



City of Thornton
**Agenda for the Regular Meeting of the
Planning Commission**

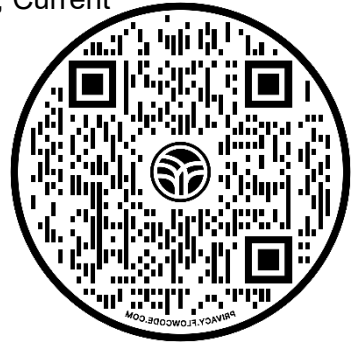
Located in City Hall Council Chambers Training Room or Zoom Virtual Meeting
April 15, 2025
6:00 p.m.

1. CALL TO ORDER
2. ROLL CALL OF PLANNING COMMISSION
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – February 19, 2025
5. PUBLIC HEARINGS
 - A. **Eastcreek Farm: PLZ202400296 and PLCSP202400295:** Resolutions concerning an Amendment to an Overall Development Plan/Conceptual Site Plan, and Planned Development Standards for the Eastcreek Farms Townhome Development which is generally located at the northeast corner of the intersection of East 152nd Avenue and York Street (Eastcreek Farm Subdivision).
6. STAFF REPORTS/PRESENTATIONS – None
7. OTHER MATTERS
 - A. Election of Officers
 - i. Chair
 - ii. Vice-Chair
 - B. Upcoming meetings:
 - i. There are currently no items anticipated for May 6th.
 - ii. As a reminder, we have a meeting on Wednesday, June 4, 2025.
8. ADJOURNMENT

Agenda prepared by Desirae A. Lovato, City Development, for Warren Campbell, Current Planning Manager.

To Attend Virtually:

- Call 1-719-359-4580 and enter Meeting ID Number: 890 1113 3894
- [Zoom Meeting quick link](https://thorntonco.zoom.us/j/89011138943) or you can type in the URL below into your internet browser: <https://thorntonco.zoom.us/j/89011138943>
- Scan the QR Code to the right to attend virtually





**Planning Commission Meeting
Minutes
March 19, 2025**

ROLL CALL: Those Present were: Chair Anna Sparks; Vice-Chair Rahem Mulatu; and Commission Members Randy Stutz, Jeff Tompkins, Bruce Thomas, Stephen Butler, Jacque Phillips, and Andrew Bryant. Absent/Excused – Commissioner Nora Brandon

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Mike Garrott, Planning Director; Karen Widomski, Long Range Planning Manager; Lori Hight, Senior Planner; Collin Wahab, Principal Planner; Kyle Kearns, Senior Planner; Paul McMahon, Landscape Review and Inspection Manager; Monica Gutierrez and Alexis Alarid, Recording Secretaries.

The meeting was called to order at **6:05 p.m.**

APPROVAL OF AGENDA:

MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY COMMISSIONER STUTZ TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES:

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER THOMAS TO APPROVE THE PREVIOUS MEETING MINUTES.

MOTION PASSED UNANIMOUSLY WITH COMMISSIONERS BUTLER, STUTZ AND PHILLIPS ABSTAINING AS THEY WERE NOT IN ATTENDANCE AT THE PREVIOUS MEETING.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

A resolution recommending acceptance of the major changes proposed to the city's development standards as set forth in five new proposed Chapter 18 articles including Article 1 (General Provisions), Article 2 (Development Review Procedures), Article 8 (Landscape Standards), Article 10 (Subdivision Standards), and Article 12 (Nonconformities).

The floor was opened at **6:08 p.m.**

At this time, individuals wishing to provide testimony during the public hearings were sworn in by the Recording Secretary.

Ms. Widomski was the case presenter for the proposed changes on the Chapter 18 articles. Ms. Widomski entered into the record, *City's Exhibit A, the Affidavit of Postings Legal Notice of Public Hearing* published on the City's official website and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center and Trail Winds Recreation Center.

Ms. Widomski presented slides and information on the proposed changes in Article 1 (General Provisions) and Article 2 (development Review Procedures); Mr. Kearns presented slides and information on the proposed changes in Article 8 (Landscape Standards), Article 10 (Subdivision Standards), and Article 12 (Nonconformities). Ms. Hight and Mr. McMahon provided clarifying information regarding the presentations.

There was discussion amongst commissioners and staff assisted in answering questions.

Ms. Widomski recommended the approval of the proposed changes for Chapter 18 articles including Article 1 (General Provisions), Article 2 (Development Review Procedures), Article 8 (Landscape Standards), Article 10 (Subdivision Standards), and Article 12 (Nonconformities).

The floor closed to further testimony at **8:00 p.m.**

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER TO THOMAS TO APPROVE THE CHAPTER 18 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

COMMISSIONER BUTLER PROPOSED AN AMENDMENT TO THE MOTION WITH THE EXCEPTION OF THE PROPOSED NEW PROCESS FOR ADMINISTRATIVE APPROVAL OF THE PRELIMINARY PLAN, MOTION WAS SECONDED BY COMMISSIONER PHILLIPS.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE AMENDMENT.

MOTION WITH THE AMENDMENT PASSED 6-2.

Public hearing portion closed at **8:20 p.m.**

STAFF REPORTS/PRESENTATIONS - NONE

OTHER MATTERS:

A. Upcoming meetings:

- i. Next meeting is scheduled for Tuesday, April 15, 2025.
- ii. Chairperson and Vice-chairperson elections will be held on April 15, 2025.

THE MEETING WAS ADJOURNED AT 8:23 P.M.



PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Anna Sparks, Chairperson Signature

ATTEST:

Recording Secretary Signature

PLANNING COMMISSION COMMUNICATION

Meeting Date: April 15, 2025	Agenda Item: 5) A.	Agenda Location: Public Hearing		Legal Review: <div><div>ds</div><div></div></div>
Subject: A public hearing concerning an Amendment to an Overall Development Plan/Conceptual Site Plan (ODP/CSP) and Planned Development (PD) Standards to allow 174 townhomes units for the Eastcreek Farms Development Planning Area 3, which is generally located at the northeast corner of the intersection of East 152 nd Avenue and York Street (Eastcreek Farm – Case Numbers PLCSP202400295 and PLZ202400296).				
Recommended by: Warren Campbell Current Planning Manager <div><div>Initial</div><div></div></div> Presenter(s): Ellie Hassan, Senior Planner				

SYNOPSIS:

The applicant is proposing an amendment to the Overall Development Plan/Conceptual Site Plan (ODP/CSP) and Planned Development (PD) Standards within the Eastcreek Farm PD to accomplish the following:

- Amend the existing ODP/CSP to redesign the approximately 17-acre portion (Planning Area 3) of the Eastcreek Farm development by removing the previously approved Multifamily units and proposing 174 single-family attached townhome units along with associated site improvements such as a neighborhood park/open space, parking, landscaping, and utilities.
- Amend the Eastcreek Farm PD Standards to allow for the 174 single-family-attached townhome units and associated improvements.

This proposed development is the final phase of the Eastcreek Farm residential development, which was designed to provide a variety of home types to create a diverse neighborhood attracting a variety of residents as envisioned by the Comprehensive Plan.

RECOMMENDATION:

Staff recommends Alternative No. 1, for the Planning Commission to recommend approval of the ODP/CSP and PD amendment to City Council (PLCSP202400295 and PLZ202400296).

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BUDGET/STAFF IMPLICATIONS:

A financial evaluation has been completed by the City's Finance Department to illustrate potential impacts the proposed amendments could have on the City. The proposed ODP/CSP and PD Amendment are not anticipated to materially impact the City's financial position. The evaluation can be found in Attachment 1 of this communication.

ALTERNATIVES:

1. Approve the Resolution as recommended.
2. Do not approve the resolution.
3. Revise the resolution in response to specific direction.
4. Continue the Public Hearing.

BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):

Summary: The applicant is proposing an amendment to the Overall Development Plan/Conceptual Site Plan (ODP/CSP) for Planning Area 3 of the Eastcreek Farm residential development to allow for 174 townhome units (Amendment 2). Planning Area 3 is located on the westernmost portion of the Eastcreek Farm residential development and is approximately 17 acres in gross area.

The site was previously approved for 13 multifamily buildings, with a density of about 16.5 DU/acre. The townhomes will reduce the density to 10.92 DU/acre and create a revised layout of attached-single family units ranging from 3-5 attached units per building. Units will be two-stories tall, at a maximum height of 35-feet, with three elevations and three color schemes. A typical lot layout consists of a driveway leading to a rear-facing garage, with a front porch facing out onto walkways.

The townhomes will be alley-loaded with frontage facing greenways, parks, and other landscaped areas. A larger 2-acre park in the northwest corner of Tract Y will contain a playground, picnic shelter, and an amphitheater-style seating area. A 5-foot-wide trail connection leads to the southern portion of Tract Y, which contains a smaller park with outdoor fitness equipment. Other green spaces with benches and landscaped areas are located within tracts that are distributed throughout the site.

The site contains a network of walkways between the park and green space amenities, which can be accessed from each townhome unit. The regional sidewalk and trails adjacent to e-470 and York Street are accessed through the park at Tract Y and smaller green spaces in Tract D and F. Previously, the e-470 trail was bordered by an 8-ft double-sided solid fence. This has been amended to a 3-rail fence on either side of the walkway and a 7-foot retaining wall on the southern side of the trail. The fencing facing York Street will remain as an ornamental 5-ft fence, however there will no longer be a retaining wall on this side.

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Parking consists of two spaces per dwelling unit, with at least one enclosed space per dwelling unit. There will be a total of 313 enclosed spaces throughout the units, driveway spaces, and an additional 38 surface spaces around the site, two of which are ADA spaces.

The Eastcreek Farm PD Standards are being amended to reflect the proposed ODP/CSP Amendment. The language regarding multifamily units has been removed and replaced with single-family attached townhomes and subsequent development standards. Standards include a requirement for a 60 square-foot outdoor patio or deck space, a minimum lot size for fee simple lots, and setbacks between the units and adjacent tracts/right of way.

Architectural standards have been amended to reflect a townhome product, requiring similar elements to the multifamily such as maintaining a primary roof slope of 6:12. Multifamily monument signs have been removed and signage will instead follow general design requirements, with a finalized design during the Minor Development Permit for landscaping. Specific landscaping requirements for Planning Area 3 have been revised to reflect pocket parks and amenities for townhomes rather than multifamily.

The deviations from the Code requested by the PD, such as lot size and setbacks, are warranted by the uniqueness of the project to be able to enhance the mix of housing types in a unified project, as well as by enhanced amenities and provide upgraded residential architectural design standards.

To warrant the proposed PD zoning and to provide for creative design, a number of enhancements are proposed, including the site will exceed the landscaping tree equivalent requirements by a minimum of 20 percent. Mature trees will be required along the E-470 tollway, larger trees will be provided along the German Ditch corridor, enhanced fencing will be provided along all exterior property lines, trail connections will be provided to the existing network in the vicinity and upgraded architectural design standards are required for the townhome buildings.

The plugged and abandoned well will meet current requirements, being located in a 50-foot by 100-foot tract as required by Code.

Water and Sewer: Water and sewer will be available to the site and will be designed to handle the irrigation, domestic, and fire requirements consistent with the City's Water & Wastewater Master Plan. The sanitary sewer lines that are adjacent to the site have adequate capacity to serve this development. The developer is responsible for extending all necessary water and sewer lines within the site. A Water and Sewer Distribution Impact Statement can be found in Attachment 3 of this communication.

There is adequate capacity in the city's raw water supply system to supply this development with the estimated demand of 41 acre feet per year. A Water Supply Impact Statement can be found in Attachment 2 of this communication

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Fire Services: A fire services impact statement, which evaluates the potential impact to City services, can be found in Attachment 4 of this communication. The report states that the impact to the Fire Department is acceptable and within the capabilities of the department.

Police Services: The Police Department states that the project will have a low to moderate impact on police services. The area of greatest issue is one that is common with all large subdivision developments, that being increased population. A Police Service Impact Statement can be found in Attachment 5 of this communication

Traffic and Circulation: A traffic impact study was not completed for this amendment due to the minor trip generation resulting in the change in land use. There are two full movement access points into the site from East 152nd Avenue. There will be no direct access to York Street for this neighborhood. Internal circulation throughout the neighborhood will be provided by a single public roadway loop which will serve private drives/alleys and trails. The development has access across East 152nd Avenue to the southern portion of the overall development, as well as links to existing neighborhoods and the existing school site in the Haven at York Street subdivision.

The City has evaluated potential impact to City services and determined that the traffic generated from this development will not create any negative impacts to the traffic operations for the surrounding roadway network, nor the York Street intersection with East 152nd Avenue. A Traffic Development Impact Statement can be found in Attachment 6 of this communication

Drainage: A Preliminary Drainage Study has been submitted to the city and reviewed by Development Engineering. Detention will be provided by onsite detention ponds that will provide water quality and detention to be released at allowable rates to existing storm sewer network.

Landscaping: The project's interior landscaping and exterior streetscape will act to enhance views from E-470, York Street, East 152nd Avenue, and adjacent properties. The conceptual landscape plan provides a variety of plant materials and will comply with the PD requirements and the City Code standards. The final landscape plan and design will be reviewed with the Minor Development Permit. Substantially enhanced landscaping is proposed along the northern E-470 boundary, as well as York Street and the open ditch and trail corridor that runs through the neighborhood. The landscaping within the community exceeds code requirements and the PD Standards commit to rigorous irrigation efficiency standards that will be met through the use of smart controllers, sod reduction, utility turf, and state of the art irrigation components for drip and overhead irrigation. This commitment is one of the Subdivision Quality Enhancements for the development and is written to achieve significant water savings when compared to current Code requirements.

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Fencing: Enhanced fencing will be provided along the exterior of the site including installation of two 4-foot open three-rail fences along the northern E-470 property line. A five-foot tall ornamental metal fence with masonry columns every 100 feet will be provided along York Street. Interior fencing will include a combination of privacy fencing between homes as well as open style fencing along open space areas and corridors. Final fencing plans will be reviewed with the Minor Development Permit and shall comply with the City Code and the proposed fencing designs of the PD Standards.

Public Land Dedication: Public Land Dedication (PLD) for the single-family attached (SFA) dwellings shall be satisfied as outlined within the ODP/CSP and PD Standards. The PLD required for these 174 dwelling units totals 4.98 acres. The developer has proposed a large 2.55-acre neighborhood park, as well as 0.46 acres of pocket park areas and trails totaling 0.46 acres. Additionally, the developer will provide amenities in lieu of land to comply with PLD requirements for the development. Final Park design will be done at the time of the MDP for landscaping for the subdivision and shall comply with the ODP/CSP, PD Standards, and City Code.

The townhouse neighborhood will satisfy the PLD requirements with an on-site park, the installation of a neighborhood trail, and recreational amenities for the residents.

Schools: The proposed change from the previously approved multifamily development to townhomes decreasing the residential unit counts are expected to result in fewer students for the school facilities.

The school district and the developer will need to amend their existing agreement to reflect the new housing type to mitigate the impact of development on the relevant School District's school facilities. The Owner will provide the City with documentation of the agreement reached with the School District prior to the Subdivision Plat approval.

ODP/CSP Evaluation Criteria:

The Comprehensive Plan Land Use designation for this property is Mixed Residential Neighborhoods, which allows for the development of a diversity of housing choices. This category designation provides for a mix of medium to high density housing types as a primary use with single-family dwellings as a supporting use. This development meets the goals of the 2020 Comprehensive Plan regarding land use.

Section 18-42 of the City Code contains procedures for establishing a PD Zoning District and the corresponding ODP. Subsection 18-42(f)(1) specifies that amendments to the ODP shall follow the procedures set forth in this section. The proposed ODP satisfies the standards for approval as follows:

- *The proposed PD District is compatible with present development in this area, and will not have a significant, adverse effect on the surrounding area.*

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The proposed ODP/CSP amendment and PD amendment will permit a single-family attached land use that is compatible with adjacent residential land uses.

- *The proposed PD District is consistent with the public health, safety, and welfare, as well as efficiency and economy in the use of land and its resources.*

The proposed ODP/CSP amendment and PD amendment conforms to the previously established PD Zoning District. The PD amendment limits the uses allowed on the property and will not negatively influence the public health, safety, and welfare of the citizens of Thornton.

- *The proposed PD District is consistent with the overall direction, intent, and policies of the Comprehensive Plan designation of Mixed Residential Neighborhoods.*

The proposed amendment is in compliance with the Future Land Use Map designation of Mixed Residential Neighborhoods and meets the overall direction, intent, and policies of the City's Comprehensive Plan. The Comprehensive Plan designation endorses the development of a residential neighborhood that provides a variety of housing types for the citizens of Thornton. The Comprehensive Plan's applicable policies are as follows:

The Comprehensive Plan Land Use designation for this property is Mixed Residential Neighborhoods. The proposal promotes applicable Comprehensive Plan policies, including the following:

- a. Policy QDN 1.1 – Diversity of Housing Options. Provide opportunities for a diversity of rental and ownership housing options that promote varying lot sizes, types, and densities.
- b. Policy QDN 3.2 – High-Quality Neighborhoods. Encourage design and development that contributes to the long-term stability and desirability of its neighborhoods. Encourage the use of materials and practices that reduce long-term maintenance needs and improve energy efficiency.
- c. Policy QDN 3.3 – Community Amenities. Encourage the integration of various facilities and services such as recreational amenities, community gathering spaces, etc. that promote more engagement between residents and establish a stronger sense of community.
- d. Policy QDN 3.4 – Mix of Housing. Discourage the creation of new neighborhoods that are dominated by a single type of home or dwelling unit. To the extent feasible, align the mix of housing options provided in

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new neighborhoods to address the housing gaps that exist in the surrounding area.

- e. Policy QDN 4.3 – Neighborhood Connections. Establish seamless connections between new and existing neighborhoods through the development and integration of sidewalks, shared use paths, bicycle lanes, trails, parks, and other improvements
- f. Policy SG 3.1 – Low-Impact Development. Encourage site and building design practices that promote the City's water quality and conservation goals.

The PD Standards contain appropriate use allowances and development regulations to provide for an innovative proposal for the property.

PD Zoning:

The proposed amendment shall comply with the criteria contained in Section 18-42 of the Code pertaining to the amendment of a PD Zoning District as required in Section 18-42(c) and (f) of the Code:

- 1. The proposed PD district is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area;

The proposed PD amendment is compatible with present development by providing a single-family residential use similar to other residential development in the area. The proposed townhomes and applicable standards will not have a significant, adverse effect on the surrounding area.

- 2. The proposed PD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

Adequate services to support the proposed development are planned.

- 3. The proposed PD district is consistent with the overall direction, intent and policies of the City's Comprehensive Plan;

The proposed amendment is in compliance with the Future Land Use Map designation of Mixed Residential Neighborhoods and meets the overall direction, intent, and policies of the City's Comprehensive Plan. The Comprehensive Plan designation endorses the development of a residential neighborhood that provides a variety of housing types for the citizens of Thornton. The Comprehensive Plan's applicable policies are as follows:

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The Comprehensive Plan Land Use designation for this property is Mixed Residential Neighborhoods. The proposal promotes applicable Comprehensive Plan policies, including the following:

- g. Policy QDN 1.1 – Diversity of Housing Options. Provide opportunities for a diversity of rental and ownership housing options that promote varying lot sizes, types, and densities.
 - h. Policy QDN 3.2 – High-Quality Neighborhoods. Encourage design and development that contributes to the long-term stability and desirability of its neighborhoods. Encourage the use of materials and practices that reduce long-term maintenance needs and improve energy efficiency.
 - i. Policy QDN 3.3 – Community Amenities. Encourage the integration of various facilities and services such as recreational amenities, community gathering spaces, etc. that promote more engagement between residents and establish a stronger sense of community.
 - j. Policy QDN 3.4 – Mix of Housing. Discourage the creation of new neighborhoods that are dominated by a single type of home or dwelling unit. To the extent feasible, align the mix of housing options provided in new neighborhoods to address the housing gaps that exist in the surrounding area.
 - k. Policy QDN 4.3 – Neighborhood Connections. Establish seamless connections between new and existing neighborhoods through the development and integration of sidewalks, shared use paths, bicycle lanes, trails, parks, and other improvements
 - l. Policy SG 3.1 – Low-Impact Development. Encourage site and building design practices that promote the City's water quality and conservation goals.
4. The proposed PD amendment provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Section 18-70(a);
- The PD amendment provides for efficient townhome lots which allow for an innovative neighborhood design with pocket parks, trails, and common courtyard areas as compared to the typical Single-Family Attached (SFA) district standards.
5. The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD district.

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In addition to the criteria used for the establishment of a PD Zoning District, the City Planning Commission may consider the following criteria in evaluating the proposed ODP/CSP, pursuant to Section 18-43(g) of the Code:

1. *The proposed project is consistent with the Comprehensive Plan and all requirements of this chapter.*

The proposed ODP/CSP and PD amendment is consistent with the Future Land Use designation of Mixed Residential Neighborhoods (MRN), the intent of which is to expand the range of housing densities and types to increase residential choices for the community.

2. *The proposed project is consistent with the current zoning on the property or conditioned on the approval of an existing application for a zoning district amendment.*

The proposed ODP/CSP is consistent with the PD standards for the development.

3. *The ODP/CSP site plan is in compliance with all applicable use, development and design standards set forth in this Code.*

The proposed ODP/CSP complies with all applicable use, development, and design regulations including vehicular and pedestrian circulation, architectural standards, landscaping, building height and setbacks, and parking requirements proposed within the PD Standards.

4. *Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.*

As noted in the impact statements attached to this communication, adequate facilities and services already exist or will be provided by the developer to serve the project.

5. *Compatibility with the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.*

The proposed residential development is compatible with adjacent uses as there are proposed single-family attached residential dwellings to the east and single-family homes to the south, which are separated from the subject site by East 152nd Avenue. The property to the north is open space. A landscape buffer

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and fencing are proposed along the south and west boundaries of the property to minimize the impacts to the neighboring sites.

PUBLIC NOTICE AND RESPONSE:

Public Notification: A public notice of the hearing was published on the City's official website and at City Hall, the Margaret W. Carpenter Recreation Center, and the Thornton Active Adult Center, on March 26, 2025 in accordance with Code requirements. All property owners within at least 1,500 feet of this site were sent notice of the Public Hearing 10 days prior to April 15, 2025. Notification of the Planning Commission hearing was posted on the property for at least 10 days prior to the April 15, 2025, Public Hearing.

Public Response: A neighborhood meeting was held as in-person meeting for the project on December 4, 2024. The meeting was held at the Anythink Library at 5877 East 120th Avenue. The developer sent out 174 notices to adjacent property owners. No citizens attended the meeting.

HISTORY:

On December 15, 2015, the petition for annexation into the City was acknowledged by the Council.

On February 9, 2016, the Council approved the annexation and Overall Development Plan/Conceptual Site Plan for the development of 275 SFD dwelling units.

On August 16, 2018, the property was subdivided with the recordation of the Eastcreek Farm Subdivision with Adams County.

On November 5, 2021, Council approved a zoning amendment ODP/CSP and an associated PD that allowed the development of 284 multifamily units on the property.

Attachments:

- Attachment 1: Financial Evaluation
- Attachment 2: Water Supply Impact Statement
- Attachment 3: Water and Sewer Impact Statement
- Attachment 4: Fire Service Impact Statement
- Attachment 5: Police Service Impact Statement
- Attachment 6: Traffic Development Impact Statement
- Attachment 7: School District Impact Statement
- Attachment 8: Vicinity Map
- Attachment 9: Public Hearing Notices and Affidavits
- Attachment 10: ODP/CSP Map
- Attachment 11: PD Standards

Attachment 1

Finance Department – Development Impact Statement

Development name: Eastcreek Farm Townhomes

Public Hearing Date: April 15, 2025

Subject: Planned Development Amendment and Overall Development Plan/Conceptual Site Plan Amendment No. 2

Context/Background: The City utilizes the Fiscal Impact Model (the Model) as a tool to understand the long-term financial impact of different types of development. The Model incorporates revenues generated by, and expenses incurred from, providing services to the various types of development. The City may utilize the Model to evaluate future buildout scenarios and implications on the financial sustainability of the City. The Model focuses on two main drivers of property development that dictate the financial impact on the City. The first such driver is density. The second driver is geographic location especially as it pertains to supportive infrastructure.

The Model does have limitations due to assumptions and data available to perform the analysis. Actual results will vary, and the differences could be material. Some of the limitations are as follows:

- The Model was based on 2016 fiscal data and land use patterns. As the City grows, the land use patterns and fiscal results will change over time.
- Revenue estimates include activity generated through the General Fund and may include income from taxes, charges for services, fees, and other government funding.
- Expense estimates include activity spent by the General Fund and may include costs from fire and ambulance services, police services, general government function services, and infrastructure maintenance.

Assumptions of Proposal: The proposed Planned Development (PD) Amendment and Overall Development Plan/Conceptual Site Plan (ODP/CSP) Amendment No. 2 is for approximately 17.18 acres located on the northeast corner of 152nd Avenue and York Street, also known as planning area 3. The current PD and ODP/CSP for planning area 3 is for a multi-family complex. The proposed development would establish 174 single-family attached units with a neighborhood park.

Estimated Fiscal Impact of Proposal: The City's Finance Department analyzed the proposal utilizing the Model and assumptions at full build-out. The proposal does not create a material change from the current model and estimates a slightly improved fiscal impact.

Estimated One-Time Revenues: As the City grows so does the need for services and infrastructure to support this growth. Each development contributes to the long-term ultimate buildout of the City and is laid out in the City's Comprehensive Master Plan. One-time revenues include building use tax, permit fees, and utility connection fees. Fees and taxes may vary depending on the specifics of the development.

Conclusion: Using the Comprehensive Master Plan ultimate buildout, according to land use, results in fiscal sustainability. Future City choices regarding particular land use and corresponding types of development will have a direct impact on the fiscal position of the City and will determine whether the City is financially sustainable at full buildout.

The proposed Planned Development Amendment and Overall Development Plan/Conceptual Site Plan Amendment No. 2 is not anticipated to materially change the City's ongoing financial position compared to the current model.

Attachment 2
New Development Impact Statement – Eastcreek Farm Townhomes
Water Supply

Estimated Water Use:

The proposal is for a PD Amendment and an ODP/CSP to allow for the development of 174 single-family attached- townhomes on individual lots for a density of 10.13 units per acre. The development is located on the northeast corner of East 152nd Avenue and York Street, south of E-470. The proposal is the final phase of the overall 93-acre Eastcreek Farm development. The proposed ODP/CSP includes a 2.52-acre neighborhood park and several small pocket parks scattered throughout the neighborhood.

Annual water demand for 5.9 acres of irrigated landscape (turf, native grass and plant beds) and 174 townhomes is estimated to be approximately 41 acre-feet per year.

System Capacity:

There is adequate capacity in city's raw water supply system to supply this development the estimated demand of 41 acre-feet per year.

Challenges:

Colorado, like other western states, is experiencing aridification, which is defined as the progressive drying and warming of a region. As temperatures warm and precipitation decreases, water availability is projected to decrease; similarly, water demands are projected to increase hot and dry weather conditions. It is critical, therefore, that new development be built to be resilient to these new conditions.

Consistent with the City Council priority for water security, the developer has agreed to incorporate water wise principles, including water efficient landscaping and overall community design. Water use estimates reflect these projected efficiencies.

Submitted March 4, 2025

Emily Hunt – Deputy Utilities Director

Attachment 3
New Development Impact Statement – Eastcreek Farm Townhomes
Sewer Collection and Water Distribution

Estimated Water Demand:

The increase in peak summer treated water demand is anticipated to be 205,000 gallons per day for the entire development based on the conceptual site plan provided by the developer. The fire flow demand requirement is expected to be approximately 1,500 to 2,500 gallons per minute.

Water Distribution System Evaluation Recommendations:

Other than the proposed water distribution improvements by the developer, no capital improvements will be required to handle the increase in demand from the proposed residential development.

Estimated Sewer Loading:

The increase in peak sanitary sewer flows is anticipated to be 119,000 gallons per day for the entire development.

Sewer Collection System Impacts:

Other than the proposed sewer collection improvements by the developer, no capital improvements will be required to handle the increase in loading from the proposed residential development.

Submitted: February 19, 2025

Jason Pierce – Infrastructure Engineering Director

Attachment 4

Thornton Fire Department - New Development Impact Statement

Development name: EastCreek Subdivision

Location: 152nd Ave and York St

174 single-family attached- townhomes

Primary response assigned to fire district: #7

Fire department Emergency Services Zone(s) (ESZ): 51104

Current calls in the ESZ: 4

Current 90th percentile travel time first unit: (Fire District #7) 5:56

Current 90th percentile total response time first unit: (Fire District #7) 8:39

Distance from closest fire station: (Fire Station #7) 1.1 miles


Development impact to fire district #7:

additional annual calls for service: 52

Current unit utilization rate: Fire engine/truck: 4.9% **acceptable**

Submitted September 3/10/2025

Stephen Kelley, Fire Chief

	<p style="text-align: center;">Attachment 5</p> <p style="text-align: center;">Crime Analysis Data Request</p> <p style="text-align: center;">February 21, 2025</p> <p style="text-align: center;">Prepared by CAU Analyst Melanie Petty</p>
<p style="text-align: center;">Crime Analysis Unit</p>	<p style="text-align: center;">Topic: Impact Analysis - Eastcreek Farm Townhomes</p>

DATA SUMMARY

The Crime Analysis Unit received a request for an impact analysis regarding the overall development plan and conceptual site plan for the Eastcreek Farm Townhomes. The proposal would allow for the development of 174 single-family attached townhomes on individual lots for a density of 10.13 units per acre. The development is located on the northeast corner of E 152nd Avenue and York Street, south of E-470. This proposal is the final phase of the overall 93-acre Eastcreek Farm development, and the conceptual site plan includes a 2.52-acre neighborhood park and several small pocket parks scattered throughout the neighborhood.

The Lodge at Terralago, located approximately 3.5 miles south of the proposed site at 12711 Colorado Blvd, was selected for comparison based on similarities in size, housing type, and relative location within the city, and data was pulled from 2/1/2024 – 1/31/2025. During this time, the Lodge at Terralago was associated with 151 citizen-generated calls for service (an average of ~13 per month), most frequently regarding animal calls and welfare checks. Of these 151 calls, 39 incident reports were generated (an average of ~3 per month), primarily regarding theft.

At this time, it is believed that the development of the Eastcreek Farm Townhomes would have a low to moderate impact on police services in the area. However, thefts from construction sites are incredibly common (both in Thornton and throughout the greater Metro area), so it is highly recommended that all reasonable precautions be taken during the construction/development phase, to include installing high-resolution security cameras throughout the property, securing equipment and property to the greatest extent possible, locking away and hiding from plain view all high-value materials, using unique gate and/or lock codes, vetting contractors, etc.

Citizen-Generated Calls for Service

The Lodge at Terralago, 2/1/24 – 1/31/25

Reported Call Type	Count
Animal Call	25
Welfare Check	18
Disturbance	9
Service	8
Private Tow	6

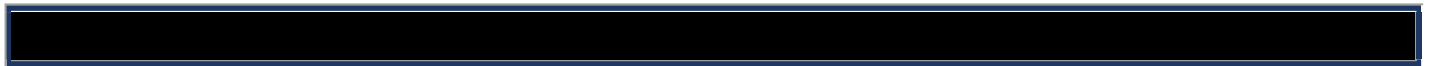
Domestic Violence	6
Flagged Alarm	6
Trespassing	5
Repossession	5
Burglary	5
Threatening Suicide	4
Civil Standby	4
Extra Patrol Request	4
Suspicious Activity	4
Unwanted Party	4
Found Property	4
Fire	3
Theft	3
Civil Matter	3
Fireworks Complaint	2
Auto Theft	2
Assault	2
Car/Vehicle Alarm	2
Juvenile Problem	2
Parking Complaint	2
Noise Complaint	2
Harassment	2
Lost Child	1
Threats	1
Drunk Driver	1
Business Alarm	1
Residential Alarm	1
Attempted Suicide	1
Information	1
Abandoned Vehicle	1
Forgery/Fraud	1
Grand Total	151

Incident Reports

The Lodge at Terralago, 2/1/24 – 1/31/25

Primary Offense	Count
Theft	12
Domestic Violence	4
Burglary	4
Criminal Tampering	3
Mental Health Hold	2
Fugitive of Justice	2
Theft from Vehicle	1
Violation of Protection Order	1
Trespassing	1
Found Property	1
Detox Hold	1
Aggravated Assault	1

Theft of Vehicle Parts/Plates	1
Death Investigation	1
Vehicle Trespass	1
Motor Vehicle Theft	1
Aggressive Animal	1
Obstruction	1
Grand Total	39



HxGN OnCall Records Management System – Incident & CFS modules
Google Maps

Attachment 6
Traffic Engineering Development Impact Statement
Eastcreek Farm Townhomes

Roadway Level-of-Service

The site for the proposed development is generally located to the northwest of the 152nd Avenue & York Street intersection. The proposed development consists of 174 single family housing units on approximately 4.98 acres. The amendment being considered to the Overall Development Plan and Conceptual Sight Plan proposes to change Planning Area 3 from Multifamily Homes to Single Family Attached Townhomes. A traffic study was not completed for the amendment due to the minor trip generation resulting from the change in proposed land use. However, the application includes a traffic conformance letter summarizing the morning and evening peak hour trips anticipated to be generated by the development. The letter indicates 84 morning peak hour trips and 100 evening peak hour trips are anticipated to be generated by the development. This reflects a decrease in total anticipated vehicle trips as a result of the proposed amendment. No additional roadway improvements are proposed to be constructed with the amendment.

Pedestrian and Bicycle Facilities

No additional pedestrian or bicycle facilities are proposed to be constructed with this amendment.

Traffic Concerns

Challenges to the public transportation infrastructure are not anticipated with the proposed development.



1500 E 128th Ave • Thornton, CO 80241 • Office: (720) 972-4289 • Fax: (720) 972-4398

Matt Schaefer
Planning Manager

July 22, 2022

Mr. Jay Ruchti
City of Thornton
9500 Civic Center Drive
Thornton, Colorado 80229-4326

RE: Eastcreek Farm Subdivision Plat

Dear Mr. Ruchti:

Thank you for submitting the Eastcreek Farm Subdivision Plat Development Permit Referral to the School District. The District has reviewed the development proposal in terms of (1) available school capacity, and (2) required land dedications and/or cash-in-lieu fees. After reviewing the above proposal, **the School District finds that it has no objections to the development at this time.** The reason for this position follows:

1. School Capacity:

- Silver Creek Elementary, which is currently at core capacity, has been experiencing a trend of declining enrollment since 2011. The school is expected to experience additional enrollment declines over the next four years if no new development occurs. The new development, Eastcreek Farm, has the potential to push Silver Creek over core capacity (depending on its timing) but the three mobile units with six total classrooms currently on-site are expected to provide sufficient capacity to serve the overage.

In addition to Eastcreek Farm, the City Creek planned development had been in Silver Creek's boundary since the school opened in 2008 until 2016 when City Creek was moved to a TBD elementary boundary because the school doesn't have the capacity to serve both developments.

The district's long-range build out plan calls for two additional PK-8 or PK-5 schools to be built in the north however these new schools are dependent on future voter approved general obligation bonds. One of these schools would likely serve City Creek and other future new developments currently located within the Silver Creek boundary.

- Rocky Top Middle School had been experiencing a trend of increasing enrollment and reached capacity in the 2013 school year. A PK-8 school opened in the fall of 2018 in the Anthem Highlands subdivision in Broomfield. This new school has provided enrollment relief to Rocky Top. The district's long range build out plan calls for two additional PK-8 or PK-5 schools to be built in the north however these new schools are dependent on future voter approved general obligation bonds.
- Mountain Range High School is experiencing a trend of declining enrollment. The school's capacity is expected to be sufficient to serve the proposed subdivision.

Planning Commission Communication

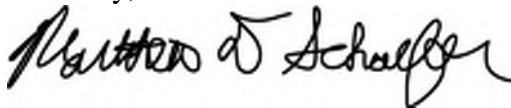
Page 21 *Specific Impact:* Eastcreek Farm Amendment No. 1 with 96 single-family detached units, 128 single-family attached paired homes and 284 multi-family units is expected to result in a growth in enrollment of approximately 59 elementary school students, 30 middle school and 37 high school students by project build out. This is in addition to the 12 elementary, 6 middle and 6 high school students that are expected to be generated from the 43 single-family detached units south of E 152nd Ave that are not a part of Amendment 1. The proposed changes to residential unit counts and types in Eastcreek Farm compared to the previously approved plans are expected to result in approximately 9 fewer elementary, 4 fewer middle and 7 fewer high school students.

2. Land dedication or cash-in-lieu:

The School District entered into an amended and restated developers agreement to provide cash-in-lieu of land dedication for public school sites at Eastcreek Farm with East Creek LLC dated December 14, 2021.

We appreciate your cooperation and the opportunity to comment on issues of interest to the City and the District. If you have any further questions or concerns regarding this referral, please feel free to contact me via email at matt.schaefer@adams12.org or phone at 720-972-4289.

Sincerely,

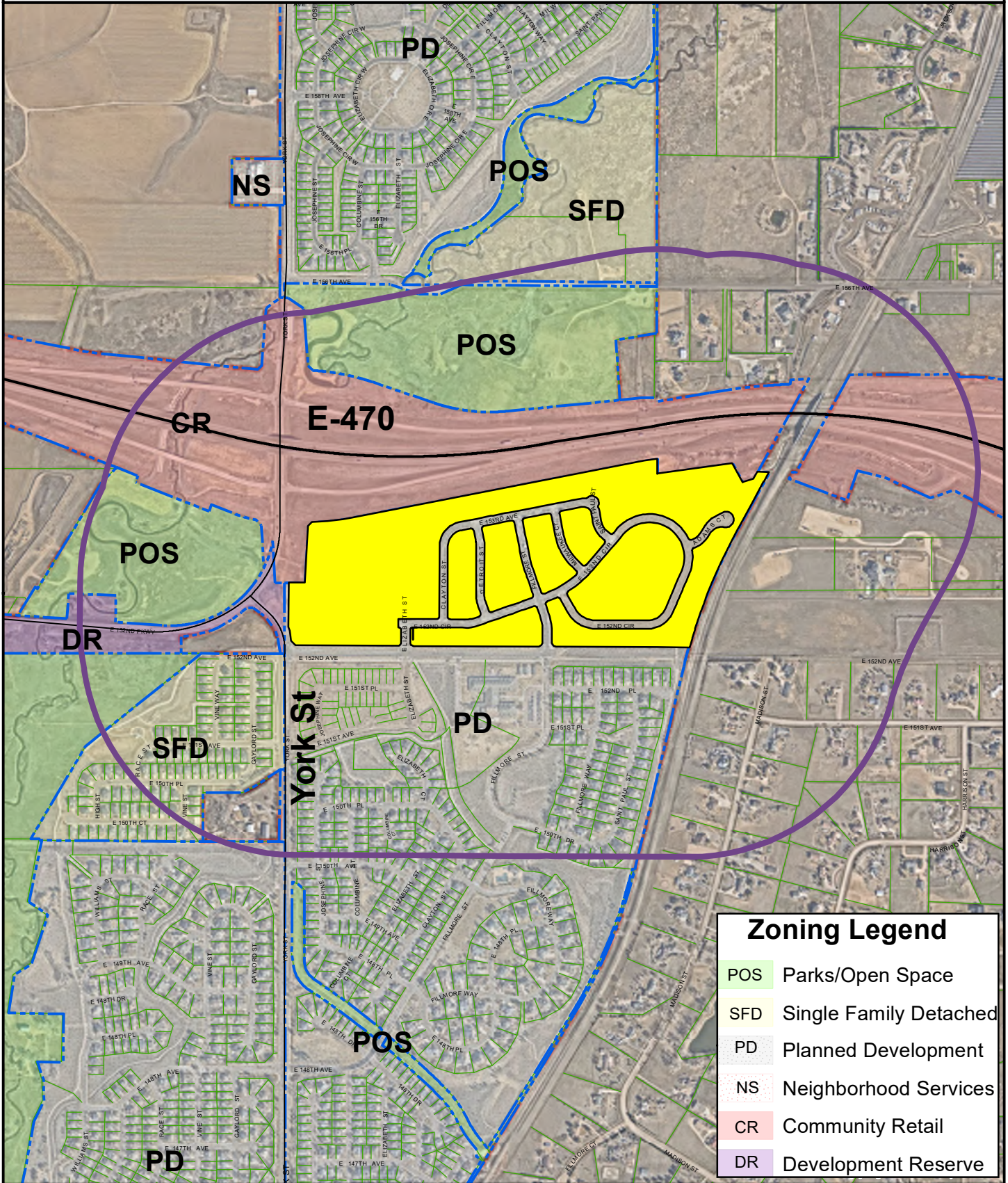


Matthew D. Schaefer
Planning Manager

CC: Pat Hamilton, Chief Operating Officer

Eastcreek Farm Amd 1

PLZ202400296 and PLCSP202400295



Zoning Legend

POS	Parks/Open Space
SFD	Single Family Detached
PD	Planned Development
NS	Neighborhood Services
CR	Community Retail
DR	Development Reserve



CITY OF THORNTON, COLORADO

VICINITY/ZONING MAP

1500' NOTICE BOUNDARY
LOCATION

ZONING BOUNDARY
PARCELS

CITY LIMITS

AFFIDAVIT OF POSTING

PUBLIC NOTICE

State of Colorado)
) ss.
County of Adams)

I, Lucia Higginbotham, first duly sworn upon oath depose and say that I did, on March 26, 2025, post the PUBLIC NOTICE of the Planning Commission in City of Thornton, Colorado, for the Public Hearing regarding a Conceptual Site Plan (CSP) and Zoning Amendment for a parcel of land approximately 17 acres in size. The applicant is proposing to amend the Overall Development Plan/Conceptual Site Plan (ODP/CSP) and the Planned Development (PD) zoning on the site in order to develop 174 townhome units (Eastcreek Farm Townhomes). This Hearing will be held on April 15, 2025, at 6 p.m. at Thornton City Hall, 9500 Civic Center Drive, Thornton, Colorado and virtually at <https://thorntonco.zoom.us/j/89011138943> or by telephone at 1-719-359-4580 using meeting ID# 890 1113 8943, a copy of which posted Notice is attached hereto and posted at the following locations:

1. Thornton City Hall, 9500 Civic Center Dr.
2. Margaret W. Carpenter Recreation Center, 11151 Colorado Blvd.
3. Thornton Active Adult Center, 11181 Colorado Blvd.
4. Trail Winds Recreation Center, 13495 Holly St.

Signed:



Administrative Specialist

Date:

03/26/2025

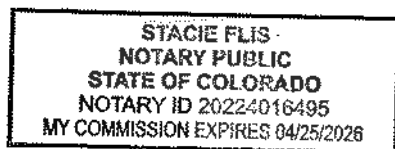
Subscribed and sworn to before me by Lucia Higginbotham in the County of Adams, State of Colorado, this 26th day of March, 2025

Notary Public

My Commission Expires

Stacie Flis

04/25/2026



AFFIDAVIT OF POSTING

LEGAL NOTICE OF PUBLIC HEARING

State of Colorado)
) ss.
County of Adams)

I, **Monica Gutierrez**, being first duly sworn upon oath depose and say that I did, on March 26, 2025, post the Public Notice of the Planning Commission in the City of Thornton, Colorado for the public hearing regarding a Conceptual Site Plan (CSP) and Zoning Amendment for a parcel of land approximately 17 acres in size. The applicant is proposing to amend the Overall Development Plan/Conceptual Site Plan (ODP/CSP) and the Planned Development (PD) zoning on the site in order to develop 174 townhome units (Eastcreek Farm Townhomes).

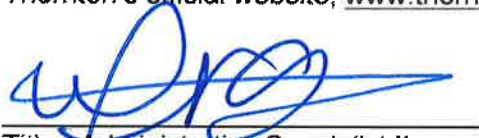
The subject property is generally located on the northeast corner of York Street and East 152nd Avenue.

This hearing will be held on April 15, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings.

The legal notice was posted at the following location, pursuant to City Code Section 2-1:

1. Thornton's official website, www.thorntonCO.gov.

Signed:

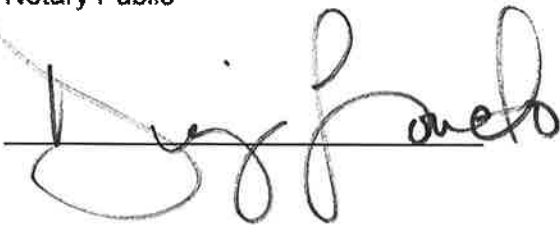

Title: Administrative Specialist II

Date:

3/26/25

Subscribed and sworn to before me by Monica Gutierrez. In the County of Adams, State of Colorado, This 26th day of March, 2025.

Notary Public



DESIRAE A LOVATO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164048475
MY COMMISSION EXPIRES 12/27/2028

**NOTICE OF PUBLIC HEARING
PLCSP202400295**

The Planning Commission of the City of Thornton will conduct a public hearing regarding a Conceptual Site Plan (CSP) and Zoning Amendment for a parcel of land approximately 17 acres in size. The applicant is proposing to amend the Overall Development Plan/Conceptual Site Plan (ODP/CSP) and the Planned Development (PD) zoning on the site in order to develop 174 townhome units (Eastcreek Farm Townhomes).

The subject property is generally located on the northeast corner of York Street and East 152nd Avenue.

This hearing will be held on April 15, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:
<https://thorntonco.zoom.us/j/89011138943>
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at www.ThorntonCO.gov.

A copy of the Development Code (Chapter 18 of the Code of the City of Thornton) and the Zoning Map are available to be viewed on the website at www.ThorntonCO.gov.

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at Ellie.Hassan@ThorntonCO.gov prior to 4:00 pm MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received at City Hall prior to 5:00 pm MDT/MST on the Friday preceding the public hearing. If you have any questions concerning this matter, please contact the City Development Department at 303-538-7295.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email adacoordinator@thorntonCO.gov.

If you have any questions regarding attending the Zoom Meeting, please email CityDevelopment@ThorntonCO.gov prior to 4 p.m. on April 15, 2025.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Anna Sparks, Chairperson

ATTEST: Kristen N. Rosenbaum, City Clerk
APPROVED AS TO FORM: Tami Yellico, City Attorney



City Development Department | 9500 Civic Center Drive | Thornton, CO 80229-4326
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

March 31, 2025

RE: NOTICE OF PUBLIC HEARING – PLCSP202400295

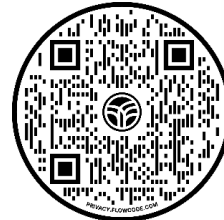
Property Owner:

The Thornton Planning Commission will conduct a public hearing concerning a Conceptual Site Plan and Zoning Amendment for a parcel of land approximately 17 acres in size. The applicant is proposing to amend the Overall Development Plan/Conceptual Site Plan (ODP/CSP) and the Planned Development (PD) zoning on the site in order to develop 174 townhome units (Eastcreek Farm Townhomes).

Per Thornton City Code, you are receiving this notice because you own property within 1,500 feet of the subject property, which is located on the northeast corner York Street and East 152nd Avenue.

This hearing will be held on April 15, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
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If you have any questions regarding attending the Zoom Meeting, please email CityDevelopment@ThorntonCO.gov prior to 4 p.m. on April 15, 2025.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email adacoordinator@ThorntonCO.gov.

Sincerely,

Ellie Hassan
Senior Planner



Departamento de Desarrollo Urbano | 9500 Civic Center Drive | Thornton, CO 80229-4326

303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

31 de marzo de 2025

ASUNTO: AVISO DE AUDIENCIA PÚBLICA - PLCSP202400295

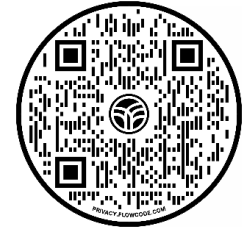
Propietario del inmueble:

La Comisión de Planificación de Thornton llevará a cabo una audiencia pública sobre un Plan Conceptual del Sitio y una Enmienda de Zonificación para una parcela de aproximadamente 17 acres. El solicitante propone modificar el Plan General de Desarrollo/Plan Conceptual del Terreno (ODP/CSP por sus siglas en inglés) y la zonificación de Desarrollo Planificado (PD) del terreno para construir 174 casas adosadas (Eastcreek Farm Townhouses).

De acuerdo con el Código de la Ciudad de Thornton, usted está recibiendo este aviso porque es dueño de una propiedad dentro de 1500 pies de la propiedad en cuestión ubicada en la esquina noreste de York Street y East 152nd Avenue.

Esta audiencia pública se llevará a cabo el 15 de abril de 2025, a las 6 p.m., en el Ayuntamiento de Thornton en las Cámaras del Consejo, 9500 Civic Center Drive, Thornton, Colorado. La audiencia pública también estará disponible mediante Zoom Meetings. Hay tres formas de asistir virtualmente:

1. Llame al **1-719-359-4580** e ingrese el número de identificación de la audiencia pública: **890 1113 8943**
2. Escriba el URL a continuación en su navegador de Internet:
<https://thorntonco.zoom.us/j/89011138943>
3. Escanee el código QR a la derecha para asistir virtualmente.



La agenda de la Comisión de Planificación se encuentra en el sitio web de la ciudad de Thornton en www.ThorntonCO.gov.

Se invita a todas las personas interesadas a asistir a la audiencia pública o a presentar sus puntos de vista mediante comentarios por escrito antes de la audiencia pública. Los comentarios por escrito por correo electrónico deben ser enviados a Ellie.Hassan@ThorntonCO.gov antes de las 4 p.m. MDT/MST del día de la audiencia pública. Los comentarios por escrito enviados por correo postal a Thornton City Hall Departamento de Desarrollo de la Ciudad, 9500 Civic Center Drive, Thornton, CO 80229 deben recibirse antes de las 5 p.m. MDT/MST del viernes anterior a la audiencia pública.

Si tiene alguna pregunta con respecto a este asunto, comuníquese con el Departamento de Desarrollo de la Ciudad por correo electrónico a CityDevelopment@ThorntonCO.gov o deje un mensaje de voz al 303-538-7295.

Si tiene alguna pregunta con respecto a la asistencia a la reunión de Zoom, favor de enviar un correo electrónico a CityDevelopment@ThorntonCO.gov antes de las 4 p.m. el 15 de abril de 2025.

Las personas con discapacidades pueden llamar al coordinador de ADA de Thornton para solicitar y organizar adaptaciones. Las solicitudes de adaptaciones deben hacerse con la mayor anticipación posible, y de preferencia por lo menos cinco días hábiles antes de la fecha en que se requieran. Llame al coordinador de ADA de Thornton al teléfono 303-538-7334 o envíe un correo electrónico a adacoordinator@ThorntonCO.gov.

Atentamente,

Ellie Hassan, AICP

Planificadora Senior

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 29
COVER SHEET

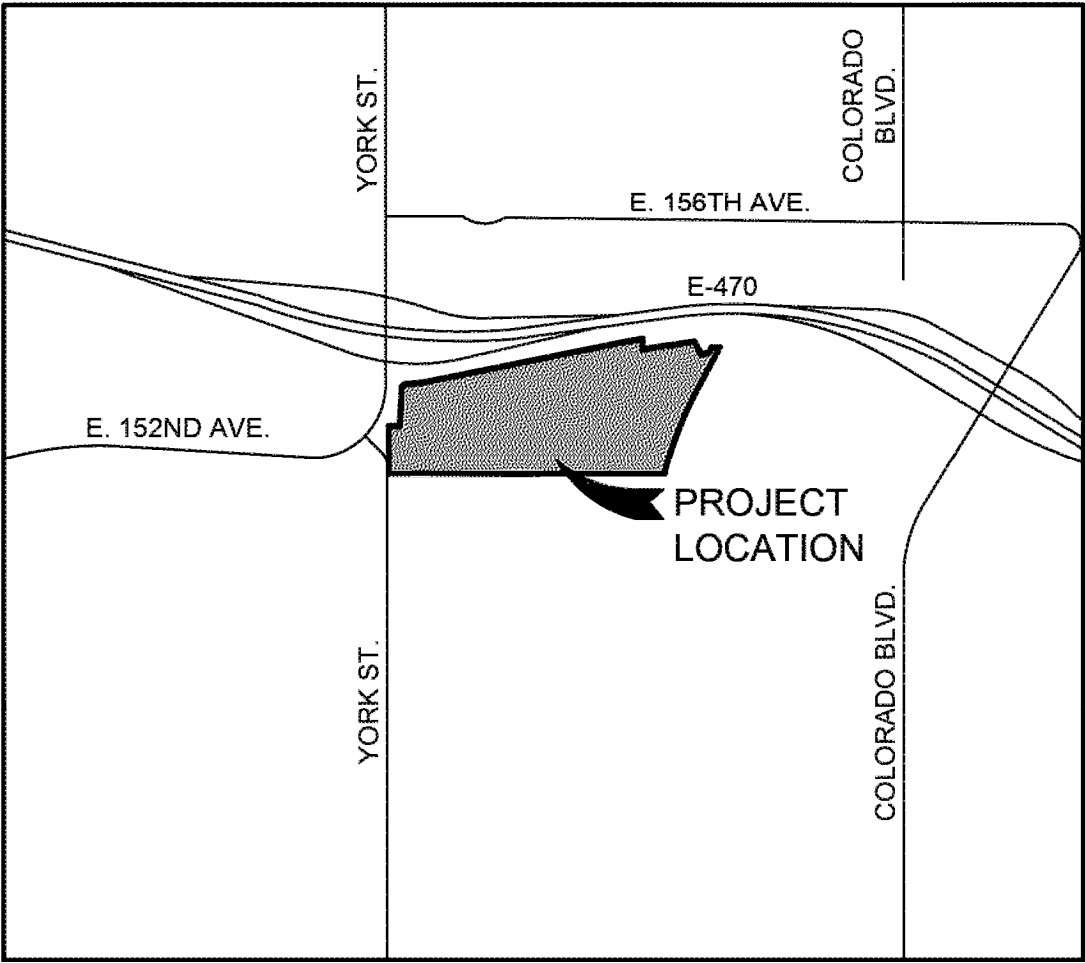
CASE NO: PLCSP202400295

Attachment 10

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1A, BLOCK 9 AND TRACT B1,
EASTCREEK FARMS SUBDIVISION - AMENDMENT NO. 1
RECORDED AT REC. NO. 2022000091501
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.



