	0
Minimum channel depth (ft):	2.00
Maximum/Upstream Slope (S) (ft/ft):	0.030
Manning's n:	0.035
100-Year Depth (y _n) (ft):	0.94
100-Year depth area (A) (ft ²):	2.64
100-Year depth wetted perimeter (P) (ft):	5.93
100-Year depth top Width (ft):	5.63
Capacity at 100-Year depth (cfs):	11.32
100-Year velocity (v _n) (fps):	4.3
100-Year Froude number:	1.10
10-Year Depth (y _n) (ft):	0.68
10-Year depth area (A) (ft ²):	1.39
10-Year depth wetted perimeter (P) (ft):	4.31
10-Year depth top Width (ft):	4.09
Capacity at 10-year depth (cfs):	4.82
10-Year velocity (v _n) (fps):	3.5
10-Year Froude number:	1.05
Full Depth Calculations	
Full depth area (A) (ft ²):	12.00
Full depth wetted perimeter (P) (ft):	12.65
Full depth top width (ft) :	12.00
Capacity at full depth (cfs) :	85.20

Minimum Slope:

Channel Characteristics	
100-Yr Design flow (Basin B2) (cfs):	11.32
10-Yr Design flow (Basins B2) (cfs):	4.82
Slope of channel bank (z:1) (entre z):	3
Base width (b) (ft)	0
Minimum channel depth (ft):	2.00
Maximum/Upstream Slope (S) (ft/ft):	0.008
Manning's n:	0.035
100-Year Depth (y _n) (ft):	1.20
100-Year depth area (A) (ft ²):	4.34
100-Year depth wetted perimeter (P) (ft):	7.60
100-Year depth top Width (ft):	7.21
Capacity at 100-Year depth (cfs):	11.32
100-Year velocity (v _n) (fps):	2.6
100-Year Froude number:	0.59
10-Year Depth (y _n) (ft):	0.87
10-Year depth area (A) (ft ²):	2.29
10-Year depth wetted perimeter (P) (ft):	5.52
10-Year depth top Width (ft):	5.24
Capacity at 10-year depth (cfs):	4.82
10-Year velocity (v _n) (fps):	2.1
10-Year Froude number:	0.56
Full Depth Calculations	
Full depth area (A) (ft ²):	12.00
Full depth wetted perimeter (P) (ft):	12.65
Full depth top width (ft) :	12.00
Capacity at full depth (cfs) :	44.00

APPENDIX C
PROPOSED DETENTION POND ANALYSIS

Detention Pond Calculations

The Enclave at Todd Creek

Job Number: 2713-1

On-Site Contributing Area (Basins B1, B2 & B3) = 10.65 acres
 % Imperviousness = 40.2 %

Allowable Release Rates From On-Site Improvements

100-Year Release = $1.00 * \text{Area (acres)}$ = **10.65** cfs
 5-Year Release = $0.17 * \text{Area (acres)}$ = **1.81** cfs

*The above release rates are based on Type C hydrologic soils.

WQCV Storage = (WQCV / 12) * Area

WQCV = $1.0 * (0.91i^3 - 1.19i^2 + 0.78i)$

Using a 40-hour drain time, $a = 1.0$

Water Quality Capture Volume Calculations	Area (acres)	% Impervious	WQCV (inches)	Req'd Storage (ac-ft)	Req'd Storage (c.f.)
	10.65	40.2	0.18	0.16	6,969

Volume Calculations

Method: $V = K * A$		
Contributing Area =	10.65 acres	
% Impervious =	40.2 %	
$K_{100} = (1.78 * I - 0.002 * I^2 - 3.56) / 910 =$	0.071	
$V_{100} =$	0.76 ac-ft	
$V_{100} =$	32,988 c.f.	
$K_5 = (0.77 * I - 2.26) / 1000 =$	0.029	
$V_5 =$	0.31 ac-ft	
$V_5 =$	13,299 c.f.	
Final $V_{100} = V_{100} + 50\% \text{ WQ Volume} =$	36,472 c.f.	0.84 ac-ft
Final $V_5 = V_5 + \text{WQ Volume} =$	20,269 c.f.	0.47 ac-ft