VICINITY MAP

SCALE 1"=2000'

SHEET INDEX

COVER SHEET	SHEET 1
NOTES SHEET	SHEET 2
EXISTING CONDITIONS	SHEET 3
OVERALL SITE PLAN	SHEET 4
CONCEPTUAL SITE PLAN	SHEET 5-8
CONCEPTUAL LANDSCAPE PLAN	SHEET 9-11
LOT TYPICAL AND DETAILS	SHEET 12
ARCHITECTURAL ELEVATIONS	SHEET 13-29

PROPERTY OWNER / DEVELOPER



LENNAR CORPORATION
9193 S JAMAICA ST., 4TH FLOOR
ENGLEWOOD, CO 80112
(303) 754-0600

ENGINEER



2435 RESEARCH PKWY, STE 300
COLORADO SPRINGS, CO 80920
(719) 575-0100

PLANNER / LANDSCAPE ARCHITECT



1501 WAZEE ST., STE 1C
DENVER, CO 80202
(303) 446-2368

Landscape Architecture • Planning • Entitlements

NEITHER THIS APPROVAL, NOR THE CITY'S APPROVAL OF CONSTRUCTION PLANS, NOR THE CITY'S ISSUANCE OF ANY TYPE OF PERMIT FOR CONSTRUCTION OF IMPROVEMENTS IN ANY WAY CONSTITUTES AN APPROVAL OF BUILDING PERMIT ALLOCATIONS OR BUILDING PERMITS.

THE OWNER EXPRESSLY UNDERSTANDS AND ACKNOWLEDGES THAT THE EXPENDITURE OF FUNDS FOR THE CONSTRUCTION AND INSTALLATION OF ANY PUBLIC OR PRIVATE IMPROVEMENTS PRIOR TO APPROVAL OF BUILDING PERMIT ALLOCATIONS OR BUILDING PERMITS IS EXCLUSIVELY AT THE OWNER'S RISK.

THE PROPERTY SHALL BE SUBJECT TO ANY RESIDENTIAL GROWTH LIMITATIONS INCLUDING ENACTMENT OF ANY ORDINANCES LIMITING OR SLOWING DOWN GROWTH, MORATORIUMS, WATER AND/OR WASTEWATER LIMITATIONS, BUILDING PERMIT LIMITATIONS, OR ANY OTHER GROWTH MANAGEMENT REQUIREMENTS. THE CITY RESERVES THE RIGHT, IN EXERCISE OF ITS POLICE POWER, TO CHOOSE NOT TO GRANT BUILDING PERMITS, OR OTHERWISE RESTRICT OR CONDITION THE GRANTING OF BUILDING PERMITS FOR THE PROPERTY BASED ON CURRENT OR FUTURE ORDINANCES OF THE CITY. THE CITY DOES NOT GUARANTEE CAPACITY IN ITS WATER OR WASTEWATER SYSTEMS FOR PROPOSED OR FUTURE DEVELOPMENTS. SYSTEM CAPACITY MUST BE VERIFIED THROUGHOUT THE DEVELOPMENT ENTITLEMENT PROCESS AND CAN BE AFFECTED BY DROUGHT, EMERGENCY, OR INFRASTRUCTURE CONSTRAINTS.



9193 S Jamaica St 4th Floor
Englewood, CO 80112



2435 Research Parkway, Ste 300
Colorado Springs, CO 80920



Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

No.	Revisions	Date	By	No.	Revisions	Date	By
1	1st Submittal	2-21-2024	MK	4	4th Submittal	3-14-2025	MK
2	2nd Submittal	11-1-2024	MK				
3	3rd Submittal	1-10-2025	MK				

OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

SHEET 1 OF 29

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 29
NOTES

CASE NO: PLCSP202400295

NOTES:

1. ARCHITECTURAL INTENT:
ALL ARCHITECTURE SHALL MEET OR EXCEED THE DESIGN STANDARDS SET FORTH IN THE CITY OF THORNTON MUNICIPAL CODE. THE DESIGN OF EACH BUILDING SHOULD PROMOTE HIGH QUALITY ARCHITECTURAL CHARACTER THAT WILL AVOID FEATURELESS DESIGN AND MONOTONOUS STREETSCAPES.
2. PUBLIC LAND DEDICATION STATEMENT:

PUBLIC LAND DEDICATION		
AREA	ACRES PROVIDED	ACRES REQUIRED
AMENDMENT 2 Planning Area 3 Single Family Attached Townhomes		174 DUs x 2.86 people per DU/1000 x 10 Acres =4.98 Acres
Neighborhood Park	2.55	
Pocket Parks	.46	
Trails	.23 Acres Regional Trail (3)	
Overage from Planning Areas 1 and 2	.47	
SUBTOTAL	3.71 Acres	
Amenities in lieu of land	1.27 AC x \$1.50 /SF = \$82,981.80	Value of extra amenities
TOTAL	4.98 Acres	4.98 Acres

- (1) THE GERMAN DITCH AND PIPELINE EASEMENTS ARE NOT INCLUDED IN THE NEIGHBORHOOD PARK ACREAGE
- (2) THE 43 LOTS SOUTH OF E. 152ND AVENUE ARE NOT INCLUDED IN THE EASTCREEK FARM AMENDMENT NO. 2. THE 43 LOTS GENERATE A REQUIREMENT OF 1.23 ACRES OF PLD. A 0.28 ACRE POCKET PARK LOCATED SOUTH OF E. 152ND AVENUE IS NOT INCLUDED IN THE 1.91 ACRES OF POCKET PARKS IN PLANNING AREA 1 AND 2. THE SHORTFALL OF 0.95 ACRES IS BEING PROVIDED BY THE PLD LOCATED WITHIN THOSE PLANNING AREAS.
- (3) ONLY THE SURFACE OF THE 10-FOOT-WIDE REGIONAL TRAIL QUALIFIES FOR PLD. THE TWO (2) FOOT EXTRA SIDEWALK WIDTH ALONG E. 152ND AVENUE AND THE FIVE (5) FOOT EXTRA SIDEWALK WIDTH ALONG A PORTION OF E. 152ND CIRCLE QUALIFIES FOR PLD.
3. REGIONAL TRAILS:
THE CITY OF THORNTON SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONCRETE PORTION OF THE REGIONAL TRAIL. THE PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REMOVAL OF GRAFFITI, SNOW , ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION.
4. SIGHT VISIBILITY TRIANGLES:
SIGHT VISIBILITY TRIANGLES SHALL BE IMPOSED ON ALL CORNER LOTS AND PUBLIC ACCESS LOCATIONS WITHIN THESE SUBDIVISIONS. THESE TRIANGLES SHALL CONFORM TO SECTION 18-567. OF THE CITY OF THORNTON DEVELOPMENT CODE. ANY ITEMS TO BE LOCATED WITHIN THE SIGHT TRIANGLES SHALL COMPLY WITH THE VISUAL OBSTRUCTION REGULATIONS OUTLINED IN THE CITY OF THORNTON DEVELOPMENT CODE SECTIONS 18-567.
5. PUBLIC IMPROVEMENTS
PUBLIC IMPROVEMENTS SHALL CONFORM TO THE PROVISIONS IN THE CURRENT CITY "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS."

CONCEPTUAL SITE PLAN GENERAL NOTES

1. CURRENT ZONING ON THIS SITE IS: PD
2. PROPOSED ZONING DISTRICTS: PD

PLANNING AREA DATA CHART - AMENDMENT NO. 2

SINGLE FAMILY ATTACHED (TOWNHOMES)

PARKING:	PROVIDED	REQUIRED (PER CODE)
ENCLOSED	313	2/UNIT (1 ENCLOSED)
SURFACE	36	
SURFACE (ADA)	2	
TOTAL PARKING:	351	348

GUEST PARKING IS PROVIDED ALONG LOCAL STREETS

6. LANDSCAPE CONSTRUCTION PLANS:
CONSTRUCTION PLANS, IN CONJUNCTIONS WITH A MINOR DEVELOPMENT PERMIT APPLICATION FOR PLANNING AREAS 1, 2, AND 3 IS REQUIRED TO BE SUBMITTED TO ENGINEERING AND PLANNING PRIOR TO CONSTRUCTION. WATER-WISE CONCEPTS SHALL BE IMPLEMENTED FOR THE LANDSCAPE PLANS. EXISTING TREES IN GOOD CONDITION SHALL BE PRESERVED OR MITIGATED PER CITY REQUIREMENTS AND AS DETERMINED DURING THE MINOR DEVELOPMENT PERMIT/LANDSCAPE CONSTRUCTION DOCUMENT PHASE.
7. SUBDIVISION QUALITY ENHANCEMENTS:
SEE PD STANDARDS.
8. LANDSCAPE MAINTENANCE:
A HOME OWNER'S ASSOCIATION SHALL BE FORMED FOR MAINTENANCE OF COMMON FENCING, COMMON LANDSCAPE, RIGHTS-OF-WAY ADJACENT TO PERIMETER STREETS AND ALL PARKS.
9. FLEXIBILITY STATEMENT:
DURING SUBSEQUENT REVIEWS ASSOCIATED WITH THE ACTUAL DEVELOPMENT OF THE SITE SHOWN ON THIS CSP, THE DEVELOPMENT DIRECTOR MAY ALLOW FOR MINOR ADJUSTMENTS IN THE DEVELOPMENT PERMIT, SUBDIVISION PLAT AND FINAL LANDSCAPE PLANS AND ASSOCIATED FINAL ENGINEERING DOCUMENTS. THE CHANGES TO THE DEVELOPMENT WOULD BE DUE TO ACTUAL SITE CONDITIONS, UNFORESEEN TECHNICAL ISSUES INVOLVING INFRASTRUCTURE ON THE SITE AND BUILDING PRODUCTS PREVIOUSLY IDENTIFIED OR DESCRIBED ON THE CONCEPTUAL SITE PLAN GRAPHIC AND APPROVED BY COUNCIL.
10. REFER TO THE EASTCREEK FARM PLANNED DEVELOPMENT STANDARDS AMENDMENT NO. 2 FOR:
A. FENCING DETAILS
B. RECREATIONAL AMENITIES FOR TOWNHOMES

LAND USE SUMMARY CHART

PLANNING AREA	3 (AMENDMENT AREA)	
	ACRES	
PARCEL SIZE	17.20	
PARKS PROVIDED	2.55	
OPEN SPACE & LANDSCAPE TRACTS	2.29	
PRIVATE DRIVE TRACTS	2.40	
LOTS	7.27	
PUBLIC ROW	2.52	
GROSS AREA	17.20	
NET AREA	14.68	
MAXIMUM BUILDING HEIGHT	30-FEET	
USE	GROSS DENSITY	DWELLING UNITS
PA-3 Townhomes	10.12 DU/ac	174

NOTE: ALL LOTS HAVE A MINIMUM 8' FRONT, 5' SIDE, AND 2.5' REAR BUILDING SETBACK LINE. INTERIOR SETBACK LINE OF ATTACHED UNITS IS 0'.

TRACT SUMMARY - PLANNING AREA 3

EASTCREEK FARM TOWNHOMES TRACTS		
TRACT #	DESCRIPTION	ACRES
A	GREEN SPACE / 30' BUFFER / REGIONAL TRAIL EASEMENT	0.62
B	WELL SETBACK	0.11
C	ALLEY - EXCLUSIVE SANITARY SEWER & WATER EASEMENT; VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.08
D	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.10
E	ALLEY - EXCLUSIVE SANITARY SEWER & WATER EASEMENT; VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.09
F	GREEN / OPEN SPACE - VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.15
G	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.13
H	GREEN / OPEN SPACE - VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.18
I	ALLEY - EXCLUSIVE SANITARY SEWER & WATER EASEMENT; VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.80
J	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.19
K	DRAINAGE EASEMENT, VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.03
L	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.01
M	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.13
N	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.04
O	DRAINAGE EASEMENT, VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.03
P	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.01
Q	ALLEY - EXCLUSIVE SANITARY SEWER & WATER EASEMENT; VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.98
R	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.31
S	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.07
T	GREEN / OPEN SPACE - VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.25
U	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.08
V	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.01
W	ALLEY - EXCLUSIVE SANITARY SEWER & WATER EASEMENT; VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.45
X	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.01
Y	PARK; DRAINAGE EASEMENT, PEDESTRIAN & BICYCLE ACCESS EASEMENT	2.55



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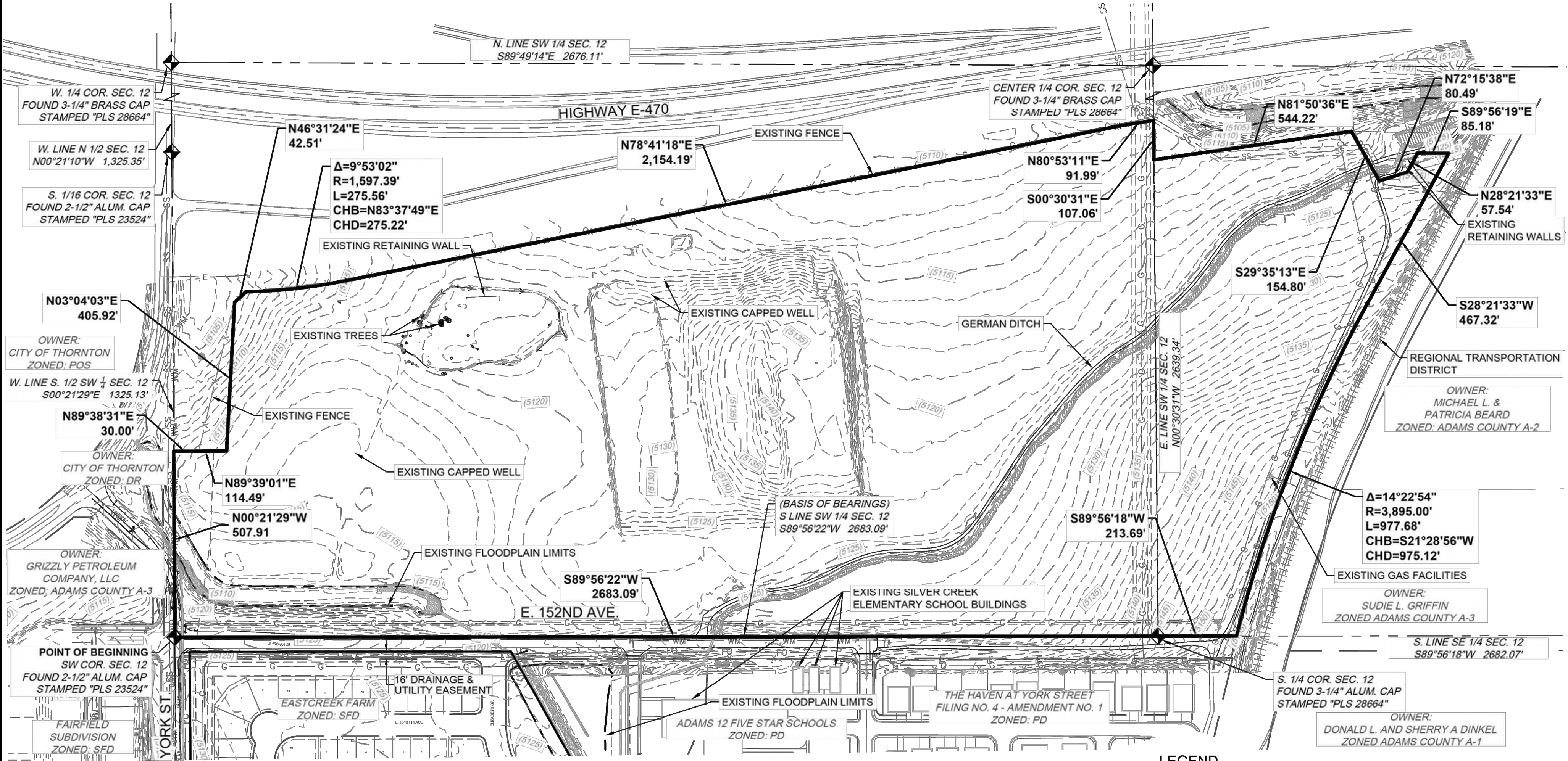
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OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

SHEET 2 OF 29

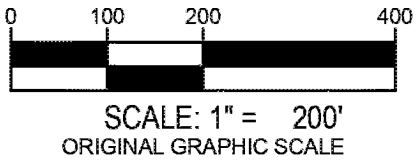
EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 29
EXISTING CONDITIONS



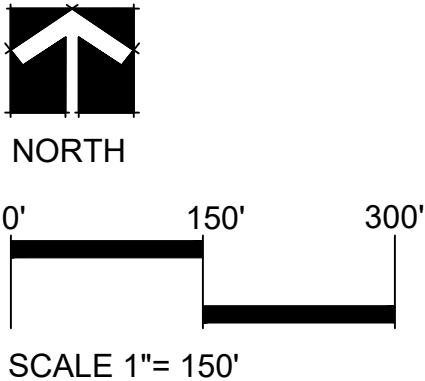
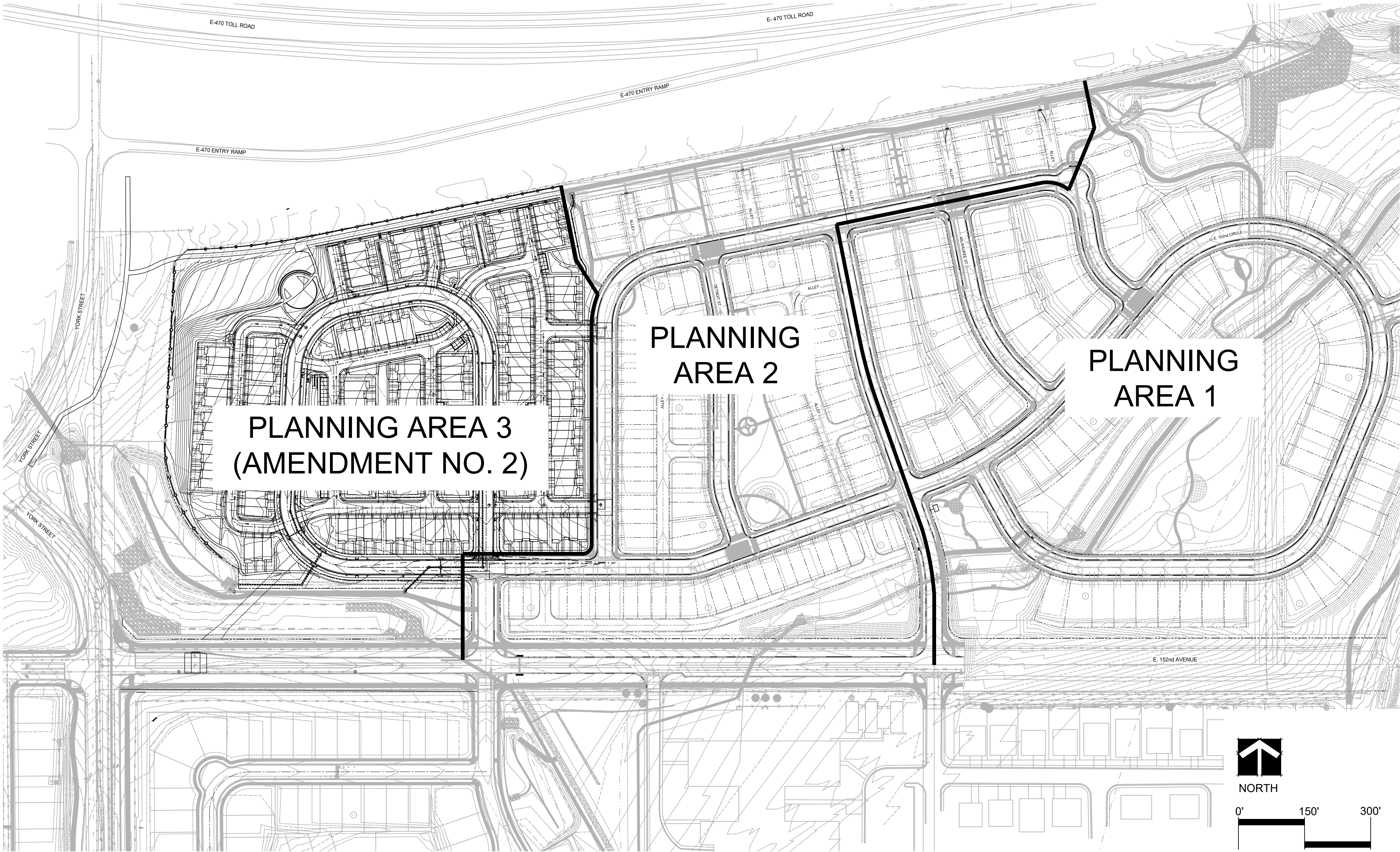
LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- SECTION CORNER AS NOTED



EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
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SHEET 4 OF 29
OVERALL PLAN



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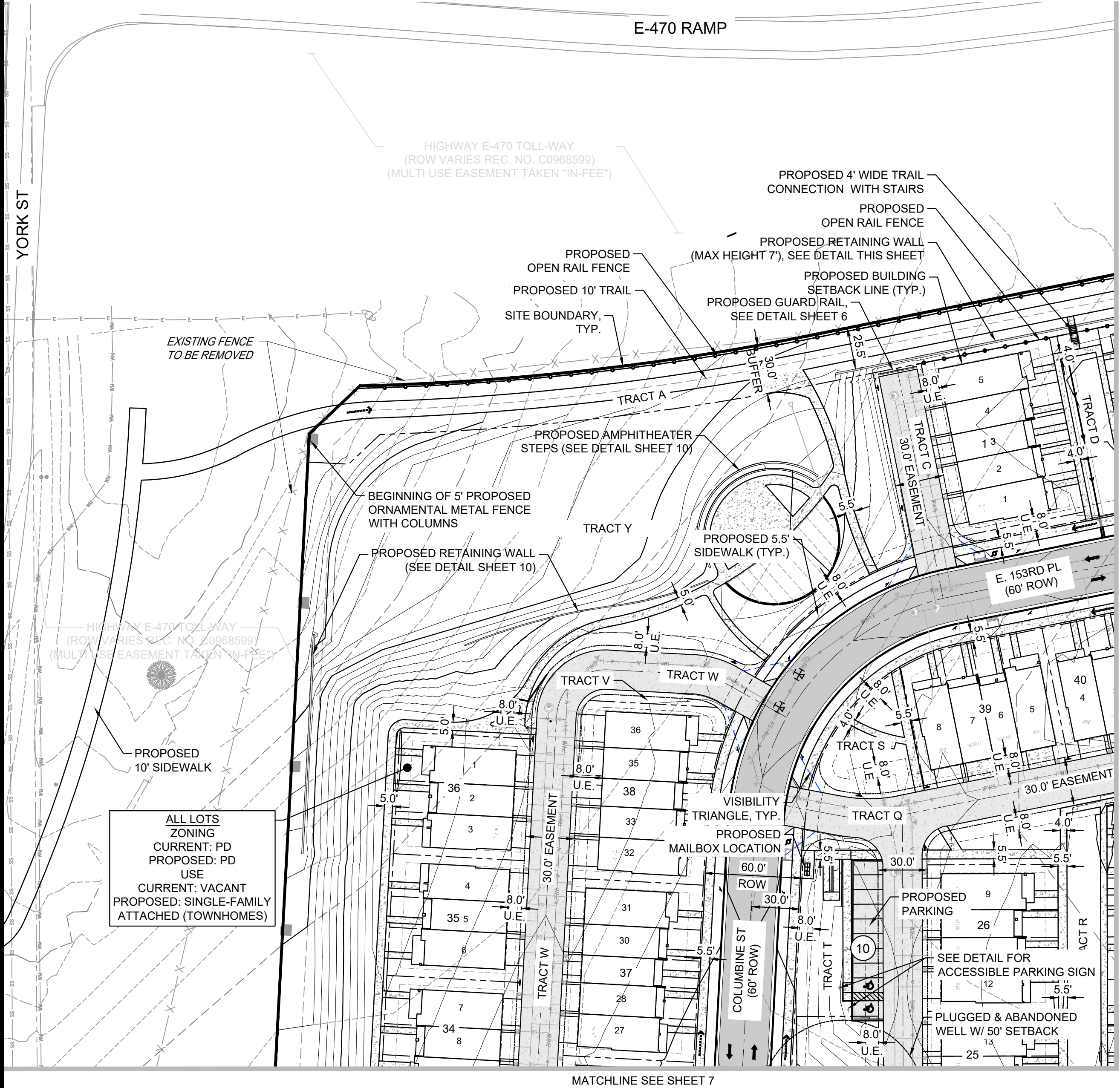
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OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

SHEET 4 OF 29

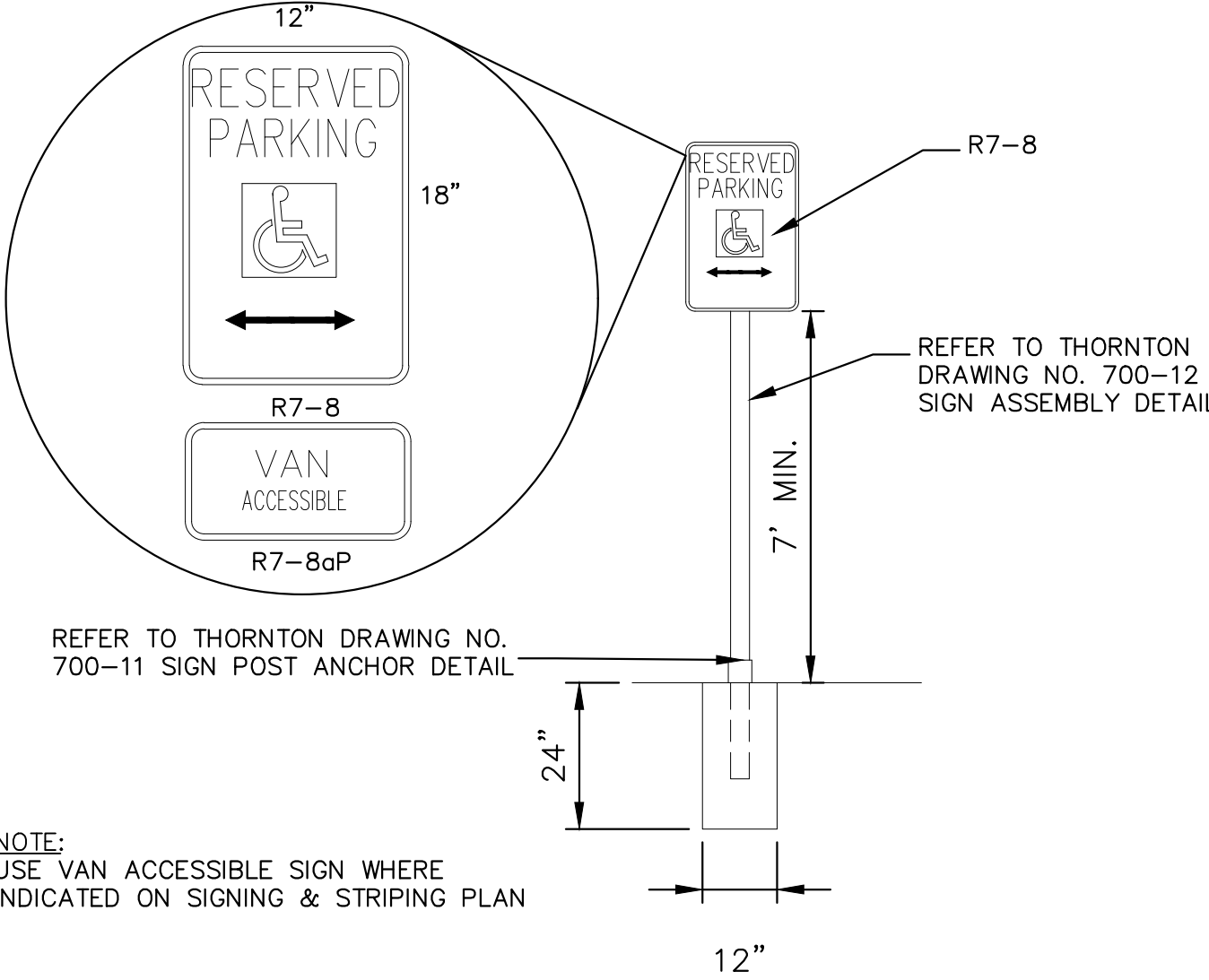
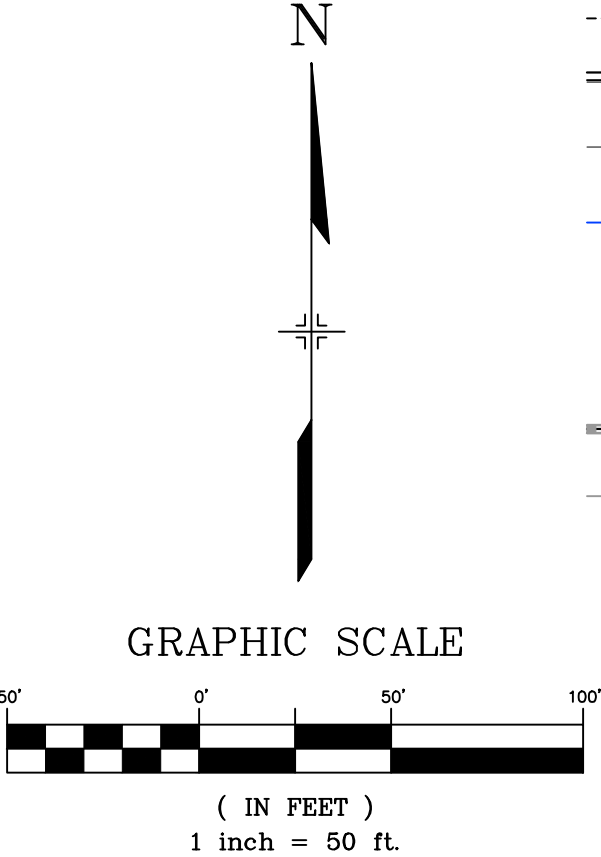
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SHEET 5 OF 29
SITE PLAN



LEGEND

- SITE BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK LINE
- CONCRETE CURB & GUTTER
- STREET CENTERLINE
- INTERSECTION VISIBILITY TRIANGLE
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- EXISTING STORM SEWER
- EXISTING FENCE LINE
- PARKING SPACES



ACCESSIBLE PARKING SIGN

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SHEET 6 OF 29
SITE PLAN

LEGEND

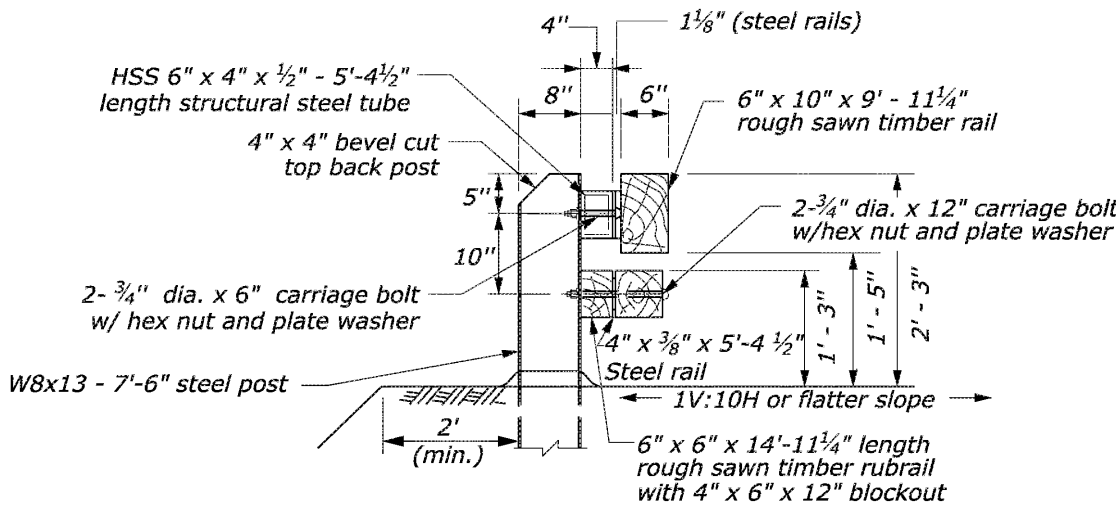
- SITE BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK LINE
- CONCRETE CURB & GUTTER
- STREET CENTERLINE
- INTERSECTION VISIBILITY TRIANGLE
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- EXISTING STORM SEWER
- EXISTING FENCE LINE
- PROPOSED OPEN RAIL FENCE
- PARKING SPACES



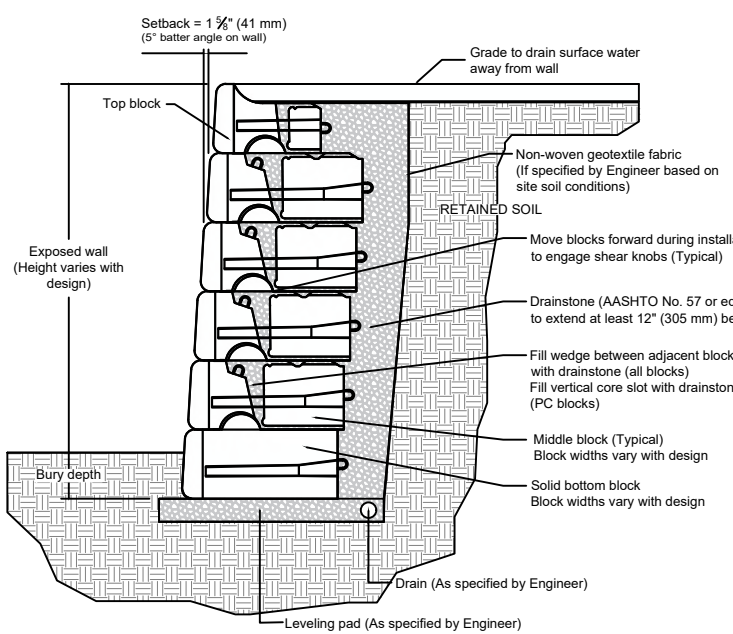
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



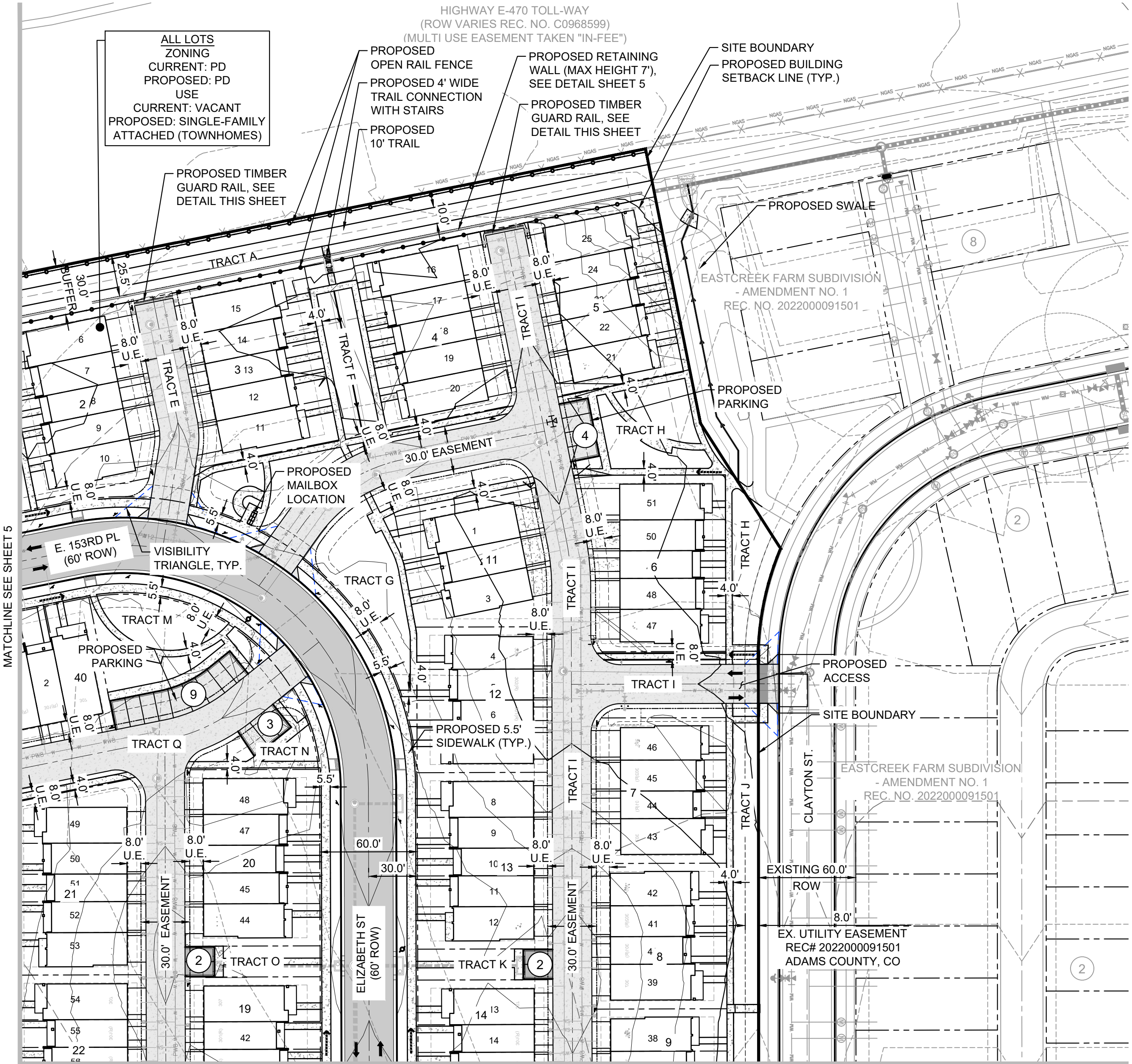
STEEL-BACKED TIMBER GUARDRAIL - SECTION



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

STANDARD LEDGESTONE WALL
SECTION W/O SAFETY RAILING

NOT TO SCALE

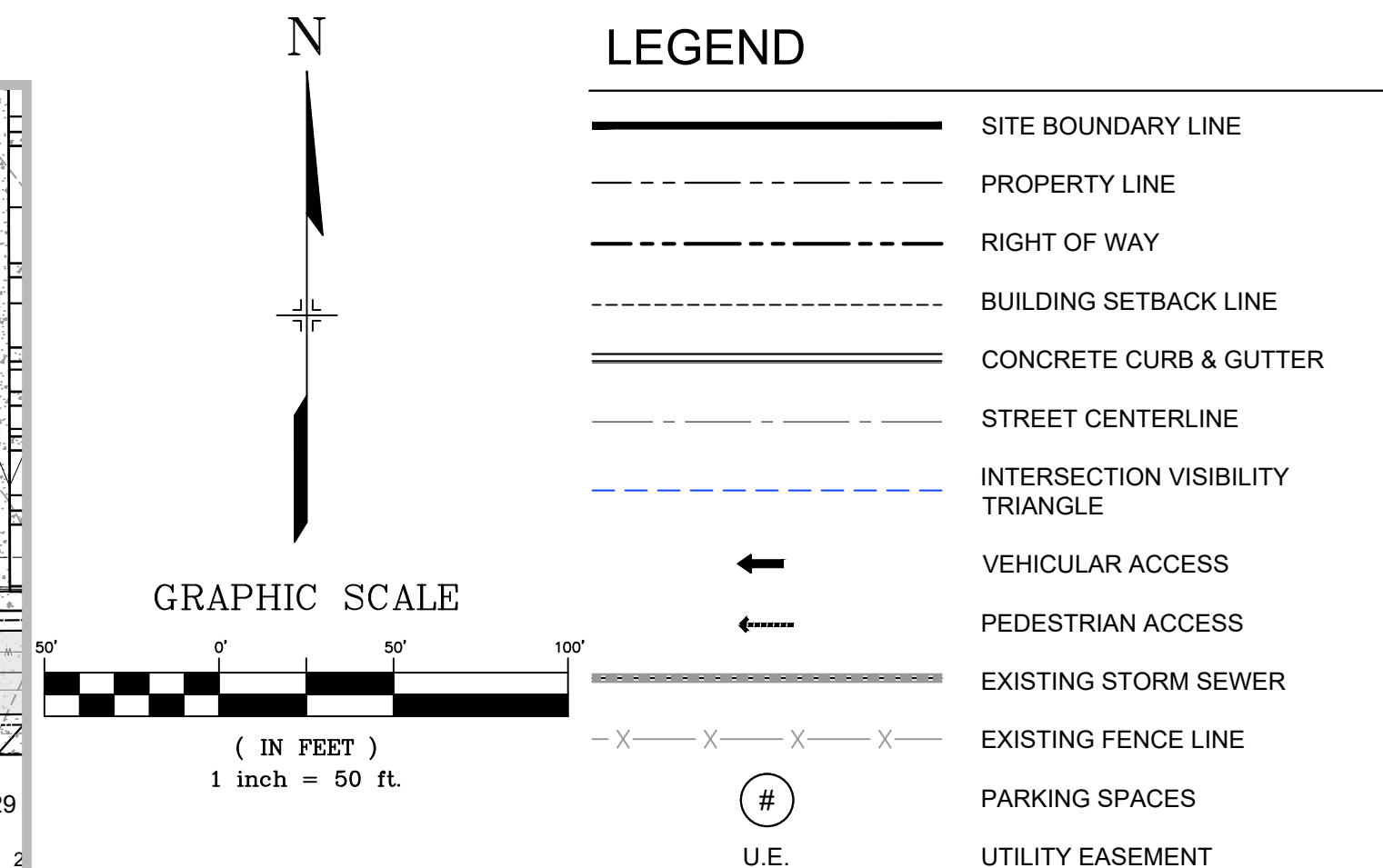
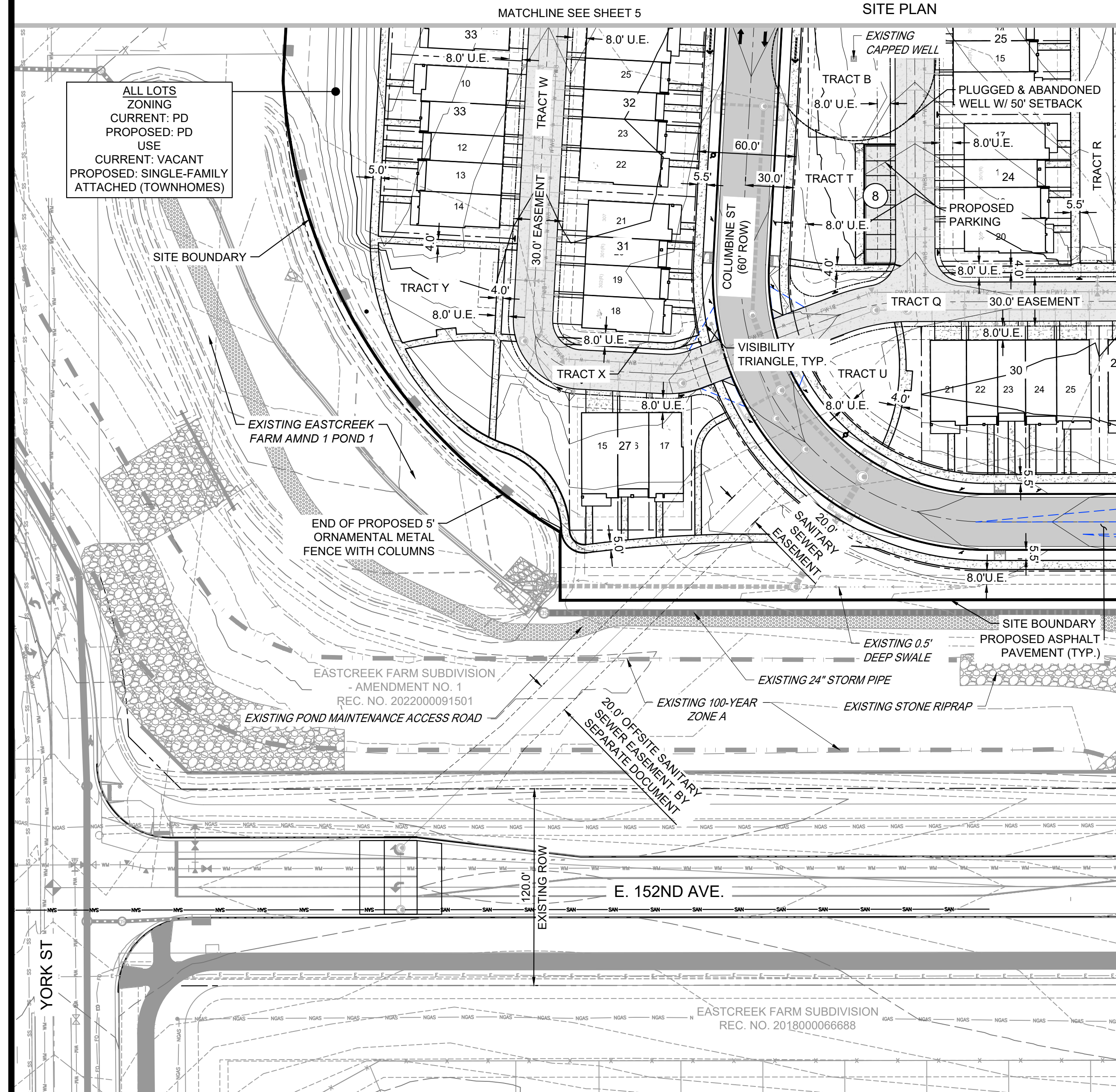


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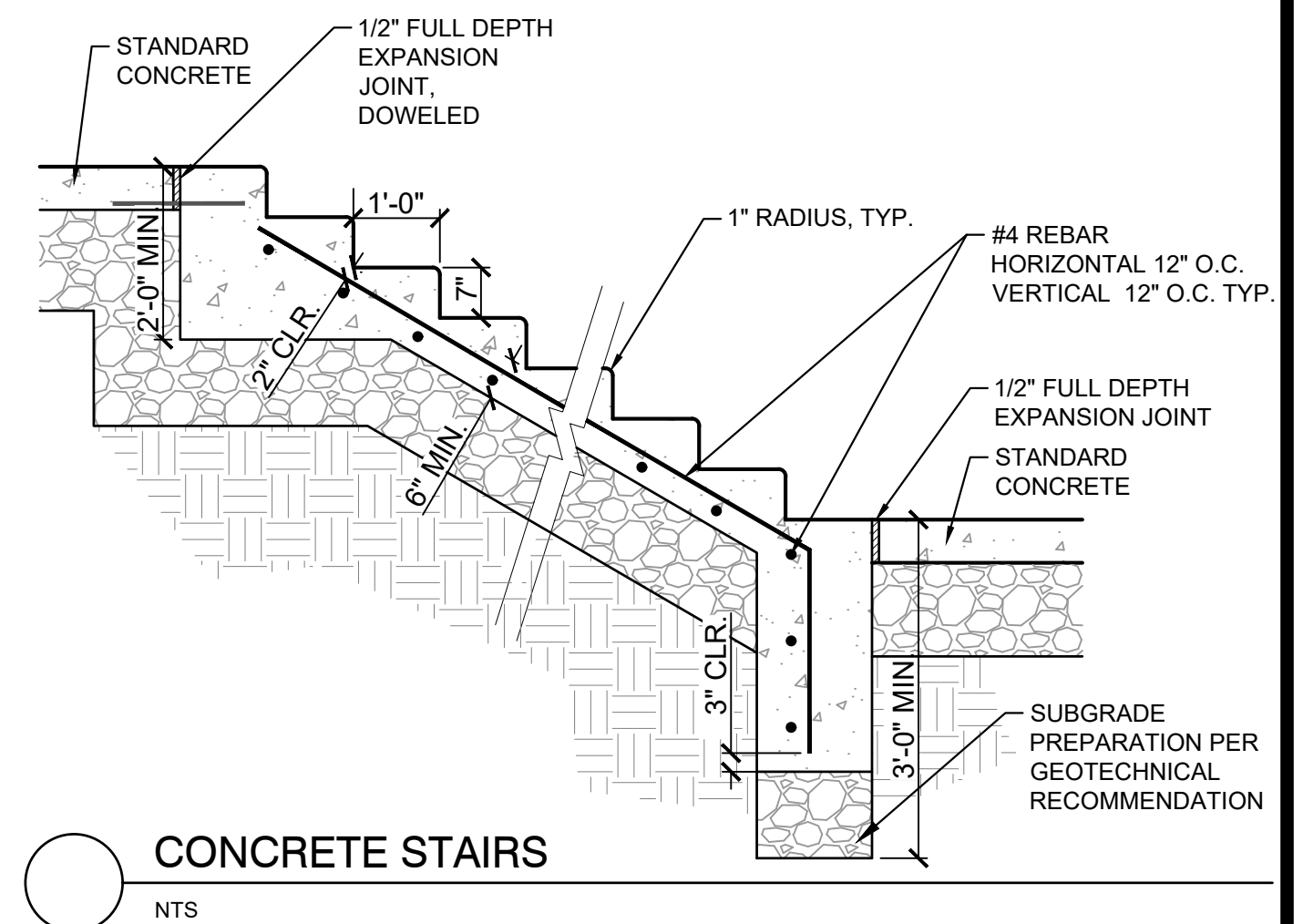
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SHEET 7 OF 29
SITE PLAN



NOTES:

1. ALL STAIRS WITH MORE THAN 2 RISERS SHALL HAVE HANDRAILS ON AT LEAST ONE SIDE OF THE STAIRS.
2. 3' DEEP LANDINGS SHALL BE PROVIDED EVERY 6 RISERS.



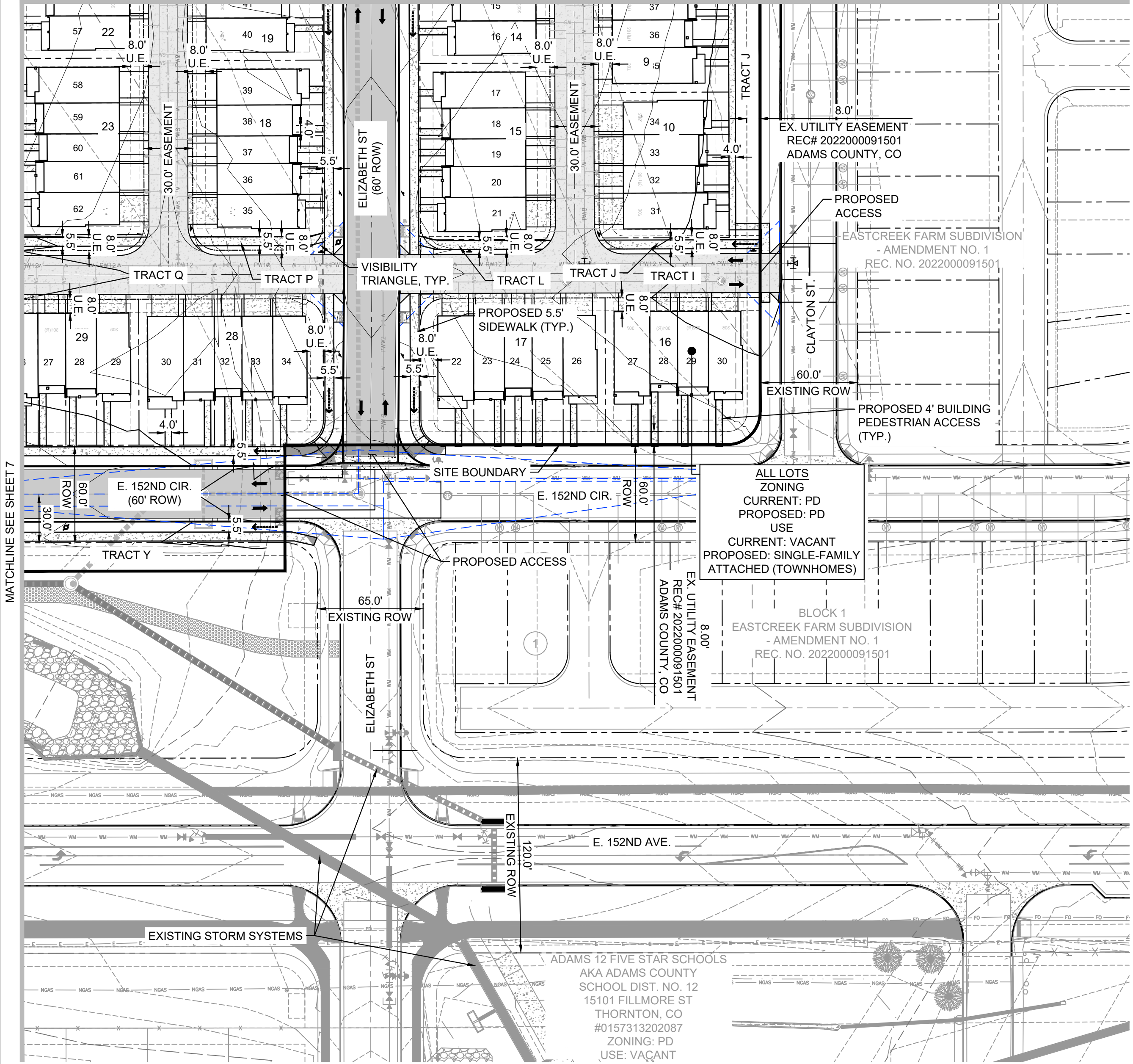
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SHEET 8 OF 29
SITE PLAN

MATCHLINE SEE SHEET 6



LEGEND

- SITE BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK LINE
- CONCRETE CURB & GUTTER
- STREET CENTERLINE
- INTERSECTION VISIBILITY TRIANGLE
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- EXISTING STORM SEWER
- EXISTING FENCE LINE
- PARKING SPACES

N

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

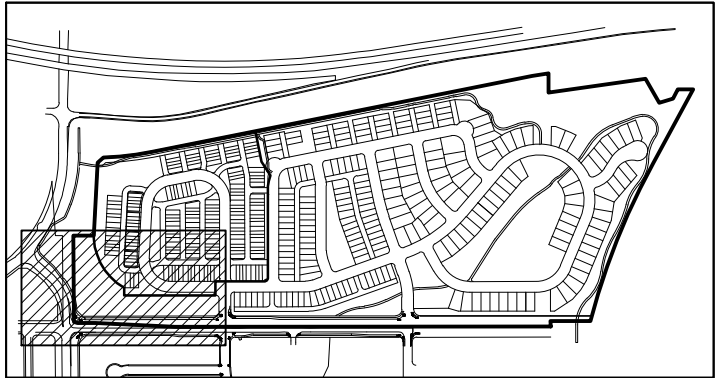
SHEET 8 OF 29

LANDSCAPE NOTES

1. DESIGN SHOWN IS CONCEPTUAL. ACTUAL DESIGN WILL BE DETERMINED AT TIME OF MINOR DEVELOPMENT PERMIT.
2. LANDSCAPE SHALL BE DESIGNED PER CITY CODE WATER-WISE PRINCIPLES.
3. THE PROJECT SHALL MEET PUBLIC LAND DEDICATION REQUIREMENTS.
4. AN HOA SHALL MAINTAIN PARK AND OPEN SPACE ADJACENT TO SINGLE-FAMILY ATTACHED (PAIRED HOMES AND TOWNHOMES) AND SINGLE-FAMILY DETACHED RESIDENTIAL. SNOW REMOVAL WILL BE BY HOA (ONLY FOR SINGLE-FAMILY ATTACHED TOWNHOMES).
7. LANDSCAPE PLANT REQUIREMENTS SHALL EXCEED CITY REQUIREMENTS, AS DEFINED BY DIVISION 3 OF THE CITY CODE, BY AT LEAST 20% TO MEET QUALITY ENHANCEMENT STANDARDS.
5. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE SIGN PERMIT REVIEW.
6. ALL LANDSCAPE SHALL BE SERVED BY A FUNCTIONING PERMANENT AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR OR SHUTOFF DEVICE.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

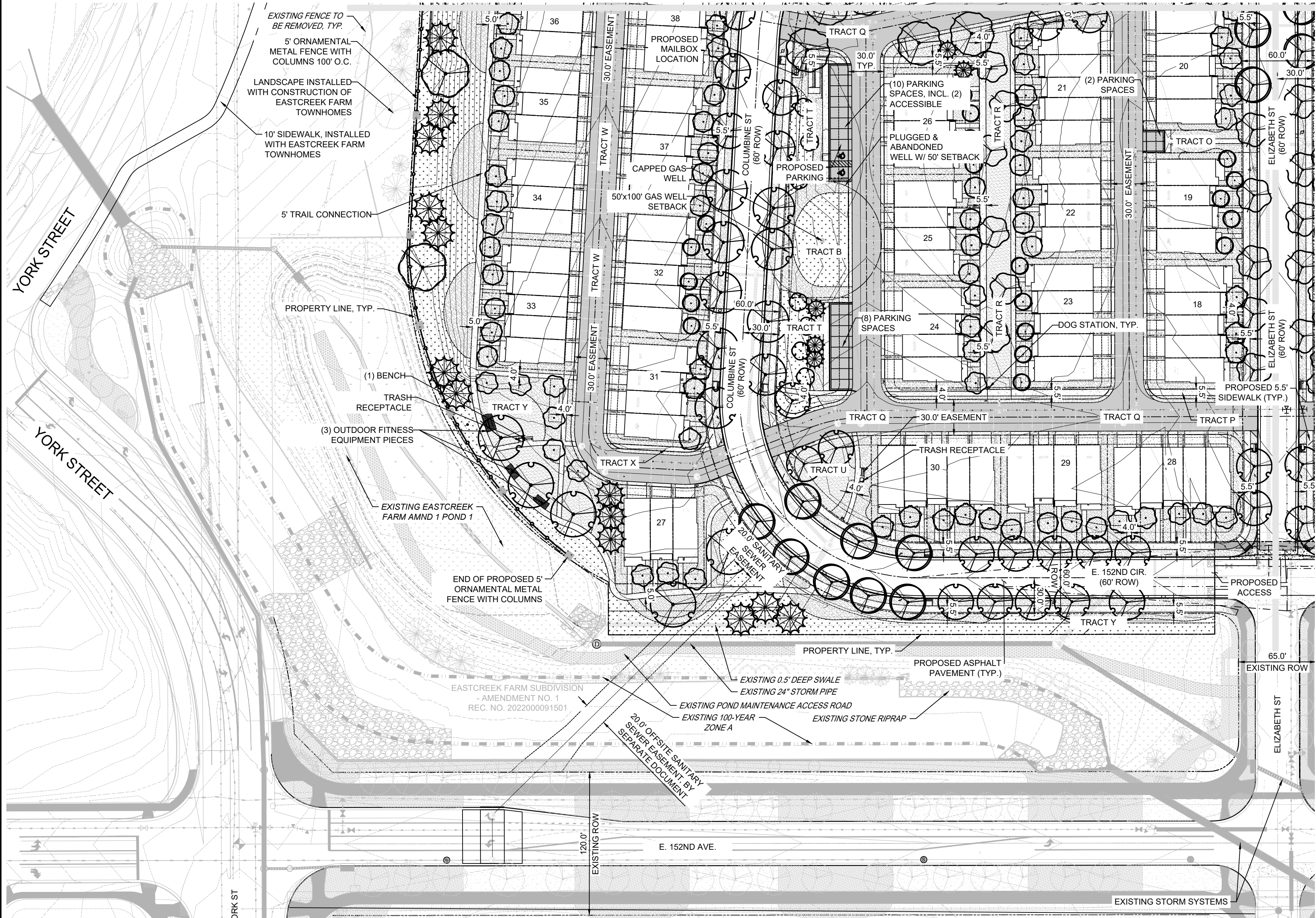
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SHEET 9 OF 29
LANDSCAPE PLAN



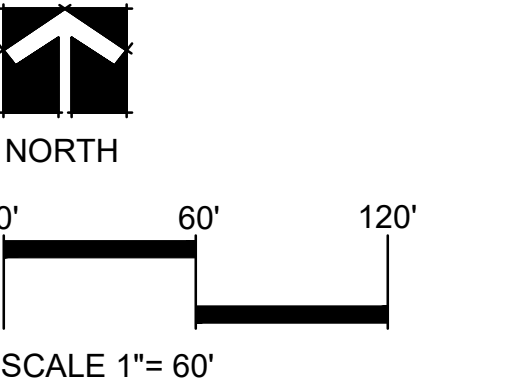
KEY MAP NOT TO SCALE

MATCHLINE - SHEET 10

MATCHLINE - SHEET 11



- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUB BED
 - SOD
 - ROCK MULCH
 - WOOD MULCH
 - NATIVE SEED
 - EDGER
 - BENCH
 - TRASH RECEPTACLE
 - DOG WASTE STATION
 - PICNIC TABLE
 - BIKE RACKS
 - SIGHT DISTANCE TRIANGLE
 - 5' ORNAMENTAL METAL PICKET FENCE



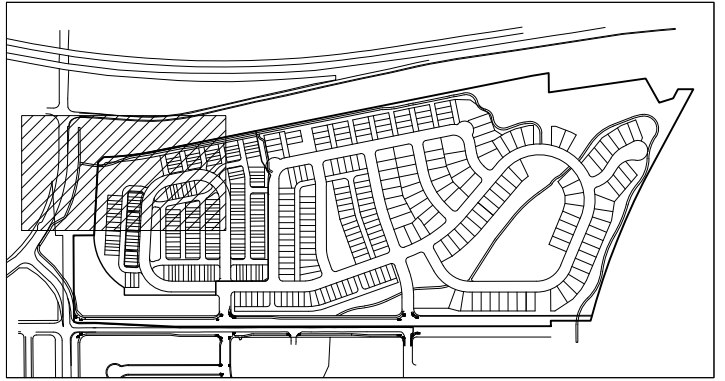
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LANDSCAPE NOTES

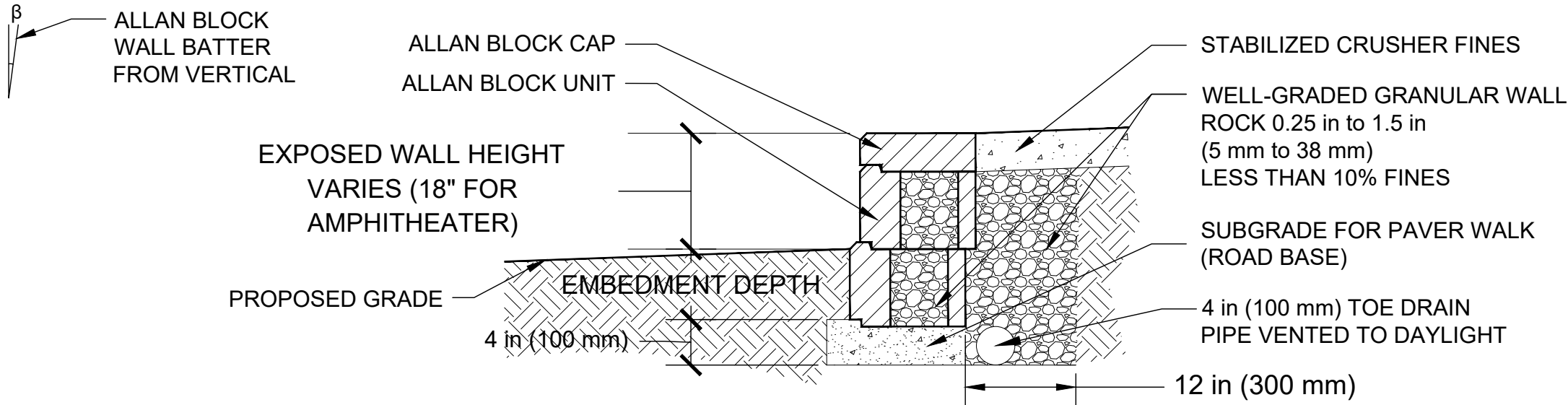
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EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 29
LANDSCAPE PLAN

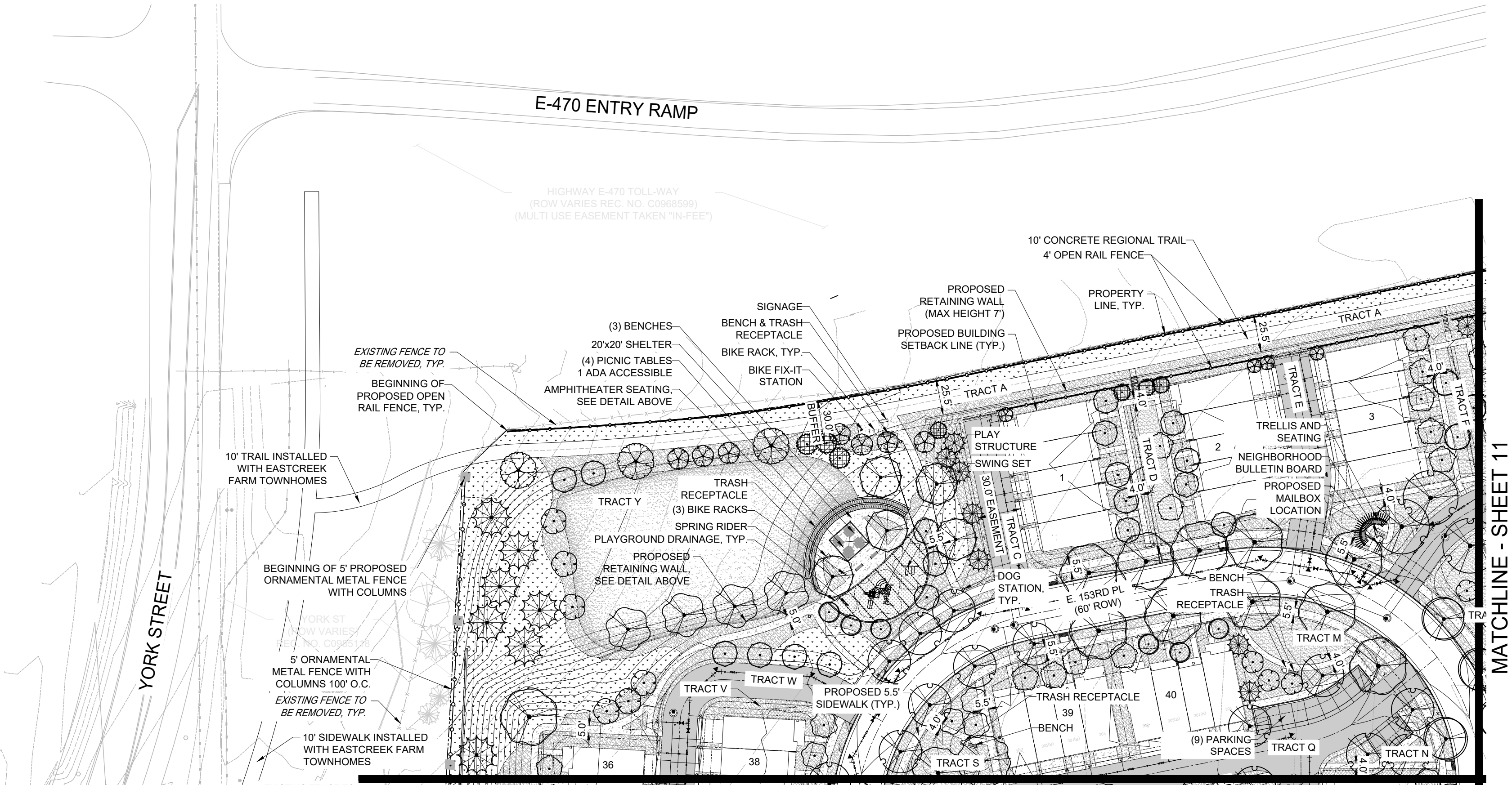


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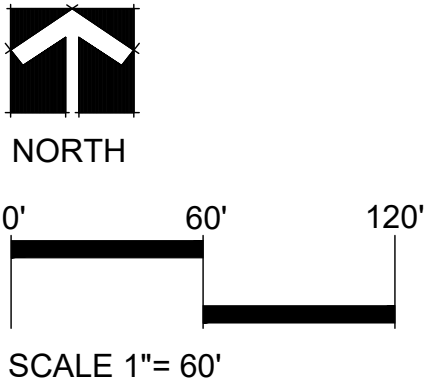


RETAINING WALL/AMPHITHEATER STEP DETAIL

NOT TO SCALE



- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUB BED
 - SOD
 - ROCK MULCH
 - WOOD MULCH
 - NATIVE SEED
 - EDGER
 - BENCH
 - TRASH RECEPTACLE
 - DOG WASTE STATION
 - PICNIC TABLE
 - BIKE RACKS
 - SIGHT DISTANCE TRIANGLE
 - 5' ORNAMENTAL METAL PICKET FENCE W/ COLUMNS 100' O.C.
 - OPEN RAIL FENCE



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OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

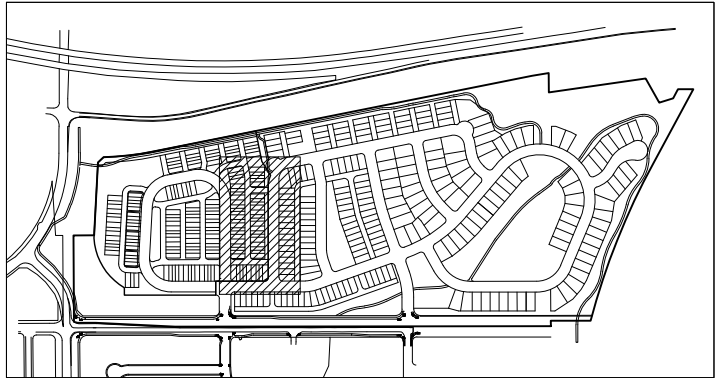
SHEET 10 OF 29

EASTCREEK FARM OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

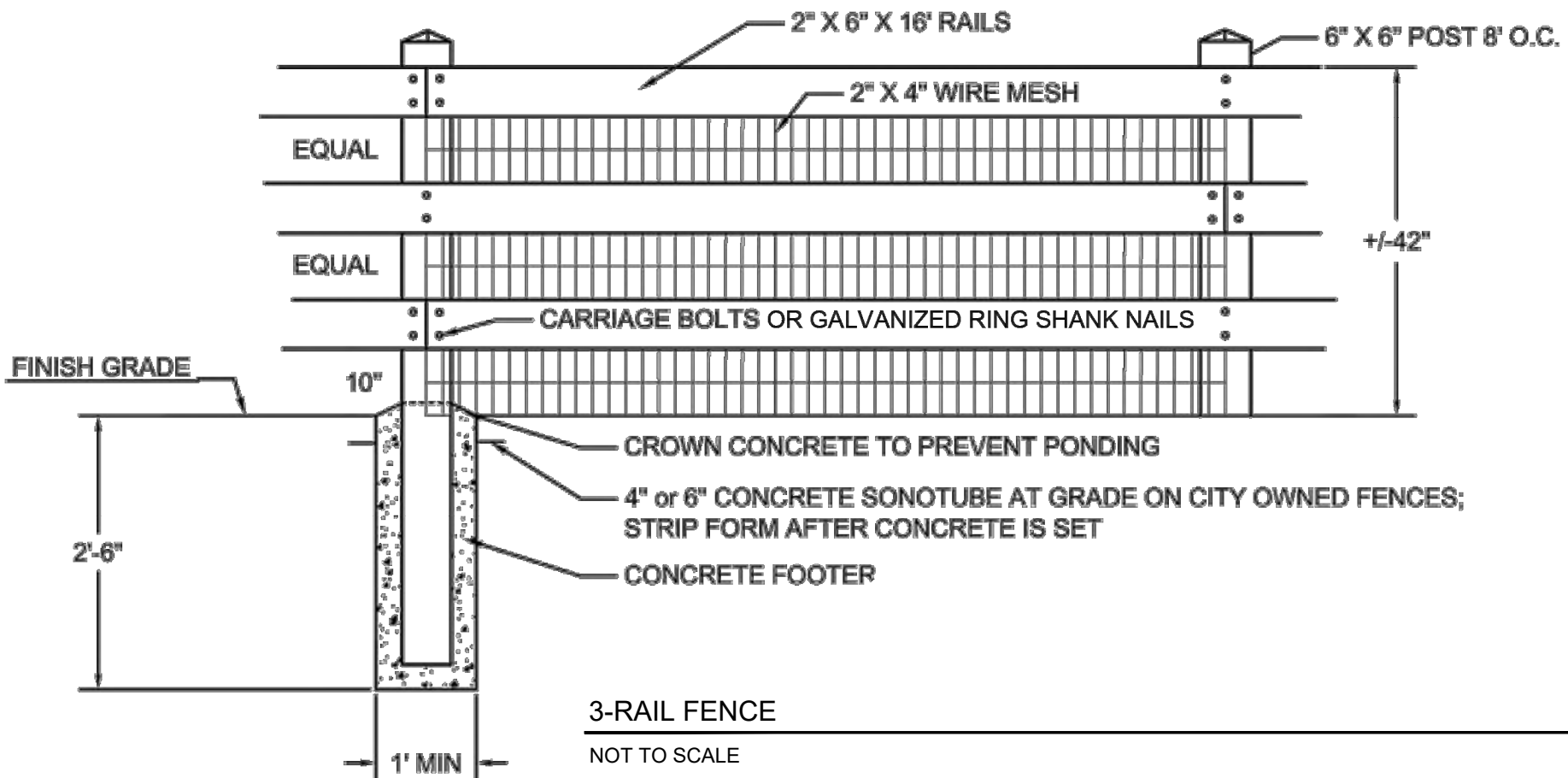
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SHEET 11 OF 29
LANDSCAPE PLAN

CASE NO: PLCSP202400295



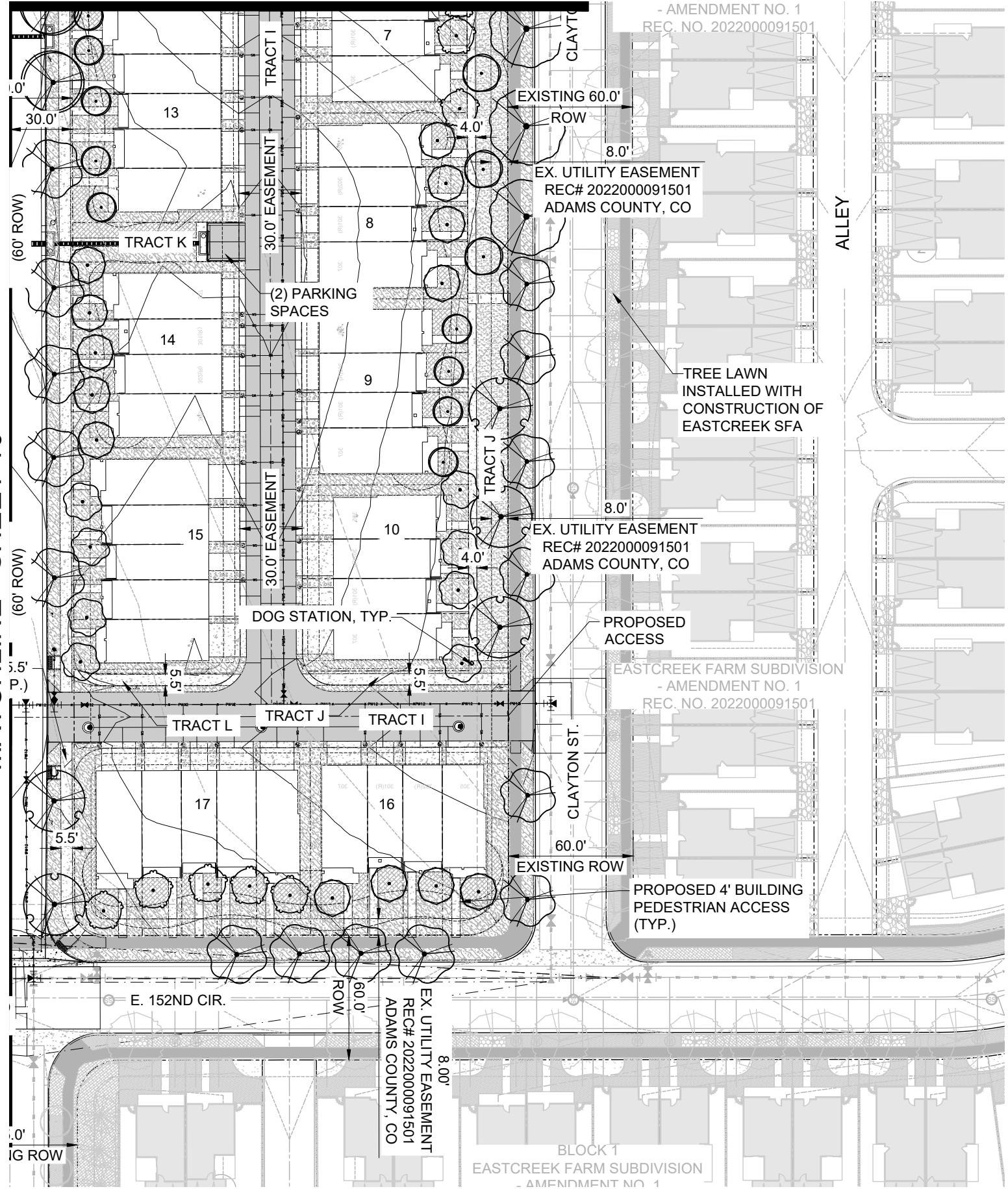
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LANDSCAPE NOTES

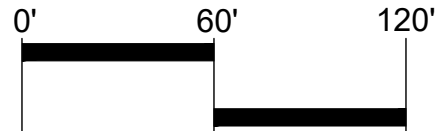
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7. LANDSCAPE PLANT REQUIREMENTS SHALL EXCEED CITY REQUIREMENTS, AS DEFINED BY DIVISION 3 OF THE CITY CODE, BY AT LEAST 20% TO MEET QUALITY ENHANCEMENT STANDARDS.
5. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE SIGN PERMIT REVIEW.
6. ALL LANDSCAPE SHALL BE SERVED BY A FUNCTIONING PERMANENT AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR OR SHUTOFF DEVICE.

MATCHLINE - THIS SHEET

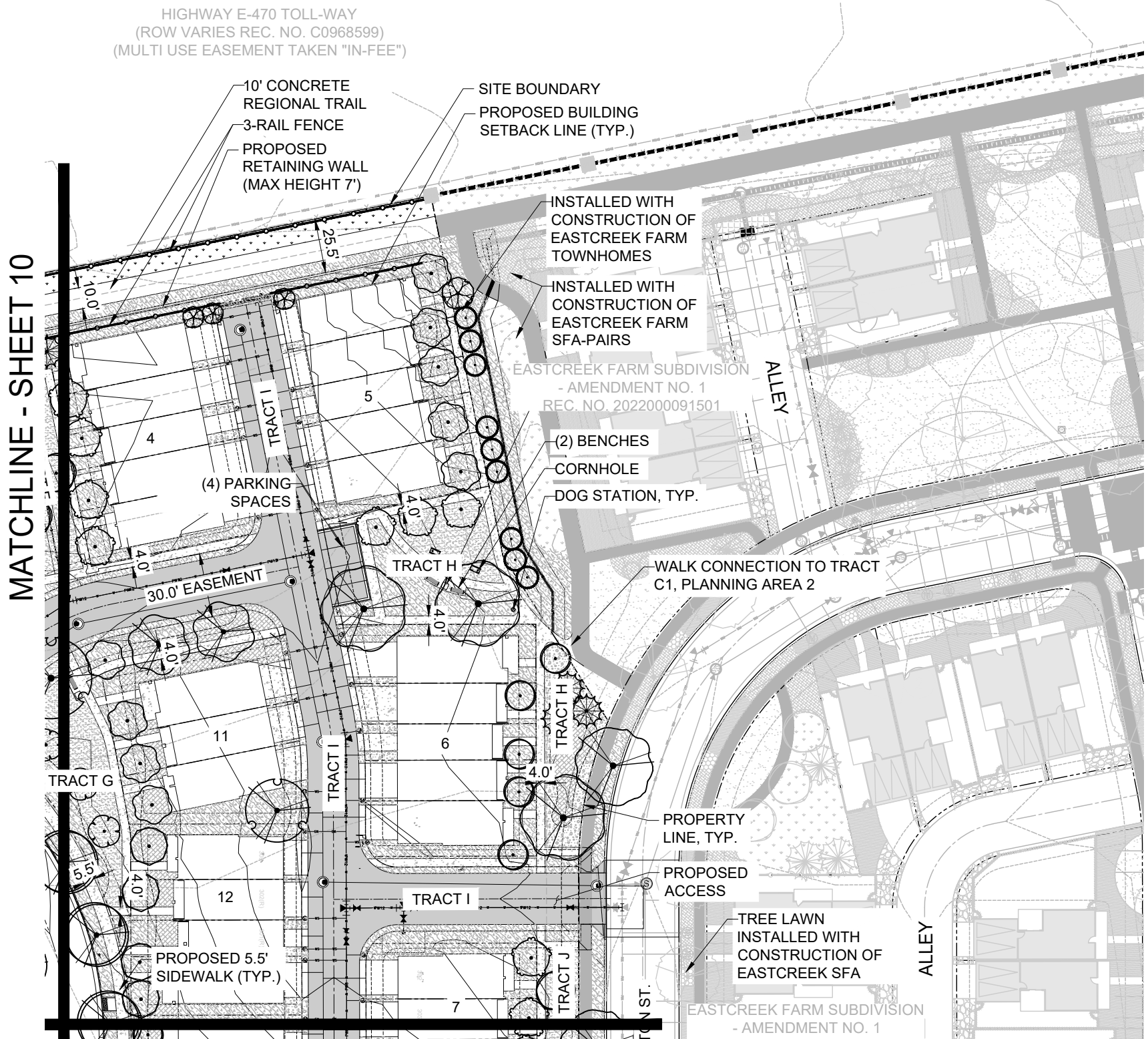


LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB BED
- SOD
- ROCK MULCH
- WOOD MULCH
- NATIVE SEED
- EDGER
- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION
- PICNIC TABLE
- BIKE RACKS
- SIGHT DISTANCE TRIANGLE
- 5' ORNAMENTAL METAL PICKET FENCE W/ COLUMNS 100' O.C.
- OPEN RAIL FENCE



SCALE 1"= 60'



MATCHLINE - THIS SHEET

LENNAR

9193 S Jamaica St 4th Floor
Englewood, CO 80112

Matrix

2435 Research Parkway, Ste 300
Colorado Springs, CO 80920

henry design group

Landscape Architecture • Planning • Interiors
1591 Waver Street Suite 1-C, Denver, Colorado 80202
303.446.2355 • hdesigngroup.com

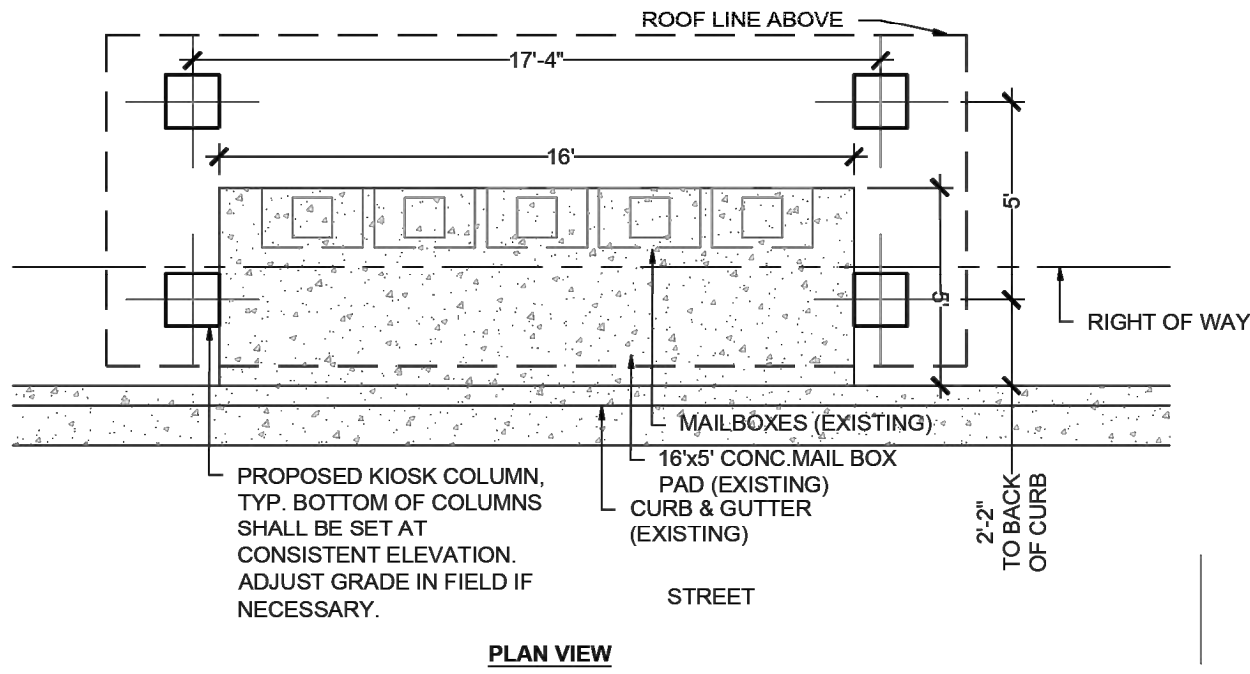
No.	Revisions	Date	By	No.	Revisions	Date	By
1	1st Submittal	2-21-2024	MK	4	4th Submittal	3-14-2025	MK
2	2nd Submittal	11-1-2024	MK				
3	3rd Submittal	1-10-2025	MK				

OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

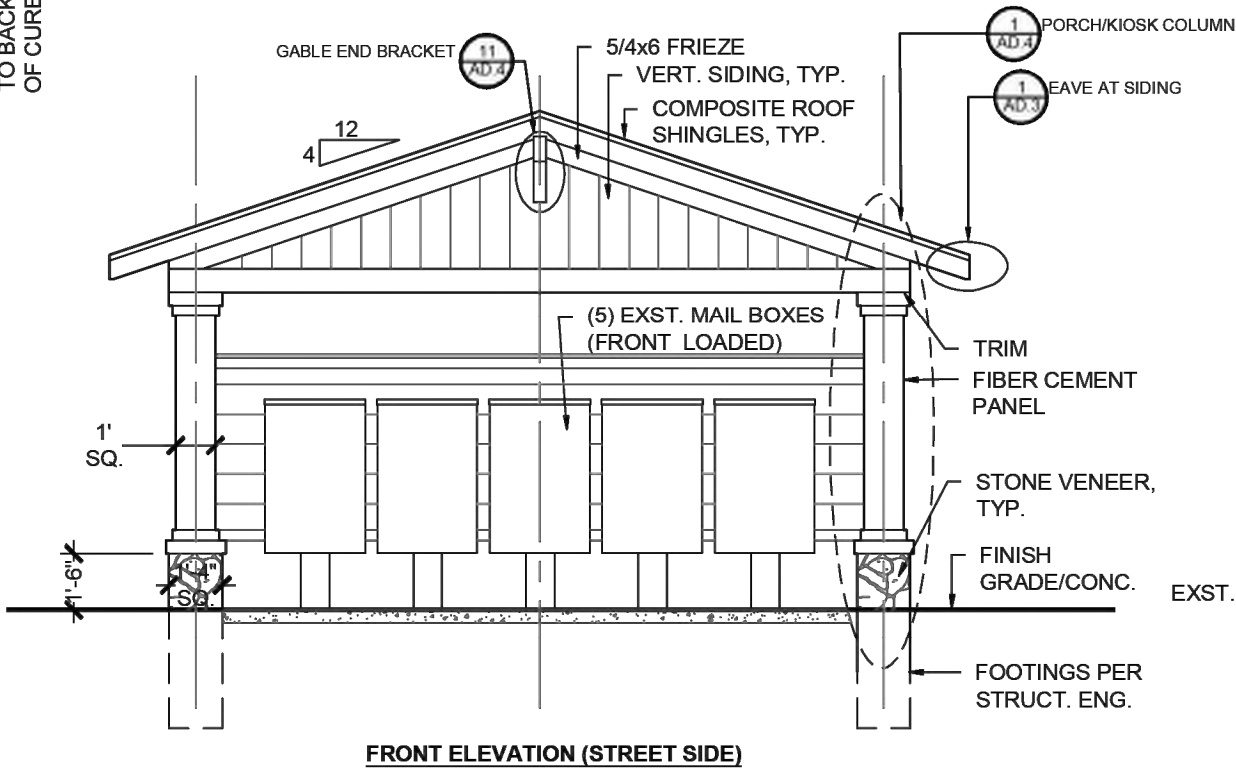
SHEET 11 OF 29

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

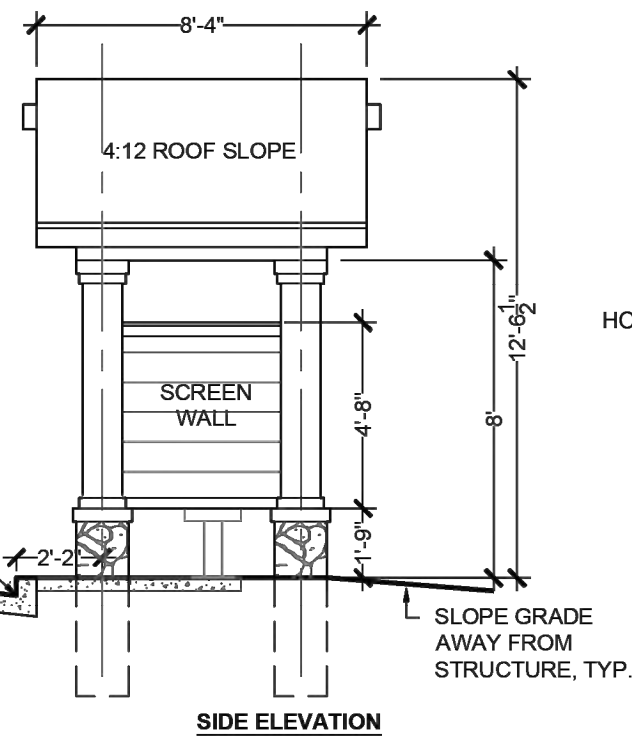
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 29
LOT TYPICAL & DETAILS



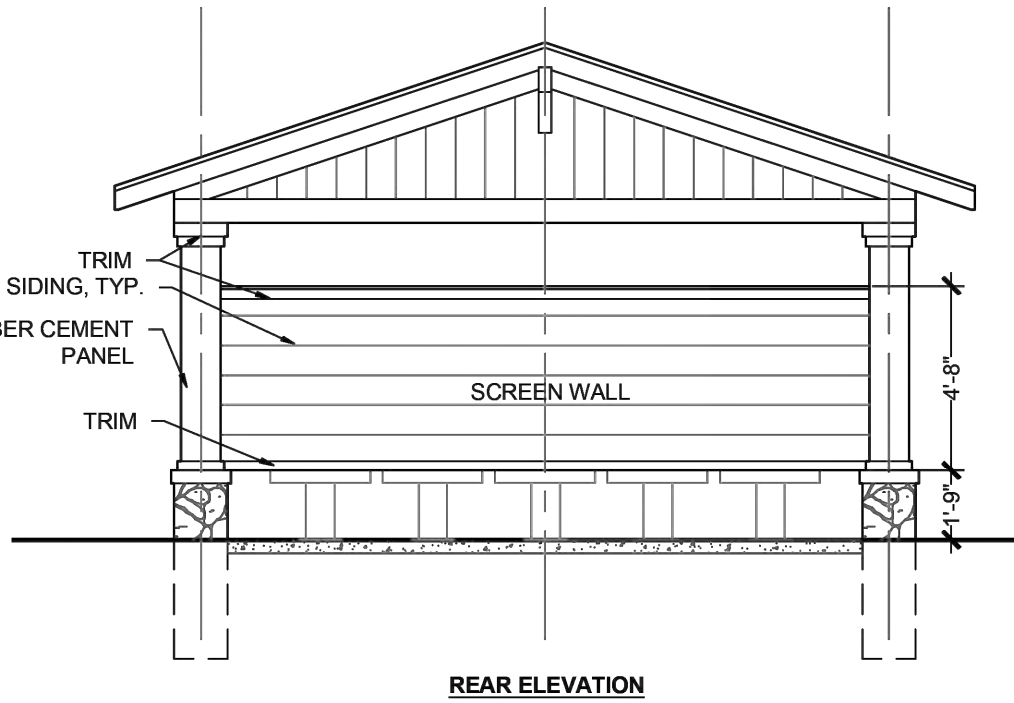
PLAN VIEW



FRONT ELEVATION (STREET SIDE)



SIDE ELEVATION

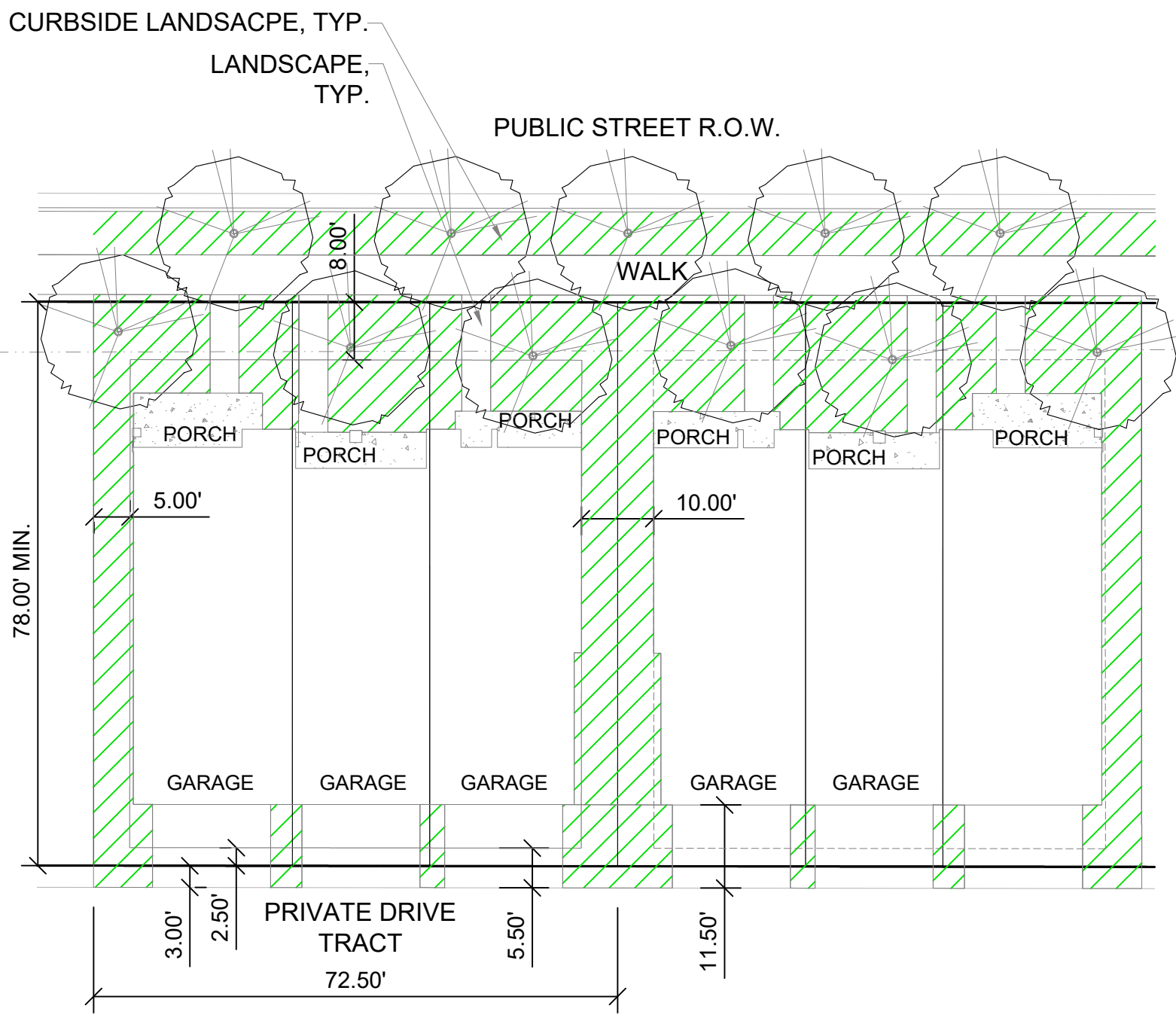
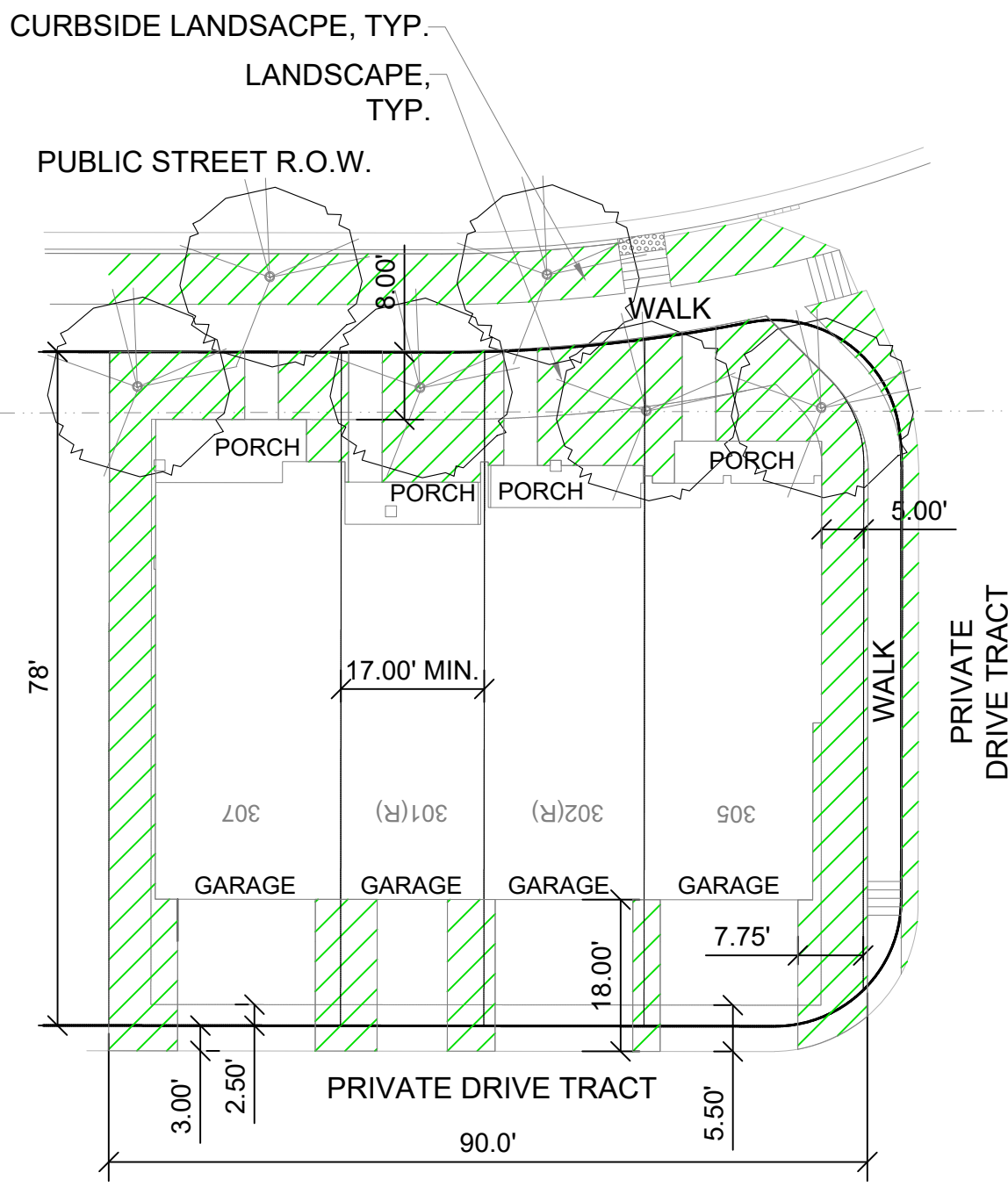
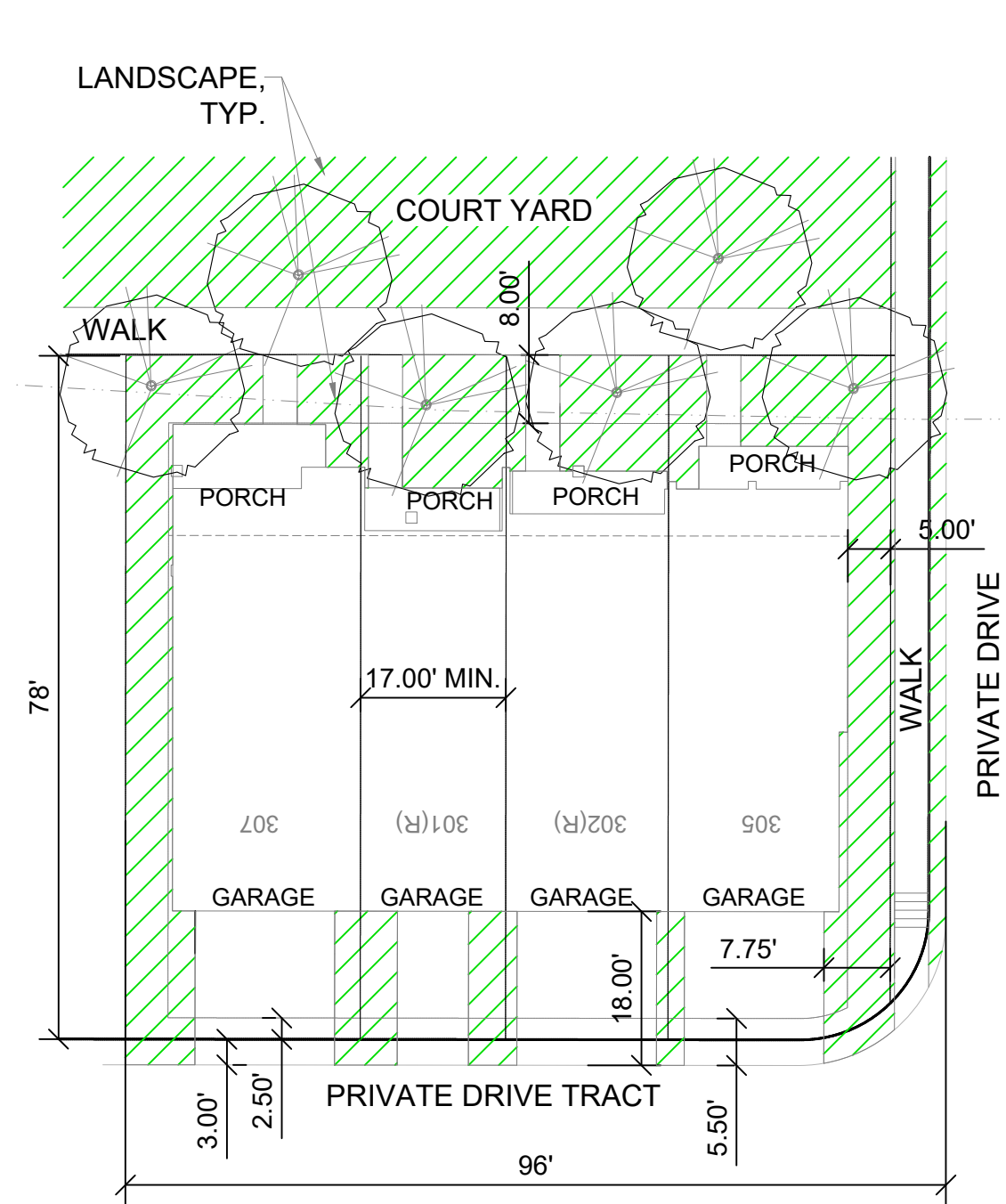


REAR ELEVATION

NOTE:
COLORS AND MATERIALS TO MATCH PROPOSED ARCHITECTURE

MAILBOX KIOSK

NOT TO SCALE



TOWNHOME - TYPICAL LOT LAYOUT

SCALE: 1" = 20'

No.	Revisions	Date	By	No.	Revisions	Date	By
1	1st Submittal	2-21-2024	MK	4	4th Submittal	3-14-2025	MK
2	2nd Submittal	11-1-2024	MK				
3	3rd Submittal	1-10-2025	MK				

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

MATERIAL KEY - COLORADO MODERN ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7622 - HOMBURG GRAY
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE

3-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 1



MATERIAL KEY - COLORADO MODERN ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 3
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7659 - GRIS
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7674 - PEPPERCORN
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7595 - SOMMELIER
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	CHARCOAL
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH

3-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 3



TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 14 OF 29

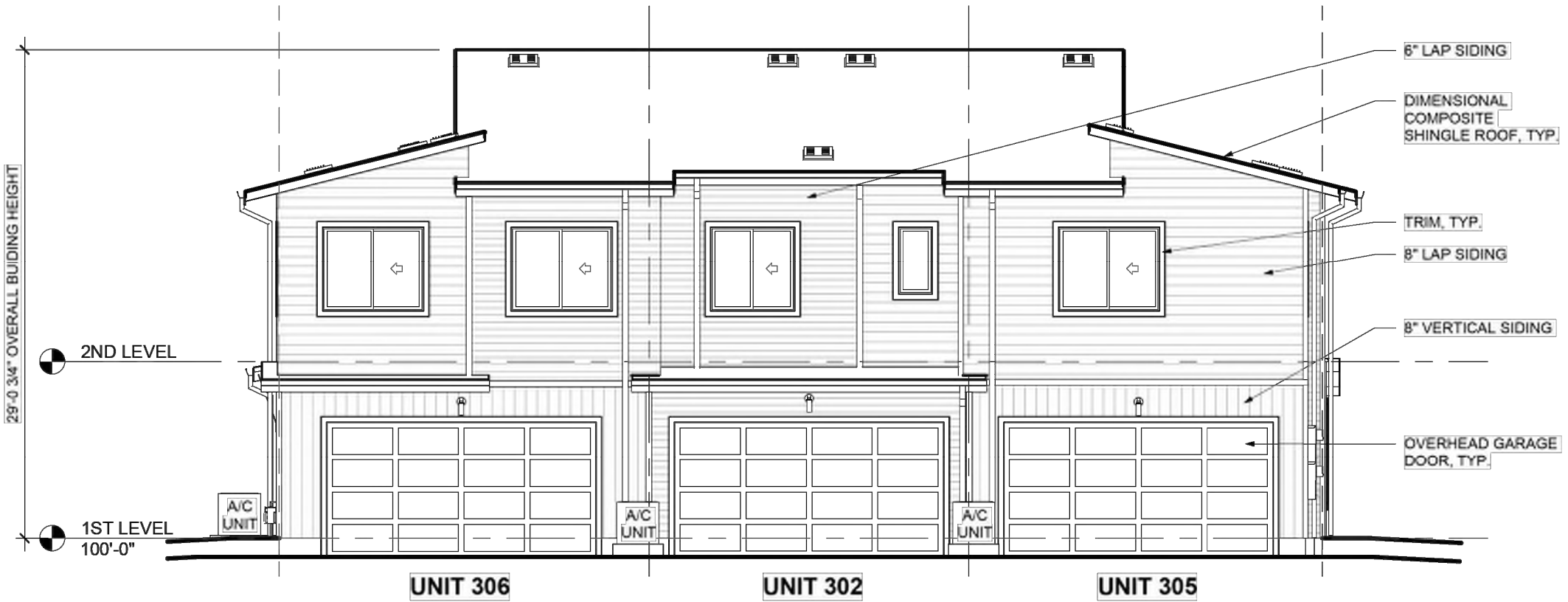
ARCHITECTURAL ELEVATIONS

3-PLEX - COLORADO MODERN - MASONRY CALCULATIONS

FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 737 SQ/FT	TOTAL - 843 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 306 SQ/FT (42%)	MASONRY - 254 SQ/FT (30%)	MASONRY - 49 SQ/FT (6%)
TOTAL MASONRY - 609 SQ/FT (25%)		