Design Stage-Storage Relationship

Pond Elevation	Depth (ft)	Area (s.f.)	Inc. Vol. (c.f.)	Vol. (c.f.)	Vol. (ac-ft)	Note
5111.30	0.00	0	0	0	0.00	*Bottom of Pond
5112.00	0.70	1,859	651	651	0.01	
5112.83	1.53	13,335	6,318	6,969	0.16	WQCV W.S.E.
5113.00	1.70	15,657	8,758	9,409	0.22	
5113.60	2.30	20,402	10,860	20,269	0.47	*5-Year W.S.E.
5114.00	2.70	23,535	19,596	29,005	0.67	
5114.31	3.01	24,703	7,467	36,472	0.84	*100-Year W.S.E.
5115.00	3.70	27,308	25,422	54,426	1.25	
5116.00	4.70	30,811	29,060	83,486	1.92	

100-Year Outfall Structure Pipe Capacity

$$Q = 1.486 / n * A * (A / WP)^{2/3} * S^{1/2}$$

Size: 18 inch
 Area: 1.767 square feet
 Wetted Perimeter: 4.712 feet
 Minimum Slope: 0.020 ft/ft
 Manning's n: 0.013
Capacity = 14.86 cfs

Emergency Spillway Calculations

Weir Equation: $Q = C * L * H^{3/2}$

Sloping Weir Equation: $Q = 2/5 * C * Z * H^{2.5}$

$Q_1 = 2/5 * Z_1 * C * H^{5/2}$

$Q_2 = 2/5 * Z_2 * C * H^{5/2}$

$Q_3 = C * L * H^{3/2}$

$Q_{TOTAL} = Q_1 + Q_2 + Q_3$

$Z_1 =$ 4.0 Horiz:Vert

$Z_2 =$ 4.0 Horiz:Vert

$C =$ 3.0

Spillway Invert = 5114.75

Top of Berm = 5116.00

Design Spillway Length = 65.0 ft

Analyzed Emergency Overflow W.S.E. = 5115.24

Analyzed Depth of Flow above Spillway Invert, H = 0.49 ft

Cross-Sectional Flow Area Over Spillway = 32.6 ft²

$Q_1 =$ 0.79 cfs

$Q_2 =$ 0.79 cfs

$Q_3 =$ 66.22 cfs

Total Spillway Release at Analyzed Flow Depth = 67.81 cfs

Spillway Velocity = 2.1 fps

Freeboard above analyzed overflow W.S.E.= 0.76 ft

Sizing Spillway Flows

100-Year In-Flows to Pond = 33.91 cfs

*Summation of basin 100-year flows into pond

Required Emergency Release Rate = 67.81 cfs

*Required spillway release rate is 2x the 100-year inflows.

Capacity of Full Spillway = 289.29 cfs

Spillway Rip Rap Sizing

Unit Discharge during 100-Year Event = 1.04 cfs/ft

From Figure 12-21 Type 'L' Rip Rap is allowable but type 'M' will be used.