3 3-PLEX - COLORADO MODERN - RIGHT ELEVATION
1/8" = 1'-0"



4 3-PLEX - COLORADO MODERN - REAR ELEVATION
1/8" = 1'-0"



2 3-PLEX - COLORADO MODERN - LEFT ELEVATION
1/8" = 1'-0"



1 3-PLEX - COLORADO MODERN - FRONT ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7019 - GAUNTLET GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 9170 - ACIER
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6992 - INKWELL
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE

3-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7060 - ATTITUDE GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 7655 - STAMPED CONCRETE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6006 - BLACK BEAN
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND

3-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 2



TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 16 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

3-PLEX - MODERN HILL COUNTRY - MASONRY CALCULATIONS		
FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 631 SQ/FT	TOTAL - 816 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 272 SQ/FT (43%)	MASONRY - 232 SQ/FT (28%)	MASONRY - 114 SQ/FT (13%)
TOTAL MASONRY - 618 SQ/FT (27%)		



3 3-PLEX - MODERN HILL COUNTRY - RIGHT ELEVATION
1/8" = 1'-0"



4 3-PLEX - MODERN HILL COUNTRY - REAR ELEVATION
1/8" = 1'-0"



2 3-PLEX - MODERN HILL COUNTRY - LEFT ELEVATION
1/8" = 1'-0"



1 3-PLEX - MODERN HILL COUNTRY - FRONT ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

CASE NO: PLCSP202400295

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 17 OF 29
ARCHITECTURAL ELEVATIONS

MATERIAL KEY - COLORADO MODERN ELEVATION

MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7622 - HOMBURG GRAY
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE

4-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - COLORADO MODERN ELEVATION

MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7673 - PEWTER CAST
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7649 - SILVERPLATE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 6012 - BROWSE BROWN
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7625 - MT ETNA
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - GREY DRIFT
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7649 - SILVERPLATE

4-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 2

MATERIAL KEY - COLORADO MODERN ELEVATION

MATERIAL	MANUFACTURER	COLOR SCHEME 3
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7659 - GRIS
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7674 - PEPPERCORN
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7595 - SOMMELIER
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	CHARCOAL
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH

4-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 3



TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 18 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

4-PLEX - COLORADO MODERN - MASONRY CALCULATIONS

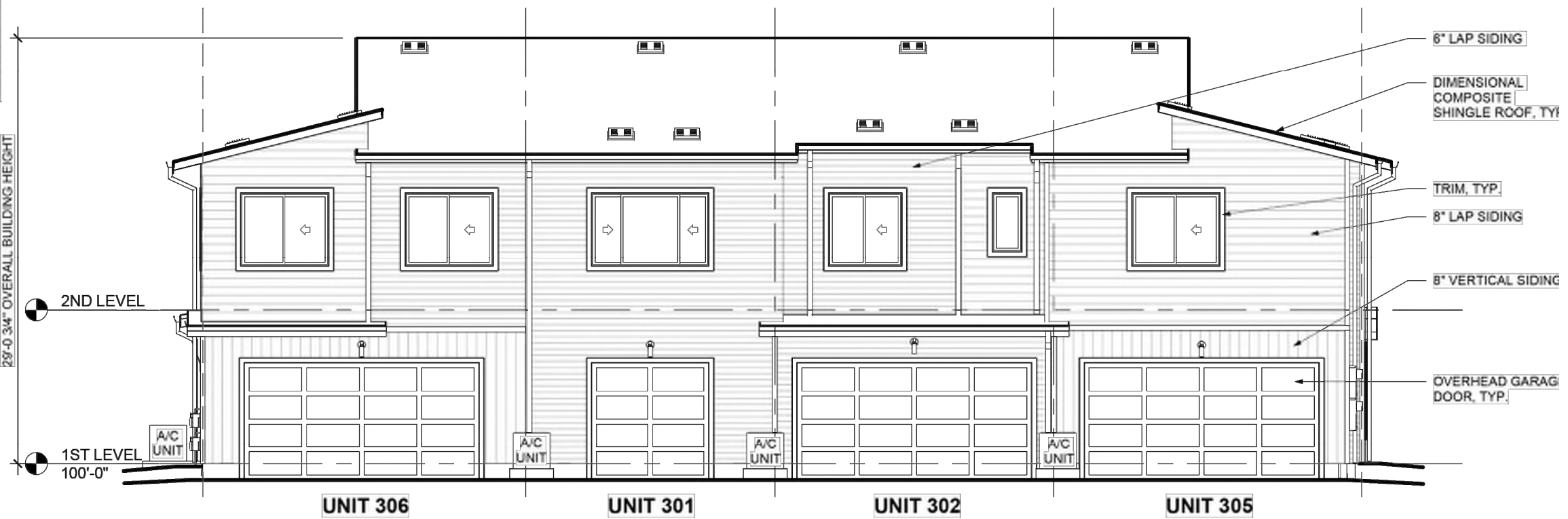
FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 920 SQ/FT	TOTAL - 843 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 388 SQ/FT (42%)	MASONRY - 254 SQ/FT (30%)	MASONRY - 49 SQ/FT (6%)
TOTAL MASONRY - 691 SQ/FT (26%)		



3 4-PLEX - COLORADO MODERN - RIGHT ELEVATION
1/8" = 1'-0"



2 4-PLEX - COLORADO MODERN - LEFT ELEVATION
1/8" = 1'-0"



4 4-PLEX - COLORADO MODERN - REAR ELEVATION
1/8" = 1'-0"



1 4-PLEX - COLORADO MODERN - FRONT ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

CASE NO: PLCSP202400295

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 19 OF 29
ARCHITECTURAL ELEVATIONS

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7019 - GAUNTLET GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 9170 - ACIER
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6992 - INKWELL
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE

4-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7060 - ATTITUDE GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 7655 - STAMPED CONCRETE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6006 - BLACK BEAN
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND

4-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 2

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 3
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 6236 - GRAYS HARBOR
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 7072 - ONLINE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7063 - NEBULOUS WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7595 - SOMMELIER
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - SLATE
ROOF SHINGLES	GAF	CHARCOAL
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7063 - NEBULOUS WHITE

4-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 3



TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 20 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



3 4-PLEX - MODERN HILL COUNTRY - RIGHT ELEVATION
1/8" = 1'-0"



2 4-PLEX - MODERN HILL COUNTRY - LEFT ELEVATION
1/8" = 1'-0"



4 4-PLEX - MODERN HILL COUNTRY - REAR ELEVATION
1/8" = 1'-0"



1 4-PLEX - MODERN HILL COUNTRY - FRONT ELEVATION
1/8" = 1'-0"

4-PLEX - MODERN HILL COUNTRY - MASONRY CALCULATIONS

FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 826 SQ/FT	TOTAL - 816 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 339 SQ/FT (41%)	MASONRY - 232 SQ/FT (28%)	MASONRY - 114 SQ/FT (13%)
TOTAL MASONRY - 681 SQ/FT (27%)		

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 21 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

MATERIAL KEY - COLORADO MODERN ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7622 - HOMBURG GRAY
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE

5-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - COLORADO MODERN ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7673 - PEWTER CAST
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7649 - SILVERPLATE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 6012 - BROWSE BROWN
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7625 - MT ETNA
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - GREY DRIFT
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7649 - SILVERPLATE

5-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 2

MATERIAL KEY - COLORADO MODERN ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 3
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7659 - GRIS
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7674 - PEPPERCORN
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7595 - SOMMELIER
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	CHARCOAL
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH

5-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 3



TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 22 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



5-PLEX - COLORADO MODERN - MASONRY CALCULATIONS

FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 1148 SQ/FT	TOTAL - 843 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 494 SQ/FT (43%)	MASONRY - 254 SQ/FT (30%)	MASONRY - 49 SQ/FT (6%)
TOTAL MASONRY - 797 SQ/FT (28%)		

2 5-PLEX - COLORADO MODERN - LEFT ELEVATION
1/8" = 1'-0"

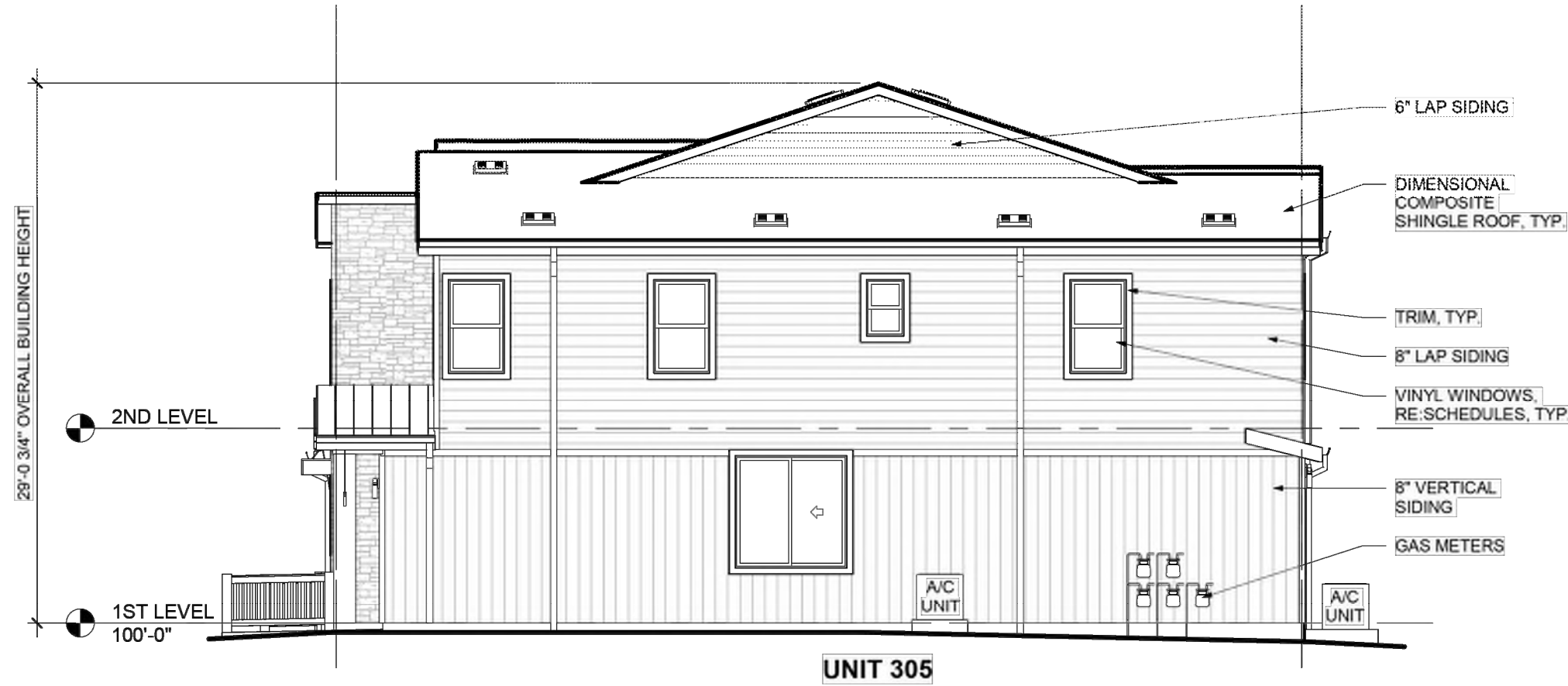


1 5-PLEX - COLORADO MODERN - FRONT ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 23 OF 29
ARCHITECTURAL ELEVATIONS



5-PLEX - COLORADO MODERN - MASONRY CALCULATIONS		
FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 1148 SQ/FT	TOTAL - 843 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 494 SQ/FT (43%)	MASONRY - 254 SQ/FT (30%)	MASONRY - 49 SQ/FT (6%)
TOTAL MASONRY - 797 SQ/FT (28%)		

2 5-PLEX - COLORADO MODERN - RIGHT ELEVATION
1/8" = 1'-0"



1 5-PLEX - COLORADO MODERN - REAR ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 24 OF 29
ARCHITECTURAL ELEVATIONS

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7019 - GAUNTLET GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 9170 - ACIER
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6992 - INKWELL
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE

5-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7060 - ATTITUDE GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 7655 - STAMPED CONCRETE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6006 - BLACK BEAN
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND

5-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 2

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 3
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 6236 - GRAYS HARBOR
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 7072 - ONLINE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7063 - NEBULOUS WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7595 - SOMMELIER
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - SLATE
ROOF SHINGLES	GAF	CHARCOAL
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7063 - NEBULOUS WHITE

5-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 3

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.



EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

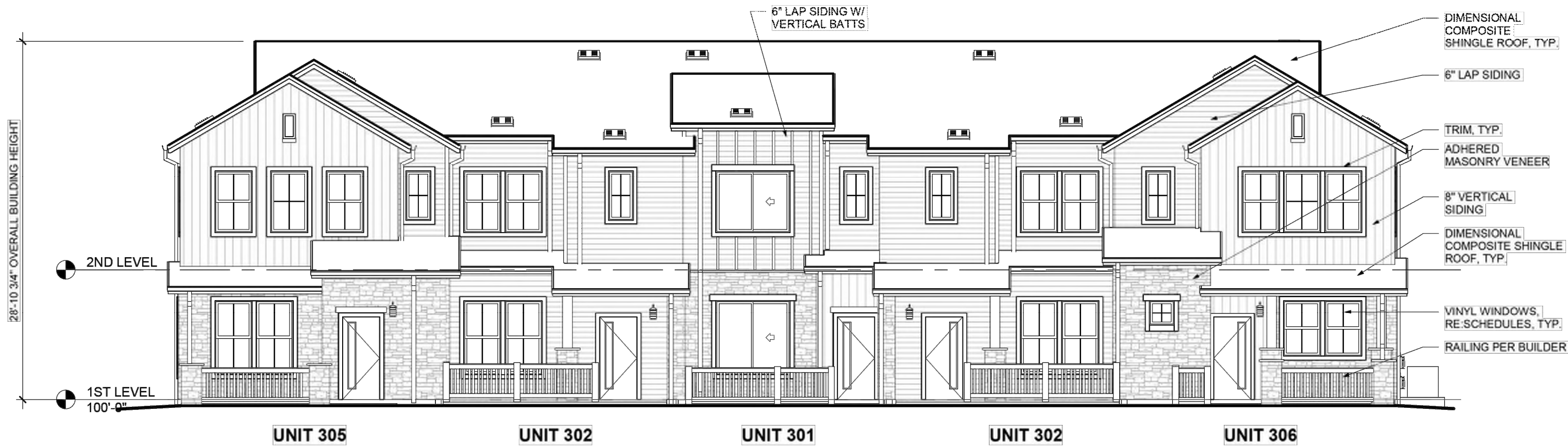
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 25 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



5-PLEX - MODERN HILL COUNTRY - MASONRY CALCULATIONS		
FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 1026 SQ/FT	TOTAL - 816 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 354 SQ/FT (34%)	MASONRY - 232 SQ/FT (28%)	MASONRY - 114 SQ/FT (13%)
TOTAL MASONRY - 700 SQ/FT (26%)		

2 5-PLEX - MODERN HILL COUNTRY - LEFT ELEVATION
1/8" = 1'-0"



1 5-PLEX - MODERN HILL COUNTRY - FRONT ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 26 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



5-PLEX - MODERN HILL COUNTRY - MASONRY CALCULATIONS

FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 1026 SQ/FT	TOTAL - 816 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 354 SQ/FT (34%)	MASONRY - 232 SQ/FT (28%)	MASONRY - 114 SQ/FT (13%)
TOTAL MASONRY - 700 SQ/FT (26%)		

2 5-PLEX - MODERN HILL COUNTRY - RIGHT ELEVATION
1/8" = 1'-0"



1 5-PLEX - MODERN HILL COUNTRY - REAR ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 27 OF 29

ARCHITECTURAL ELEVATIONS

MATERIAL KEY - CONTEMPORARY FARMHOUSE ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE
BODY 2 - BOARD & BATT	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM
FASCIA	PAINT - SHERWIN-WILLIAMS	SW 7068 - GRIZZLE GRAY
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE



1 5-PLEX - CONTEMPORARY FARMHOUSE - FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - CONTEMPORARY FARMHOUSE ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 9143 - CADET
BODY 2 - BOARD & BATT	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6990 - CAVIAR
FASCIA	PAINT - SHERWIN-WILLIAMS	SW 7674 - PEPPERCORN
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE



2 5-PLEX - CONTEMPORARY FARMHOUSE - FRONT ELEVATION - COLOR SCHEME 2

TOWNHOME - ARCHITECTURAL ELEVATIONS

N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 28 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



MATERIAL KEY - CONTEMPORARY FARMHOUSE ELEVATION				
MATERIAL	MANUFACTURER	COLOR SCHEME 1	COLOR SCHEME 2	COLOR SCHEME 3
BODY 1 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE	SW 9143 - CADET	SW 7650 - ELLIE GRAY
BODY 2 - BOARD & BATT	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM	SW 6990 - CAVIAR	SW 7630 - RAISIN
FASCIA	PAINT - SHERWIN-WILLIAMS	SW 7068 - GRIZZLE GRAY	SW 7674 - PEPPERCORN	SW 7069 - IRON ORE
ROOF SHINGLES	GAF	WEATHERED WOOD	BARKWOOD	CHARCOAL
STANDING SEAM METAL ROOF		DARK BRONZE	MATTE BLACK	DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE

2 5-PLEX - CONTEMPORARY FARMHOUSE - LEFT ELEVATION
1/4" = 1'-0"



1 5-PLEX - CONTEMPORARY FARMHOUSE - FRONT ELEVATION
1/4" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

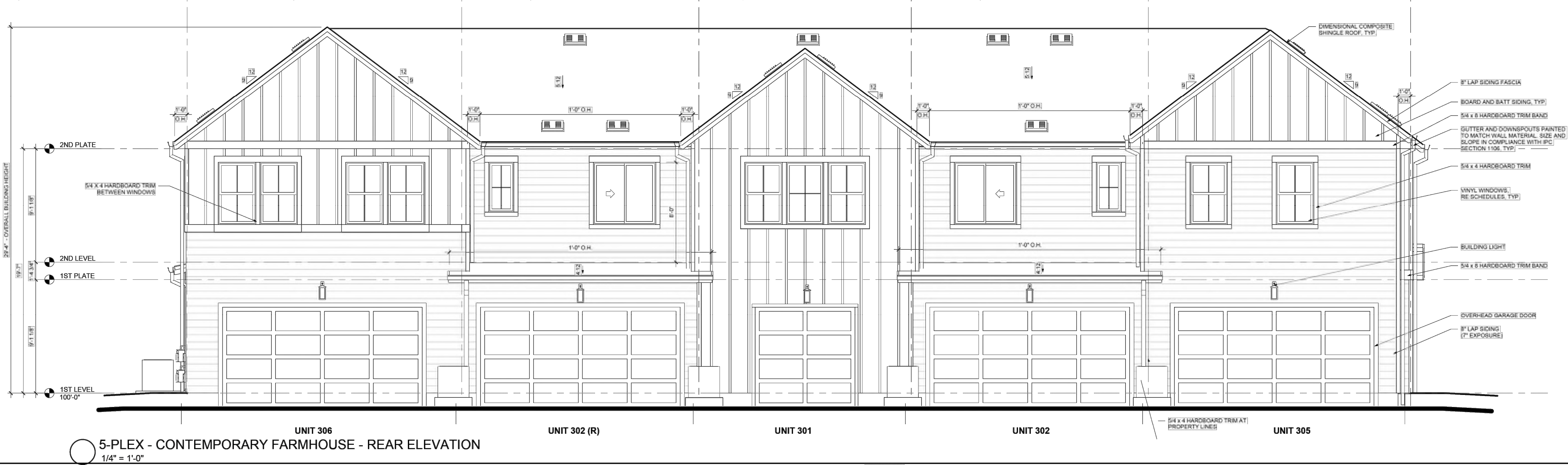
SHEET 29 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



MATERIAL KEY - CONTEMPORARY FARMHOUSE ELEVATION				
MATERIAL	MANUFACTURER	COLOR SCHEME 1	COLOR SCHEME 2	COLOR SCHEME 3
BODY 1 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE	SW 9143 - CADET	SW 7650 - ELLIE GRAY
BODY 2 - BOARD & BATT	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM	SW 6990 - CAVIAR	SW 7630 - RAISIN
FASCIA	PAINT - SHERWIN-WILLIAMS	SW 7068 - GRIZZLE GRAY	SW 7674 - PEPPERCORN	SW 7069 - IRON ORE
ROOF SHINGLES	GAF	WEATHERED WOOD	BARKWOOD	CHARCOAL
STANDING SEAM METAL ROOF		DARK BRONZE	MATTE BLACK	DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE

2 5-PLEX - CONTEMPORARY FARMHOUSE - RIGHT ELEVATION
1/4" = 1'-0"



5-PLEX - CONTEMPORARY FARMHOUSE - REAR ELEVATION
1/4" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

Attachment 11

Case Number:

PLZ02400296

Eastcreek Farm

Planned Development Standards

Amendment No. 2

February 2024

revised August 2024

revised January 2025

revised March 2025

Eastcreek Farm



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Contents

- 01. General Standards
- 02. Uses & Regulations
- 03. Residential Development Standards
- 04. Architectural Design Standards
- 05. Landscape Design Standards

01. General Design Standards

1.1 Community Vision

Eastcreek Farm is located in northern Thornton, on the edge of the agricultural and rural communities of Adams County and many developed residential areas in the City. The Eastcreek Farm community will have an agricultural homestead character, a theme that ties the community to its past heritage. Smaller homes with front porches and sidewalks that connect each home to the open spaces evokes a close-knit, small-town atmosphere. The neighborhood layout focuses around a Neighborhood Park with both passive and active recreational uses, trails, and social gathering spaces. The homestead theme will be reinforced through the architectural design, landscape elements, and site furnishings that promote the character of traditional agricultural communities in Colorado. Amendment No. 2 – further complements this vision.

A) Project Overview – Amendment No. 2

The Eastcreek Farms Overall Development Plan/Conceptual Site Plan (ODP/CSP) Amendment No. 2 and the Planned Development (PD) Standards Amendment No. 2 affects only the portion of Eastcreek Farm, located north of E. 152nd Avenue and west of Clayton Street which includes Single-Family Attached – Townhomes on 17.20 acres of the overall 93.03-acre Eastcreek Farm site. The Single-Family Attached - Townhomes are indicated as Planning Area 3.

The 43 Single-Family Detached homes located south of E. 152nd Avenue are not included in this ODP/CSP and PD Standards for Amendment No. 1 or Amendment No. 2. This area south of E. 152nd Avenue is governed by the previously approved ODP/CSP dated November 2018. All previously approved Plans and the Planned Development Standards remain effect for the 43 lots in the area south of E. 152nd Ave.

Amendment No. 1 included the 224 single family detached and paired homes located north of E. 152nd Avenue and east of Clayton Street. This area is governed by the PD Standards approved by the City of Thornton in May of 2021.

These Planned Development Standards -Amendment No. 2 contribute to creating a Mixed Residential Neighborhood as envisioned by the Thornton Tomorrow Together Comprehensive Plan approved July 14, 2020.

Eastcreek Farm is located northeast of the intersection of E 152nd Avenue and York Street, bordered by E-470 to the north and the future commuter rail tracks to the east. The intent is to create a residential neighborhood with a highly visible park as the focal point. There are three proposed Planning Areas, including:

Planning Area 1: Single- Family Detached Homes

Planning Area 2: Single- Family Attached-Paired Homes

Planning Area 3: Single-Family Attached - Townhomes

B) Project Goals

The following statements describe the intent for the Eastcreek Farm Planned Development:

- To achieve a harmonious neighborhood and park plan that is cohesive with and integrated into the existing neighborhood context;
- To include community design standards and aesthetic characteristics that promote a high quality development; and
- To provide safe and usable multi-modal access to the park through good visibility, trail connections, and sidewalks.
- Refer to the Standards and Graphics for elements such as:
 - Parks
 - Trails
 - Fencing
 - Monumentation
 - Playgrounds

1.2 Applicability

All regulations not specified in these Planned Development (PD) Standards for Eastcreek Farm shall conform to the requirements for each use or the most compatible zone district as outlined in the City of Thornton Development Code in effect at the time of development as determined by the Development Director.

Administrative amendments to these development standards are allowed as determined by the Development Director.

1.3 Land Use Summary

Planning Area	1 & 2	3 (Amendment Area)	Total Area
Unit	Acres	Acres	Acres
Parcel Size	62.08	17.20	79.28
Parks Provided	7.83	2.55	10.18
Open Space & Landscape Tracts	25.82	2.29	28.11
Private Drive Tracts	2.33	2.40	4.73
Public ROW	11.69	2.52	14.21
Gross Area	62.08	17.20	79.28

01. General Design Standards

Use	Acres	Gross Density	Dwelling Units
PA-1 Single Family Detached	34.90	2.75 DU/ac	96
PA-2 Paired Homes	27.18	4.71 DU/ac	128
PA-3 Townhomes	17.20	10.12 DU/ac	174
Total	79.28	5.02 DU/ac	398

2.1 Planning Areas (PAs)

The development consists of three Planning Areas which are intended to provide for the development of Single-Family Detached (SFD) homes, Single-Family Attached – Paired Homes and Single-Family Attached - Townhomes. The Planning Areas also allow for an HOA/Metro District maintained Neighborhood Parks, Pocket Parks and private active and passive recreational amenities designed to connect and enhance the existing open space networks.

2.1.1 Land Use Category Descriptions:

A) Single-Family Detached (PA-1)

Single-Family Detached homes are intended to be traditional front-loading homes either single story ranch style homes or two-story homes. Each home will have a minimum two car garage with two parking spaces available in the driveway.

B) Single-Family Attached- Paired Homes (PA-2)

Single-Family Attached - Paired Homes are intended as an individual home on its own fee simple lot where one side of the dwelling is coincident with the party wall between two attached dwellings and the other side is an unattached end unit. The paired homes are rear loaded from an alley. Each home will have a minimum two car garage access from the alley.

C) Single-Family Attached - Townhomes (PA-3)

Single-Family Attached – Townhomes are intended as a slightly higher density residential similar in character to the paired home in PA-2. Each home will be located on its own fee simple lot where the sides of the dwellings may be coincident with the party wall between three (3) to five (5) dwelling units and the end unit of the townhomes is unattached. The architectural forms are appropriate in the Single-Family Attached – Townhome area given its location within the community and its relationship to adjacent areas. The Townhomes expand the range of for sale housing types within Eastcreek Farm creating a Mixed Residential Neighborhood as envisioned by the City of Thornton Comprehensive Plan approved July 14, 2020.

02. Uses & Regulations

2.2 Permitted Uses

Refer to Table 2.2 for Permitted Uses.

Table 2.2 Permitted Uses
Single-Family Detached Homes (PA-1, PA-2)
Single-Family Attached- Paired Homes (PA-1, PA-2)
Single-Family Attached- Townhomes (PA-3)
Parks, Trails and Open Space
Model Home Complexes with Parking Lots (TUP)
Temporary Uses shall be per City Code
Accessory Uses
Accessory Uses as permitted in Single-Family Detached and Single-Family Attached- Paired Homes District of the City of Thornton Development Code
Subject to Criteria in City Code
Daycare and Group Home Uses (Not permitted in PA-3)

3.0 Density, Setbacks, Lot Dimensions and Lot Coverage

3.1 Planning Area 1- Single-Family Detached Homes

Table 3.1 below, lists the density and dimensional standards that apply within Planning Area 1 – Single-Family Detached Homes. Other site-specific conditions or regulations within these PD Standards may further limit site development. All lots shall comply with the requirements set forth in Table 3.1

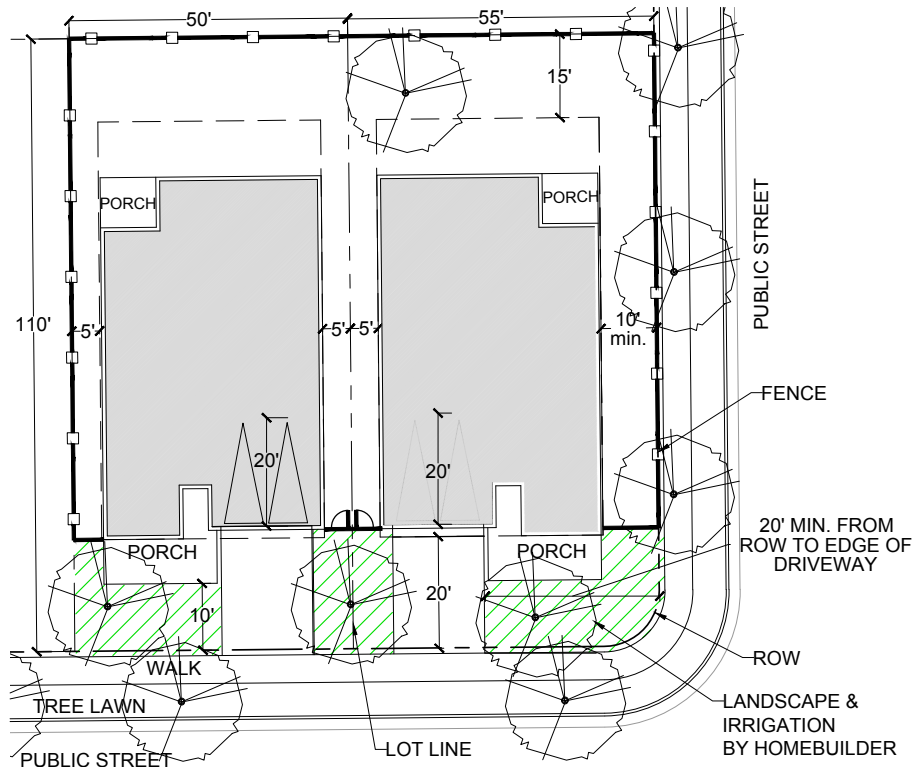
Table 3.1 -PD DEVELOPMENT STANDARDS		
Single-Family Detached Lots	Standard	Notes
Maximum Number of Dwelling Units	96	
Maximum Building Height	35 Feet	2 Stories
Maximum Accessory Structure Building Height	16 Feet	
Dwelling Units per Lot	One	
Minimum Lot Size	5,250 Square Feet	50 Feet x 105 Feet- Typical Lot Size
Maximum Lot Coverage	60%	As defined by City Code
Minimum Floor Area	1,000 Square Feet	
Minimum Lot Width	50 Feet	On a straight frontage
	40 Feet	On a cul-de-sac or curved frontage
Unit Parking Requirement	4 spaces per unit (2 of which shall be provided in garage).	
Building Setbacks (All setbacks are measured from the Property/ Lot Line)		
FRONT		
To face of garage	20 Feet	On a front or side loaded garage
To living area/ covered porch	10 Feet	
To living area covered porch with a side loaded garage	10 Feet	
SIDE		
Internal Lot	5 Feet	
Corner Side	10 Feet	To public street or alley
The <i>internal lot line setback</i> applies when there is an intervening landscape tract of at least (5) five feet.		
REAR		
	15 Feet	For primary structures and enclosed patios or decks
PROJECT PERIMETER	25 Feet	

ENCROACHMENTS

Single-Family Detached Homes

- Encroachments within all setbacks of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, cantilevers bay/box windows, fireplaces/chimneys, entertainment center bump outs and counterforts.
- Three (3) feet is allowed for window wells, and like features of the structure. Ramps for ADA accessibility may encroach as needed
- Decks and covered patios may encroach up to seven (7) feet into the rear setback with the provision that they are never enclosed and are not located in any easement.
- Encroachments are not permitted into any easements without consent of the easement holder, or into Public Rights-of-way.

3.1.2 Single-Family Detached Lot Setback Typical



3.2 Planning Area 1- Single-Family Attached- Paired Homes

Table 3.2 below, lists the density and dimensional standards that apply within Planning Area 2 – Single Family Attached/ Paired Homes. Other site-specific conditions or regulations within these PD Standards may further limit site development. All lots shall comply with the requirements set forth in Table 3.2

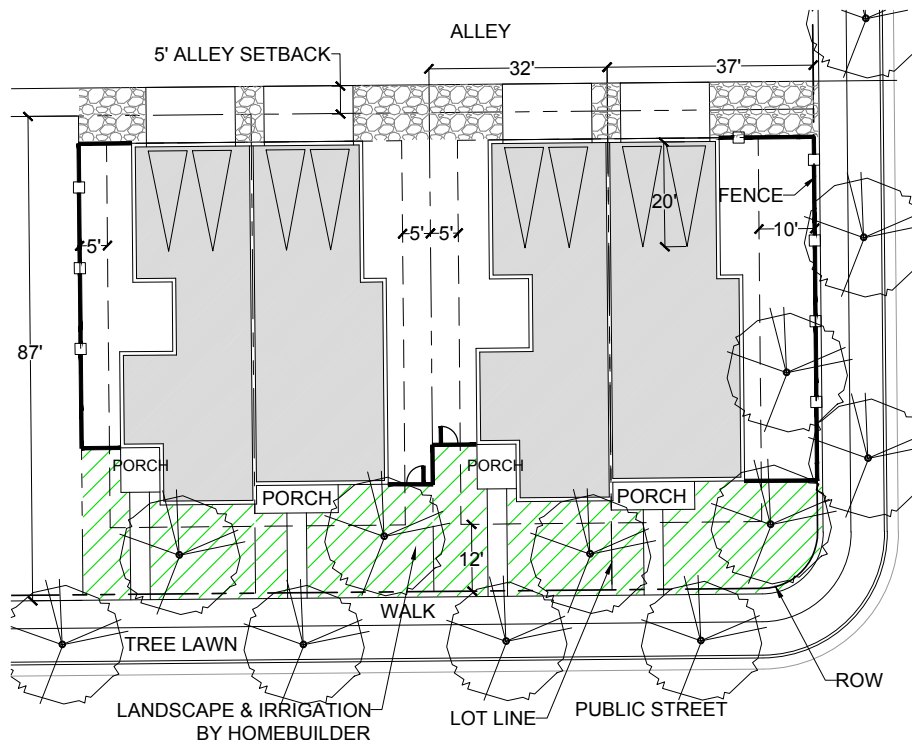
Table 3.2 -PD DEVELOPMENT STANDARDS		
Single-Family Attached-Paired Homes	Standard	Notes
Maximum Number of Dwelling Units	128	
Maximum Building Height	35 Feet	
Accessory Structures	Not Permitted	
Dwelling Units per Lot	One	
Minimum Lot Size	2,760	32 Feet x 87 Feet- Typical Lot Size
Maximum Lot Coverage	70%	As defined by City Code
Building Setbacks (All setbacks are measured from the Property/ Lot Line)		
FRONT		
Facing a public street or Garden Court	12 Feet	
SIDE		
Internal Lot	5 Feet	0 feet on attached/ shared wall side of the home

Table 3.2 -PD DEVELOPMENT STANDARDS

Single-Family Attached- Paired Homes	Standards	Notes
Building Setbacks (Continued)		
CORNER SIDE		
Adjacent to a public street or private drive/alley	10 Feet	
The <i>internal lot line setback</i> applies when there is an intervening landscape tract of at least (3) three feet.		
REAR		
	5 Feet	To edge of pavement of the alley
PROJECT PERIMETER	25 Feet	
Parking		
Unit Parking	2 Spaces	To be provided in rear loading garage
Encroachments		
Single-Family Attached- Paired Homes		
<ul style="list-style-type: none"> • Encroachments within all setbacks of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, bay/box windows, fireplaces/chimneys, entertainment center bump outs and counterforts. • Three (3) feet is allowed for window wells, and like features of the structure. Ramps for ADA accessibility may encroach as needed • Stairs or steps from the home may encroach to the back of sidewalk outside of the private lot. • Encroachments are not permitted into any easements without consent of the easement holder, or into Public Rights-of-way. 		

3.2.2 Lot Typical- Paired Home

The image below, illustrates the density and dimensional standards that apply within Planning Area 2 – Single- Family Attached- Paired Homes. Other site-specific conditions or regulations within these PD Standards may further limit site development. All lots shall comply with the requirements set forth in Table 3.2



03. Residential Design Standards

3.3 Planning Area 3- Single-Family Attached - Townhomes

Table 3.3 below, lists the density and dimensional standards that apply within Planning Area 3 – Single-Family Attached Townhomes. Other site-specific conditions or regulations within these PD Standards may further limit site development. All Townhome development shall comply with the requirements set forth in Table 3.3

Table 3.3 -PD DEVELOPMENT STANDARDS		
Single-Family-Attached - Townhome	Standards	Notes
Maximum Number of Dwelling Units	174	
Maximum Building Height	35-Feet	
Accessory Structures		
Private outdoor patio or deck minimum floor area	60 Square Feet	
Dwellings per Lot	One	
Minimum Lot Size	1,300 Square Feet	17-feet x 78-feet
Maximum Lot Coverage	75%	As defined by City Code
Minimum Building Setbacks (All setbacks are measured from the Property/ Lot Line)		
Front		
Facing a public street or garden court	8-Feet	
Side		
Internal Lot Line	5-Feet	0-Feet on attached/shared wall side of the home
Corner Side		
Garage adjacent to a public street or private drive/alley	10-Feet	Measured from the alley/private drive pavement and ROW on a public street
Adjacent to a tract next to a public street or private drive/alley	5-Feet	Tract shall be a minimum 3-feet wide
Private lot driveway to public street ROW	12-feet	
Private lot driveway to private drive/ alley pavement edge	10-feet	
Rear		
	5.5-feet	Measured from the rear lot line/ edge of private drive
Parking		
Two (2) spaces per Dwelling Unit	One (1) space shall be enclosed	313 Garage spaces 93 On-street parking spaces 35 Surface spaces

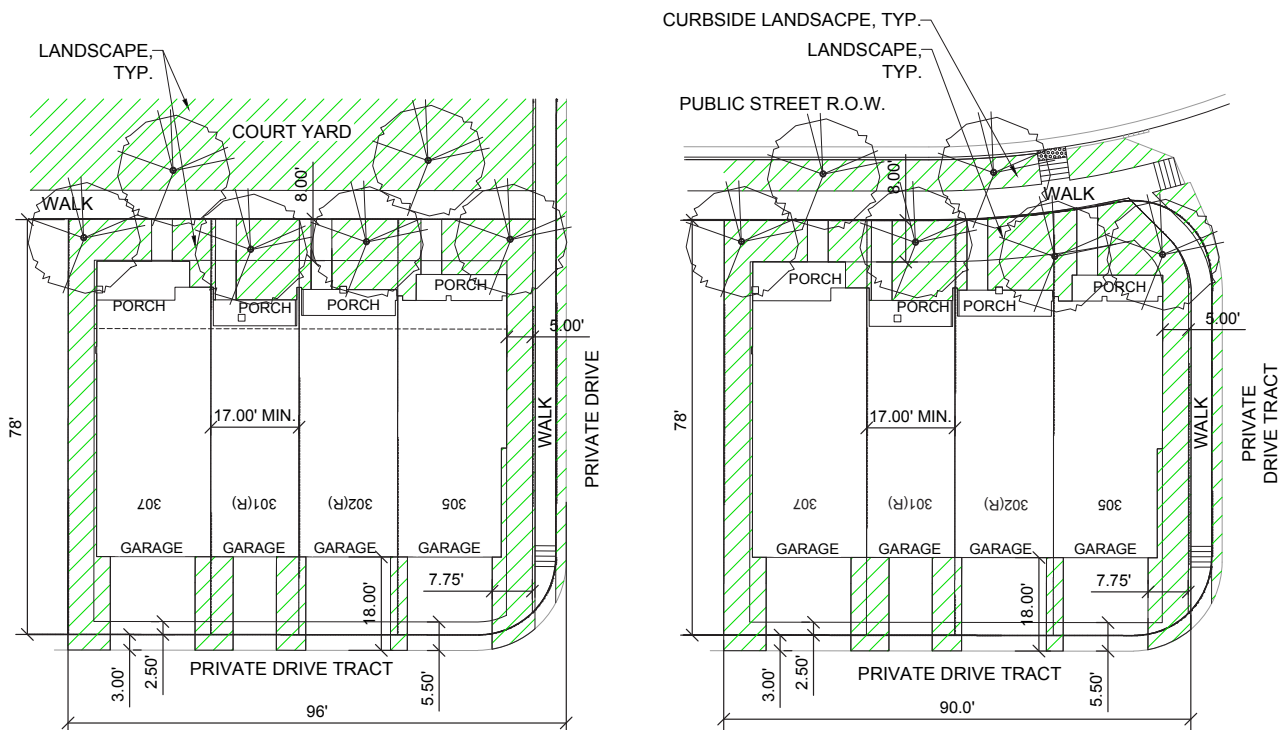
Encroachments

Single-Family Attached - Townhome

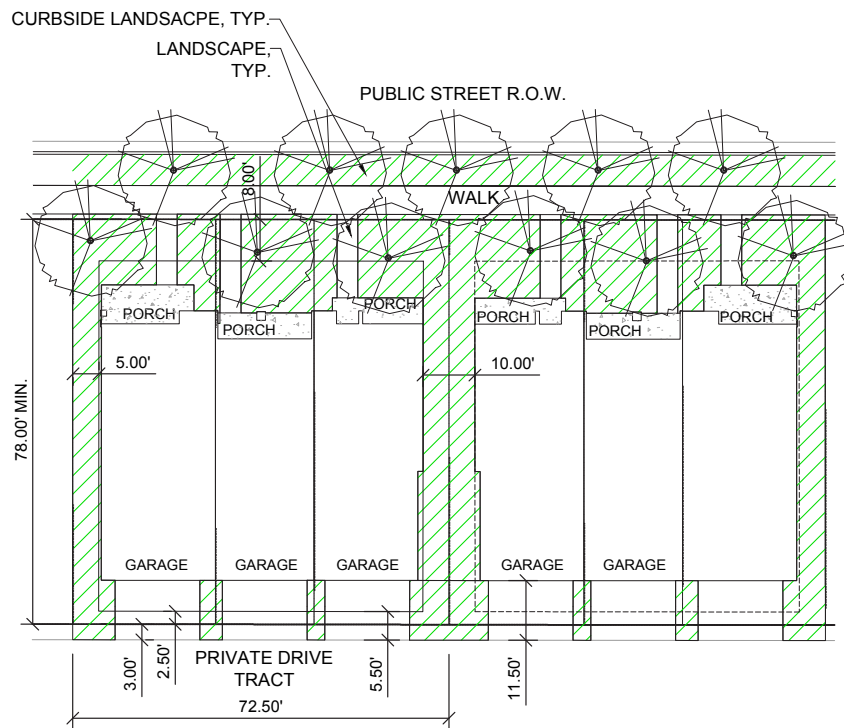
- Encroachments within all setbacks or building separations of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, bay/box windows, fireplaces/chimneys, entertainment center bump outs and counterforts.
- Three (3) feet is allowed for window wells, and like features of the structure. Ramps for ADA accessibility may encroach as needed
- Stairs or steps from the home may encroach to the back of sidewalk.
- Decks and covered patios may encroach up to five (5) feet into the setbacks provided they are never enclosed and are not located in any easement.
- Encroachments are not permitted into any easements without consent of the easement holder, or into Public Rights-of-way.

3.3.1 Lot Typical- Single-Family Attached

The image below, illustrates the density and dimensional standards that apply within Planning Area 3 – Single-Family Attached- Townhomes. Other site-specific conditions or regulations within these PD Standards may further limit site development. All lots shall comply with the requirements set forth in Table 3.3



03. Residential Design Standards



4.1 Introduction

Eastcreek Farm's design elements will represent an agricultural heritage character. The homestead theme will be reinforced through architectural elements that promote the character of traditional farming communities in Colorado.

4.2 Architectural Character

A) Design

To enhance the heritage theme, "Farmhouse" style homes, or a modern interpretation of the style shall be the prominent architectural character. A variety of elevations, color palettes, and masonry materials will be offered to provide diversity along the neighborhood streetscape.

B) General Requirements

The development will meet all City of Thornton's Design Standard requirements. Architectural elevations shall go through the typical City Architectural Review Process.

C) Intent

The intent for the community is to offer a variety of home plans, sizes, and price points while maintaining a cohesive architectural theme in terms of colors and materials. Three distinct home types will be offered: one- and two-story Single-Family Detached Homes; two-story rear alley loaded Single-Family Attached/Paired Homes; and Single-Family Attached/Townhomes. The Pairs and Townhomes are designed and scaled to provide quality of life to all users.

4.2.1 Quality Enhancements- Single- Family Detached and Single- Family Attached/ Paired Homes

- a. Thirty percent of the homes in a subdivision filing that have front loaded-garages shall have a front wall plane that is at least two feet further from the street than the primary front wall plane of the home or the leading of a porch.
- b. The mailbox kiosk for a subdivision filing shall be architecturally integrated into the development.
- c. At least 50 percent of the dwelling units in a subdivision filing shall have a garage door with windows.
- d. No more than 25 percent of the homes in a subdivision filing are the same model (with distinctly different floor plans).

4.2.2 Quality Enhancements- Single-Family Attached - Townhome

- a. A primary roof slope of at least 6:12.
- b. A garage door with windows.
- c. A unit designed so that the unit's garage door or doors and its "front entry" appear on different sides of a building (i.e. Rear alley loaded).
- d. A covered front porch a minimum of five-feet by eight-feet.
- e.. Front elevation of the building contains at least three distinct roof breaks.

05. Landscape Design Standards

5.1 Landscape Character

A) General Requirements

- Park design shall be submitted as a part of a separate construction document set in conjunction with future Minor Development Plans (MDP) and Construction Documentation (CD) for the Planning Areas 1 and 2, the Single-Family Homes and Single-Family Attached – Paired Homes. Final HOA/ Metro District landscape design shall be submitted to the City of Thornton as a Minor Development Permit (MDP).
- Landscape Plans including recreational amenities, shall be provided as part of the Minor Development Permit (MDP) for Planning Area 3 – Single-Family Attached–Townhomes.
- Landscaped areas shall be landscaped in accordance with Thornton City Code Tree Equivalent (TE) and plant size requirements with the exception of larger trees located in the E-470 Trail Corridor and the cottonwoods in the German Ditch.

B) Irrigation

- Primary plant material shall be drought tolerant. Xeric plant species shall be used whenever possible and shall meet the City of Thornton's Water-Wise Landscape Principles, Section 18-492.
- All landscaped areas within Eastcreek Farm shall use high efficiency irrigation systems. In turfgrass, utility turf, and native seed areas, sprinkler nozzles shall achieve a minimum 80% Distribution Uniformity. In bed areas, shrubs, perennials and ornamental grasses shall use point source or line source style drip irrigation that achieves a minimum Distribution Uniformity of 90%. Trees in beds shall be irrigated with a minimum of two concentric rings of line source dripline (95% Distribution Uniformity), which can be part of the same zone as the shrubs, perennials and ornamental grasses. Trees planted directly in native seed or utility turf areas shall be irrigated with a minimum of two concentric rings of line source dripline (95% Distribution Uniformity), but must be on their own dedicated drip zone (not shared with beds or rotor irrigation of the surrounding area). Smart irrigation controllers shall be used for all common/public and private lot/tract landscape areas. Smart irrigation controllers shall have the EPA Water Sense label/certification, and shall be capable of automatically adjusting the irrigation schedule utilizing either soil moisture sensors or weather-based devices. All irrigation components shall be approved with the irrigation plans at the time of the MDP.

C) Landscaped Areas

- Common landscaped areas shall include any landscaped area that is owned and maintained by the HOA/Metro District
- Landscaping in the buffers along surrounding arterials shall be uniform in appearance.
- All private on-lot and common area landscaping in the Single-Family Attached-Townhome area will be installed and maintained by the HOA/Metro District

D) Design

- Landscape design shall have a natural character and where appropriate may incorporate an agricultural character, resembling organized plantings and crop rows.

5.2 Retaining Walls

- Where needed, retaining walls of heights, material, and construction acceptable to the City shall be provided by the builder / developer to keep slopes within acceptable ranges.
- Retaining walls shall not exceed four (4) feet in height. Handrails shall be provided when retaining walls with a vertical drop greater than 30 inches present a hazard to pedestrians and/or bicyclists. Exceptions to the height may be submitted to the City for approval at the time of MDP. PA-3 may submit an exception for a maximum wall height of 7 feet along the regional trail adjacent to the Townhomes at time of MDP.
- A minimum 4-feet of separation is required between tiered retaining wall levels.
- Retaining walls shall be constructed of materials and colors to maintain consistency with the community architectural style and landscape character.

5.3 Monumentation

A) General Requirements

- Community monumentation shall create gateways into the neighborhood that provide identity and create a unique sense of place and arrival. The monuments should reinforce the homestead theme by resembling grain bins, weather vanes, or water towers accented with stone walls and/or white wooden picket fencing and ornamental landscaping.
- Primary and secondary project monuments must not be exactly the same, but complementary in character, color, forms, and material. Project monumentation will occur at locations as identified on future MDP drawings.



5.4 Fencing

A) General Requirements

- Fencing shall be used in a consistent manner throughout the development. All fencing shall be made of wood stained to be complementary to the primary housing colors in the neighborhood (Color to be determined).
- 5-foot Ornamental Fencing with masonry columns at 100' maximum spacing is proposed along the perimeter of the Single-Family Attached-Townhome area.
- An 8-foot high double sided wood fence shall be used along the northern property line, with masonry columns at 75 foot intervals. Refer to fence details.
- A 6-foot high wood privacy fence with masonry columns every 75 feet shall be installed along the back of lots along E. 152nd Ave.
- Solid privacy fencing is not permitted in backyards that abut parks and open space areas. A 4-foot high open three-rail fencing shall be utilized at lots that abut parks and open space areas.
- The developer may choose from the accepted fence types (Figure 5.4.1) for interior lot lines and backyard fence lines which are not specified in the Fencing Plan.
- Final fencing design and locations shall be submitted as a part of a Comprehensive Fencing Plan in conjunction with future Minor Development Permits.