Flow Spreading Weir at Property Line

Weir Equation: $Q = C * L * H^{3/2}$

Sloping Weir Equation: $Q = 2/5 * C * Z * H^{2.5}$

$Q_1 = 2/5 * Z_1 * C * H^{5/2}$

$Q_2 = 2/5 * Z_2 * C * H^{5/2}$

$Q_3 = C * L * H^{3/2}$

$Q_{TOTAL} = Q_1 + Q_2 + Q_3$

$Z_1 =$ 4.0 Horiz:Vert

$Z_2 =$ 4.0 Horiz:Vert

$C =$ 3.0

Spillway Invert = 5112.40

Design Spillway Length = 65.0 ft

Analyzed Emergency Overflow W.S.E. = 5112.54

Analyzed Depth of Flow above Spillway Invert, H = 0.14 ft

Cross-Sectional Flow Area Over Spillway = 9.4 ft²

$Q_1 =$ 0.04 cfs

$Q_2 =$ 0.04 cfs

$Q_3 =$ 10.58 cfs

Design Spillway Release (100-Year Pond Release) = 10.65 cfs

Spillway Velocity = 1.1 fps

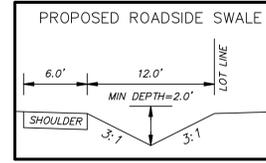
APPENDIX E
MAPS

Basin	Area (acres)	C5	C10	C100	Tc (mins)	I5 (in/hr)	I10 (in/hr)	I100 (in/hr)	Q5 (cfs)	Q10 (cfs)	Q100 (cfs)
B1	6.53	0.37	0.43	0.65	28.1	2.31	2.74	4.41	5.57	7.74	18.76
B2	2.98	0.39	0.46	0.66	17.4	3.00	3.55	5.73	3.52	4.82	11.32
B3	1.14	0.26	0.34	0.60	18.1	2.94	3.48	5.61	0.88	1.34	3.83
B1a	3.76	0.37	0.44	0.65	21.4	2.69	3.19	5.14	3.80	5.26	12.65
C1	1.48	0.26	0.33	0.59	23.8	2.54	3.01	4.85	0.97	1.48	4.27
C2	3.79	0.26	0.33	0.59	24.1	2.53	2.99	4.82	2.46	3.76	10.88

THE ENCLAVE AT TODD CREEK PROPOSED DRAINAGE PLAN

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 3-T1S-R67W
ADAMS COUNTY, COLORADO - 15.6 ACRES

Lot Number	Minimum Driveway Culvert Size
1	18" RCP
2	18" RCP
3	18" RCP
4	18" RCP
5	18" RCP
6	18" RCP
7	24" RCP
8	24" RCP
9	24" RCP
10	24" RCP
11	18" RCP
12	18" RCP
13	18" RCP