B) Fencing Character (Fig. 5.4.1)

- The following types of fencing shall be allowed in Eastcreek Farm:



6' Wooden Privacy Fence



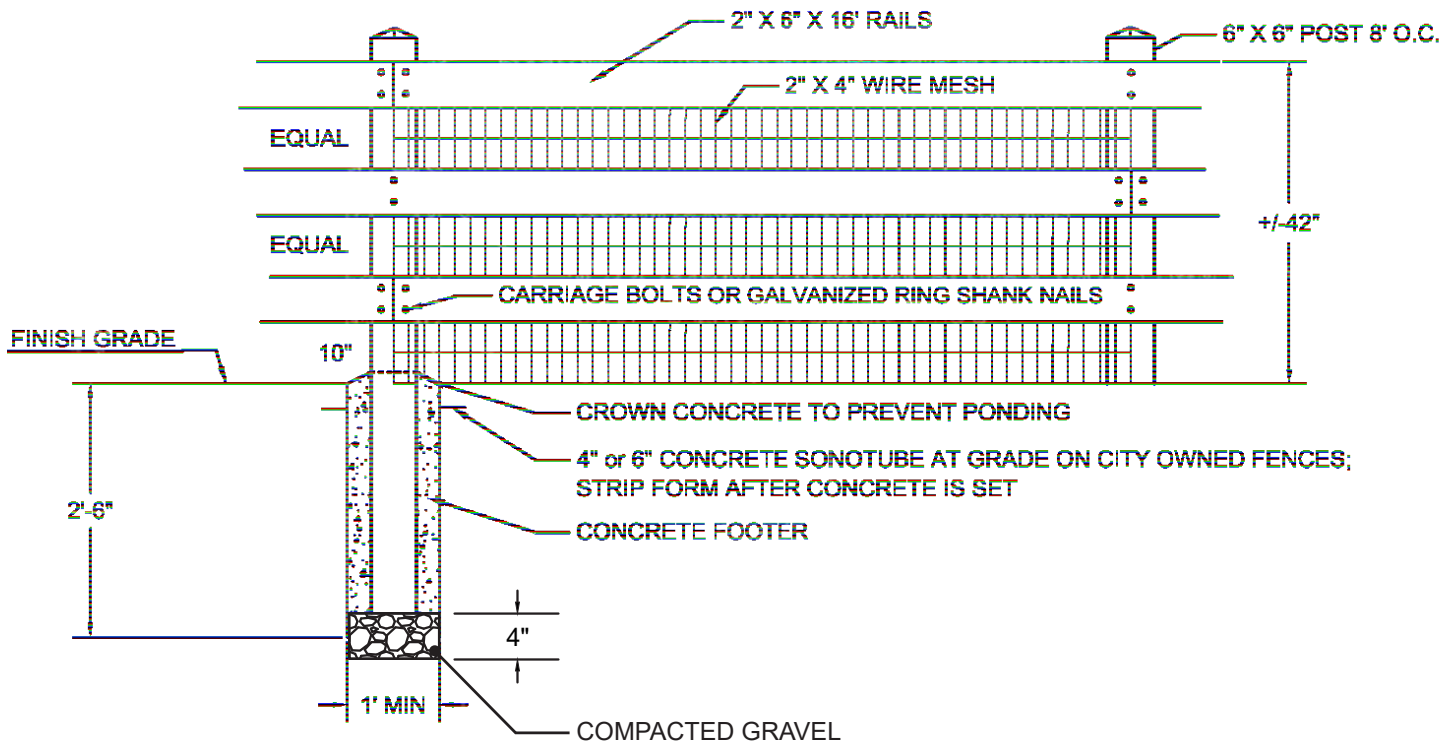
8' Double- Sided Sound Barrier Fence
along E-470



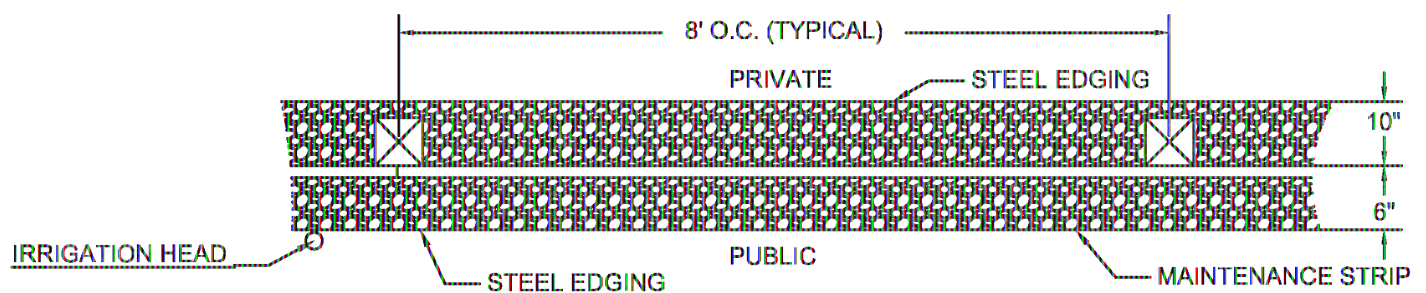
4'-0" Open Three-Rail Fence

5.4.1 Fencing Detail

Fencing Details for Single-Family Detached, Single-Family Attached-Paired Homes & Single-Family Attached - Townhomes



Scale: NTS

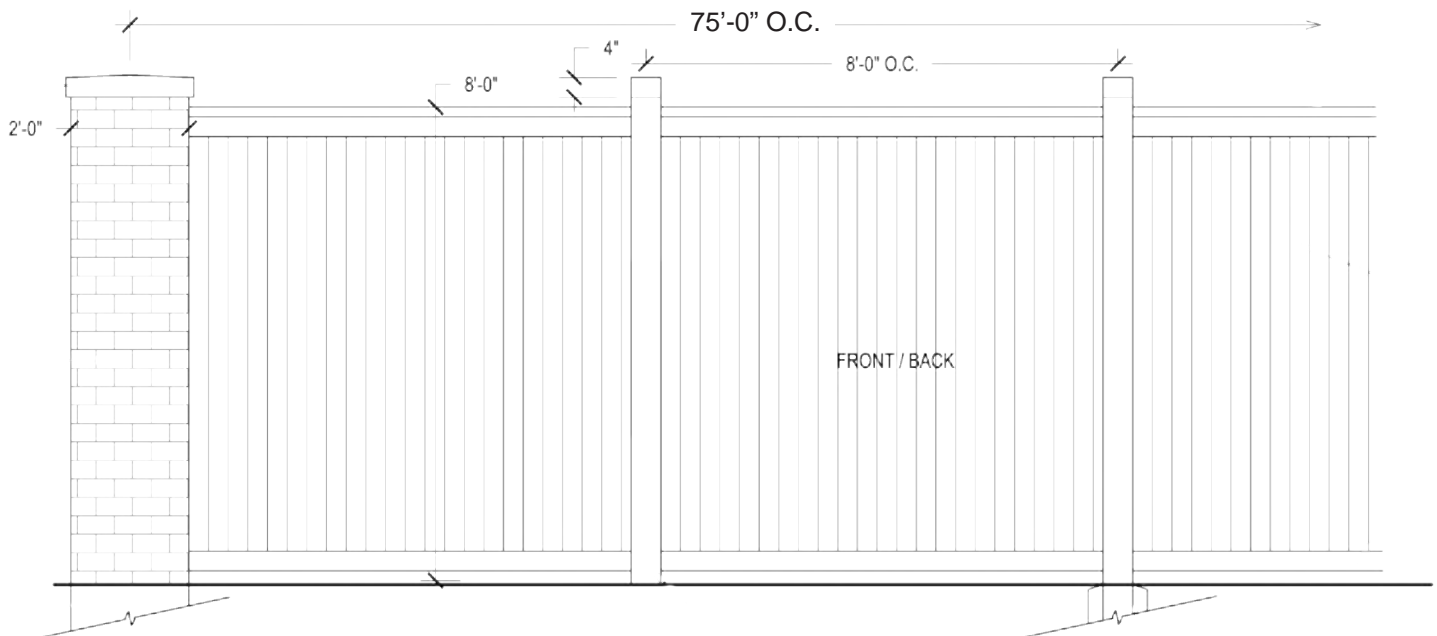


City of Thornton: Open Three- Rail Fence with Maintenance Strip- Section & Elevation

Scale: NTS

05. Landscape Design Standards

5.4.2 Fencing Detail



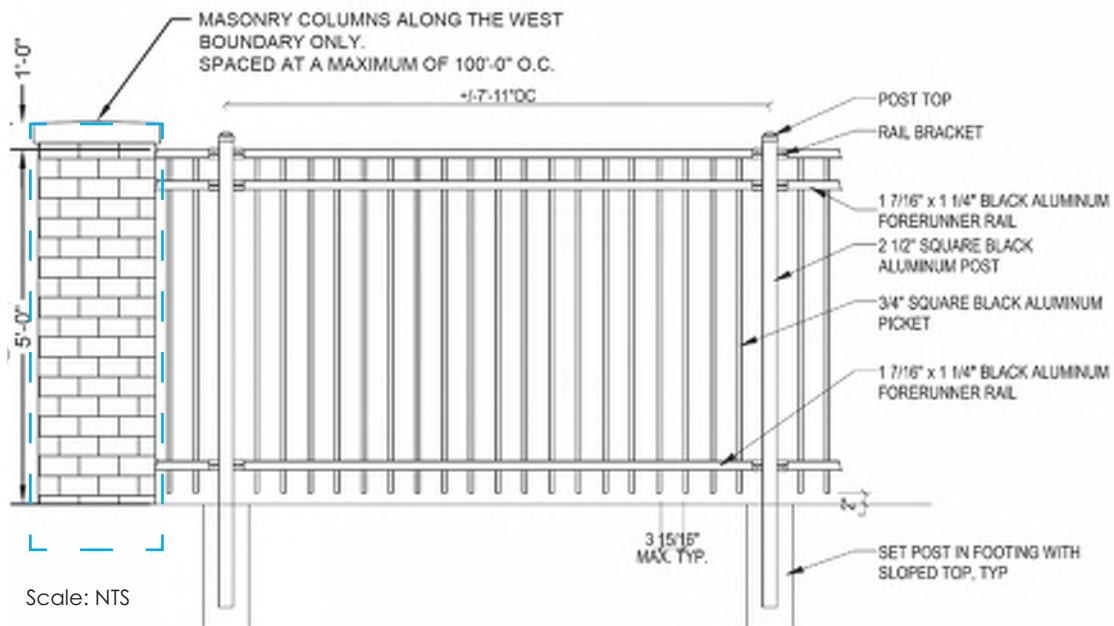
Scale: NTS

NOTES:

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.

Eastcreek Farm: 8' Double-Sided Solid Wood Sound Barrier with Masonry Columns-Elevation

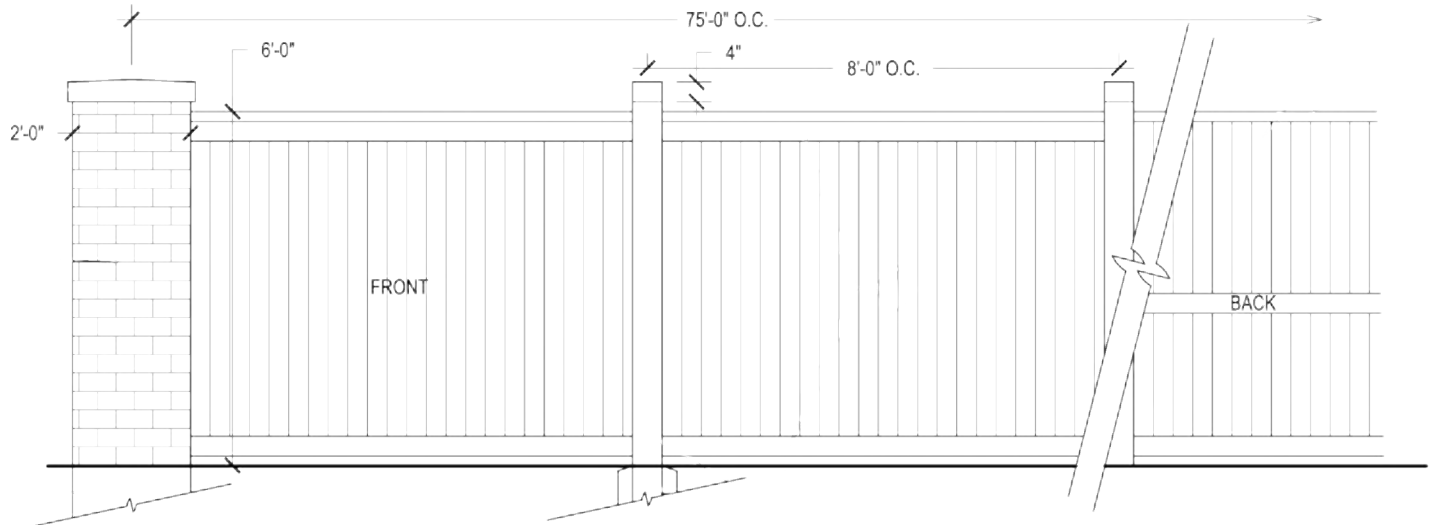
5.4.3 Fencing Detail



Scale: NTS

Eastcreek Farm Single-Family Attached - Townhomes: 5' Ornamental Metal Fence-Elevation

5.4.4 Fencing Detail



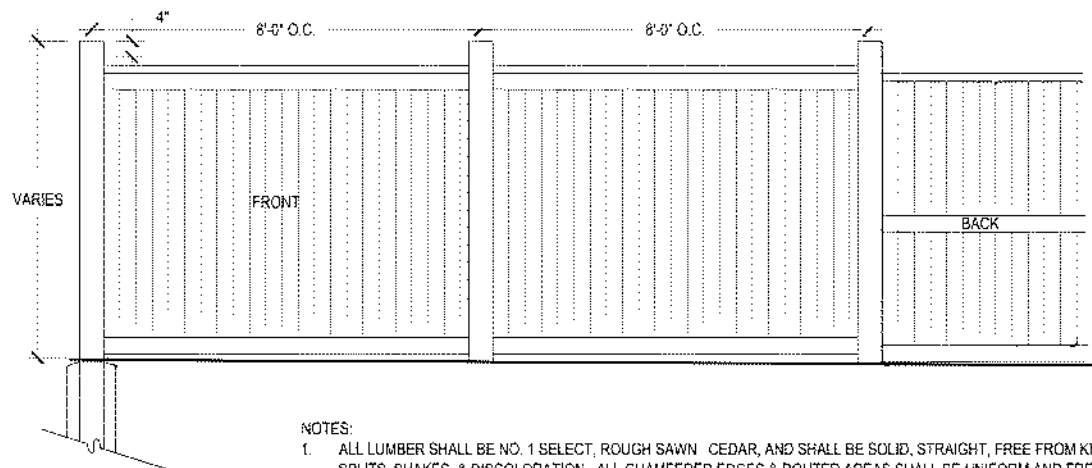
NOTES:

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.

Eastcreek Farm Single-Family: 6' Wood Privacy Fence with Masonry Column- Elevation

Scale: NTS

5.4.5 Fencing Detail

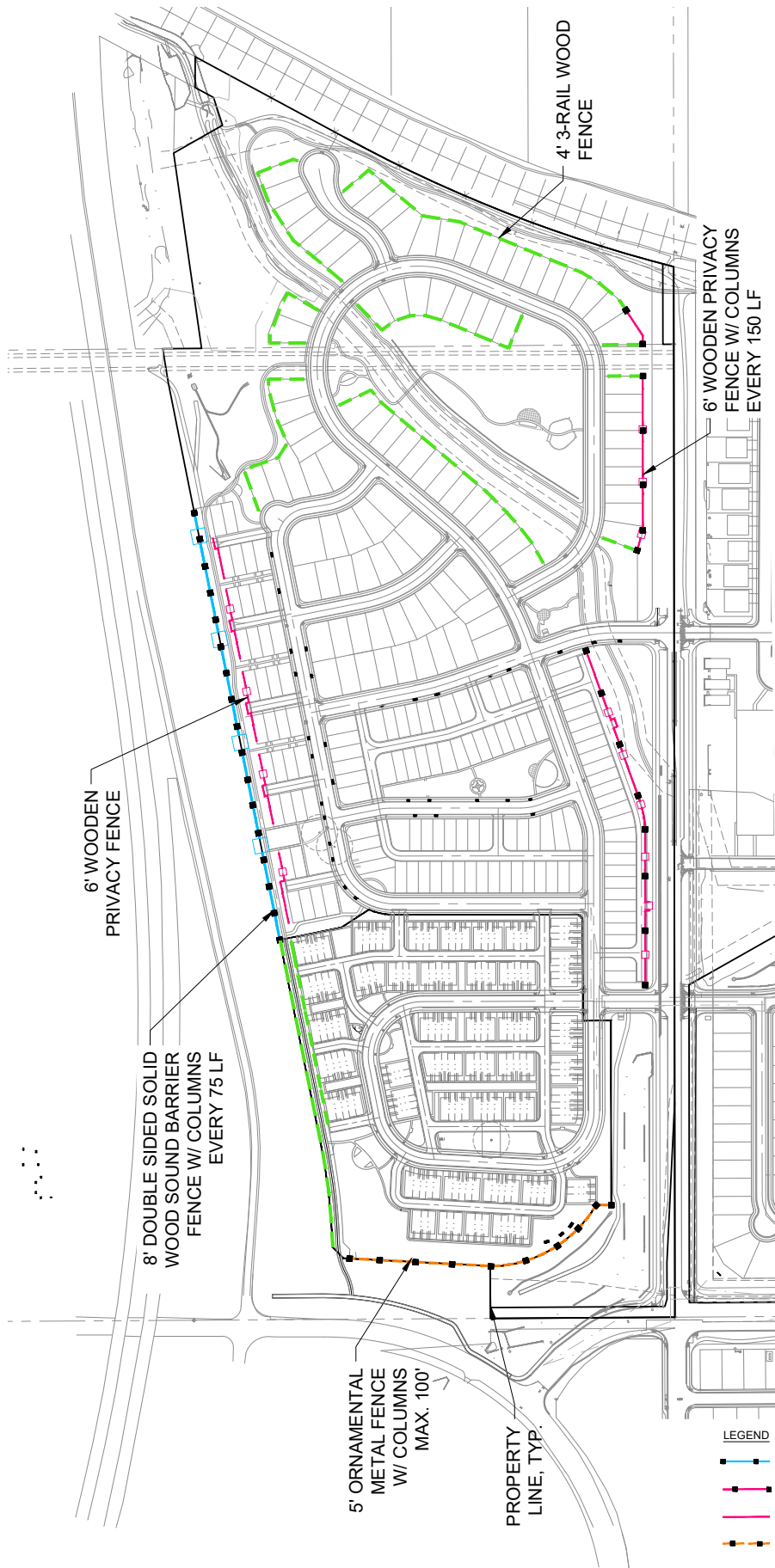


NOTES:

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

Eastcreek Farm Single-Family: 6' Wooden Privacy Fence- Elevation

Scale: NTS



LEGEND

- 8' DOUBLE SIDED SOLID WOOD SOUND BARRIER FENCE WITH MASONRY COLUMNS EVERY 75 LF
- 6' WOODEN PRIVACY FENCE WITH MASONRY COLUMNS EVERY 150 LF
- 6' WOODEN PRIVACY FENCE
- 5' ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS MAX. 100' ON CENTER
- 4' 3-RAIL WOOD FENCE

Eastcreek Farm Fencing Plan

5.5 Lighting

The primary goal of lighting throughout the development should be to provide for the safe nighttime use (as permitted) of streets, sidewalks, and trails. Specific requirements should follow those set in the City of Thornton Code and City Standards and Specifications. The style of the fixtures should promote the homestead theme of the community and utilize forms and materials that are consistent with the architectural style, signage, and landscape character.

Final lighting design and locations shall be submitted as a part of a Comprehensive Lighting Plan in conjunction with future MDP's and DP's. All 10- foot trails in development will have lights every 300 linear feet that meets or exceeds COT standards and specifications requirements.

5.6 Site Furnishings

A) Single-Family Detached, Single-Family Attached- Paired Homes & Single-Family Attached-Townhomes

Site furnishings, including benches, trash receptacles and bike racks, shall enhance the community's homestead theme by utilizing forms and materials which are consistent with the architectural style, signage, and landscape character. All furnishings should be part of a uniform stylistic "family". Final site furnishings shall be submitted in conjunction with future MDP's.

An example of a uniform stylistic 'family' is shown below:



05. Landscape Design Standards

5.7 Detention Ponds

Detention ponds will be natural and planted with native seed. The pond will be temporarily irrigated to establish the seed. The Eastcreek Farm HOA/ Metro District will assume maintenance of the Detention Pond.

5.8 Specific Requirements for Single-Family Detached and Single-Family Attached- Paired Homes

A) Neighborhood Park (4.44 Acres) Intent

The Neighborhood Park utilizes the open area along the German Ditch, which runs through the center of the development to connect into the City's open space network. The intent is to create a neighborhood park that provides community recreational opportunities. The elements within the Neighborhood Park should continue the community's homestead character with farm themed play equipment and site furnishings that are within the same stylistic "family" as the rest of the development. The design and construction plans for the Neighborhood Park will be provided concurrently with the Minor Development Permit for Planning Areas 1 and 2.

B) Specific Requirements

The following program elements and amenities shall be included within the Neighborhood Park:

- 2,000 square foot playground with separate play areas for 2-5-year old's and 6-12-year-old. Play areas to include play equipment such as climbing structures, spinners, swings, slides, etc. as appropriate for the given age groups. At least six swings must be provided.
- Park Signage
- Bike Racks
- Benches and trash receptacles
- 25 feet x 25 feet Pavilion
- 6-9 picnic tables
- Bocce ball, horse shoes and cornhole
- Colorado blooms garden
- Hammock lounging area
- Open Play field
- Dog waste stations
- Trail





05. Landscape Design Standards

C) Pocket Parks/ Playgrounds Intent

There shall be Pocket Parks, with one (1) tot-lot type playgrounds located in the community that provide for recreational opportunities in addition to the Neighborhood Park. Refer to the CSP plans for the location of these Pocket Parks. The design of the pocket parks will be provided in the Minor Development Permit for Planning Areas 1 and 2.

D) Specific Requirements for Pocket Park #1 (0.992 Acres)

The following program elements and amenities shall be included within the Tot-Lot Playground #1, as a minimum:

- Play area with equipment appropriate for the 6-12-year-old age group. At least 4 swings to be provided.
- Bike Racks
- Benches and trash receptacles
- 10 feet x 10 feet Pavilion
- At least one (1) picnic table
- Pollinator Garden
- Dog waste stations
- Loop Trail

E) Specific Requirements for Pocket Park #2 (0.90 Acres)

The following program elements and amenities shall be included within the Pocket Park #2, as a minimum:

- Benches and trash receptacles
- At least one (1) picnic table
- Butterfly Garden
- Dog waste stations
- Loop Trail



5.9 Specific Requirements for Single- Family Attached- Townhomes

A) Pocket Park (2.53 Acres) Intent - Tract B

The following is included within the Single- Family Attached- Townhome area:

The Pocket Park connects directly to the Regional Trail along E-470, which runs East West along the northern property line and connects to the City's trail network along York Street. Amenities that are both accessible to the users of the regional trail and the residents of the neighborhood include seating, bike racks, a bike fix-it station, and directional signage adjacent to the regional trail in the northeast corner of the park. The elements contained in the Pocket Park will be designed with themed play equipment and site furnishings that are within the same stylistic "family" as the rest of the development. The design and construction plans for the Pocket Park will be provided concurrently with the Minor Development Permit for Planning Area 3.

B) Specific Requirements

The following program elements and amenities shall be included within the Pocket Park:

- 2,000 square foot playground with play elements for age groups 2-5 years and 6-12 years. The play equipment includes climbing elements, spring riders, swings, slides, etc. as appropriate for the given age groups. At least 1 swing set with two swings must be provided.
- Park Signage
- Bike Racks
- Benches and trash receptacles
- Shelter/Pavilion
- 4 picnic tables
- Open Play field with dimensions of 95-feet by 120-feet
- Dog waste station
- Trail seating node with bike racks, fix-it station, signage and benches
- P.L.D. - 5 - foot wide trail connection
- Fitness equipment



05. Landscape Design Standards



C) Pocket Parks

There shall be five (5) Pocket Parks located in the community that provide passive and active recreational opportunities in addition to the Neighborhood Park. Refer to the CSP plans for the location of these parks. The specific design of the Pocket Parks will be developed in the Minor Development Permit for Planning Area 3.

D) Specific Requirements for passive Pocket Parks - Tracts F, M, S, and U (0.46 acres combined)

The following program elements and amenities shall be included within each Pocket Park, as a minimum

- (1) Bench and (1) trash receptacle
- (1) Dog waste station
- Trail connection in Tract S connects to a Non-P.L.D. Trail
- Specialty plantings with seasonal interest
- Trellis structure and bulletin board (Tract D only)

E) Specific Requirements for passive Pocket Parks - Tract T (0.18 acres)

The following program elements and amenities shall be included within this Pocket Park, as a minimum

- (2) Benches and (1) trash receptacle
- Cornhole
- (1) Dog waste station
- Trail connection to Tract C1, Planning Area 2



5.10 PUBLIC LAND DEDICATION (PLD)

The Neighborhood Park and other PLD land is to be designed and installed by the developer/builder. The following table indicates the required and provided acreages to be used for Public Land Dedication Credit.

Table 5.10 -PUBLIC LAND DEDICATION		
AREA	ACRES PROVIDED	ACRES REQUIRED
Single-Family Detached and Single-Family Attached- Paired Homes		224 DUs x 2.86 people per DU/1000 x 10 = 6.41 Acres
Neighborhood Park	4.44 Acres (1)	
Pocket Parks	1.91 Acres (2)	
Trails	1.48 Acres (3)	
TOTAL	7.83 Acres	6.41 Acres
Single-Family Attached- Townhomes		174 DUs x 2.86 people per DU/1000 x 10 = 4.98 Acres
Trails	.23 Acres Regional Trail (3)	
Pocket Park (Tract Y)	2.53 Acres	
Pocket Parks (Tracts F, M, S, T, and U)	0.64 Acres	
Overage from Planning Areas 1 and 2	0.47 Acres	
SUBTOTAL	3.87 Acres	
Amenities in lieu of land	1.11 Acres x \$1.50/SF= \$72,527.74	Value of extra amenities
TOTAL	4.98 Acres	4.98 Acres

- (1) The German Ditch and Pipeline Easement are not included in the Neighborhood Park acreage.
- (2) The 43 lots south of E. 152nd Avenue are not included in the Eastcreek Farms Amendment No. 2. The 43 lots generate a requirement of 1.23 Acres of PLD. A .28 Acre pocket park located south of E. 152nd Avenue is not included in the 1.91 Acres of Pocket Parks. The shortfall of .95 acres is being provided by the PLD located within those Planning Areas.
- (3) Only the surface of the 10-foot-wide regional trail qualifies for PLD. The two (2) foot extra sidewalk width along E. 152nd Avenue and the five (5) foot extra sidewalk width along a portion of E. 152nd Circle qualifies for PLD.

5.11 SUBDIVISION QUALITY ENHANCEMENTS for PD ZONING

Eastcreek Farm will meet the City of Thornton's Subdivision Quality enhancements as defined in Division 3 of the City of Thornton Development Code through the inclusion of the following.

A) Planning Areas 1 & 2: Single- Family Detached & Single-Family Attached- Paired Homes:

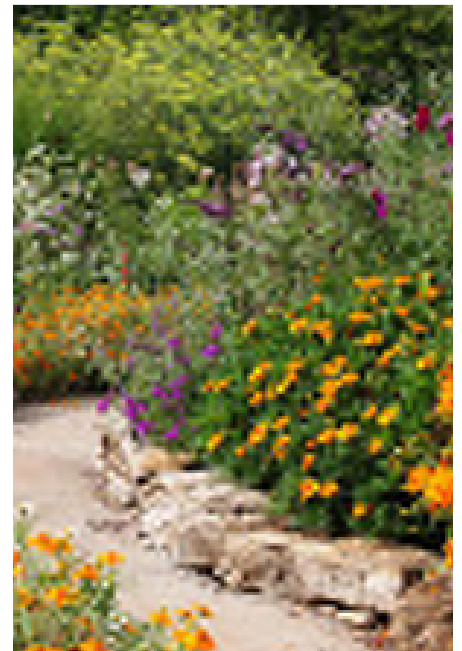
1. Tree equivalent requirements in the subdivision will exceed City Code requirements as defined by City Code by a minimum of 20%.
2. Three (3) inch caliper Cottonwood trees will be planted along the German Ditch corridor.
3. An 8-foot high double-sided sound barrier fence shall be installed with columns every 75 feet along the northern property line. See Section 5.4 for additional detail.
4. The subdivision provides sidewalks that are detached from the curb by at least 6-feet and includes landscaped tree lawns along the street frontages within the subdivision.

05. Landscape Design Standards

5. Mature trees along the northern boundary must be at least 3-inch caliper for deciduous trees and 8-feet in height for pine and spruce trees.
6. A ditch crossing improvement will be provided over the German Ditch.

B) Planning Area 3- Single-Family Attached- Townhomes:

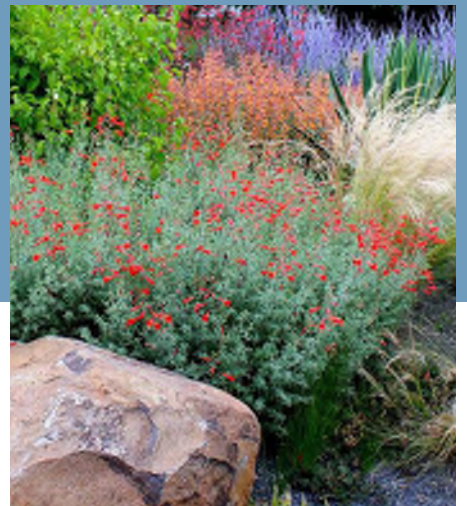
1. Tree equivalent requirements in the subdivision will exceed City Code requirements as defined by City Code by a minimum of 20%.
2. An 8-foot high double-sided sound barrier fence with masonry columns at 75 foot intervals shall be installed along the northern property line.
3. Mature trees along the northern boundary must be at least 3-inch caliper for deciduous trees and 8-feet in height for pine and spruce trees.
4. The subdivision dedicates land and guarantees construction of improvements to provide trail connection(s) from the project boundaries to an existing trail outside the project boundaries such that link(s) are constructed in the city's trail system.
5. The subdivision provides sidewalks that are detached from the curb by at least six-feet and includes curb side landscaping along all street frontages within the subdivision. Sod is not permitted in the tree lawn. 1.5 tree equivalents plus 10 shrubs per 600sf shall be provided in the curb side landscaping.



Eastcreek Farm PD Standards: Public Land Dedication (PLD) and Trails Plan



Eastcreek Farm



INTRODUCED BY: _____
NO: PLCSP202400295 and PLZ202400296

RESOLUTION

A RESOLUTION OF THE THORNTON PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN OVERALL DEVELOPMENT PLAN/CONCEPTUAL SITE PLAN, AND PLANNED DEVELOPMENT AMENDMENT FOR THE EASTCREEK FARMS PLANNED DEVELOPMENT WHICH IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF EAST 152ND AVENUE AND YORK STREET (EASTCREEK FARM – CASE NOS. PLCSP202400295 AND PLZ202400296).

WHEREAS, Lennar Colorado, LLC is the owner and developer (Owner) of certain real property (Property) within the City of Thornton (City), described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Property is currently zoned Planned Development (PD); and

WHEREAS, the Owner has submitted to the city an application to amend the Eastcreek Farm PD Standards, attached as Exhibit B, and amend the Overall Development Plan/Conceptual Site Plan (ODP/CSP) as shown in attached Exhibit C; and

WHEREAS, the proposed amendment to the PD Standards is consistent with the goals and desires of the City, provides for orderly growth within the City, and provides for a beneficial and efficient use of the Property; and

WHEREAS, the aforesaid request to amend the ODP/CSP and PD Standards and all supporting documents are hereby incorporated as if fully set forth herein; and

WHEREAS, the application for an ODP/CSP and PD Amendment is a matter of public record in the custody of the City Development Department and is available for public inspection during business hours of the City; and

WHEREAS, on April 15, 2025, a public hearing was conducted before the Planning Commission on the Application, pursuant to the procedural and notice requirements of the City Charter and Chapter 18 of the Code. The Planning Commission considered: the evidence presented in support of and in opposition to the application, the applicable zoning requirements, the City's Comprehensive Plan, staff recommendations, and has considered the record before it and given appropriate weight to the evidence.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. The Commission finds that the Application meets the criteria in Section 18-41(c)(5)b of the Code for Zoning Amendments as follows:
 - a. Growth and other development factors in the community support changing the zoning of the Property.
 - b. The zoning amendment represents orderly development of the City and there are planned services and infrastructure to support the proposed zoning change and existing uses in the area.
 - c. The zoning amendment provides for an appropriate use of the Property.
 - d. The zoning amendment is in substantial conformance with the goals and policies of the Comprehensive Plan and other adopted plans and policies of the City.
 - e. The proposed zoning amendment is sensitive to and compatible with the existing and planned use and development of adjacent properties.
3. Further, the Commission finds that the Application meets the criteria in Section 18-42(c) and (f) for amendment of a PD District:
 - a. The proposed PD district amendment is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area;
 - b. The proposed PD district amendment is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
 - c. The proposed PD district amendment is consistent with the overall direction, intent and policies of the city's Comprehensive Plan;
 - d. The proposed PD district amendment provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Section 18-70(a); and
 - e. The exceptions from the zoning regulations requested in the proposed PD amendment are warranted by virtue of innovative design and amenities incorporated in the PD district.
4. That the Owner and the City have complied with the provisions of Section 18-43 of the Code pertaining to CSP amendments as follows:

- a. The Applicant has held all required neighborhood meetings and all required public notices have been provided.
 - b. The proposed project is consistent with the Comprehensive Plan and all requirements of Chapter 18 of the Thornton City Code.
 - c. The proposed project is consistent with the Planned Development zoning amendments proposed for the Property.
 - d. The CSP amendment is in compliance with all applicable use, development, and design standards set forth in the City Code.
 - e. Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.
 - f. Compatibility with the surrounding area is demonstrated by proposed improvements, including screening, and buffering that has been provided to minimize impacts to adjacent uses.
5. The Commission hereby recommends approval of the Application with the following conditions:
- a. Approval of the Application does not waive any additional requirements of the development to be established with any Subdivision Plat, Developer's Agreement, or Development Permit associated with the Property.
 - b. At the time of submitting a request for a Development Permit, the Owner shall provide a landscape plan that is consistent with the City's water-wise landscape regulations and that emphasizes the use of drought-tolerant materials.
 - c. Prior to the development of the Property, a Subdivision Plat shall be recorded to create developable lots and grant easements necessary to serve the development.
 - d. Public Land Dedication shall be satisfied as outlined with the approved Conceptual Site Plan. Timing of the improvements shall be determined in the Developer's Agreement required for the development.
 - e. Neither this approval, nor the City's approval of construction plans, nor the City's issuance of any type of permit for construction of improvements in any way constitutes an approval of building permit allocations or building permits.

The Owner expressly understands and acknowledges that the expenditure of funds for the design of any public or private improvements prior to approval of building permit allocations or building permits is exclusively at the Owner's risk.

The Property shall be subject to any growth limitations including enactment of any ordinances limiting or slowing down growth, moratoriums, water and/or wastewater tap limitations, building permit limitations, or any other growth management requirements. The City reserves the right, in exercise of its police power, to choose not to grant building permits, or otherwise restrict or condition the granting of building permits for the Property based on current or future ordinances of the City. The City does not guarantee capacity in its water or wastewater systems for proposed or future developments. System capacity must be verified throughout the development entitlement process and can be affected by drought, emergency, or infrastructure constraints.

None of the foregoing is intended to constitute a waiver or limitation of the Owner's right to challenge, pursuant to State or Federal Law, any law, ordinance, rule, regulation, or action of the City, whether pertaining to the Property, the project that is the subject of this Application, or otherwise.

- f. Applicant and/or Owner are bound by all statements and representations made by either on the record at the Public Hearing.
- 6. The conditions set forth in this Resolution shall be binding upon the Owner, their successors, and assigns, and shall take effect upon final passage of the corresponding ordinance by City Council.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 15th day of April 2025.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Anna Sparks, Chairperson Signature

ATTEST:

Recording Secretary Signature

Exhibit A
Legal Description

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1A, BLOCK 9 AND TRACT B1,
EASTCREEK FARMS SUBDIVISION - AMENDMENT NO. 1
RECORDED AT REC. NO. 2022000091501
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

Exhibit B

Case Number:
PLZ02400296

Eastcreek Farm

Planned Development Standards

Amendment No. 2

February 2024

revised August 2024
revised January 2025
revised March 2025

Eastcreek Farm



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01. General Design Standards

1.1 Community Vision

Eastcreek Farm is located in northern Thornton, on the edge of the agricultural and rural communities of Adams County and many developed residential areas in the City. The Eastcreek Farm community will have an agricultural homestead character, a theme that ties the community to its past heritage. Smaller homes with front porches and sidewalks that connect each home to the open spaces evokes a close-knit, small-town atmosphere. The neighborhood layout focuses around a Neighborhood Park with both passive and active recreational uses, trails, and social gathering spaces. The homestead theme will be reinforced through the architectural design, landscape elements, and site furnishings that promote the character of traditional agricultural communities in Colorado. Amendment No. 2 – further complements this vision.

A) Project Overview – Amendment No. 2

The Eastcreek Farms Overall Development Plan/Conceptual Site Plan (ODP/CSP) Amendment No. 2 and the Planned Development (PD) Standards Amendment No. 2 affects only the portion of Eastcreek Farm, located north of E. 152nd Avenue and west of Clayton Street which includes Single-Family Attached – Townhomes on 17.20 acres of the overall 93.03-acre Eastcreek Farm site. The Single-Family Attached - Townhomes are indicated as Planning Area 3.

The 43 Single-Family Detached homes located south of E. 152nd Avenue are not included in this ODP/CSP and PD Standards for Amendment No. 1 or Amendment No. 2. This area south of E. 152nd Avenue is governed by the previously approved ODP/CSP dated November 2018. All previously approved Plans and the Planned Development Standards remain effect for the 43 lots in the area south of E. 152nd Ave.

Amendment No. 1 included the 224 single family detached and paired homes located north of E. 152nd Avenue and east of Clayton Street. This area is governed by the PD Standards approved by the City of Thornton in May of 2021.

These Planned Development Standards -Amendment No. 2 contribute to creating a Mixed Residential Neighborhood as envisioned by the Thornton Tomorrow Together Comprehensive Plan approved July 14, 2020.

Eastcreek Farm is located northeast of the intersection of E 152nd Avenue and York Street, bordered by E-470 to the north and the future commuter rail tracks to the east. The intent is to create a residential neighborhood with a highly visible park as the focal point. There are three proposed Planning Areas, including:

Planning Area 1: Single- Family Detached Homes

Planning Area 2: Single- Family Attached-Paired Homes

Planning Area 3: Single-Family Attached - Townhomes

B) Project Goals

The following statements describe the intent for the Eastcreek Farm Planned Development:

- To achieve a harmonious neighborhood and park plan that is cohesive with and integrated into the existing neighborhood context;
- To include community design standards and aesthetic characteristics that promote a high quality development; and
- To provide safe and usable multi-modal access to the park through good visibility, trail connections, and sidewalks.
- Refer to the Standards and Graphics for elements such as:
 - Parks
 - Trails
 - Fencing
 - Monumentation
 - Playgrounds

1.2 Applicability

All regulations not specified in these Planned Development (PD) Standards for Eastcreek Farm shall conform to the requirements for each use or the most compatible zone district as outlined in the City of Thornton Development Code in effect at the time of development as determined by the Development Director.

Administrative amendments to these development standards are allowed as determined by the Development Director.

1.3 Land Use Summary

Planning Area	1 & 2	3 (Amendment Area)	Total Area
Unit	Acres	Acres	Acres
Parcel Size	62.08	17.20	79.28
Parks Provided	7.83	2.55	10.18
Open Space & Landscape Tracts	25.82	2.29	28.11
Private Drive Tracts	2.33	2.40	4.73
Public ROW	11.69	2.52	14.21
Gross Area	62.08	17.20	79.28

01. General Design Standards

Use	Acres	Gross Density	Dwelling Units
PA-1 Single Family Detached	34.90	2.75 DU/ac	96
PA-2 Paired Homes	27.18	4.71 DU/ac	128
PA-3 Townhomes	17.20	10.12 DU/ac	174
Total	79.28	5.02 DU/ac	398

2.1 Planning Areas (PAs)

The development consists of three Planning Areas which are intended to provide for the development of Single-Family Detached (SFD) homes, Single-Family Attached – Paired Homes and Single-Family Attached - Townhomes. The Planning Areas also allow for an HOA/Metro District maintained Neighborhood Parks, Pocket Parks and private active and passive recreational amenities designed to connect and enhance the existing open space networks.

2.1.1 Land Use Category Descriptions:

A) Single-Family Detached (PA-1)

Single-Family Detached homes are intended to be traditional front-loading homes either single story ranch style homes or two-story homes. Each home will have a minimum two car garage with two parking spaces available in the driveway.

B) Single-Family Attached- Paired Homes (PA-2)

Single-Family Attached - Paired Homes are intended as an individual home on its own fee simple lot where one side of the dwelling is coincident with the party wall between two attached dwellings and the other side is an unattached end unit. The paired homes are rear loaded from an alley. Each home will have a minimum two car garage access from the alley.

C) Single-Family Attached - Townhomes (PA-3)

Single-Family Attached – Townhomes are intended as a slightly higher density residential similar in character to the paired home in PA-2. Each home will be located on its own fee simple lot where the sides of the dwellings may be coincident with the party wall between three (3) to five (5) dwelling units and the end unit of the townhomes is unattached. The architectural forms are appropriate in the Single-Family Attached – Townhome area given its location within the community and its relationship to adjacent areas. The Townhomes expand the range of for sale housing types within Eastcreek Farm creating a Mixed Residential Neighborhood as envisioned by the City of Thornton Comprehensive Plan approved July 14, 2020.

02. Uses & Regulations

2.2 Permitted Uses

Refer to Table 2.2 for Permitted Uses.

Table 2.2 Permitted Uses
Single-Family Detached Homes (PA-1, PA-2)
Single-Family Attached- Paired Homes (PA-1, PA-2)
Single-Family Attached- Townhomes (PA-3)
Parks, Trails and Open Space
Model Home Complexes with Parking Lots (TUP)
Temporary Uses shall be per City Code
Accessory Uses
Accessory Uses as permitted in Single-Family Detached and Single-Family Attached- Paired Homes District of the City of Thornton Development Code
Subject to Criteria in City Code
Daycare and Group Home Uses (Not permitted in PA-3)

3.0 Density, Setbacks, Lot Dimensions and Lot Coverage

3.1 Planning Area 1- Single-Family Detached Homes

Table 3.1 below, lists the density and dimensional standards that apply within Planning Area 1 – Single-Family Detached Homes. Other site-specific conditions or regulations within these PD Standards may further limit site development. All lots shall comply with the requirements set forth in Table 3.1

Table 3.1 -PD DEVELOPMENT STANDARDS		
Single-Family Detached Lots	Standard	Notes
Maximum Number of Dwelling Units	96	
Maximum Building Height	35 Feet	2 Stories
Maximum Accessory Structure Building Height	16 Feet	
Dwelling Units per Lot	One	
Minimum Lot Size	5,250 Square Feet	50 Feet x 105 Feet- Typical Lot Size
Maximum Lot Coverage	60%	As defined by City Code
Minimum Floor Area	1,000 Square Feet	
Minimum Lot Width	50 Feet	On a straight frontage
	40 Feet	On a cul-de-sac or curved frontage
Unit Parking Requirement	4 spaces per unit (2 of which shall be provided in garage).	
Building Setbacks (All setbacks are measured from the Property/ Lot Line)		
FRONT		
To face of garage	20 Feet	On a front or side loaded garage
To living area/ covered porch	10 Feet	
To living area covered porch with a side loaded garage	10 Feet	
SIDE		
Internal Lot	5 Feet	
Corner Side	10 Feet	To public street or alley
The <i>internal lot line setback</i> applies when there is an intervening landscape tract of at least (5) five feet.		
REAR		
	15 Feet	For primary structures and enclosed patios or decks
PROJECT PERIMETER	25 Feet	

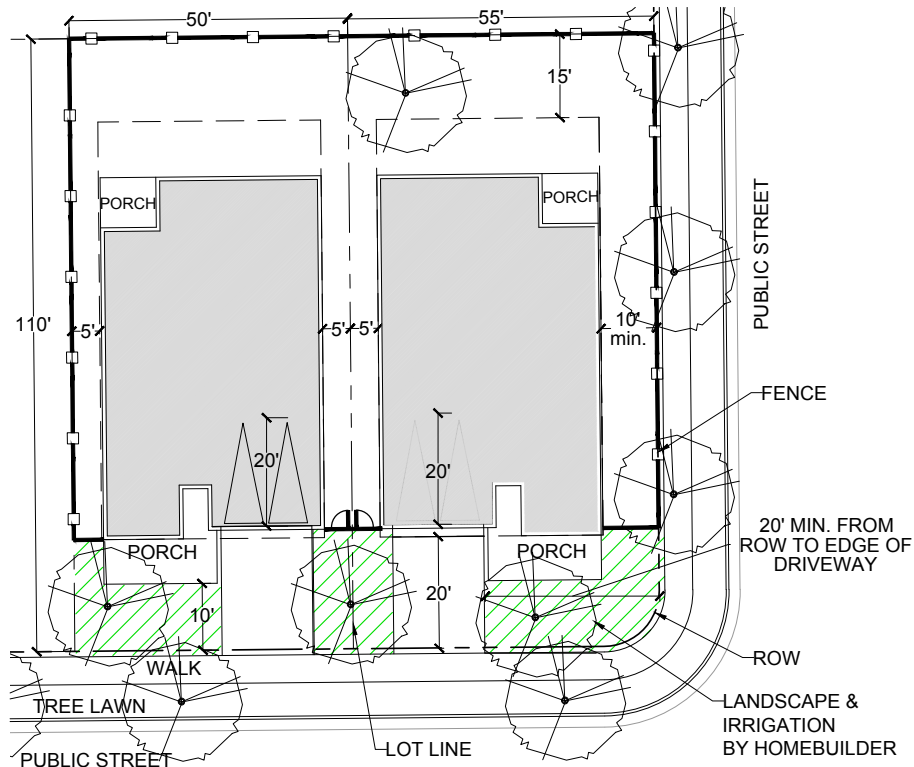
ENCROACHMENTS

Single-Family Detached Homes

- Encroachments within all setbacks of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, cantilevers bay/box windows, fireplaces/chimneys, entertainment center bump outs and counterforts.
- Three (3) feet is allowed for window wells, and like features of the structure. Ramps for ADA accessibility may encroach as needed
- Decks and covered patios may encroach up to seven (7) feet into the rear setback with the provision that they are never enclosed and are not located in any easement.
- Encroachments are not permitted into any easements without consent of the easement holder, or into Public Rights-of-way.

03. Residential Design Standards

3.1.2 Single-Family Detached Lot Setback Typical



3.2 Planning Area 1- Single-Family Attached- Paired Homes

Table 3.2 below, lists the density and dimensional standards that apply within Planning Area 2 – Single Family Attached/ Paired Homes. Other site-specific conditions or regulations within these PD Standards may further limit site development. All lots shall comply with the requirements set forth in Table 3.2

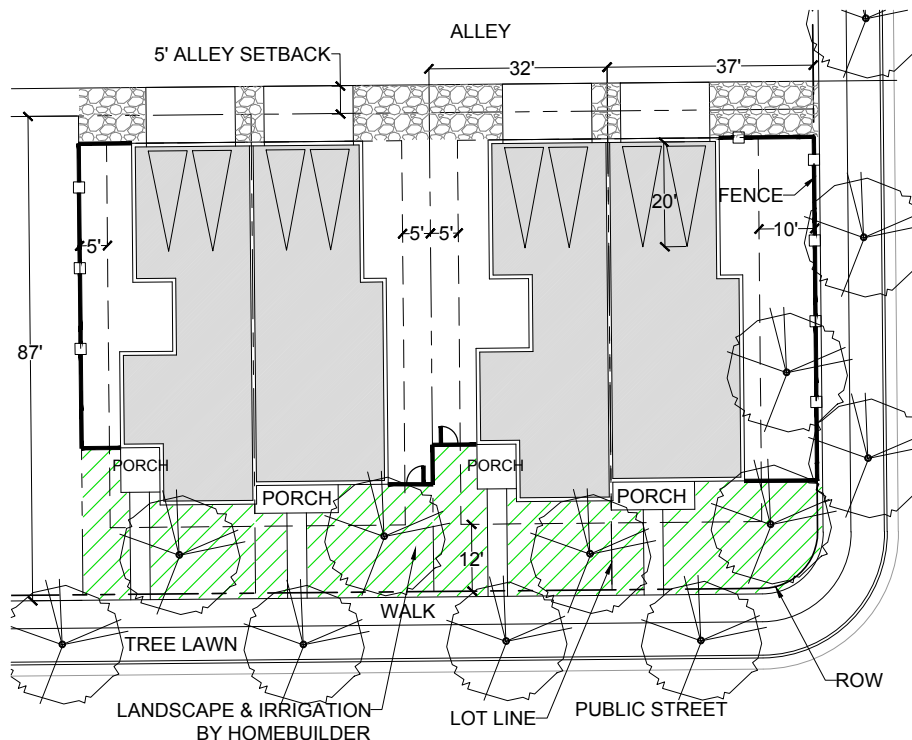
Table 3.2 -PD DEVELOPMENT STANDARDS		
Single-Family Attached-Paired Homes	Standard	Notes
Maximum Number of Dwelling Units	128	
Maximum Building Height	35 Feet	
Accessory Structures	Not Permitted	
Dwelling Units per Lot	One	
Minimum Lot Size	2,760	32 Feet x 87 Feet- Typical Lot Size
Maximum Lot Coverage	70%	As defined by City Code
Building Setbacks (All setbacks are measured from the Property/ Lot Line)		
FRONT		
Facing a public street or Garden Court	12 Feet	
SIDE		
Internal Lot	5 Feet	0 feet on attached/ shared wall side of the home

Table 3.2 -PD DEVELOPMENT STANDARDS

Single-Family Attached- Paired Homes	Standards	Notes
Building Setbacks (Continued)		
CORNER SIDE		
Adjacent to a public street or private drive/alley	10 Feet	
The <i>internal lot line setback</i> applies when there is an intervening landscape tract of at least (3) three feet.		
REAR		
	5 Feet	To edge of pavement of the alley
PROJECT PERIMETER	25 Feet	
Parking		
Unit Parking	2 Spaces	To be provided in rear loading garage
Encroachments		
Single-Family Attached- Paired Homes		
<ul style="list-style-type: none"> • Encroachments within all setbacks of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, bay/box windows, fireplaces/chimneys, entertainment center bump outs and counterforts. • Three (3) feet is allowed for window wells, and like features of the structure. Ramps for ADA accessibility may encroach as needed • Stairs or steps from the home may encroach to the back of sidewalk outside of the private lot. • Encroachments are not permitted into any easements without consent of the easement holder, or into Public Rights-of-way. 		

3.2.2 Lot Typical- Paired Home

The image below, illustrates the density and dimensional standards that apply within Planning Area 2 – Single- Family Attached- Paired Homes. Other site-specific conditions or regulations within these PD Standards may further limit site development. All lots shall comply with the requirements set forth in Table 3.2



03. Residential Design Standards

3.3 Planning Area 3- Single-Family Attached - Townhomes

Table 3.3 below, lists the density and dimensional standards that apply within Planning Area 3 – Single-Family Attached Townhomes. Other site-specific conditions or regulations within these PD Standards may further limit site development. All Townhome development shall comply with the requirements set forth in Table 3.3

Table 3.3 -PD DEVELOPMENT STANDARDS		
Single-Family-Attached - Townhome	Standards	Notes
Maximum Number of Dwelling Units	174	
Maximum Building Height	35-Feet	
Accessory Structures		
Private outdoor patio or deck minimum floor area	60 Square Feet	
Dwellings per Lot	One	
Minimum Lot Size	1,300 Square Feet	17-feet x 78-feet
Maximum Lot Coverage	75%	As defined by City Code
Minimum Building Setbacks (All setbacks are measured from the Property/ Lot Line)		
Front		
Facing a public street or garden court	8-Feet	
Side		
Internal Lot Line	5-Feet	0-Feet on attached/shared wall side of the home
Corner Side		
Garage adjacent to a public street or private drive/alley	10-Feet	Measured from the alley/private drive pavement and ROW on a public street
Adjacent to a tract next to a public street or private drive/alley	5-Feet	Tract shall be a minimum 3-feet wide
Private lot driveway to public street ROW	12-feet	
Private lot driveway to private drive/ alley pavement edge	10-feet	
Rear		
	5.5-feet	Measured from the rear lot line/ edge of private drive
Parking		
Two (2) spaces per Dwelling Unit	One (1) space shall be enclosed	313 Garage spaces 93 On-street parking spaces 35 Surface spaces

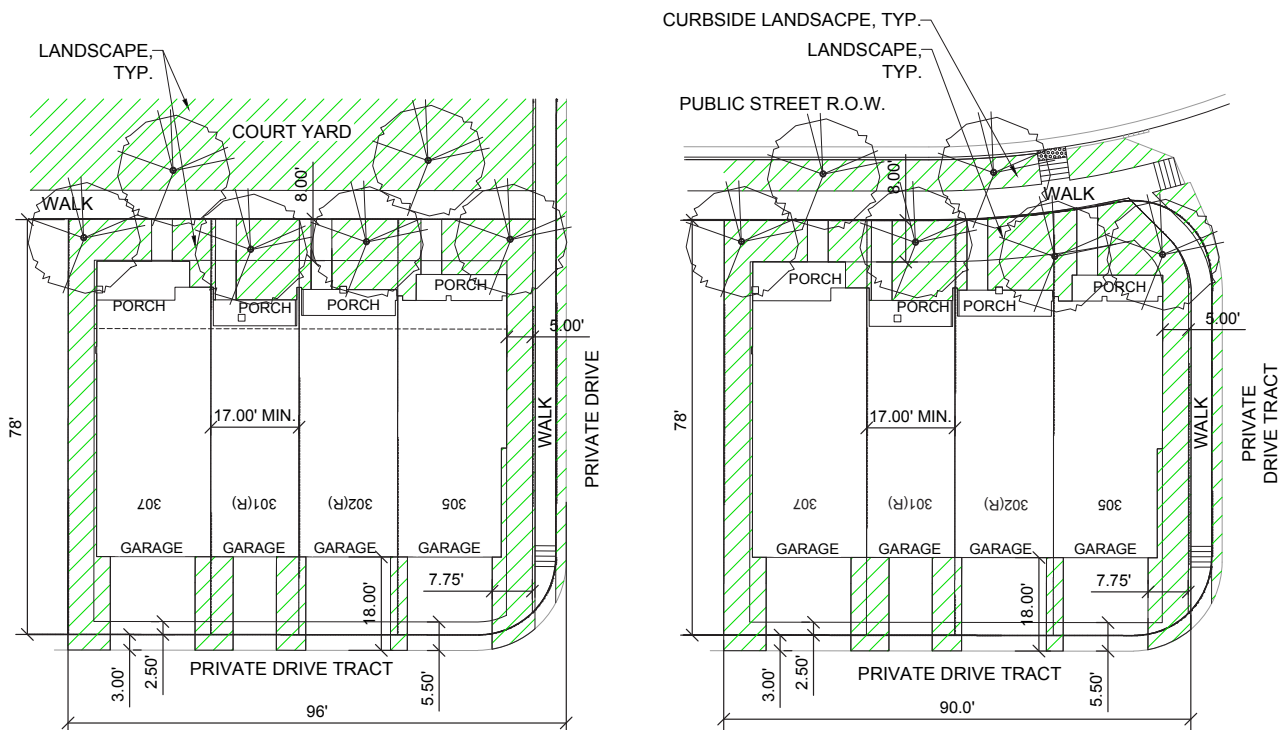
Encroachments

Single-Family Attached - Townhome

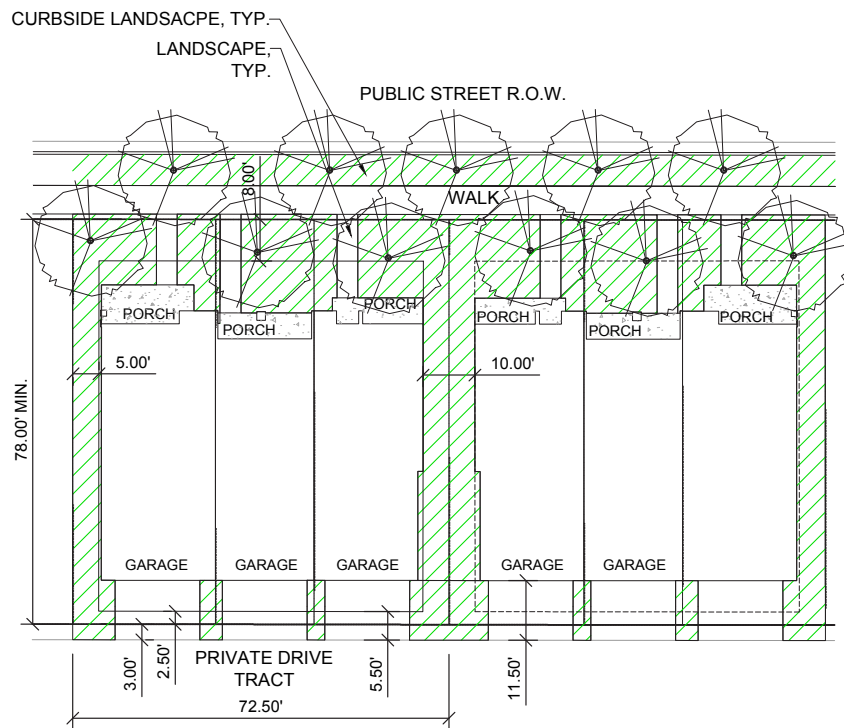
- Encroachments within all setbacks or building separations of up to two (2) feet are allowed for roof eaves/overhangs, brick ledges, bay/box windows, fireplaces/chimneys, entertainment center bump outs and counterforts.
- Three (3) feet is allowed for window wells, and like features of the structure. Ramps for ADA accessibility may encroach as needed
- Stairs or steps from the home may encroach to the back of sidewalk.
- Decks and covered patios may encroach up to five (5) feet into the setbacks provided they are never enclosed and are not located in any easement.
- Encroachments are not permitted into any easements without consent of the easement holder, or into Public Rights-of-way.