LEGEND

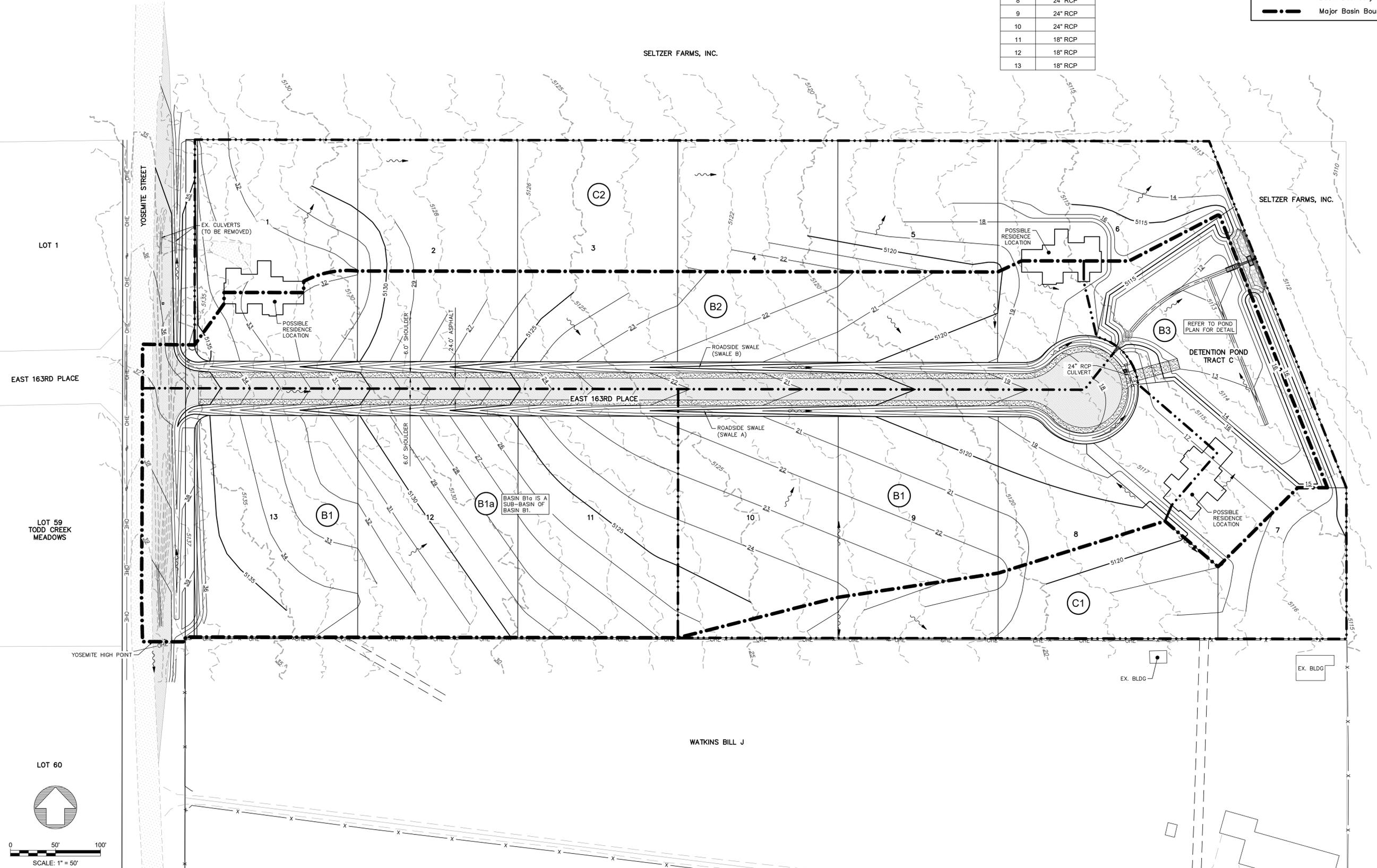
- Existing Contours
- Proposed Contours
- Flow Arrow
- Basin Designation (B2)
- Basin Boundary
- Major Basin Boundary

SELTZER FARMS, INC.

SELTZER FARMS, INC.

SELTZER FARMS, INC.

WATKINS BILL J



NOT FOR CONSTRUCTION

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

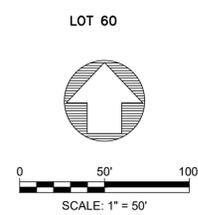
HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

THE ENCLAVE AT TODD CREEK
ADAMS COUNTY, COLORADO
PROPOSED DRAINAGE PLAN
PREPARED FOR:
PEAK 3 PROPERTIES, LLC

JOB NUMBER:	2713-1
DRAWN BY:	JR
DESIGNED BY:	TA
DATE:	05/16/2025
SCALE:	1" = 50'
SHEET NO:	12 of 19

LAST SAVED: 5/14/2025 11:19 AM

G:\27131\CONSTR\DR-27131.dwg



VICINITY MAP



16380 YOSEMITE STREET
ADAMS COUNTY, COLORADO



SCALE: 1" = 2,000'

DATE: 01/13/2025

DRAWN BY: JR

SCALE: 1" = 2,000'

VICINITY MAP

HURST

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodways have been determined, users are encouraged to contact the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRI. Users should be aware that BFEs shown on the FIRI represent rounded whole foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRI for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.7 North American Vertical Datum of 1988 (NAVD 88). Users of the FIRI should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on the FIRI.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic consultations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are presented in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum used is NAD83. GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRI or adjacent jurisdiction maps may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRI.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and/or ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NGA, NWS12
National Geodetic Survey
S/MC-3, #6002
1315 East-West Highway
Silver Spring, MD 20910-3032

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-5042, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRI was provided by the Adams County and Commerce City GIS departments. The coordinate system used for the production of the digital FIRI is Universal Transverse Mercator, Zone 13N, referenced to North American Datum of 1983 and the GRS 1980 Spheroid, Western Hemisphere.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRI for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRI may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

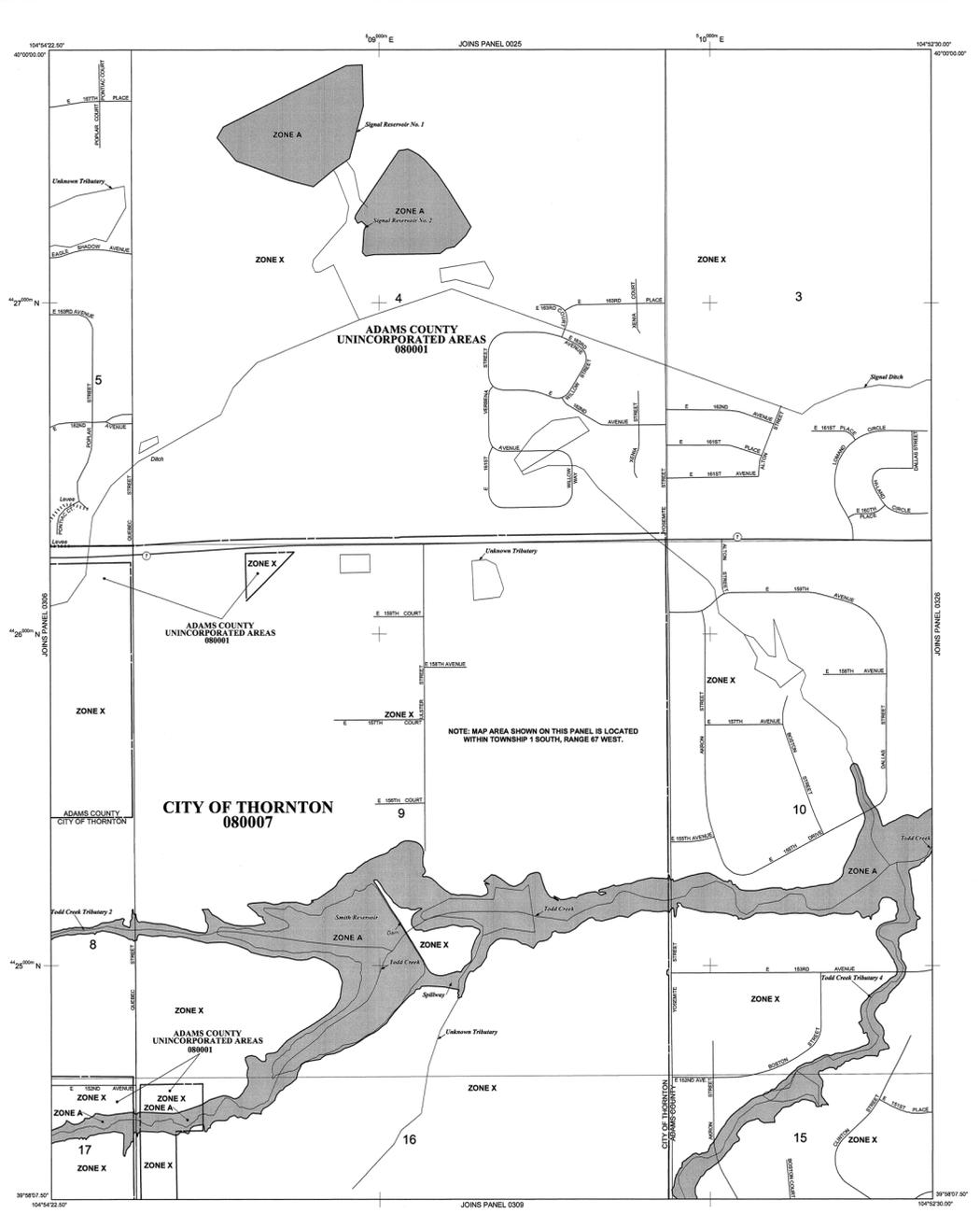
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRI. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by fax at 1-800-358-9600 and its website at http://www.fema.gov.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

This digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between the State of Colorado Water Conservation Board, the Urban Drainage and Flood Control District, and the Federal Emergency Management Agency (FEMA). The State of Colorado Water Conservation Board and the Urban Drainage and Flood Control District have implemented a long-term approach of floodplain management to reduce the loss associated with floods. As part of the effort, both the State of Colorado and the Urban Drainage and Flood Control District have joined in Cooperating Technical Partner Agreements with FEMA to produce this digital FIRI.