3.3.1 Lot Typical- Single-Family Attached

The image below, illustrates the density and dimensional standards that apply within Planning Area 3 – Single-Family Attached- Townhomes. Other site-specific conditions or regulations within these PD Standards may further limit site development. All lots shall comply with the requirements set forth in Table 3.3



03. Residential Design Standards



4.1 Introduction

Eastcreek Farm's design elements will represent an agricultural heritage character. The homestead theme will be reinforced through architectural elements that promote the character of traditional farming communities in Colorado.

4.2 Architectural Character

A) Design

To enhance the heritage theme, "Farmhouse" style homes, or a modern interpretation of the style shall be the prominent architectural character. A variety of elevations, color palettes, and masonry materials will be offered to provide diversity along the neighborhood streetscape.

B) General Requirements

The development will meet all City of Thornton's Design Standard requirements. Architectural elevations shall go through the typical City Architectural Review Process.

C) Intent

The intent for the community is to offer a variety of home plans, sizes, and price points while maintaining a cohesive architectural theme in terms of colors and materials. Three distinct home types will be offered: one- and two-story Single-Family Detached Homes; two-story rear alley loaded Single-Family Attached/Paired Homes; and Single-Family Attached/Townhomes. The Pairs and Townhomes are designed and scaled to provide quality of life to all users.

4.2.1 Quality Enhancements- Single- Family Detached and Single- Family Attached/ Paired Homes

- a. Thirty percent of the homes in a subdivision filing that have front loaded-garages shall have a front wall plane that is at least two feet further from the street than the primary front wall plane of the home or the leading of a porch.
- b. The mailbox kiosk for a subdivision filing shall be architecturally integrated into the development.
- c. At least 50 percent of the dwelling units in a subdivision filing shall have a garage door with windows.
- d. No more than 25 percent of the homes in a subdivision filing are the same model (with distinctly different floor plans).

4.2.2 Quality Enhancements- Single-Family Attached - Townhome

- a. A primary roof slope of at least 6:12.
- b. A garage door with windows.
- c. A unit designed so that the unit's garage door or doors and its "front entry" appear on different sides of a building (i.e. Rear alley loaded).
- d. A covered front porch a minimum of five-feet by eight-feet.
- e.. Front elevation of the building contains at least three distinct roof breaks.

05. Landscape Design Standards

5.1 Landscape Character

A) General Requirements

- Park design shall be submitted as a part of a separate construction document set in conjunction with future Minor Development Plans (MDP) and Construction Documentation (CD) for the Planning Areas 1 and 2, the Single-Family Homes and Single-Family Attached – Paired Homes. Final HOA/ Metro District landscape design shall be submitted to the City of Thornton as a Minor Development Permit (MDP).
- Landscape Plans including recreational amenities, shall be provided as part of the Minor Development Permit (MDP) for Planning Area 3 – Single-Family Attached–Townhomes.
- Landscaped areas shall be landscaped in accordance with Thornton City Code Tree Equivalent (TE) and plant size requirements with the exception of larger trees located in the E-470 Trail Corridor and the cottonwoods in the German Ditch.

B) Irrigation

- Primary plant material shall be drought tolerant. Xeric plant species shall be used whenever possible and shall meet the City of Thornton's Water-Wise Landscape Principles, Section 18-492.
- All landscaped areas within Eastcreek Farm shall use high efficiency irrigation systems. In turfgrass, utility turf, and native seed areas, sprinkler nozzles shall achieve a minimum 80% Distribution Uniformity. In bed areas, shrubs, perennials and ornamental grasses shall use point source or line source style drip irrigation that achieves a minimum Distribution Uniformity of 90%. Trees in beds shall be irrigated with a minimum of two concentric rings of line source dripline (95% Distribution Uniformity), which can be part of the same zone as the shrubs, perennials and ornamental grasses. Trees planted directly in native seed or utility turf areas shall be irrigated with a minimum of two concentric rings of line source dripline (95% Distribution Uniformity), but must be on their own dedicated drip zone (not shared with beds or rotor irrigation of the surrounding area). Smart irrigation controllers shall be used for all common/public and private lot/tract landscape areas. Smart irrigation controllers shall have the EPA Water Sense label/certification, and shall be capable of automatically adjusting the irrigation schedule utilizing either soil moisture sensors or weather-based devices. All irrigation components shall be approved with the irrigation plans at the time of the MDP.

C) Landscaped Areas

- Common landscaped areas shall include any landscaped area that is owned and maintained by the HOA/Metro District
- Landscaping in the buffers along surrounding arterials shall be uniform in appearance.
- All private on-lot and common area landscaping in the Single-Family Attached-Townhome area will be installed and maintained by the HOA/Metro District

D) Design

- Landscape design shall have a natural character and where appropriate may incorporate an agricultural character, resembling organized plantings and crop rows.

5.2 Retaining Walls

- Where needed, retaining walls of heights, material, and construction acceptable to the City shall be provided by the builder / developer to keep slopes within acceptable ranges.
- Retaining walls shall not exceed four (4) feet in height. Handrails shall be provided when retaining walls with a vertical drop greater than 30 inches present a hazard to pedestrians and/or bicyclists. Exceptions to the height may be submitted to the City for approval at the time of MDP. PA-3 may submit an exception for a maximum wall height of 7 feet along the regional trail adjacent to the Townhomes at time of MDP.
- A minimum 4-feet of separation is required between tiered retaining wall levels.
- Retaining walls shall be constructed of materials and colors to maintain consistency with the community architectural style and landscape character.

5.3 Monumentation

A) General Requirements

- Community monumentation shall create gateways into the neighborhood that provide identity and create a unique sense of place and arrival. The monuments should reinforce the homestead theme by resembling grain bins, weather vanes, or water towers accented with stone walls and/or white wooden picket fencing and ornamental landscaping.
- Primary and secondary project monuments must not be exactly the same, but complementary in character, color, forms, and material. Project monumentation will occur at locations as identified on future MDP drawings.



5.4 Fencing

A) General Requirements

- Fencing shall be used in a consistent manner throughout the development. All fencing shall be made of wood stained to be complementary to the primary housing colors in the neighborhood (Color to be determined).
- 5-foot Ornamental Fencing with masonry columns at 100' maximum spacing is proposed along the perimeter of the Single-Family Attached-Townhome area.
- An 8-foot high double sided wood fence shall be used along the northern property line, with masonry columns at 75 foot intervals. Refer to fence details.
- A 6-foot high wood privacy fence with masonry columns every 75 feet shall be installed along the back of lots along E. 152nd Ave.
- Solid privacy fencing is not permitted in backyards that abut parks and open space areas. A 4-foot high open three-rail fencing shall be utilized at lots that abut parks and open space areas.
- The developer may choose from the accepted fence types (Figure 5.4.1) for interior lot lines and backyard fence lines which are not specified in the Fencing Plan.
- Final fencing design and locations shall be submitted as a part of a Comprehensive Fencing Plan in conjunction with future Minor Development Permits.

B) Fencing Character (Fig. 5.4.1)

- The following types of fencing shall be allowed in Eastcreek Farm:



6' Wooden Privacy Fence



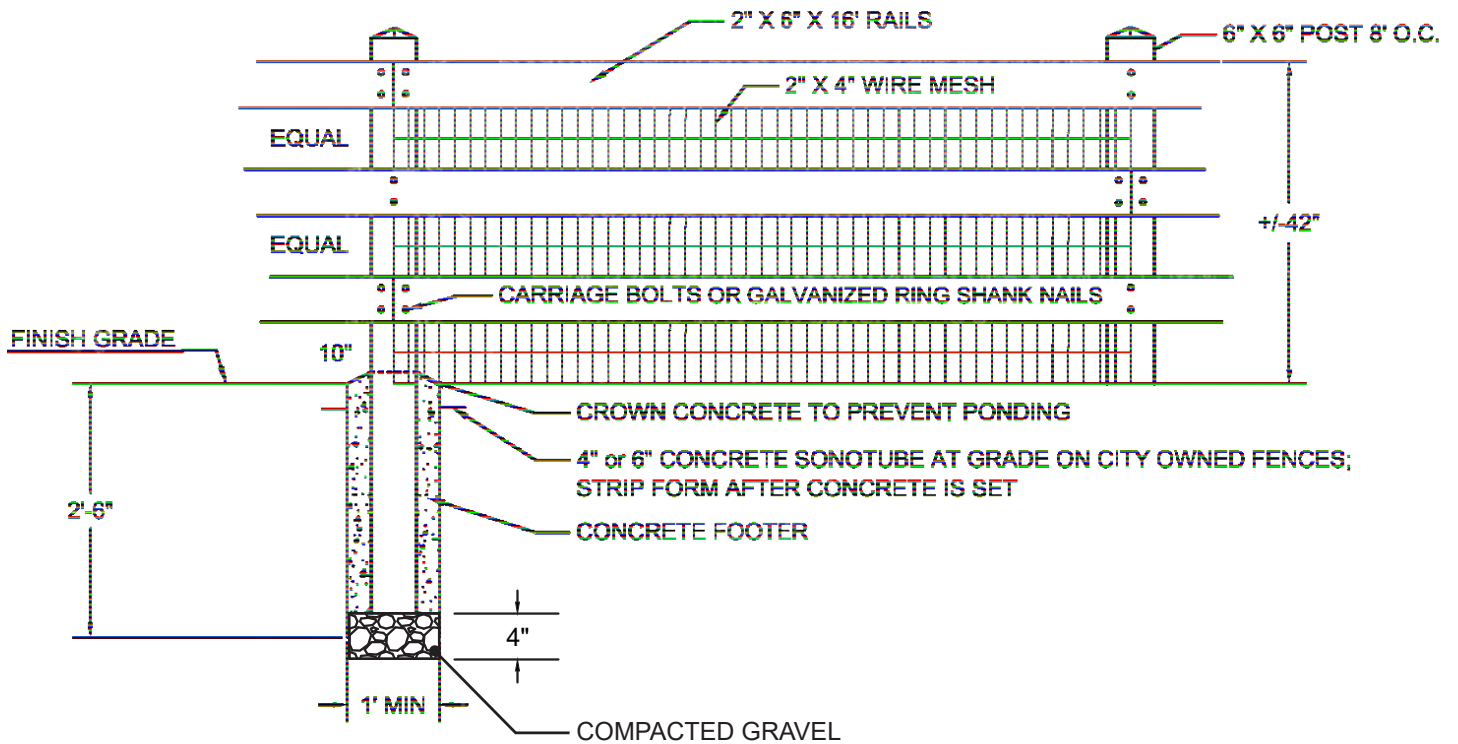
8' Double- Sided Sound Barrier Fence
along E-470



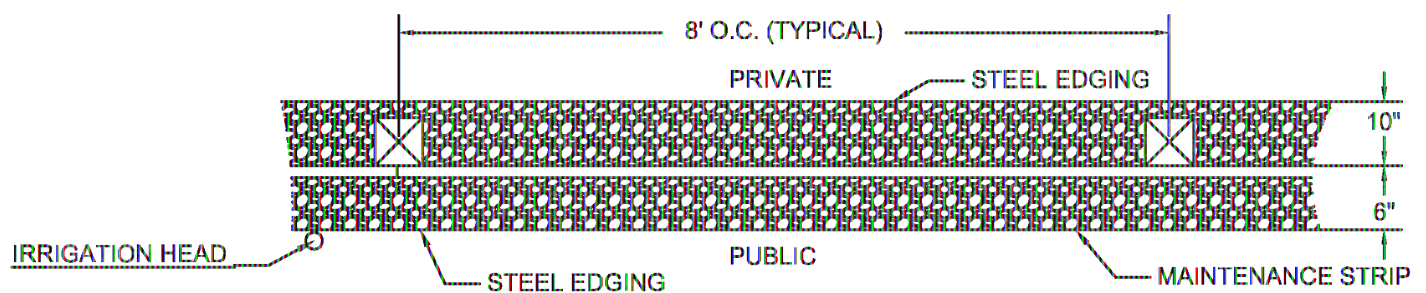
4'-0" Open Three-Rail Fence

5.4.1 Fencing Detail

Fencing Details for Single-Family Detached, Single-Family Attached-Paired Homes & Single-Family Attached - Townhomes



Scale: NTS

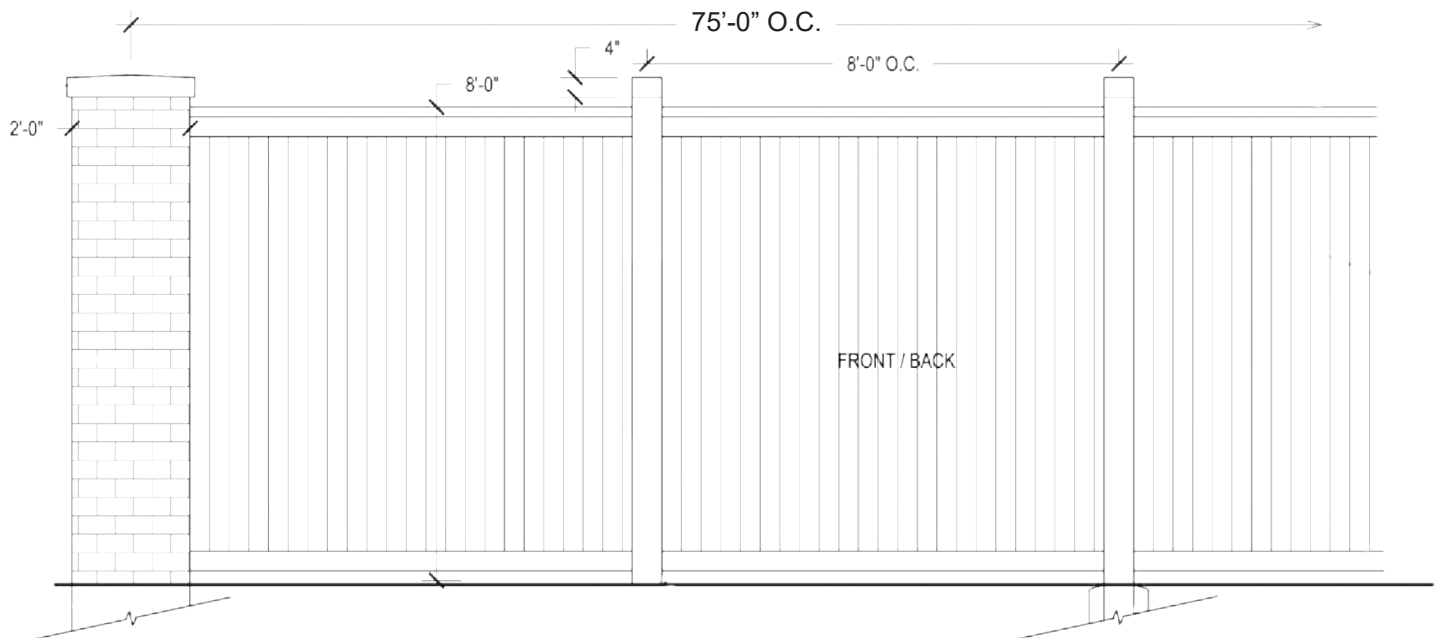


City of Thornton: Open Three- Rail Fence with Maintenance Strip- Section & Elevation

Scale: NTS

05. Landscape Design Standards

5.4.2 Fencing Detail



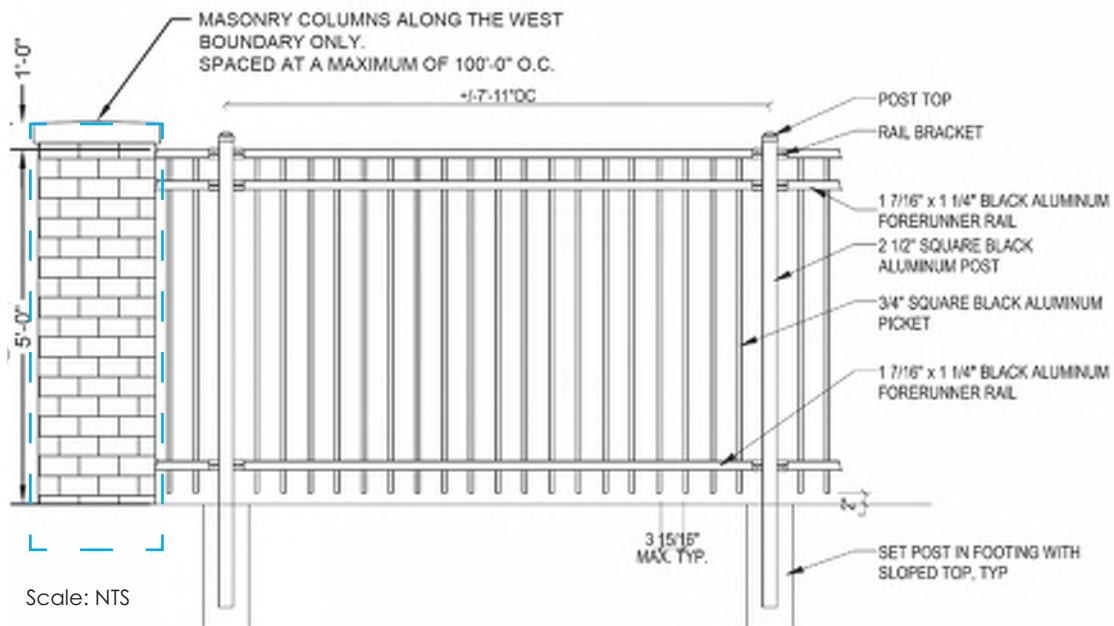
Scale: NTS

NOTES:

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.

Eastcreek Farm: 8' Double-Sided Solid Wood Sound Barrier with Masonry Columns-Elevation

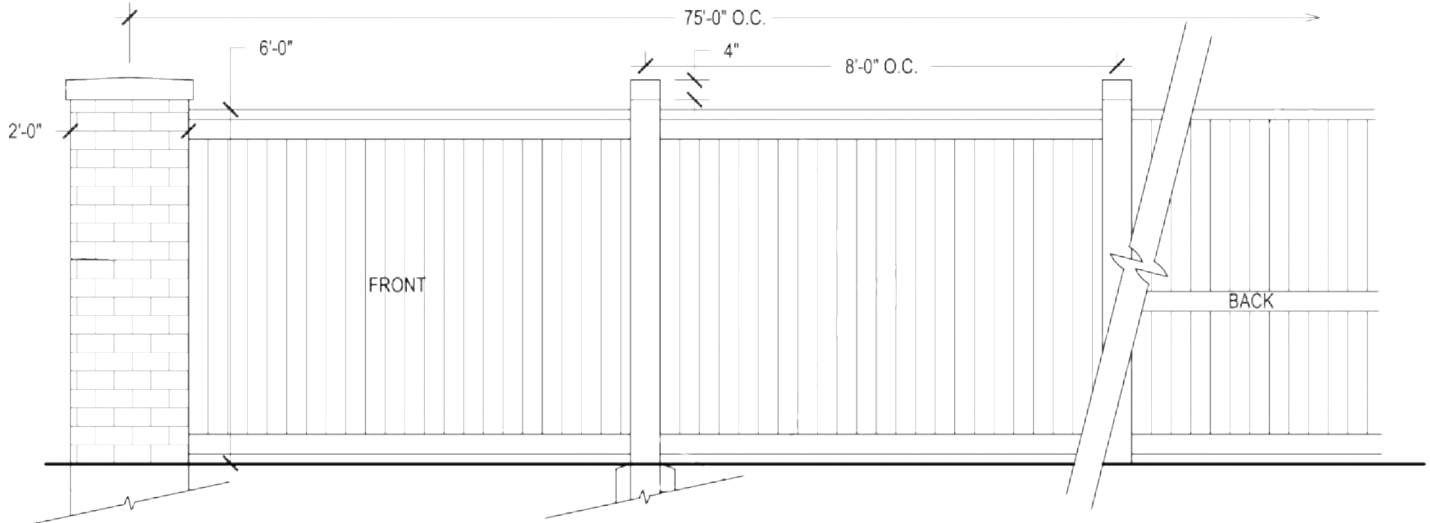
5.4.3 Fencing Detail



Scale: NTS

Eastcreek Farm Single-Family Attached - Townhomes: 5' Ornamental Metal Fence-Elevation

5.4.4 Fencing Detail



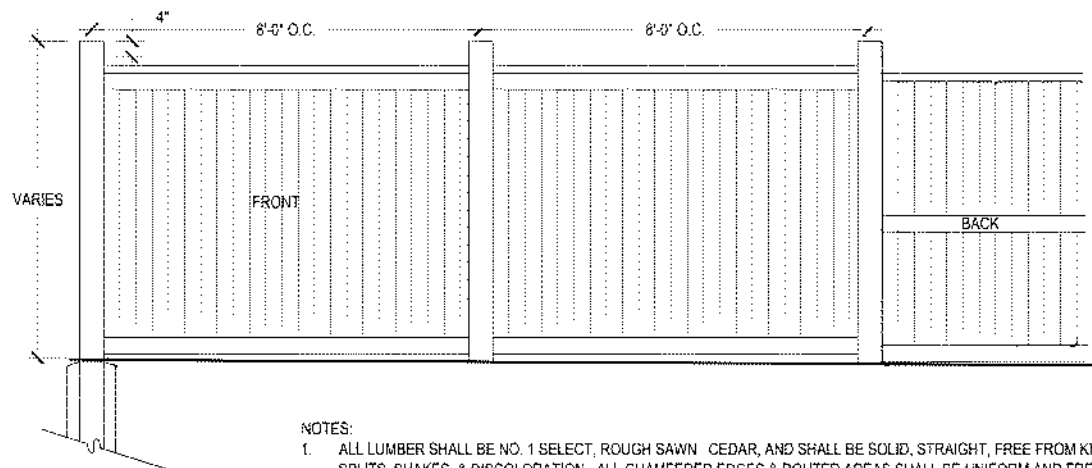
NOTES:

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.

Eastcreek Farm Single-Family: 6' Wood Privacy Fence with Masonry Column- Elevation

Scale: NTS

5.4.5 Fencing Detail



NOTES:

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

Eastcreek Farm Single-Family: 6' Wooden Privacy Fence- Elevation

Scale: NTS

05. Landscape Design Standards



Eastcreek Farm Fencing Plan

5.5 Lighting

The primary goal of lighting throughout the development should be to provide for the safe nighttime use (as permitted) of streets, sidewalks, and trails. Specific requirements should follow those set in the City of Thornton Code and City Standards and Specifications. The style of the fixtures should promote the homestead theme of the community and utilize forms and materials that are consistent with the architectural style, signage, and landscape character.

Final lighting design and locations shall be submitted as a part of a Comprehensive Lighting Plan in conjunction with future MDP's and DP's. All 10- foot trails in development will have lights every 300 linear feet that meets or exceeds COT standards and specifications requirements.

5.6 Site Furnishings

A) Single-Family Detached, Single-Family Attached- Paired Homes & Single-Family Attached-Townhomes

Site furnishings, including benches, trash receptacles and bike racks, shall enhance the community's homestead theme by utilizing forms and materials which are consistent with the architectural style, signage, and landscape character. All furnishings should be part of a uniform stylistic "family". Final site furnishings shall be submitted in conjunction with future MDP's.

An example of a uniform stylistic 'family' is shown below:



05. Landscape Design Standards

5.7 Detention Ponds

Detention ponds will be natural and planted with native seed. The pond will be temporarily irrigated to establish the seed. The Eastcreek Farm HOA/ Metro District will assume maintenance of the Detention Pond.

5.8 Specific Requirements for Single-Family Detached and Single-Family Attached- Paired Homes

A) Neighborhood Park (4.44 Acres) Intent

The Neighborhood Park utilizes the open area along the German Ditch, which runs through the center of the development to connect into the City's open space network. The intent is to create a neighborhood park that provides community recreational opportunities. The elements within the Neighborhood Park should continue the community's homestead character with farm themed play equipment and site furnishings that are within the same stylistic "family" as the rest of the development. The design and construction plans for the Neighborhood Park will be provided concurrently with the Minor Development Permit for Planning Areas 1 and 2.

B) Specific Requirements

The following program elements and amenities shall be included within the Neighborhood Park:

- 2,000 square foot playground with separate play areas for 2-5-year old's and 6-12-year-old. Play areas to include play equipment such as climbing structures, spinners, swings, slides, etc. as appropriate for the given age groups. At least six swings must be provided.
- Park Signage
- Bike Racks
- Benches and trash receptacles
- 25 feet x 25 feet Pavilion
- 6-9 picnic tables
- Bocce ball, horseshoes and cornhole
- Colorado blooms garden
- Hammock lounging area
- Open Play field
- Dog waste stations
- Trail



05. Landscape Design Standards



05. Landscape Design Standards

C) Pocket Parks/ Playgrounds Intent

There shall be Pocket Parks, with one (1) tot-lot type playgrounds located in the community that provide for recreational opportunities in addition to the Neighborhood Park. Refer to the CSP plans for the location of these Pocket Parks. The design of the pocket parks will be provided in the Minor Development Permit for Planning Areas 1 and 2.

D) Specific Requirements for Pocket Park #1 (0.992 Acres)

The following program elements and amenities shall be included within the Tot-Lot Playground #1, as a minimum:

- Play area with equipment appropriate for the 6-12-year-old age group. At least 4 swings to be provided.
- Bike Racks
- Benches and trash receptacles
- 10 feet x 10 feet Pavilion
- At least one (1) picnic table
- Pollinator Garden
- Dog waste stations
- Loop Trail

E) Specific Requirements for Pocket Park #2 (0.90 Acres)

The following program elements and amenities shall be included within the Pocket Park #2, as a minimum:

- Benches and trash receptacles
- At least one (1) picnic table
- Butterfly Garden
- Dog waste stations
- Loop Trail



5.9 Specific Requirements for Single- Family Attached- Townhomes

A) Pocket Park (2.53 Acres) Intent - Tract B

The following is included within the Single- Family Attached- Townhome area:

The Pocket Park connects directly to the Regional Trail along E-470, which runs East West along the northern property line and connects to the City's trail network along York Street. Amenities that are both accessible to the users of the regional trail and the residents of the neighborhood include seating, bike racks, a bike fix-it station, and directional signage adjacent to the regional trail in the northeast corner of the park. The elements contained in the Pocket Park will be designed with themed play equipment and site furnishings that are within the same stylistic "family" as the rest of the development. The design and construction plans for the Pocket Park will be provided concurrently with the Minor Development Permit for Planning Area 3.

B) Specific Requirements

The following program elements and amenities shall be included within the Pocket Park:

- 2,000 square foot playground with play elements for age groups 2-5 years and 6-12 years. The play equipment includes climbing elements, spring riders, swings, slides, etc. as appropriate for the given age groups. At least 1 swing set with two swings must be provided.
- Park Signage
- Bike Racks
- Benches and trash receptacles
- Shelter/Pavilion
- 4 picnic tables
- Open Play field with dimensions of 95-feet by 120-feet
- Dog waste station
- Trail seating node with bike racks, fix-it station, signage and benches
- P.L.D. - 5 - foot wide trail connection
- Fitness equipment



05. Landscape Design Standards



C) Pocket Parks

There shall be five (5) Pocket Parks located in the community that provide passive and active recreational opportunities in addition to the Neighborhood Park. Refer to the CSP plans for the location of these parks. The specific design of the Pocket Parks will be developed in the Minor Development Permit for Planning Area 3.

D) Specific Requirements for passive Pocket Parks - Tracts F, M, S, and U (0.46 acres combined)

The following program elements and amenities shall be included within each Pocket Park, as a minimum

- (1) Bench and (1) trash receptacle
- (1) Dog waste station
- Trail connection in Tract S connects to a Non-P.L.D. Trail
- Specialty plantings with seasonal interest
- Trellis structure and bulletin board (Tract D only)

E) Specific Requirements for passive Pocket Parks - Tract T (0.18 acres)

The following program elements and amenities shall be included within this Pocket Park, as a minimum

- (2) Benches and (1) trash receptacle
- Cornhole
- (1) Dog waste station
- Trail connection to Tract C1, Planning Area 2



5.10 PUBLIC LAND DEDICATION (PLD)

The Neighborhood Park and other PLD land is to be designed and installed by the developer/builder. The following table indicates the required and provided acreages to be used for Public Land Dedication Credit.

Table 5.10 -PUBLIC LAND DEDICATION		
AREA	ACRES PROVIDED	ACRES REQUIRED
Single-Family Detached and Single-Family Attached- Paired Homes		224 DUs x 2.86 people per DU/1000 x 10 = 6.41 Acres
Neighborhood Park	4.44 Acres (1)	
Pocket Parks	1.91 Acres (2)	
Trails	1.48 Acres (3)	
TOTAL	7.83 Acres	6.41 Acres
Single-Family Attached- Townhomes		174 DUs x 2.86 people per DU/1000 x 10 = 4.98 Acres
Trails	.23 Acres Regional Trail (3)	
Pocket Park (Tract Y)	2.53 Acres	
Pocket Parks (Tracts F, M, S, T, and U)	0.64 Acres	
Overage from Planning Areas 1 and 2	0.47 Acres	
SUBTOTAL	3.87 Acres	
Amenities in lieu of land	1.11 Acres x \$1.50/SF= \$72,527.74	Value of extra amenities
TOTAL	4.98 Acres	4.98 Acres

- (1) The German Ditch and Pipeline Easement are not included in the Neighborhood Park acreage.
- (2) The 43 lots south of E. 152nd Avenue are not included in the Eastcreek Farms Amendment No. 2. The 43 lots generate a requirement of 1.23 Acres of PLD. A .28 Acre pocket park located south of E. 152nd Avenue is not included in the 1.91 Acres of Pocket Parks. The shortfall of .95 acres is being provided by the PLD located within those Planning Areas.
- (3) Only the surface of the 10-foot-wide regional trail qualifies for PLD. The two (2) foot extra sidewalk width along E. 152nd Avenue and the five (5) foot extra sidewalk width along a portion of E. 152nd Circle qualifies for PLD.

5.11 SUBDIVISION QUALITY ENHANCEMENTS for PD ZONING

Eastcreek Farm will meet the City of Thornton's Subdivision Quality enhancements as defined in Division 3 of the City of Thornton Development Code through the inclusion of the following.

A) Planning Areas 1 & 2: Single- Family Detached & Single-Family Attached- Paired Homes:

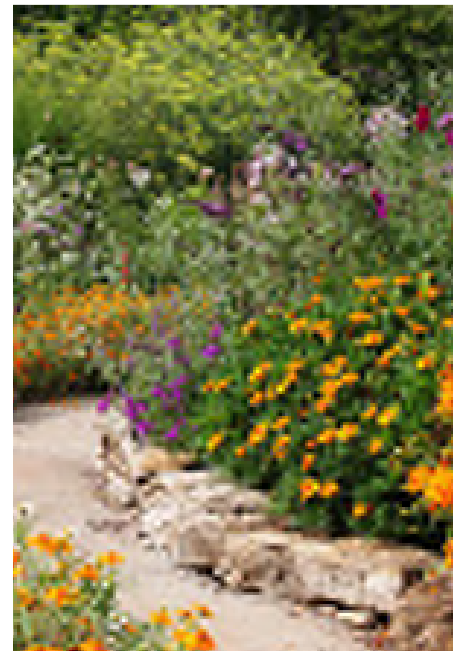
1. Tree equivalent requirements in the subdivision will exceed City Code requirements as defined by City Code by a minimum of 20%.
2. Three (3) inch caliper Cottonwood trees will be planted along the German Ditch corridor.
3. An 8-foot high double-sided sound barrier fence shall be installed with columns every 75 feet along the northern property line. See Section 5.4 for additional detail.
4. The subdivision provides sidewalks that are detached from the curb by at least 6-feet and includes landscaped tree lawns along the street frontages within the subdivision.

05. Landscape Design Standards

5. Mature trees along the northern boundary must be at least 3-inch caliper for deciduous trees and 8-feet in height for pine and spruce trees.
6. A ditch crossing improvement will be provided over the German Ditch.

B) Planning Area 3- Single-Family Attached- Townhomes:

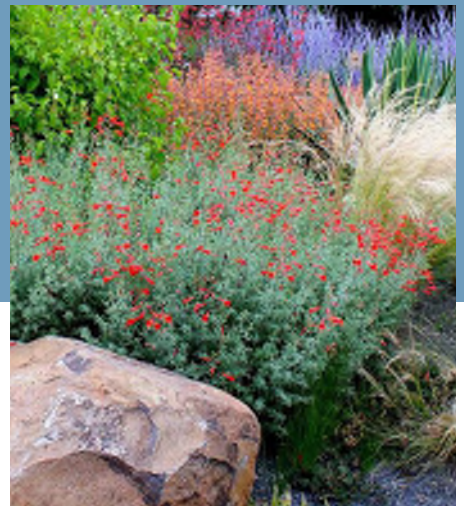
1. Tree equivalent requirements in the subdivision will exceed City Code requirements as defined by City Code by a minimum of 20%.
2. An 8-foot high double-sided sound barrier fence with masonry columns at 75 foot intervals shall be installed along the northern property line.
3. Mature trees along the northern boundary must be at least 3-inch caliper for deciduous trees and 8-feet in height for pine and spruce trees.
4. The subdivision dedicates land and guarantees construction of improvements to provide trail connection(s) from the project boundaries to an existing trail outside the project boundaries such that link(s) are constructed in the city's trail system.
5. The subdivision provides sidewalks that are detached from the curb by at least six-feet and includes curb side landscaping along all street frontages within the subdivision. Sod is not permitted in the tree lawn. 1.5 tree equivalents plus 10 shrubs per 600sf shall be provided in the curb side landscaping.



Eastcreek Farm PD Standards: Public Land Dedication (PLD) and Trails Plan



Eastcreek Farm



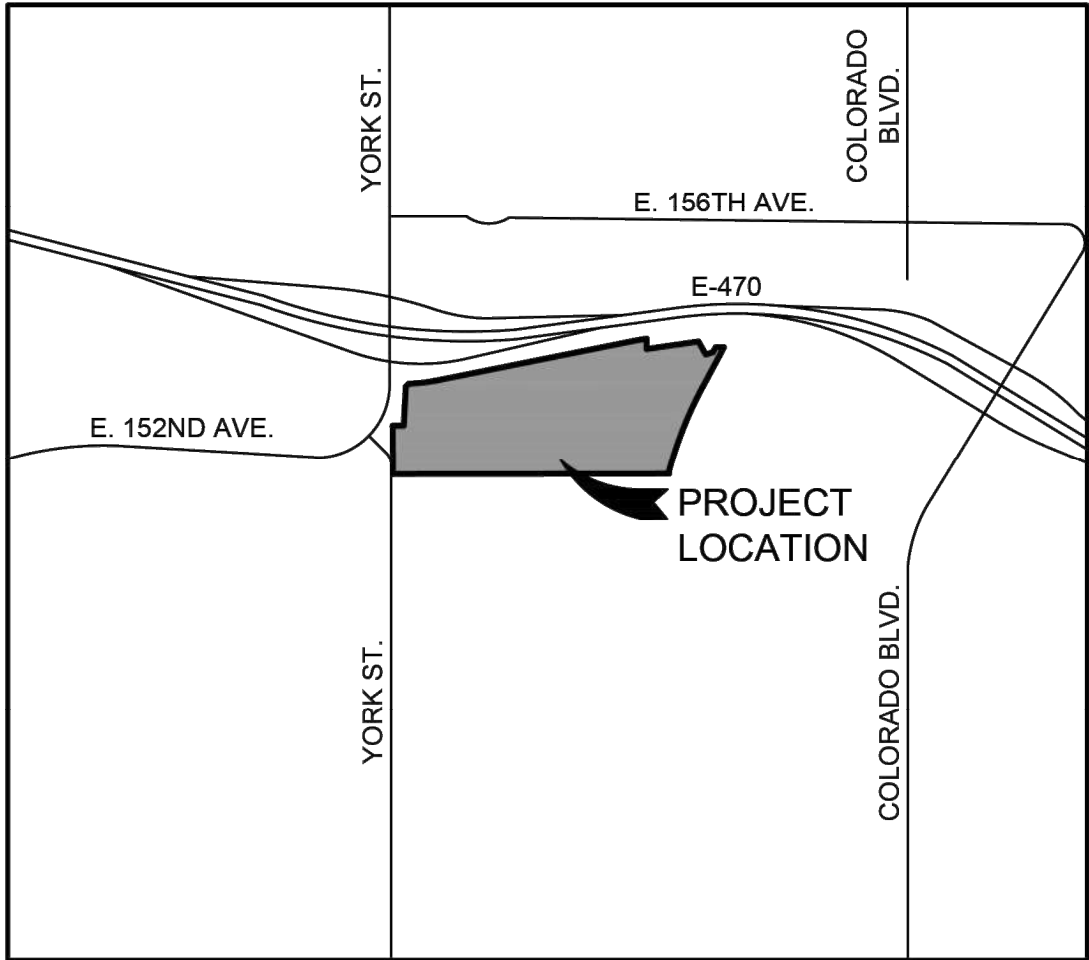
EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 29
COVER SHEET

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1A, BLOCK 9 AND TRACT B1,
EASTCREEK FARMS SUBDIVISION - AMENDMENT NO. 1
RECORDED AT REC. NO. 2022000091501
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.



VICINITY MAP
SCALE 1"=2000'

SHEET INDEX

COVER SHEET	SHEET 1
NOTES SHEET	SHEET 2
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OVERALL SITE PLAN	SHEET 4
CONCEPTUAL SITE PLAN	SHEET 5-8
CONCEPTUAL LANDSCAPE PLAN	SHEET 9-11
LOT TYPICAL AND DETAILS	SHEET 12
ARCHITECTURAL ELEVATIONS	SHEET 13-29

PROPERTY OWNER / DEVELOPER

LENNAR
LENNAR CORPORATION
9193 S JAMAICA ST., 4TH FLOOR
ENGLEWOOD, CO 80112
(303) 754-0600

ENGINEER

Matrix
2435 RESEARCH PKWY, STE 300
COLORADO SPRINGS, CO 80920
(719) 575-0100

PLANNER / LANDSCAPE ARCHITECT

henry design group
1501 WAZEE ST., STE 1C
DENVER, CO 80202
(303) 446-2368
Landscape Architecture • Planning • Entitlements

NEITHER THIS APPROVAL, NOR THE CITY'S APPROVAL OF CONSTRUCTION PLANS, NOR THE CITY'S ISSUANCE OF ANY TYPE OF PERMIT FOR CONSTRUCTION OF IMPROVEMENTS IN ANY WAY CONSTITUTES AN APPROVAL OF BUILDING PERMIT ALLOCATIONS OR BUILDING PERMITS.

THE OWNER EXPRESSLY UNDERSTANDS AND ACKNOWLEDGES THAT THE EXPENDITURE OF FUNDS FOR THE CONSTRUCTION AND INSTALLATION OF ANY PUBLIC OR PRIVATE IMPROVEMENTS PRIOR TO APPROVAL OF BUILDING PERMIT ALLOCATIONS OR BUILDING PERMITS IS EXCLUSIVELY AT THE OWNER'S RISK.

THE PROPERTY SHALL BE SUBJECT TO ANY RESIDENTIAL GROWTH LIMITATIONS INCLUDING ENACTMENT OF ANY ORDINANCES LIMITING OR SLOWING DOWN GROWTH, MORATORIUMS, WATER AND/OR WASTEWATER LIMITATIONS, BUILDING PERMIT LIMITATIONS, OR ANY OTHER GROWTH MANAGEMENT REQUIREMENTS. THE CITY RESERVES THE RIGHT, IN EXERCISE OF ITS POLICE POWER, TO CHOOSE NOT TO GRANT BUILDING PERMITS, OR OTHERWISE RESTRICT OR CONDITION THE GRANTING OF BUILDING PERMITS FOR THE PROPERTY BASED ON CURRENT OR FUTURE ORDINANCES OF THE CITY. THE CITY DOES NOT GUARANTEE CAPACITY IN ITS WATER OR WASTEWATER SYSTEMS FOR PROPOSED OR FUTURE DEVELOPMENTS. SYSTEM CAPACITY MUST BE VERIFIED THROUGHOUT THE DEVELOPMENT ENTITLEMENT PROCESS AND CAN BE AFFECTED BY DROUGHT, EMERGENCY, OR INFRASTRUCTURE CONSTRAINTS.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 29
NOTES

CASE NO: PLCSP202400295

NOTES:

1. ARCHITECTURAL INTENT:
ALL ARCHITECTURE SHALL MEET OR EXCEED THE DESIGN STANDARDS SET FORTH IN THE CITY OF THORNTON MUNICIPAL CODE. THE DESIGN OF EACH BUILDING SHOULD PROMOTE HIGH QUALITY ARCHITECTURAL CHARACTER THAT WILL AVOID FEATURELESS DESIGN AND MONOTONOUS STREETSCAPES.
2. PUBLIC LAND DEDICATION STATEMENT:

PUBLIC LAND DEDICATION		
AREA	ACRES PROVIDED	ACRES REQUIRED
AMENDMENT 2 Planning Area 3 Single Family Attached Townhomes		174 DUs x 2.86 people per DU/1000 x 10 Acres =4.98 Acres
Neighborhood Park	2.55	
Pocket Parks	.46	
Trails	.23 Acres Regional Trail (3)	
Overage from Planning Areas 1 and 2	.47	
SUBTOTAL	3.71 Acres	
Amenities in lieu of land	1.27 AC x \$1.50 /SF = \$82,981.80	Value of extra amenities
TOTAL	4.98 Acres	4.98 Acres

- (1) THE GERMAN DITCH AND PIPELINE EASEMENTS ARE NOT INCLUDED IN THE NEIGHBORHOOD PARK ACREAGE
- (2) THE 43 LOTS SOUTH OF E. 152ND AVENUE ARE NOT INCLUDED IN THE EASTCREEK FARM AMENDMENT NO. 2. THE 43 LOTS GENERATE A REQUIREMENT OF 1.23 ACRES OF PLD. A 0.28 ACRE POCKET PARK LOCATED SOUTH OF E. 152ND AVENUE IS NOT INCLUDED IN THE 1.91 ACRES OF POCKET PARKS IN PLANNING AREA 1 AND 2. THE SHORTFALL OF 0.95 ACRES IS BEING PROVIDED BY THE PLD LOCATED WITHIN THOSE PLANNING AREAS.
- (3) ONLY THE SURFACE OF THE 10-FOOT-WIDE REGIONAL TRAIL QUALIFIES FOR PLD. THE TWO (2) FOOT EXTRA SIDEWALK WIDTH ALONG E. 152ND AVENUE AND THE FIVE (5) FOOT EXTRA SIDEWALK WIDTH ALONG A PORTION OF E. 152ND CIRCLE QUALIFIES FOR PLD.
3. REGIONAL TRAILS:
THE CITY OF THORNTON SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONCRETE PORTION OF THE REGIONAL TRAIL. THE PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REMOVAL OF GRAFFITI, SNOW , ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION.
4. SIGHT VISIBILITY TRIANGLES:
SIGHT VISIBILITY TRIANGLES SHALL BE IMPOSED ON ALL CORNER LOTS AND PUBLIC ACCESS LOCATIONS WITHIN THESE SUBDIVISIONS. THESE TRIANGLES SHALL CONFORM TO SECTION 18-567. OF THE CITY OF THORNTON DEVELOPMENT CODE. ANY ITEMS TO BE LOCATED WITHIN THE SIGHT TRIANGLES SHALL COMPLY WITH THE VISUAL OBSTRUCTION REGULATIONS OUTLINED IN THE CITY OF THORNTON DEVELOPMENT CODE SECTIONS 18-567.
5. PUBLIC IMPROVEMENTS
PUBLIC IMPROVEMENTS SHALL CONFORM TO THE PROVISIONS IN THE CURRENT CITY "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS."

CONCEPTUAL SITE PLAN GENERAL NOTES

1. CURRENT ZONING ON THIS SITE IS: PD
2. PROPOSED ZONING DISTRICTS: PD

PLANNING AREA DATA CHART - AMENDMENT NO. 2

SINGLE FAMILY ATTACHED (TOWNHOMES)

PARKING:	PROVIDED	REQUIRED (PER CODE)
ENCLOSED	313	2/UNIT (1 ENCLOSED)
SURFACE	36	
SURFACE (ADA)	2	
TOTAL PARKING:	351	348

GUEST PARKING IS PROVIDED ALONG LOCAL STREETS

6. LANDSCAPE CONSTRUCTION PLANS:
CONSTRUCTION PLANS, IN CONJUNCTIONS WITH A MINOR DEVELOPMENT PERMIT APPLICATION FOR PLANNING AREAS 1, 2, AND 3 IS REQUIRED TO BE SUBMITTED TO ENGINEERING AND PLANNING PRIOR TO CONSTRUCTION. WATER-WISE CONCEPTS SHALL BE IMPLEMENTED FOR THE LANDSCAPE PLANS. EXISTING TREES IN GOOD CONDITION SHALL BE PRESERVED OR MITIGATED PER CITY REQUIREMENTS AND AS DETERMINED DURING THE MINOR DEVELOPMENT PERMIT/LANDSCAPE CONSTRUCTION DOCUMENT PHASE.
7. SUBDIVISION QUALITY ENHANCEMENTS:
SEE PD STANDARDS.
8. LANDSCAPE MAINTENANCE:
A HOME OWNER'S ASSOCIATION SHALL BE FORMED FOR MAINTENANCE OF COMMON FENCING, COMMON LANDSCAPE, RIGHTS-OF-WAY ADJACENT TO PERIMETER STREETS AND ALL PARKS.
9. FLEXIBILITY STATEMENT:
DURING SUBSEQUENT REVIEWS ASSOCIATED WITH THE ACTUAL DEVELOPMENT OF THE SITE SHOWN ON THIS CSP, THE DEVELOPMENT DIRECTOR MAY ALLOW FOR MINOR ADJUSTMENTS IN THE DEVELOPMENT PERMIT, SUBDIVISION PLAT AND FINAL LANDSCAPE PLANS AND ASSOCIATED FINAL ENGINEERING DOCUMENTS. THE CHANGES TO THE DEVELOPMENT WOULD BE DUE TO ACTUAL SITE CONDITIONS, UNFORESEEN TECHNICAL ISSUES INVOLVING INFRASTRUCTURE ON THE SITE AND BUILDING PRODUCTS PREVIOUSLY IDENTIFIED OR DESCRIBED ON THE CONCEPTUAL SITE PLAN GRAPHIC AND APPROVED BY COUNCIL.
10. REFER TO THE EASTCREEK FARM PLANNED DEVELOPMENT STANDARDS AMENDMENT NO. 2 FOR:
A. FENCING DETAILS
B. RECREATIONAL AMENITIES FOR TOWNHOMES

LAND USE SUMMARY CHART

PLANNING AREA	3 (AMENDMENT AREA)	
	ACRES	
PARCEL SIZE	17.20	
PARKS PROVIDED	2.55	
OPEN SPACE & LANDSCAPE TRACTS	2.29	
PRIVATE DRIVE TRACTS	2.40	
LOTS	7.27	
PUBLIC ROW	2.52	
GROSS AREA	17.20	
NET AREA	14.68	
MAXIMUM BUILDING HEIGHT	30-FEET	
USE	GROSS DENSITY	DWELLING UNITS
PA-3 Townhomes	10.12 DU/ac	174

NOTE: ALL LOTS HAVE A MINIMUM 8' FRONT, 5' SIDE, AND 2.5' REAR BUILDING SETBACK LINE. INTERIOR SETBACK LINE OF ATTACHED UNITS IS 0'.