Additional flood hazard information and resources are available from local communities, the Colorado Water Conservation Board, and the Urban Drainage and Flood Control District.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AV, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevation determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of abutment flow, velocities also determined.
ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently dismantled. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.
ZONE AV Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE

This floodway is the channel of a stream plus any adjacent floodway areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

- OTHER FLOOD AREAS
ZONE X Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 100 acres; and areas protected by levees from the 1% annual chance flood.

OTHER AREAS

ZONE X Area determined to be outside the 0.2% annual chance floodplain, and in which flood hazards are uncommon, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
Floodway boundary
Zone D boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, Flood depths or Flood velocities.
Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value which uniform within zone; elevation in feet
(EL 587)

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

Cross section line

Traverse line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

1000-meter Universal Transverse Mercator grid scale, zone 13

5000-foot grid scale - Alabama State Plane coordinate system, east zone (SPSRN20E011)

Bench mark (see explanation in Notes to Users section of the FIRI report)

MAP REPOSITORIES

Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

March 5, 2007 - to update form.

EFFECTIVE DATES OF REVISIONS TO THIS PANEL

March 5, 2007 - to update form.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6622.

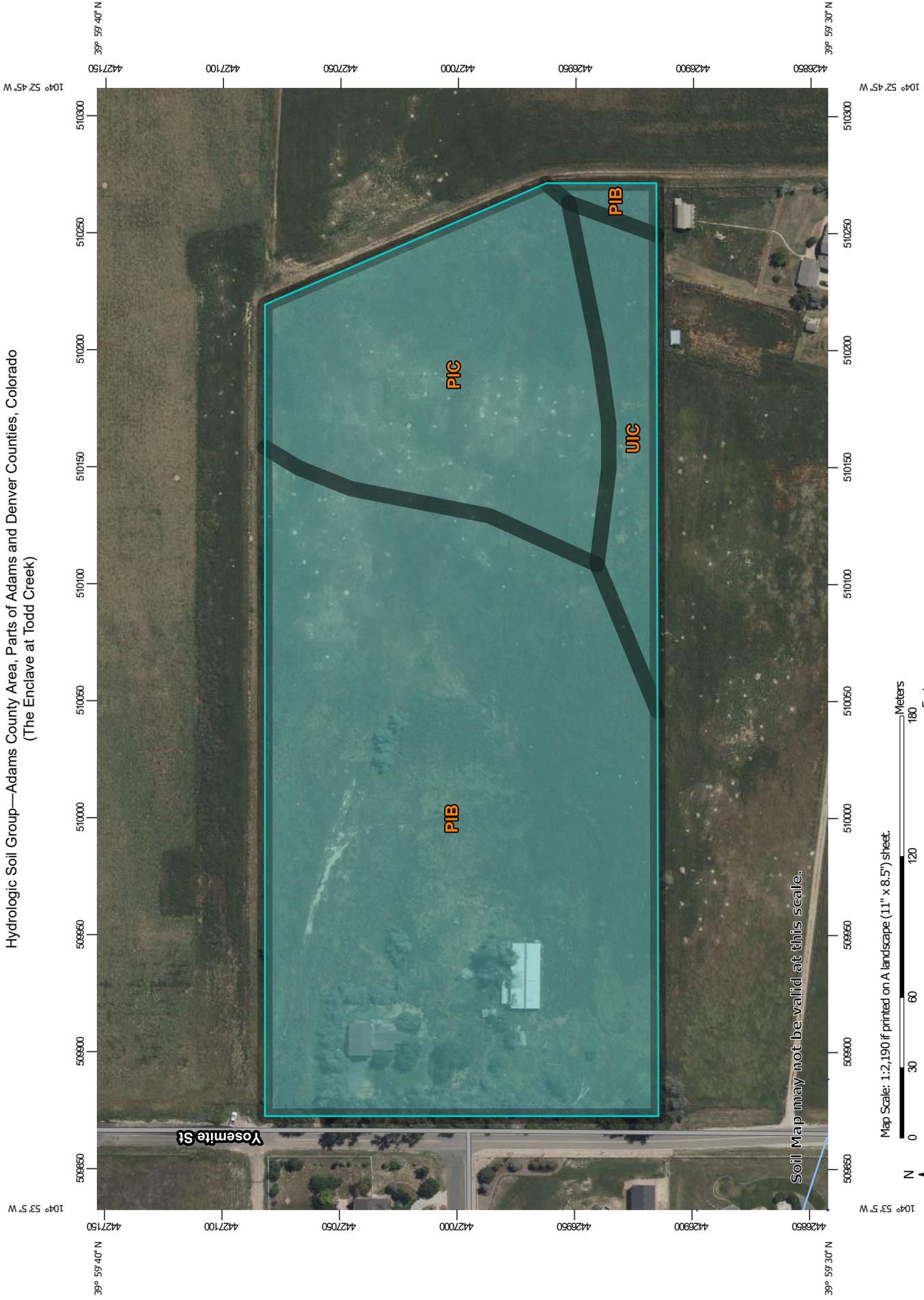
MAP SCALE 1" = 500'