TRACT SUMMARY - PLANNING AREA 3

EASTCREEK FARM TOWNHOMES TRACTS		
TRACT #	DESCRIPTION	ACRES
A	GREEN SPACE / 30' BUFFER / REGIONAL TRAIL EASEMENT	0.62
B	WELL SETBACK	0.11
C	ALLEY - EXCLUSIVE SANITARY SEWER & WATER EASEMENT; VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.08
D	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.10
E	ALLEY - EXCLUSIVE SANITARY SEWER & WATER EASEMENT; VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.09
F	GREEN / OPEN SPACE - VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.15
G	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.13
H	GREEN / OPEN SPACE - VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.18
I	ALLEY - EXCLUSIVE SANITARY SEWER & WATER EASEMENT; VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.80
J	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.19
K	DRAINAGE EASEMENT, VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.03
L	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.01
M	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.13
N	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.04
O	DRAINAGE EASEMENT, VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.03
P	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.01
Q	ALLEY - EXCLUSIVE SANITARY SEWER & WATER EASEMENT; VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.98
R	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.31
S	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.07
T	GREEN / OPEN SPACE - VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.25
U	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.08
V	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.01
W	ALLEY - EXCLUSIVE SANITARY SEWER & WATER EASEMENT; VEHICULAR, EMERGENCY, PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.45
X	GREEN / OPEN SPACE - PEDESTRIAN, BICYCLE ACCESS EASEMENT	0.01
Y	PARK; DRAINAGE EASEMENT, PEDESTRIAN & BICYCLE ACCESS EASEMENT	2.55



9193 S Jamaica St 4th Floor
Englewood, CO 80112



2435 Research Parkway, Ste 300
Colorado Springs, CO 80920



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1501 Wazee Street Suite 1-G, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

No.	Revisions	Date	By	No.	Revisions	Date	By
1	1st Submittal	2-21-2024	MK	4	4th Submittal	3-14-2025	MK
2	2nd Submittal	11-1-2024	MK				
3	3rd Submittal	1-10-2025	MK				

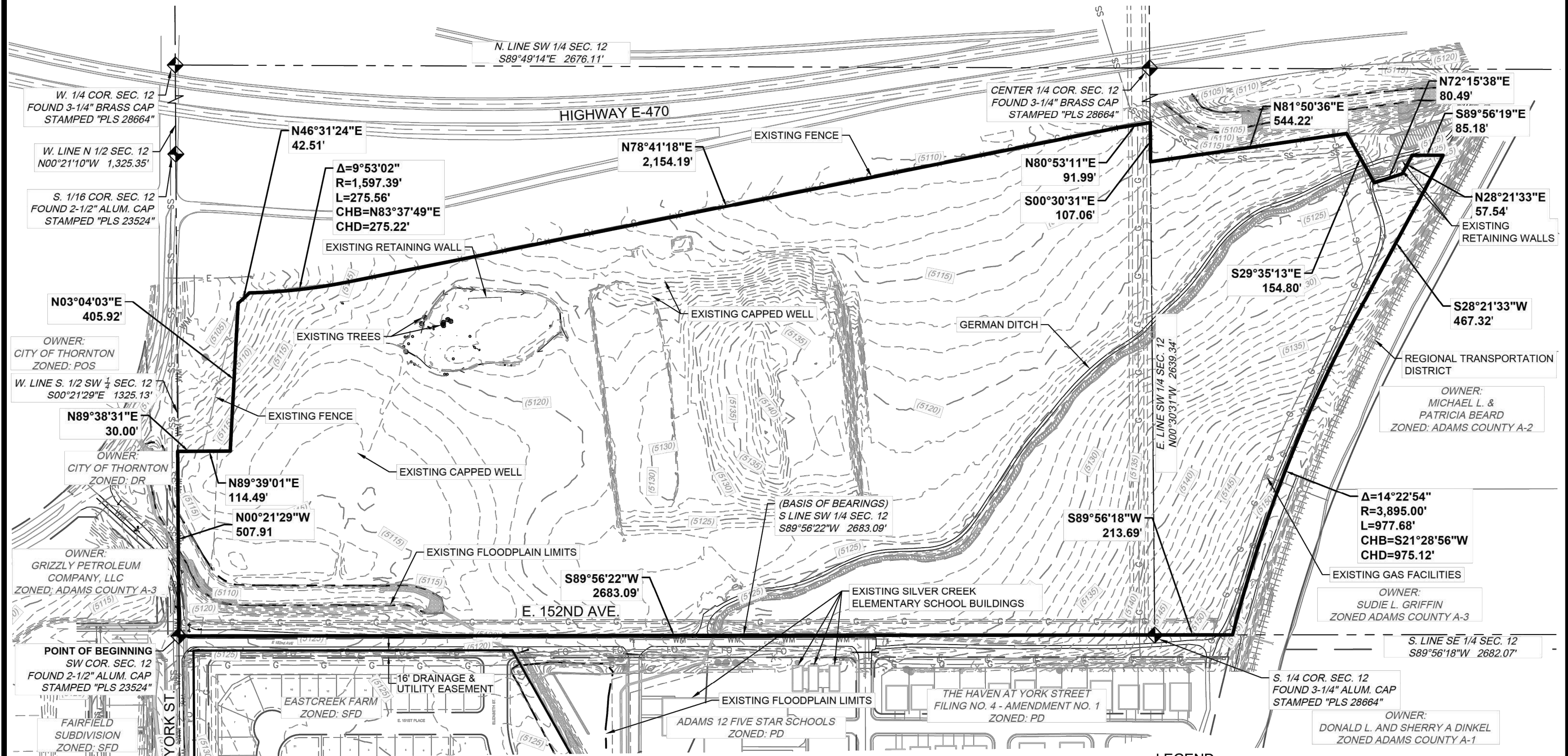
OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

SHEET 2 OF 29

EASTCREEK FARM OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 29
EXISTING CONDITIONS

CASE NO: PLCSP202400295



LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- SECTION CORNER AS NOTED

0 100 200 400
SCALE: 1" = 200'
ORIGINAL GRAPHIC SCALE



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1	1st Submittal	2-21-2024	MK	4	4th Submittal	3-14-2025	MK
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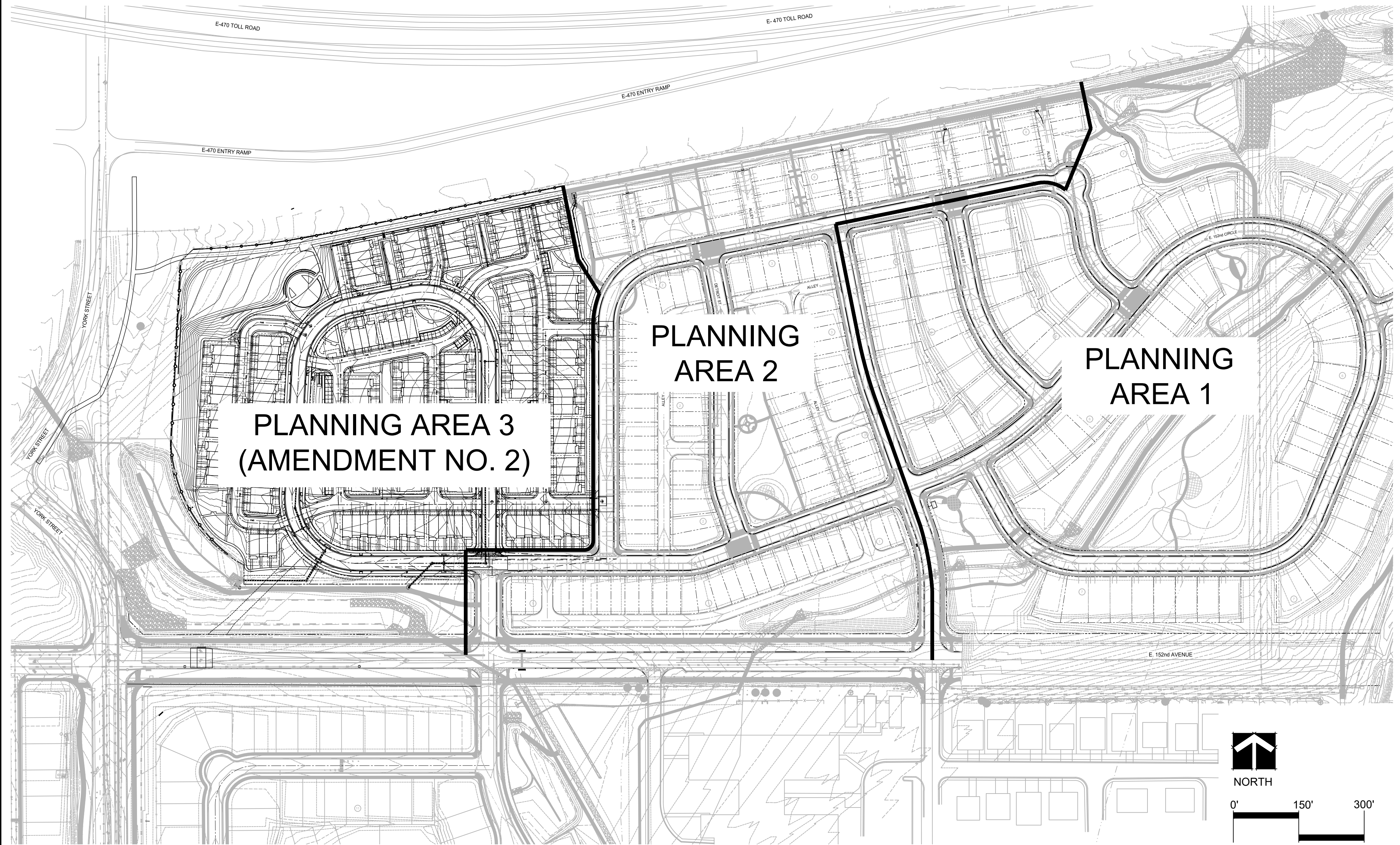
OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

SHEET 3 OF 29

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

CASE NO: PLCSP202400295

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 29
OVERALL PLAN



No.	Revisions	Date	By	No.	Revisions	Date	By
1	1st Submittal	2-21-2024	MK	4	4th Submittal	3-14-2025	MK
2	2nd Submittal	11-1-2024	MK				
3	3rd Submittal	1-10-2025	MK				

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 29
SITE PLAN

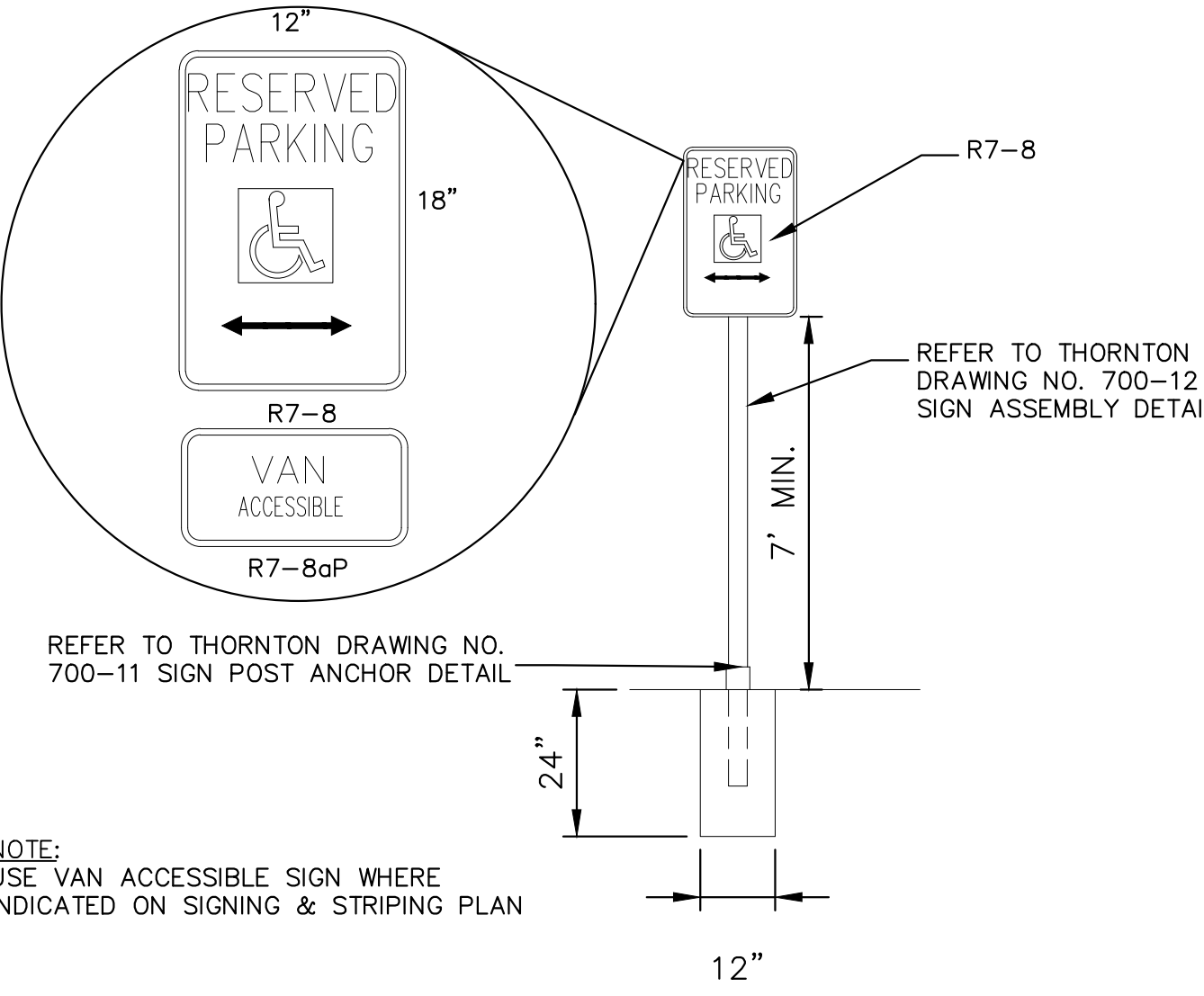
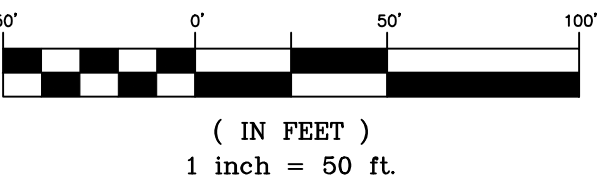
CASE NO: PLCSP202400295

LEGEND

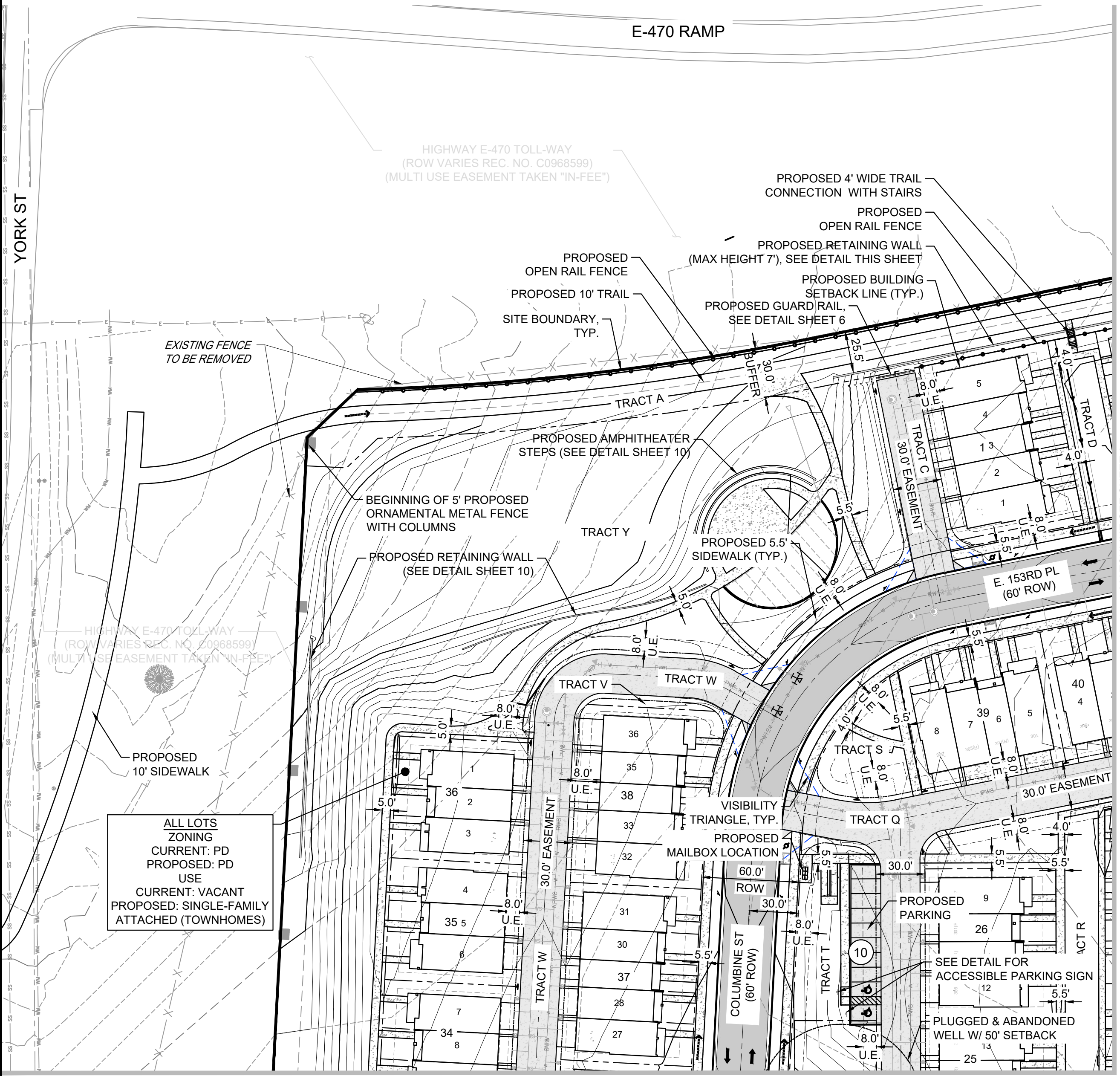
- SITE BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK LINE
- CONCRETE CURB & GUTTER
- STREET CENTERLINE
- INTERSECTION VISIBILITY TRIANGLE
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- EXISTING STORM SEWER
- EXISTING FENCE LINE
- PARKING SPACES



GRAPHIC SCALE



ACCESSIBLE PARKING SIGN



No.	Revisions	Date	By	No.	Revisions	Date	By
1	1st Submittal	2-21-2024	MK	4	4th Submittal	3-14-2025	MK
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3	3rd Submittal	1-10-2025	MK				

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 29
SITE PLAN

LEGEND

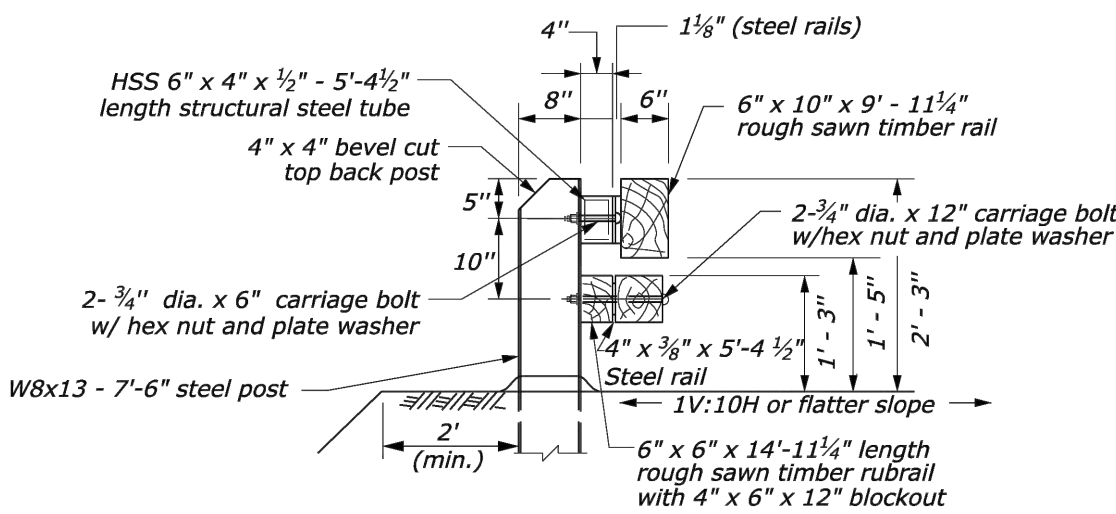
- SITE BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK LINE
- CONCRETE CURB & GUTTER
- STREET CENTERLINE
- INTERSECTION VISIBILITY TRIANGLE
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- EXISTING STORM SEWER
- EXISTING FENCE LINE
- PROPOSED OPEN RAIL FENCE
- PARKING SPACES

N

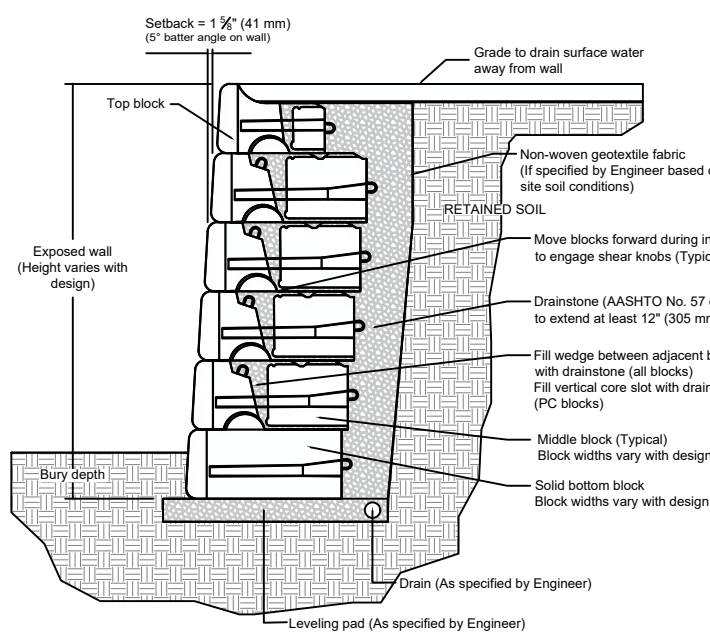
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



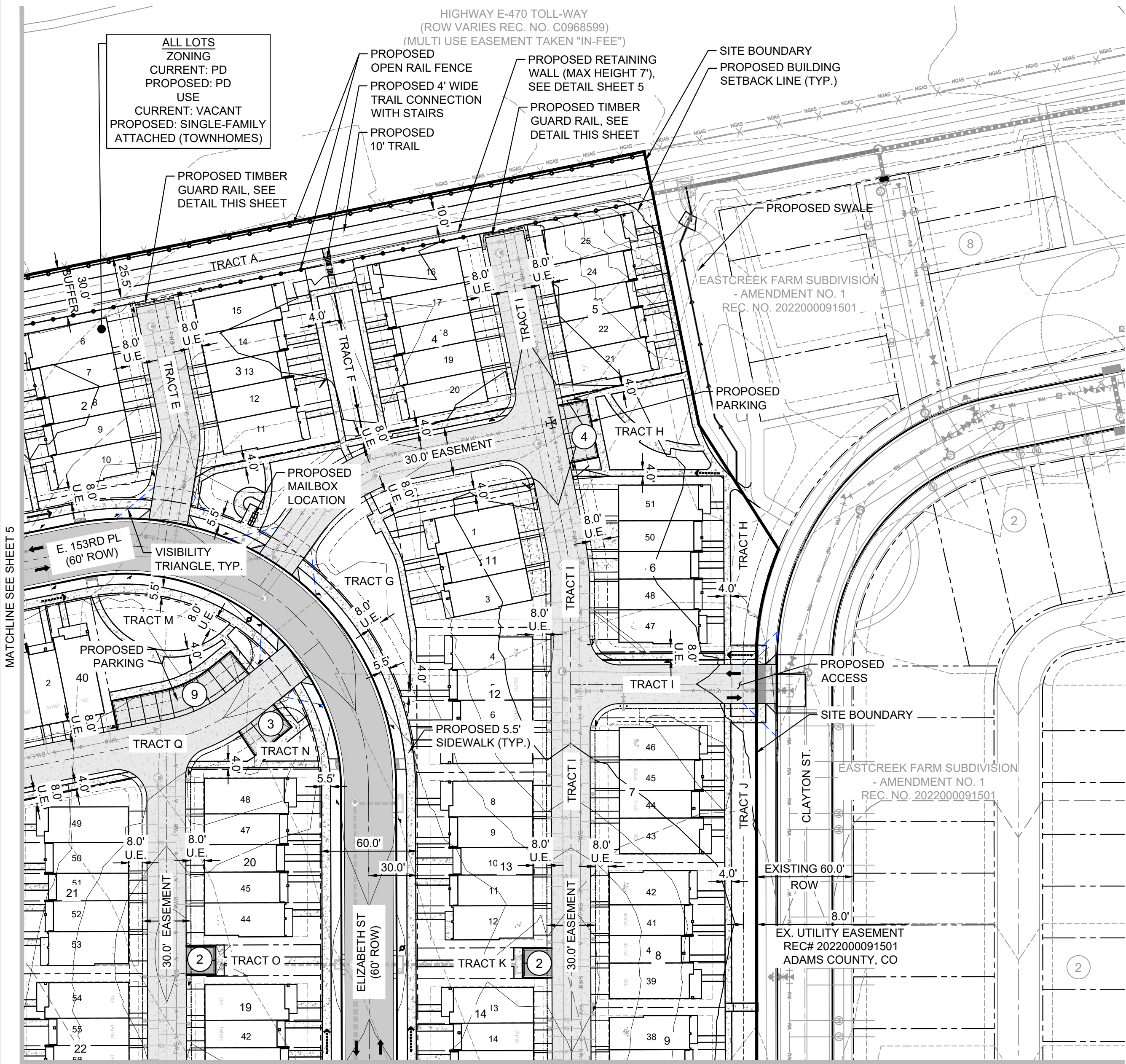
STEEL-BACKED TIMBER GUARDRAIL - SECTION



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

STANDARD LEDGESTONE WALL
SECTION W/O SAFETY RAILING

NOT TO SCALE



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 8

LENNAR
9193 S Jamaica St 4th Floor
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2	2nd Submittal	11-1-2024	MK				
3	3rd Submittal	1-10-2025	MK				

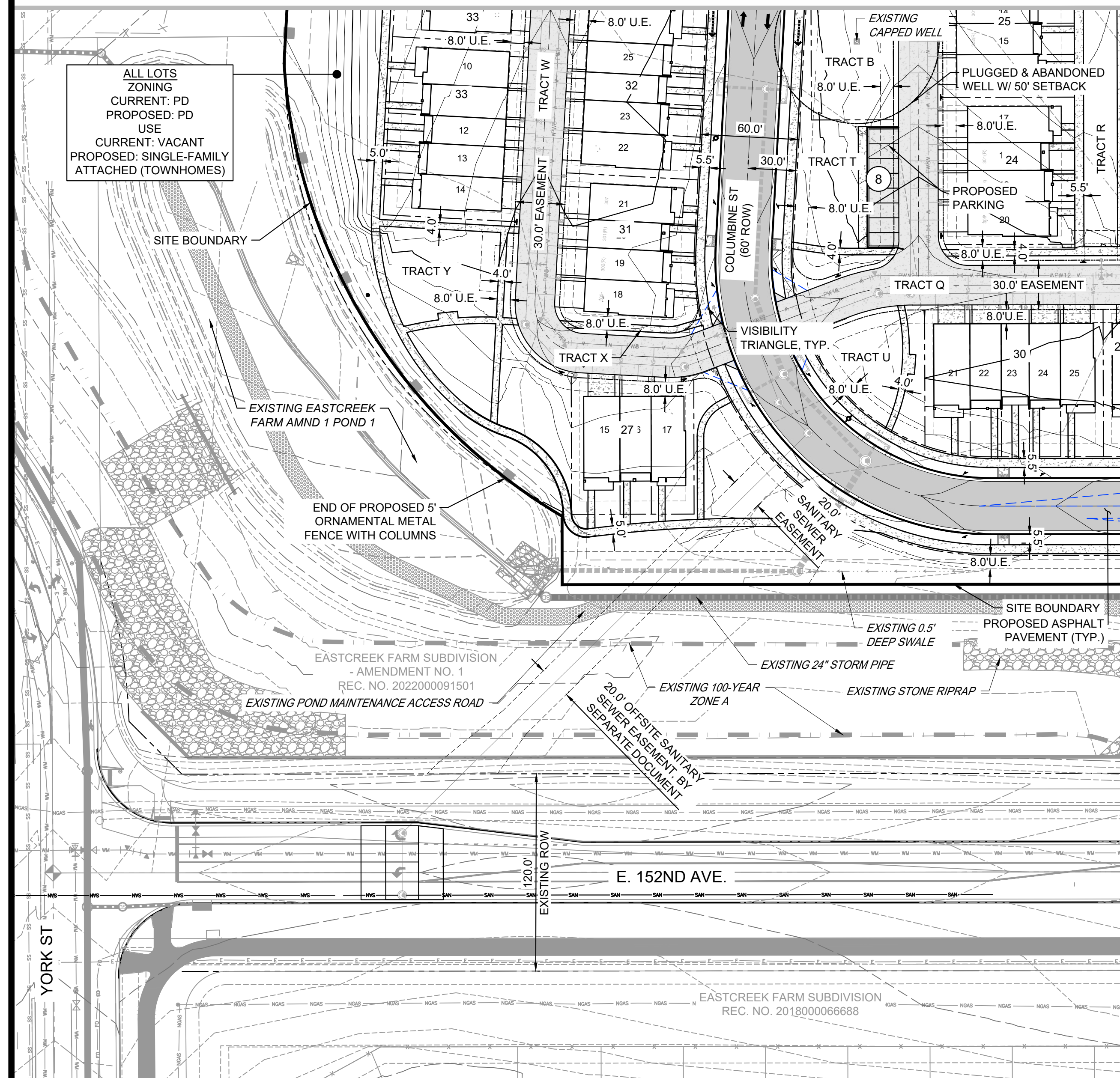
OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

EASTCREEK FARM OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 29

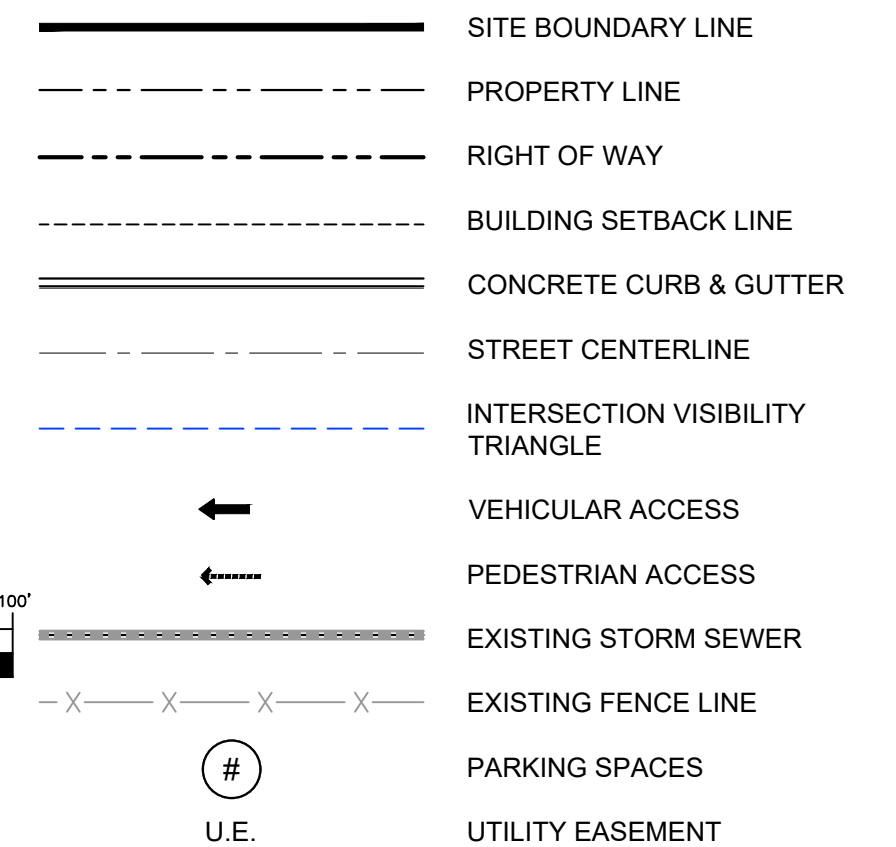
SHEET 7 OF 29
SITE PLAN

MATCHLINE SEE SHEET 5



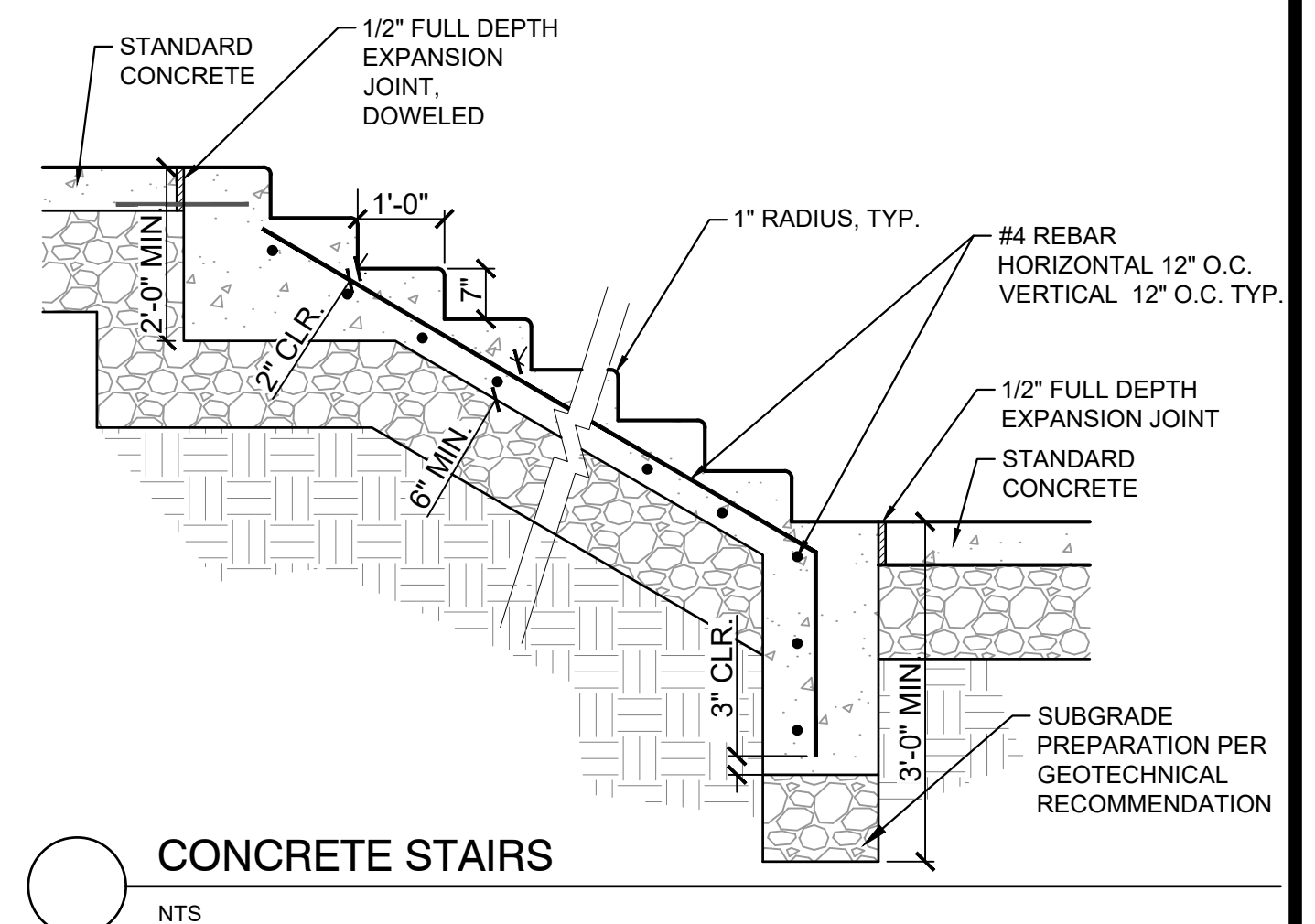
MATCHLINE SEE SHEET 8

LEGEND



NOTES:

1. ALL STAIRS WITH MORE THAN 2 RISERS SHALL HAVE HANDRAILS ON AT LEAST ONE SIDE OF THE STAIRS.
2. 3' DEEP LANDINGS SHALL BE PROVIDED EVERY 6 RISERS.



CONCRETE STAIRS

NTS













EASTCREEK FARM OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

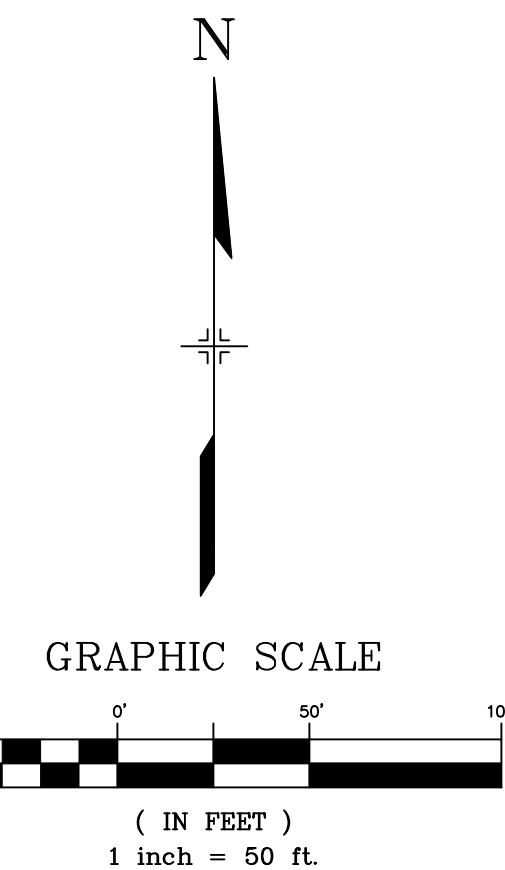
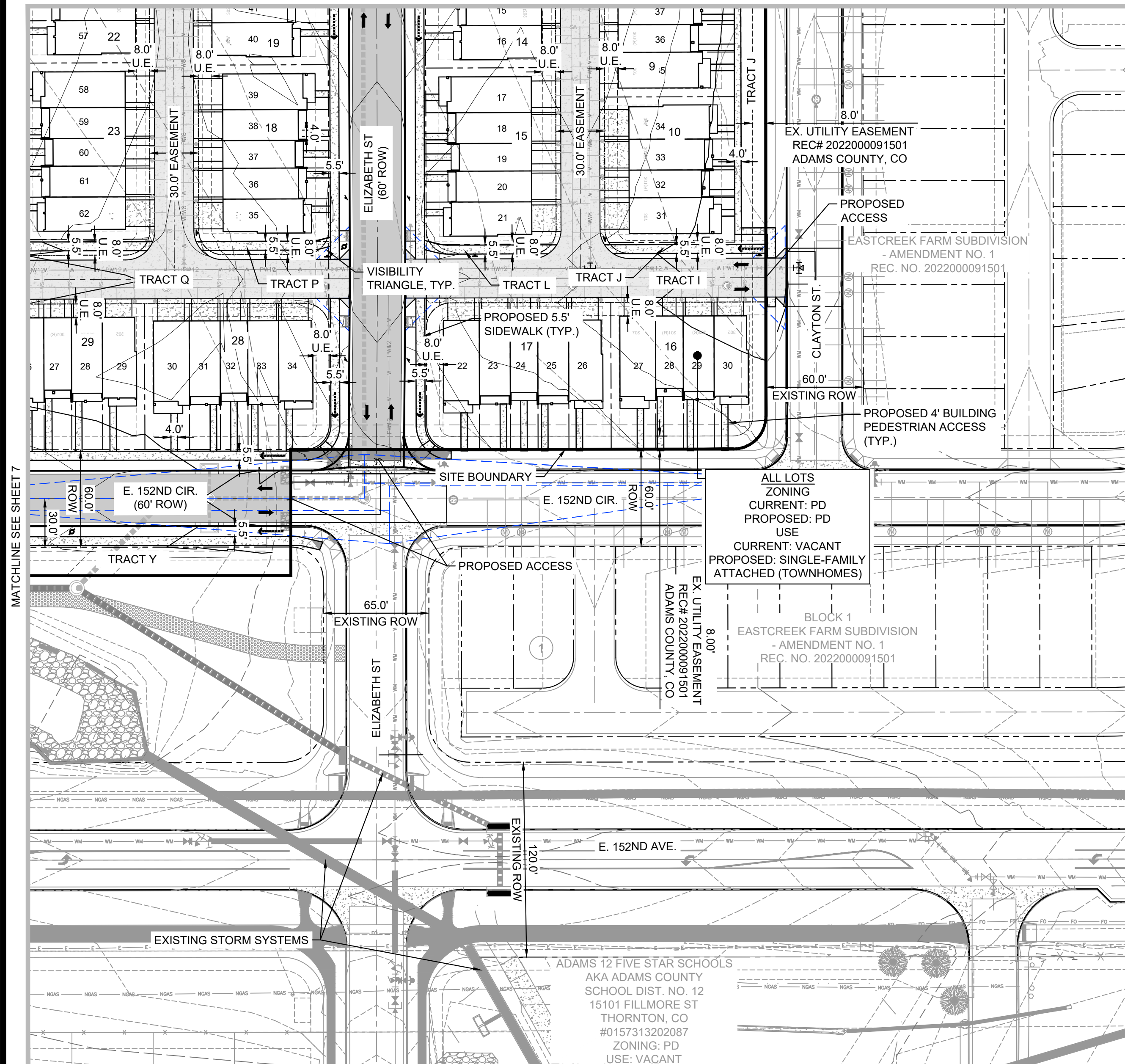
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 29
SITE PLAN

MATCHLINE SEE SHEET 6

LEGEND

- | | |
|---|----------------------------------|
|  | SITE BOUNDARY LINE |
|  | PROPERTY LINE |
|  | RIGHT OF WAY |
|  | BUILDING SETBACK LINE |
|  | CONCRETE CURB & GUTTER |
|  | STREET CENTERLINE |
|  | INTERSECTION VISIBILITY TRIANGLE |
|  | VEHICULAR ACCESS |
|  | PEDESTRIAN ACCESS |
|  | EXISTING STORM SEWER |
|  | EXISTING FENCE LINE |
|  | PARKING SPACES |



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2	2nd Submittal	11-1-2024	MK				
3	3rd Submittal	1-10-2025	MK				

LANDSCAPE NOTES

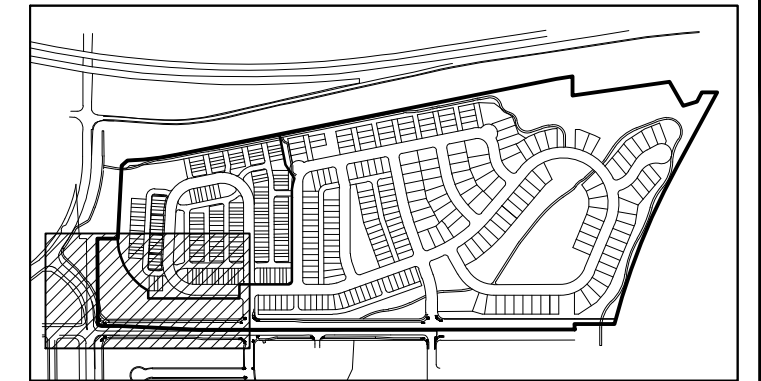
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- THE PROJECT SHALL MEET PUBLIC LAND DEDICATION REQUIREMENTS.
- AN HOA SHALL MAINTAIN PARK AND OPEN SPACE ADJACENT TO SINGLE-FAMILY ATTACHED (PAIRED HOMES AND TOWNHOMES) AND SINGLE-FAMILY DETACHED RESIDENTIAL. SNOW REMOVAL WILL BE BY HOA (ONLY FOR SINGLE-FAMILY ATTACHED TOWNHOMES).
- LANDSCAPE PLANT REQUIREMENTS SHALL EXCEED CITY REQUIREMENTS, AS DEFINED BY DIVISION 3 OF THE CITY CODE, BY AT LEAST 20% TO MEET QUALITY ENHANCEMENT STANDARDS.
- ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE SIGN PERMIT REVIEW.
- ALL LANDSCAPE SHALL BE SERVED BY A FUNCTIONING PERMANENT AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR OR SHUTOFF DEVICE.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 29
LANDSCAPE PLAN

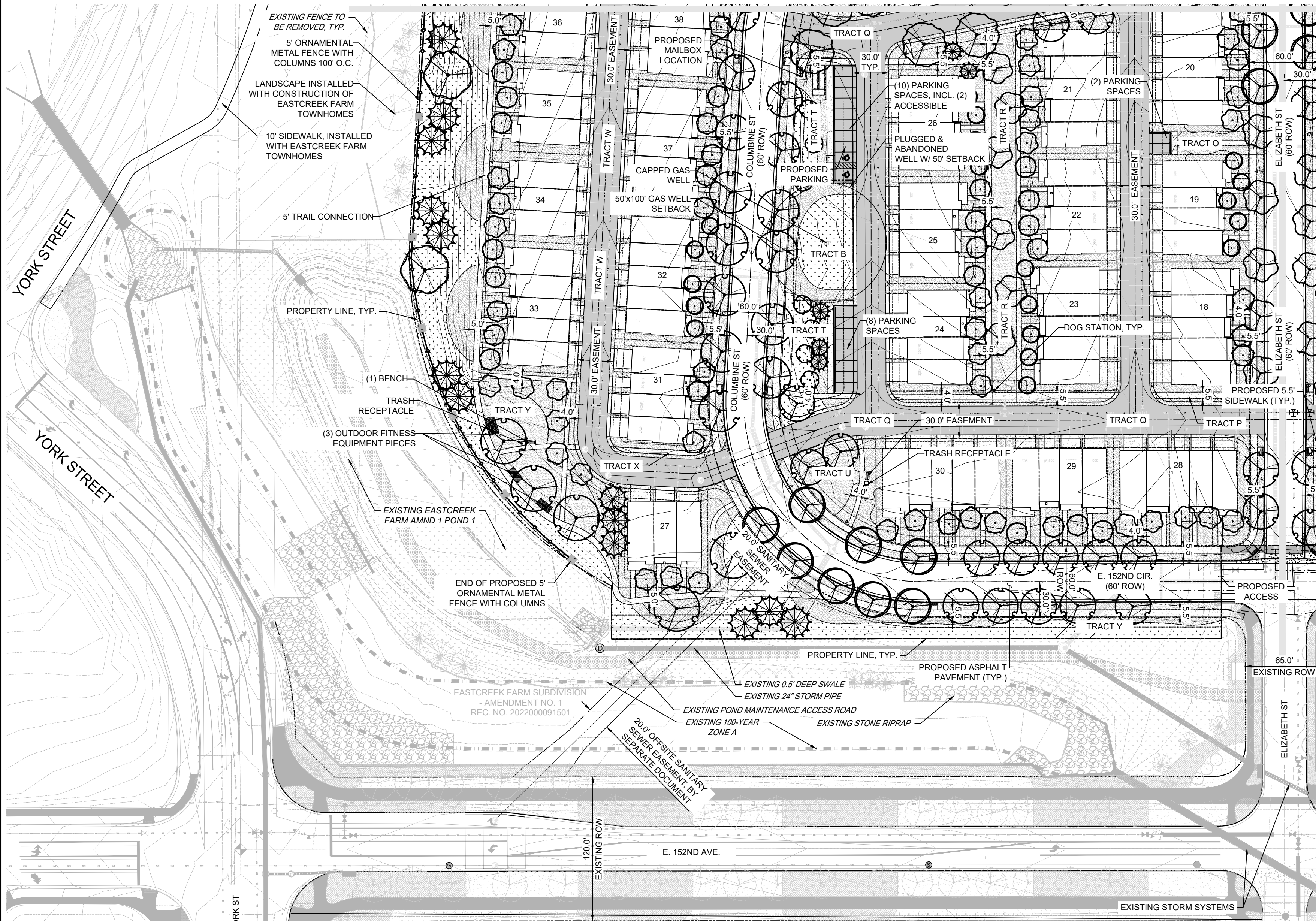
CASE NO: PLCSP202400295



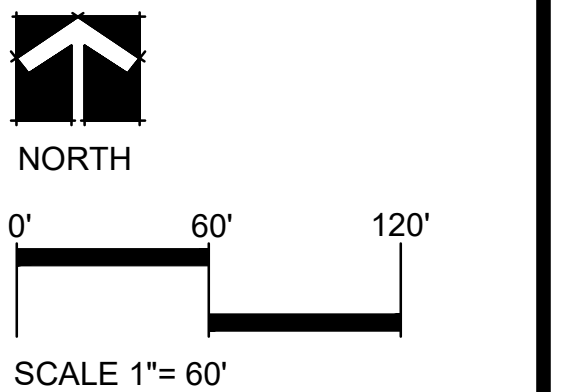
KEY MAP NOT TO SCALE

MATCHLINE - SHEET 10

MATCHLINE - SHEET 11



- LEGEND**
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUB BED
 - SOD
 - ROCK MULCH
 - WOOD MULCH
 - NATIVE SEED
 - EDGER
 - BENCH
 - TRASH RECEPTACLE
 - DOG WASTE STATION
 - PICNIC TABLE
 - BIKE RACKS
 - SIGHT DISTANCE TRIANGLE
 - 5' ORNAMENTAL METAL PICKET FENCE



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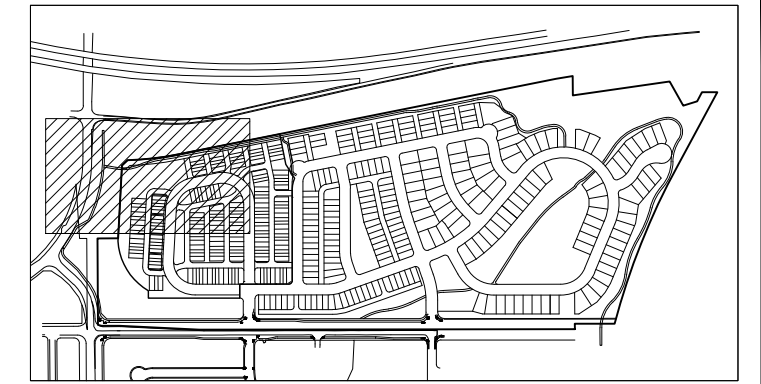
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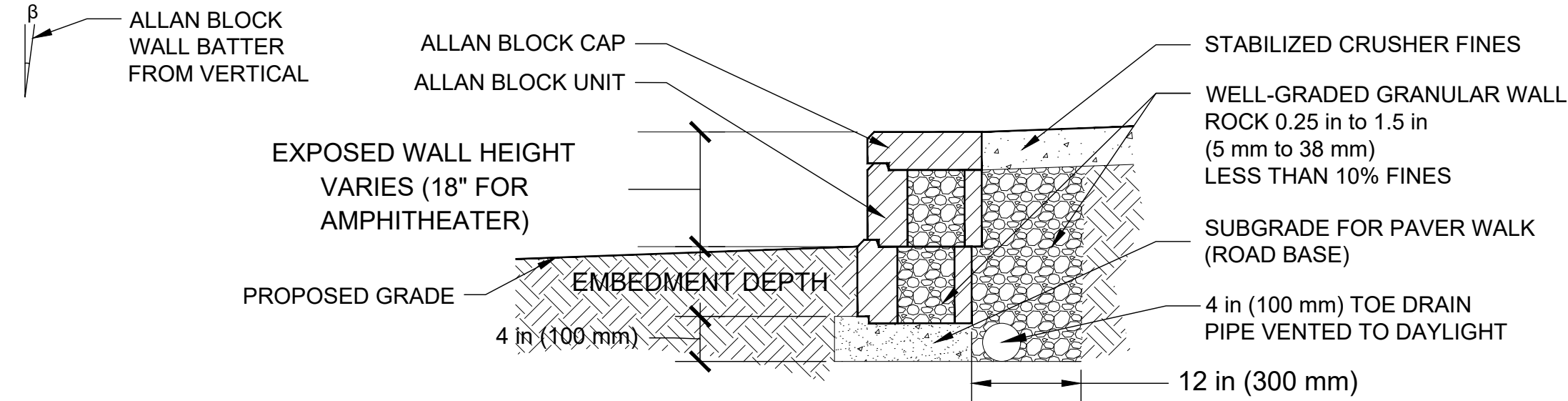
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 29
LANDSCAPE PLAN

CASE NO: PLCSP202400295



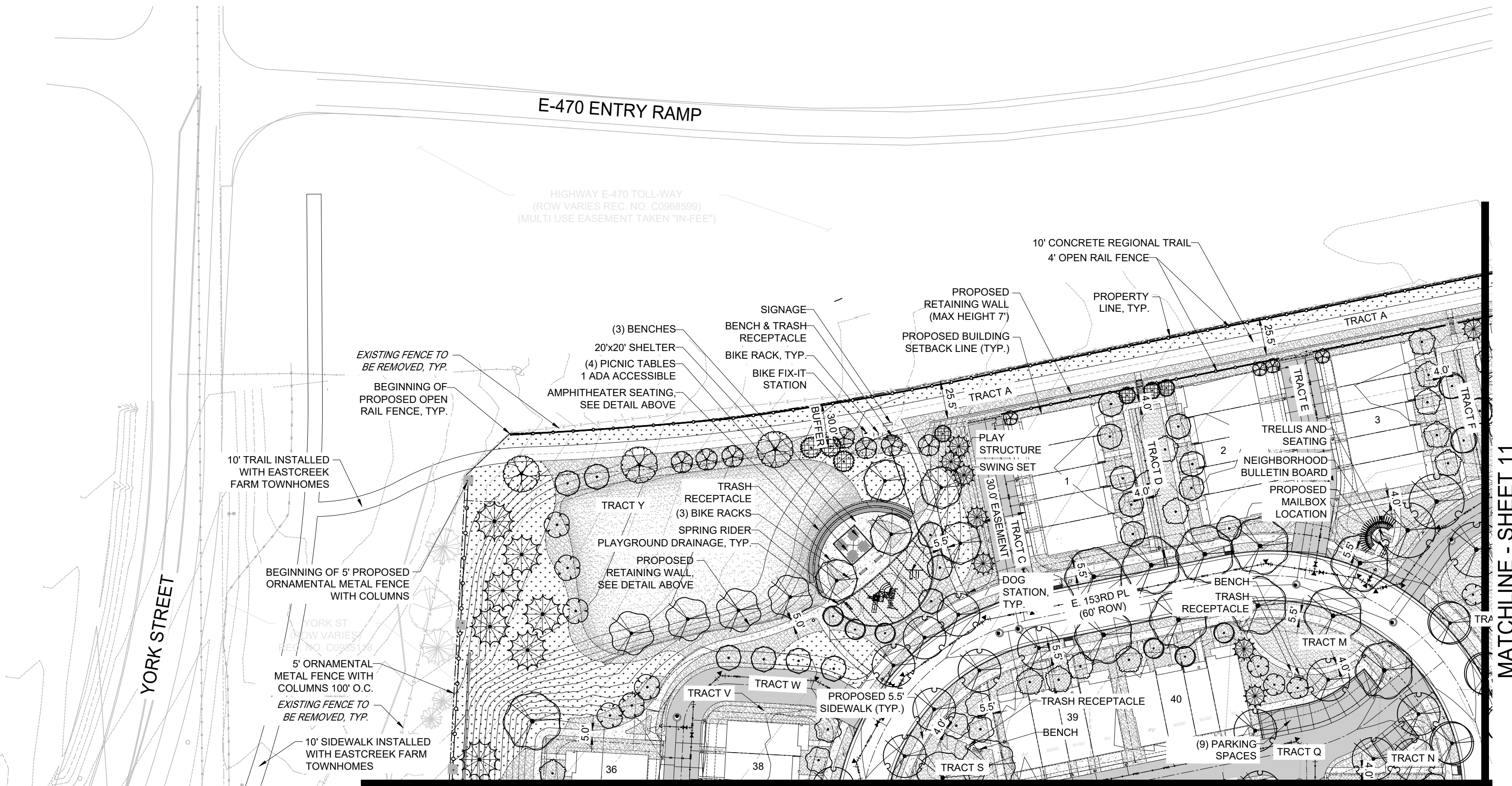
KEY MAP NOT TO SCALE



RETAINING WALL/AMPHITHEATER STEP DETAIL

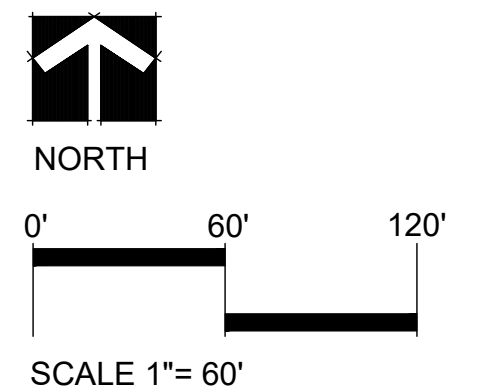
NOT TO SCALE

- LEGEND
- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUB BED
 - SOD
 - ROCK MULCH
 - WOOD MULCH
 - NATIVE SEED
 - EDGER
 - BENCH
 - TRASH RECEPTACLE
 - DOG WASTE STATION
 - PICNIC TABLE
 - BIKE RACKS
 - SIGHT DISTANCE TRIANGLE
 - 5' ORNAMENTAL METAL PICKET FENCE W/ COLUMNS 100' O.C.
 - OPEN RAIL FENCE



MATCHLINE - SHEET 9

MATCHLINE - SHEET 11



LENNAR

9193 S Jamaica St 4th Floor
Englewood, CO 80112

Matrix

2435 Research Parkway, Ste 300
Colorado Springs, CO 80920

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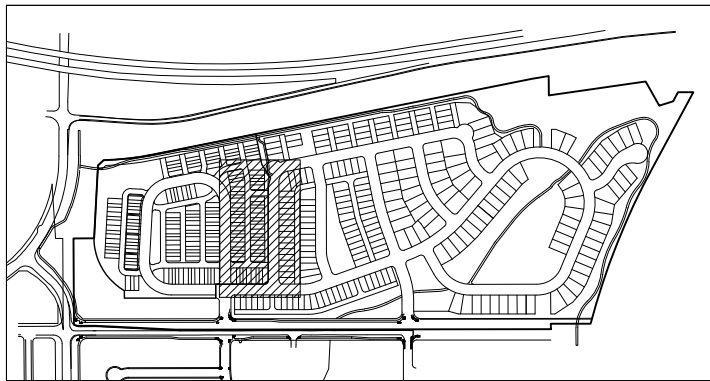
OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

SHEET 10 OF 29

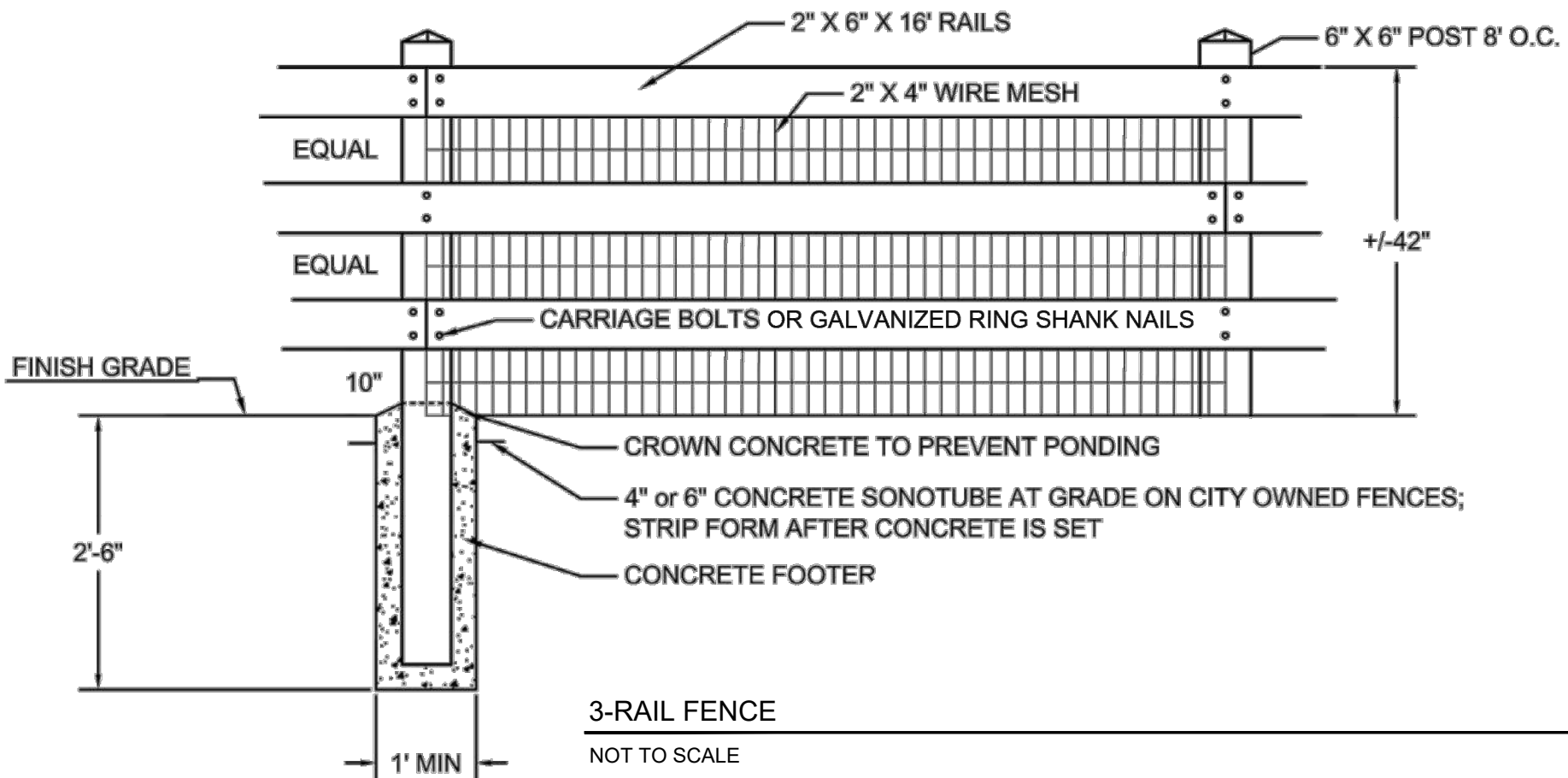
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SHEET 11 OF 29
LANDSCAPE PLAN



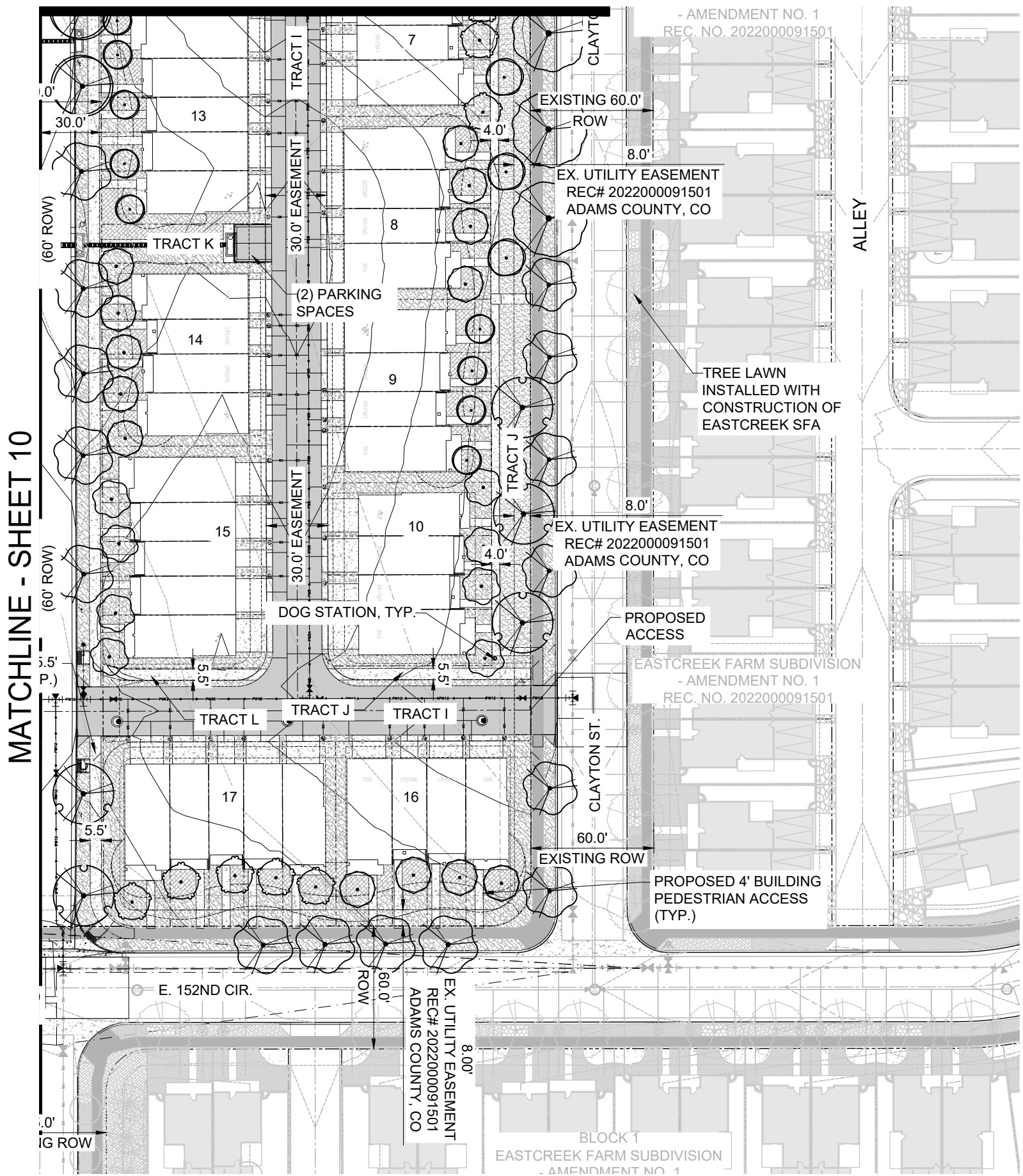
KEY MAP NOT TO SCALE



LANDSCAPE NOTES

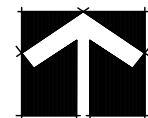
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MATCHLINE - THIS SHEET

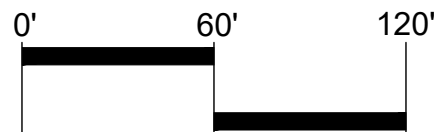


LEGEND

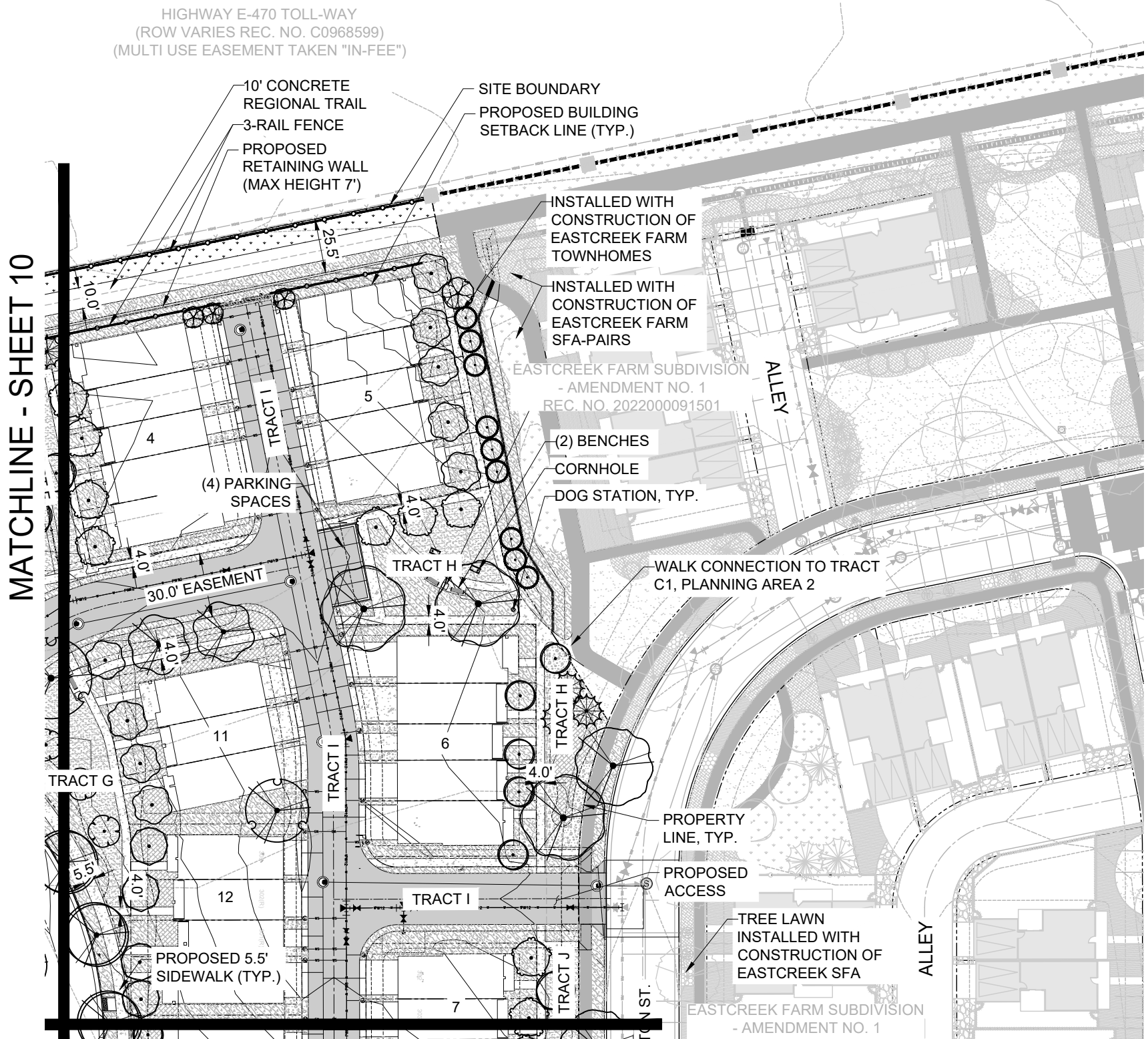
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- SHRUB BED
- SOD
- ROCK MULCH
- WOOD MULCH
- NATIVE SEED
- EDGER
- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION
- PICNIC TABLE
- BIKE RACKS
- SIGHT DISTANCE TRIANGLE
- 5' ORNAMENTAL METAL PICKET FENCE W/ COLUMNS 100' O.C.
- OPEN RAIL FENCE



NORTH



SCALE 1"= 60'



MATCHLINE - THIS SHEET



9193 S Jamaica St 4th Floor
Englewood, CO 80112



2435 Research Parkway, Ste 300
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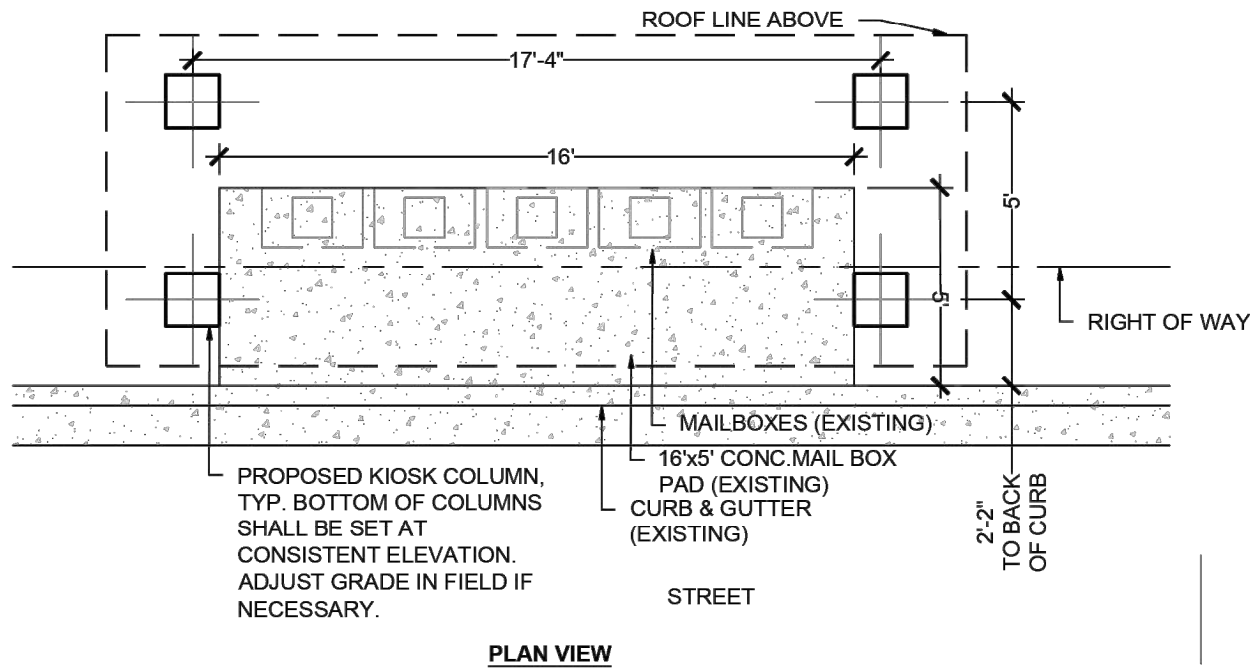
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OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

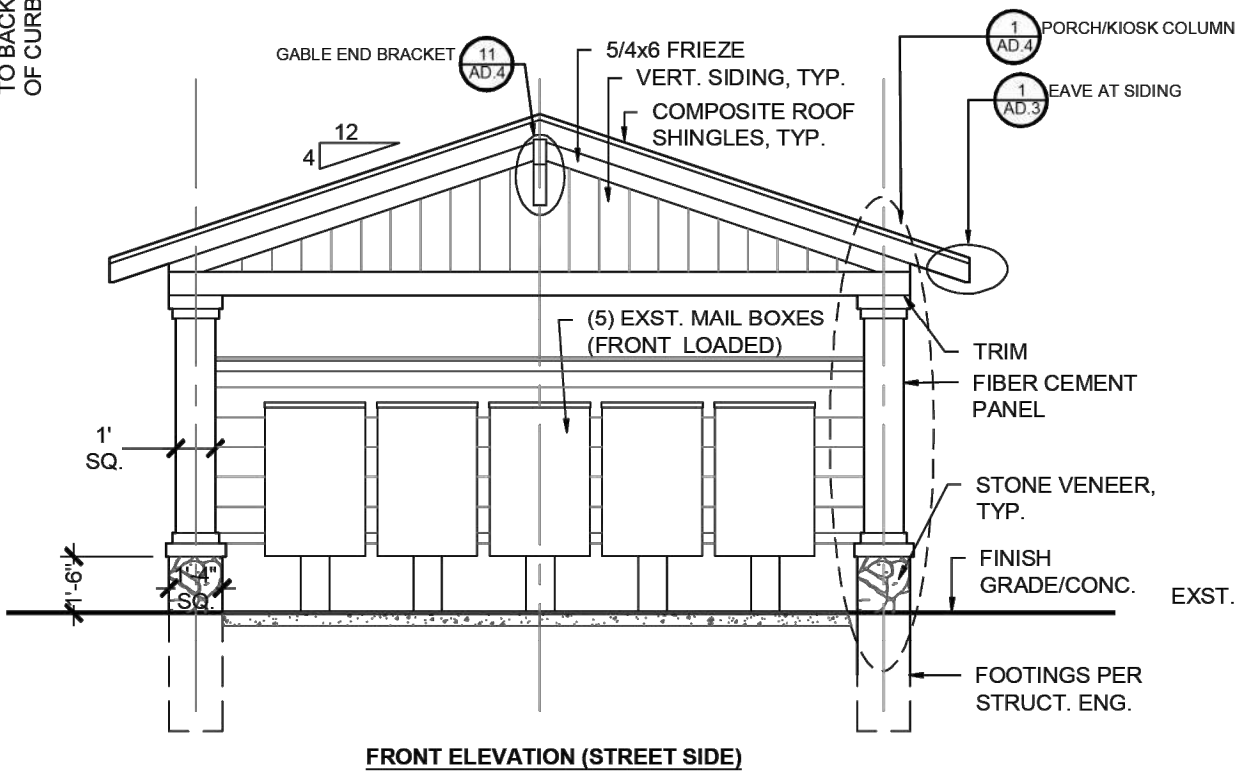
SHEET 11 OF 29

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

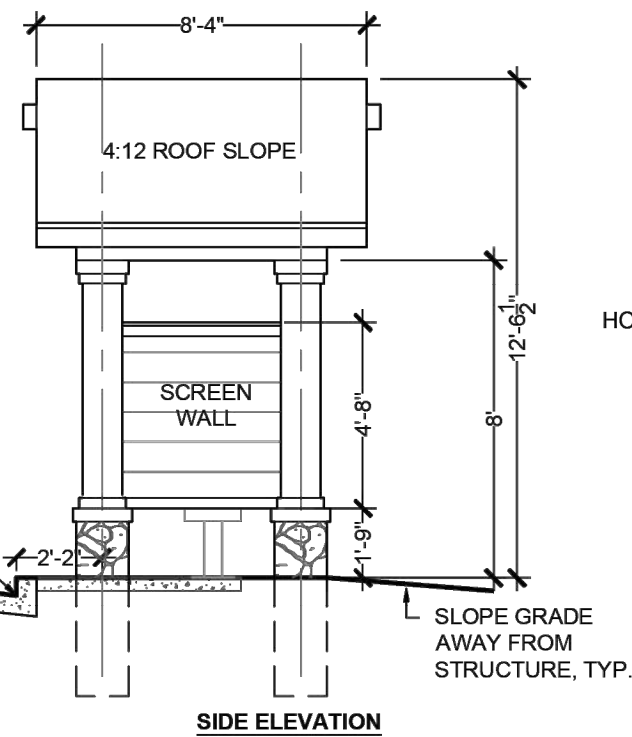
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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 29
LOT TYPICAL & DETAILS



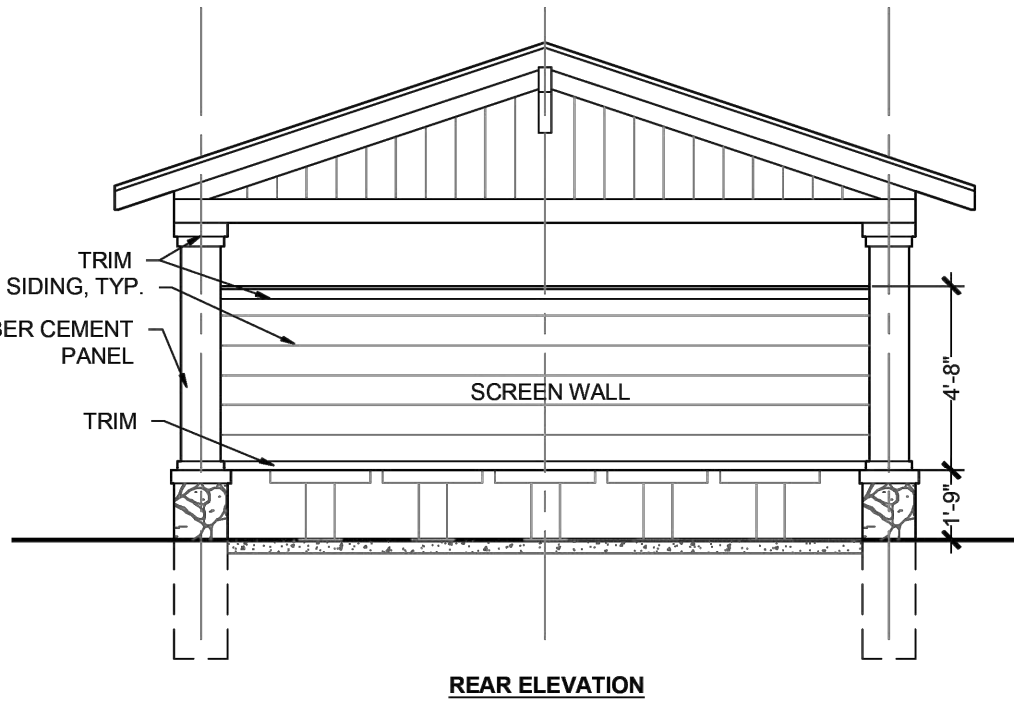
PLAN VIEW



FRONT ELEVATION (STREET SIDE)



SIDE ELEVATION

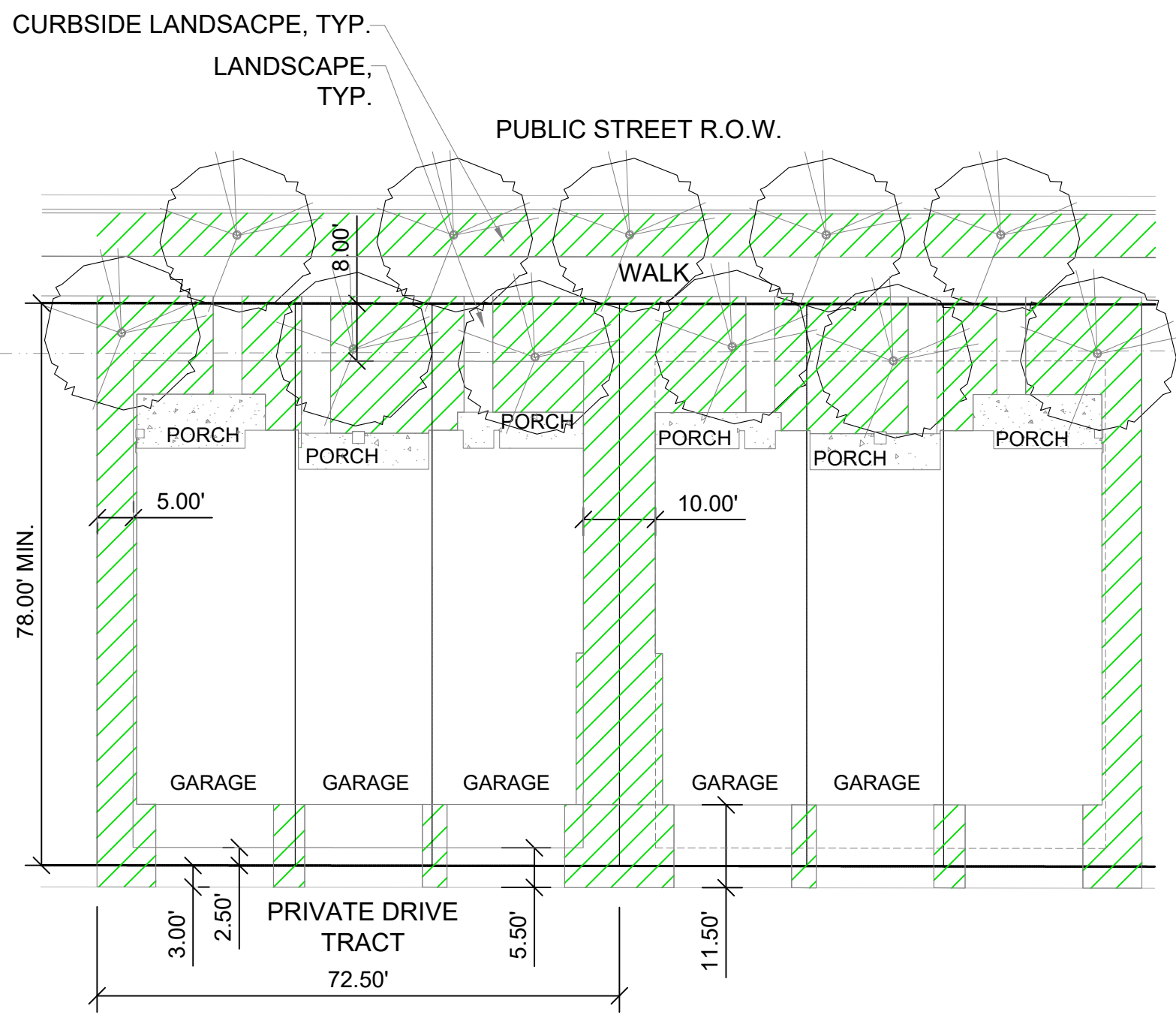
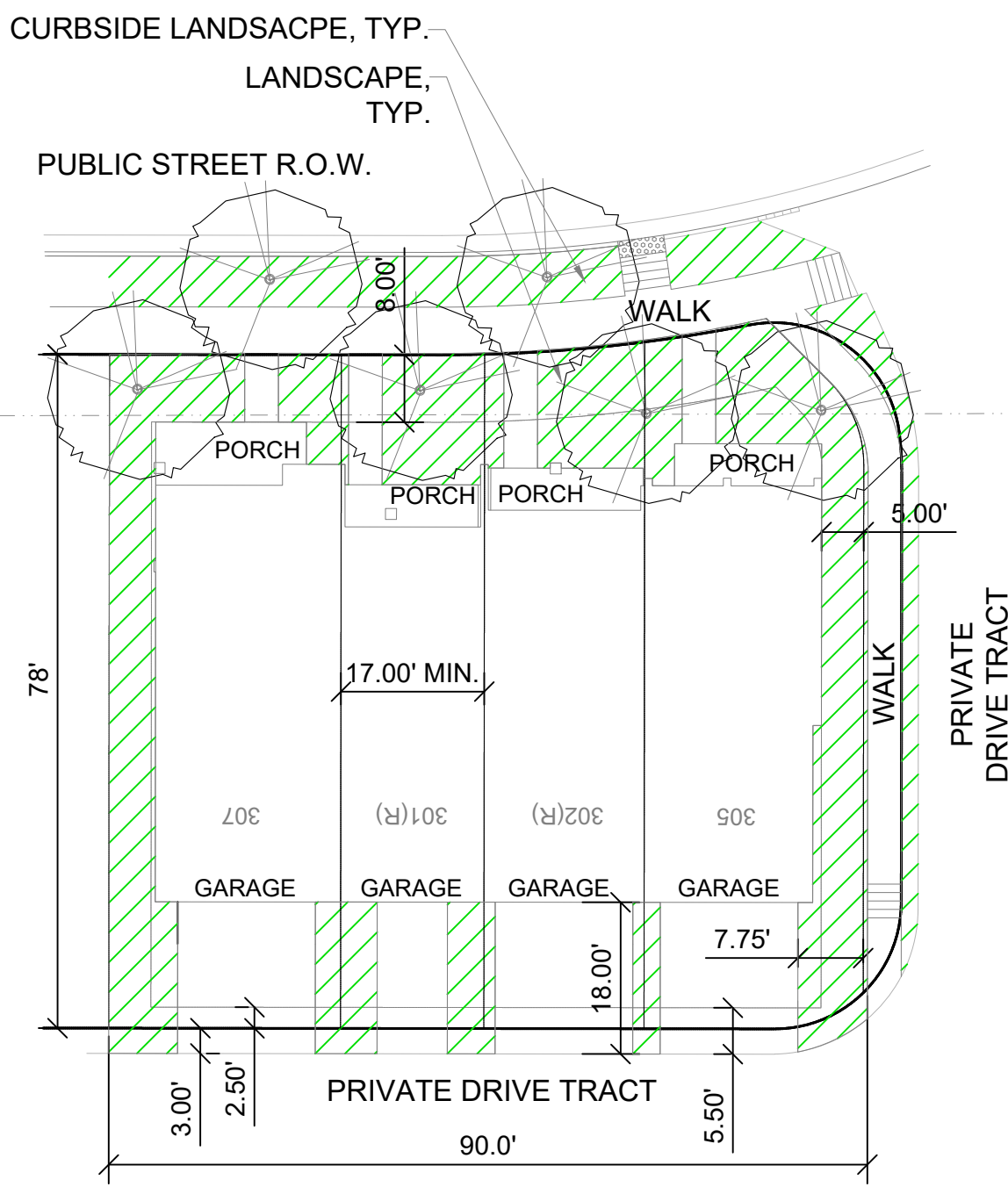
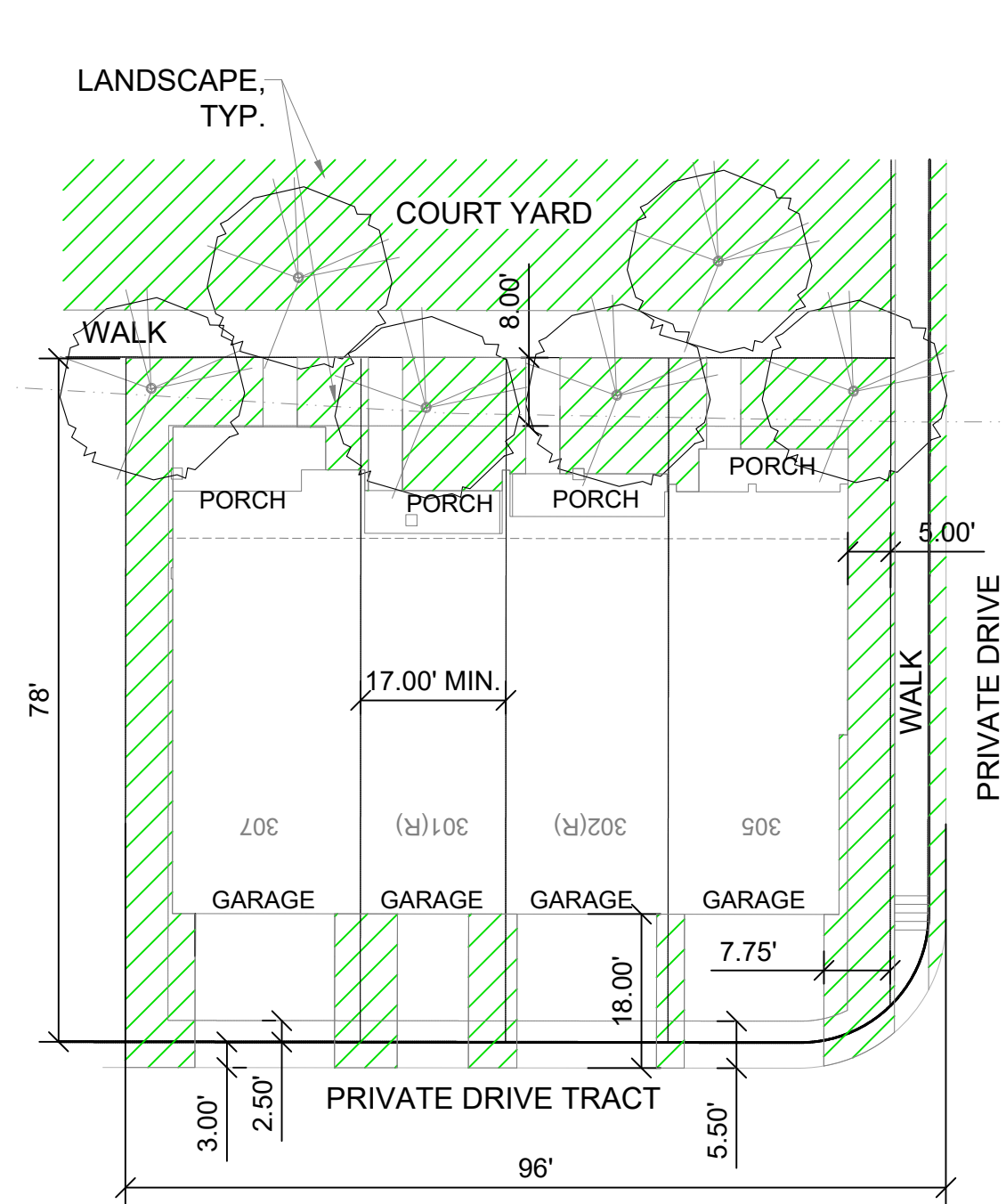


REAR ELEVATION

NOTE:
COLORS AND MATERIALS TO MATCH PROPOSED ARCHITECTURE

MAILBOX KIOSK

NOT TO SCALE



TOWNHOME - TYPICAL LOT LAYOUT

SCALE: 1" = 20'

LENNAR

Matrix

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OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

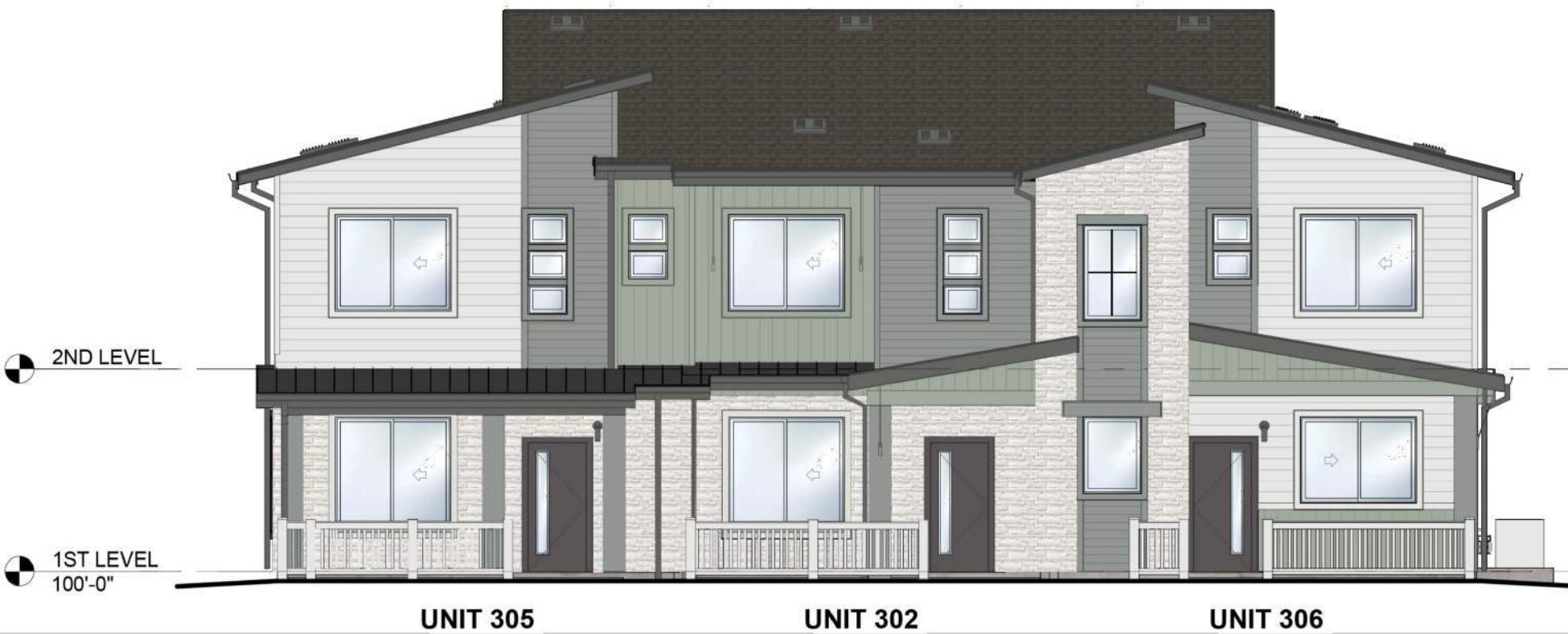
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

MATERIAL KEY - COLORADO MODERN ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7622 - HOMBURG GRAY
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE

3-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 1



MATERIAL KEY - COLORADO MODERN ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 3
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7659 - GRIS
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7674 - PEPPERCORN
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7595 - SOMMELIER
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	CHARCOAL
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH

3-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 3



TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
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SHEET 14 OF 29
ARCHITECTURAL ELEVATIONS

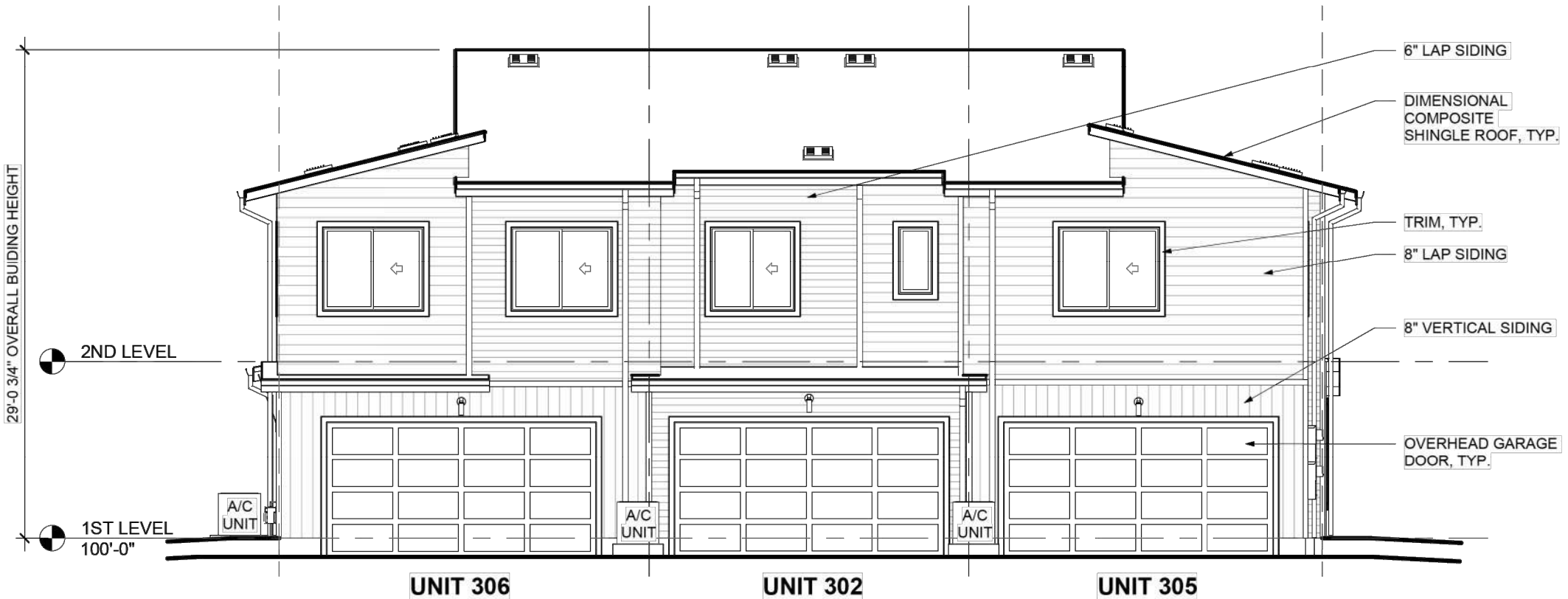
CASE NO: PLCSP202400295

3-PLEX - COLORADO MODERN - MASONRY CALCULATIONS

FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 737 SQ/FT	TOTAL - 843 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 306 SQ/FT (42%)	MASONRY - 254 SQ/FT (30%)	MASONRY - 49 SQ/FT (6%)
TOTAL MASONRY - 609 SQ/FT (25%)		



3 3-PLEX - COLORADO MODERN - RIGHT ELEVATION
1/8" = 1'-0"



4 3-PLEX - COLORADO MODERN - REAR ELEVATION
1/8" = 1'-0"



2 3-PLEX - COLORADO MODERN - LEFT ELEVATION
1/8" = 1'-0"



1 3-PLEX - COLORADO MODERN - FRONT ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

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SHEET 15 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7019 - GAUNTLET GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 9170 - ACIER
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6992 - INKWELL
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE

3-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7060 - ATTITUDE GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 7655 - STAMPED CONCRETE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6006 - BLACK BEAN
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND

3-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 2



TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

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SHEET 16 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

3-PLEX - MODERN HILL COUNTRY - MASONRY CALCULATIONS		
FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 631 SQ/FT	TOTAL - 816 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 272 SQ/FT (43%)	MASONRY - 232 SQ/FT (28%)	MASONRY - 114 SQ/FT (13%)
TOTAL MASONRY - 618 SQ/FT (27%)		



3 3-PLEX - MODERN HILL COUNTRY - RIGHT ELEVATION
1/8" = 1'-0"



4 3-PLEX - MODERN HILL COUNTRY - REAR ELEVATION
1/8" = 1'-0"



2 3-PLEX - MODERN HILL COUNTRY - LEFT ELEVATION
1/8" = 1'-0"



1 3-PLEX - MODERN HILL COUNTRY - FRONT ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 17 OF 29
ARCHITECTURAL ELEVATIONS

MATERIAL KEY - COLORADO MODERN ELEVATION

MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7622 - HOMBURG GRAY
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE

4-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 1



MATERIAL KEY - COLORADO MODERN ELEVATION

MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7673 - PEWTER CAST
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7649 - SILVERPLATE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 6012 - BROWSE BROWN
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7625 - MT ETNA
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - GREY DRIFT
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7649 - SILVERPLATE

4-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 2



MATERIAL KEY - COLORADO MODERN ELEVATION

MATERIAL	MANUFACTURER	COLOR SCHEME 3
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7659 - GRIS
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7674 - PEPPERCORN
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7595 - SOMMELIER
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	CHARCOAL
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH

4-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 3



TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

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No.	Revisions	Date	By
1	1st Submittal	2-21-2024	MK
2	2nd Submittal	11-1-2024	MK
3	3rd Submittal	1-10-2025	MK

No.	Revisions	Date	By
4	4th Submittal	3-14-2025	MK

OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

SHEET 17 OF 29

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 18 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

4-PLEX - COLORADO MODERN - MASONRY CALCULATIONS

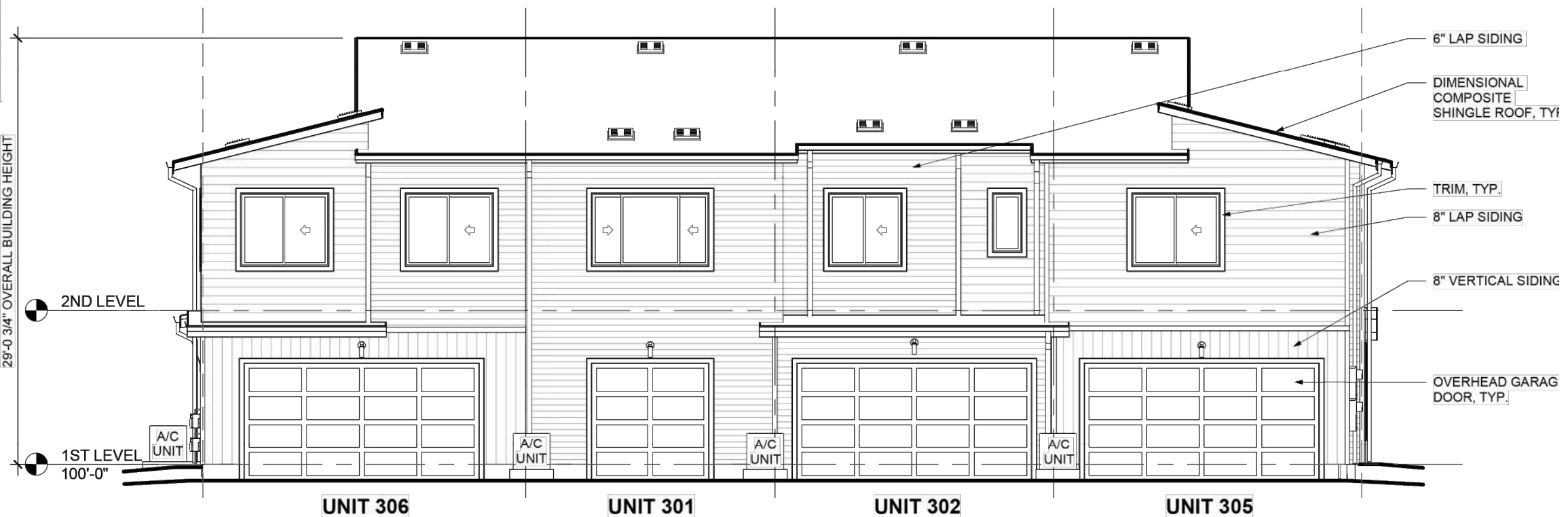
FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 920 SQ/FT	TOTAL - 843 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 388 SQ/FT (42%)	MASONRY - 254 SQ/FT (30%)	MASONRY - 49 SQ/FT (6%)
TOTAL MASONRY - 691 SQ/FT (26%)		



3 4-PLEX - COLORADO MODERN - RIGHT ELEVATION
1/8" = 1'-0"



2 4-PLEX - COLORADO MODERN - LEFT ELEVATION
1/8" = 1'-0"



4 4-PLEX - COLORADO MODERN - REAR ELEVATION
1/8" = 1'-0"



1 4-PLEX - COLORADO MODERN - FRONT ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

CASE NO: PLCSP202400295

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 19 OF 29
ARCHITECTURAL ELEVATIONS

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7019 - GAUNTLET GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 9170 - ACIER
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6992 - INKWELL
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE

4-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7060 - ATTITUDE GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 7655 - STAMPED CONCRETE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6006 - BLACK BEAN
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND

4-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 2

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 3
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 6236 - GRAYS HARBOR
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 7072 - ONLINE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7063 - NEBULOUS WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7595 - SOMMELIER
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - SLATE
ROOF SHINGLES	GAF	CHARCOAL
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7063 - NEBULOUS WHITE

4-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 3



TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 20 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



3 4-PLEX - MODERN HILL COUNTRY - RIGHT ELEVATION
1/8" = 1'-0"



2 4-PLEX - MODERN HILL COUNTRY - LEFT ELEVATION
1/8" = 1'-0"



4 4-PLEX - MODERN HILL COUNTRY - REAR ELEVATION
1/8" = 1'-0"



1 4-PLEX - MODERN HILL COUNTRY - FRONT ELEVATION
1/8" = 1'-0"

4-PLEX - MODERN HILL COUNTRY - MASONRY CALCULATIONS

FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 826 SQ/FT	TOTAL - 816 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 339 SQ/FT (41%)	MASONRY - 232 SQ/FT (28%)	MASONRY - 114 SQ/FT (13%)
TOTAL MASONRY - 681 SQ/FT (27%)		

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 21 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

MATERIAL KEY - COLORADO MODERN ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7622 - HOMBURG GRAY
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 6189 - OPALINE

5-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - COLORADO MODERN ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7673 - PEWTER CAST
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7649 - SILVERPLATE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 6012 - BROWSE BROWN
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7625 - MT ETNA
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - GREY DRIFT
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7649 - SILVERPLATE

5-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 2

MATERIAL KEY - COLORADO MODERN ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 3
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7659 - GRIS
BODY 2 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7674 - PEPPERCORN
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7595 - SOMMELIER
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	CHARCOAL
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7657 - TINSMITH

5-PLEX - COLORADO MODERN
FRONT ELEVATION - COLOR SCHEME 3



TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 22 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



5-PLEX - COLORADO MODERN - MASONRY CALCULATIONS

FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 1148 SQ/FT	TOTAL - 843 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 494 SQ/FT (43%)	MASONRY - 254 SQ/FT (30%)	MASONRY - 49 SQ/FT (6%)
TOTAL MASONRY - 797 SQ/FT (28%)		

2 5-PLEX - COLORADO MODERN - LEFT ELEVATION
1/8" = 1'-0"



1 5-PLEX - COLORADO MODERN - FRONT ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 23 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



5-PLEX - COLORADO MODERN - MASONRY CALCULATIONS

FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 1148 SQ/FT	TOTAL - 843 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 494 SQ/FT (43%)	MASONRY - 254 SQ/FT (30%)	MASONRY - 49 SQ/FT (6%)
TOTAL MASONRY - 797 SQ/FT (28%)		

2 5-PLEX - COLORADO MODERN - RIGHT ELEVATION
1/8" = 1'-0"



1 5-PLEX - COLORADO MODERN - REAR ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

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No.	Revisions	Date	By
1	1st Submittal	2-21-2024	MK
2	2nd Submittal	11-1-2024	MK
3	3rd Submittal	1-10-2025	MK

No.	Revisions	Date	By
4	4th Submittal	3-14-2025	MK

OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

SHEET 23 OF 29

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 24 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION

MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7019 - GAUNTLET GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 9170 - ACIER
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6992 - INKWELL
STONE	ENVIRONMENTAL STONE	MOUNTAIN LEDGESTONE - SP SHASTA
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7653 - SILVERPOINTE

5-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION

MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 7060 - ATTITUDE GRAY
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 7655 - STAMPED CONCRETE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6006 - BLACK BEAN
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - OSCEOLA
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7057 - SILVER STRAND

5-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 2

MATERIAL KEY - MODERN HILL COUNTRY ELEVATION

MATERIAL	MANUFACTURER	COLOR SCHEME 3
BODY 1 - 8" VERTICAL SIDING	PAINT - SHERWIN-WILLIAMS	SW 6236 - GRAYS HARBOR
BODY 2 - FIBER-CEMENT SIDING (6" SIDING) + VERTICAL BATT	PAINT - SHERWIN-WILLIAMS	SW 7072 - ONLINE
BODY 3 - 6" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 7063 - NEBULOUS WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7595 - SOMMELIER
STONE	ENVIRONMENTAL STONE	SOUTHERN LEDGESTONE - SLATE
ROOF SHINGLES	GAF	CHARCOAL
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7063 - NEBULOUS WHITE

5-PLEX - MODERN HILL COUNTRY
FRONT ELEVATION - COLOR SCHEME 3

TOWNHOME - ARCHITECTURAL ELEVATIONS

N.T.S.



EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 25 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



5-PLEX - MODERN HILL COUNTRY - MASONRY CALCULATIONS		
FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 1026 SQ/FT	TOTAL - 816 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 354 SQ/FT (34%)	MASONRY - 232 SQ/FT (28%)	MASONRY - 114 SQ/FT (13%)
TOTAL MASONRY - 700 SQ/FT (26%)		

2 5-PLEX - MODERN HILL COUNTRY - LEFT ELEVATION
1/8" = 1'-0"



1 5-PLEX - MODERN HILL COUNTRY - FRONT ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 26 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



5-PLEX - MODERN HILL COUNTRY - MASONRY CALCULATIONS

FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
TOTAL - 1026 SQ/FT	TOTAL - 816 SQ/FT	TOTAL - 880 SQ/FT
MASONRY - 354 SQ/FT (34%)	MASONRY - 232 SQ/FT (28%)	MASONRY - 114 SQ/FT (13%)
TOTAL MASONRY - 700 SQ/FT (26%)		

2 5-PLEX - MODERN HILL COUNTRY - RIGHT ELEVATION
1/8" = 1'-0"



1 5-PLEX - MODERN HILL COUNTRY - REAR ELEVATION
1/8" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 27 OF 29
ARCHITECTURAL ELEVATIONS

MATERIAL KEY - CONTEMPORARY FARMHOUSE ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 1
BODY 1 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE
BODY 2 - BOARD & BATT	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM
FASCIA	PAINT - SHERWIN-WILLIAMS	SW 7068 - GRIZZLE GRAY
ROOF SHINGLES	GAF	WEATHERED WOOD
STANDING SEAM METAL ROOF		DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE



1 5-PLEX - CONTEMPORARY FARMHOUSE - FRONT ELEVATION - COLOR SCHEME 1

MATERIAL KEY - CONTEMPORARY FARMHOUSE ELEVATION		
MATERIAL	MANUFACTURER	COLOR SCHEME 2
BODY 1 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 9143 - CADET
BODY 2 - BOARD & BATT	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 6990 - CAVIAR
FASCIA	PAINT - SHERWIN-WILLIAMS	SW 7674 - PEPPERCORN
ROOF SHINGLES	GAF	BARKWOOD
STANDING SEAM METAL ROOF		MATTE BLACK
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE



2 5-PLEX - CONTEMPORARY FARMHOUSE - FRONT ELEVATION - COLOR SCHEME 2

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 28 OF 29
ARCHITECTURAL ELEVATIONS

CASE NO: PLCSP202400295



2 5-PLEX - CONTEMPORARY FARMHOUSE - LEFT ELEVATION
1/4" = 1'-0"



1 5-PLEX - CONTEMPORARY FARMHOUSE - FRONT ELEVATION
1/4" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS
N.T.S.

EASTCREEK FARM OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN - AMENDMENT NO. 2

CASE NO: PLCSP202400295

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 29 OF 29

ARCHITECTURAL ELEVATIONS

MATERIAL KEY - CONTEMPORARY FARMHOUSE ELEVATION

MATERIAL	MANUFACTURER	COLOR SCHEME 1	COLOR SCHEME 2	COLOR SCHEME 3
BODY 1 - 8" FIBER-CEMENT SIDING	PAINT - SHERWIN-WILLIAMS	SW 9132 - ACACIA HAZE	SW 9143 - CADET	SW 7650 - ELLIE GRAY
BODY 2 - BOARD & BATT	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE
FRONT DOOR	PAINT - SHERWIN-WILLIAMS	SW 7083 - DARKROOM	SW 6990 - CAVIAR	SW 7630 - RAISIN
FASCIA	PAINT - SHERWIN-WILLIAMS	SW 7068 - GRIZZLE GRAY	SW 7674 - PEPPERCORN	SW 7069 - IRON ORE
ROOF SHINGLES	GAF	WEATHERED WOOD	BARKWOOD	CHARCOAL
STANDING SEAM METAL ROOF		DARK BRONZE	MATTE BLACK	DARK BRONZE
RAILING	PAINT - SHERWIN-WILLIAMS	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE	SW 7006 - EXTRA WHITE



2 5-PLEX - CONTEMPORARY FARMHOUSE - RIGHT ELEVATION
1/4" = 1'-0"



5-PLEX - CONTEMPORARY FARMHOUSE - REAR ELEVATION
1/4" = 1'-0"

TOWNHOME - ARCHITECTURAL ELEVATIONS

N.T.S.



No.	Revisions	Date	By	No.	Revisions	Date	By
1	1st Submittal	2-21-2024	MK	4	4th Submittal	3-14-2025	MK
2	2nd Submittal	11-1-2024	MK				
3	3rd Submittal	1-10-2025	MK				

OVERALL DEVELOPMENT PLAN /
CONCEPTUAL SITE PLAN AMEND. 2

SHEET 29 OF 29