250 500 1000 FEET

250 500 1000 METERS

PANEL 0307H
FIRM FLOOD INSURANCE RATE MAP
ADAMS COUNTY, COLORADO AND INCORPORATED AREAS
PANEL 307 OF 1150
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
ADAMS COUNTY 08001 0307 H
THORNTON CITY OF 08007 0307 H
MAP NUMBER 08001C0307H
MAP REVISED MARCH 5, 2007
Federal Emergency Management Agency

Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado
(The Enclave at Todd Creek)



Soil Map may not be valid at this scale.

Map Scale: 1:2,190 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PIB	Platner loam, 0 to 3 percent slopes	C	10.6	67.3%
PIC	Platner loam, 3 to 5 percent slopes	C	4.0	25.5%
UIC	Ulm loam, 3 to 5 percent slopes	C	1.1	7.2%
Totals for Area of Interest			15.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



Statement Of Taxes Due

Account Number R0008119

Parcel 0157103300001

Legal Description

SECT,TWN,RNG:3-1-67 DESC: THE N 550/03 FT OF THE NW4 SW4 SEC 3 EXC PARC DESC
BEG 152 FT W OF NE COR NW4 SW4 TH S 21D 57M E 413 FT TO PT ON E LN SD NW4 SW4 TH
N 383 FT TO POB 16/00A

Situs Address

16380 YOSEMITE ST

Account: R0008119
LDC PROPERTIES LLC
109 PINEY CREEK LN
ERIE, CO 80516-2661

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$6,311.78	\$31.56	\$0.00	(\$6,343.34)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/28/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 295 - 295

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$239.09	RES IMPRV LAND	\$226,500	\$14,360
FIRE DISTRICT 6 - GREATER B	16.7930000	\$1,094.90	SINGLE FAMILY RES	\$801,614	\$50,830
ADAMS COUNTY	26.9440000	\$1,756.75	Total	\$1,028,114	\$65,190
HI-LAND ACRES WATER & SANIT	2.8520000	\$185.95			
SD 27	56.6440000	\$3,693.19			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$6.52			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$58.68			
Taxes Billed 2024	107.9000000	\$7,035.08			
Senior		(\$723.30)			
Net Taxes Billed for 2024		\$6,311.78			

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160