



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

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

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

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

The cover letter must include the following information:

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

For County Use Only:
Date Accepted:
Staff (accepting intake):
Resubmittal Active: <u>Engineering; Planner; Right-of-Way; Addressing; Building Safety;</u>
<u>Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination</u>



May 17, 2024

To: Greg Barnes, Principal Planner
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Re: Todd Creek PUD Amendment and Filing 1 Preliminary Development/Plat
Project#: PRC2023-00020

Dear Greg,

Please accept our resubmittal of the Todd Creek PUD Amendment and Filing 1 Preliminary Development Plan/Preliminary Plat. In this submittal, we have included the following documents per your request and the request of other reviewers:

- The Resubmittal Form
- A response to each of the comments within this letter
- The response to comment letter from the PUD Amendment review #1 (for reference)
- The revised PUD Amendment document
- The revised Preliminary Development Plan document
- The revised Preliminary Plat document
- Updated Legal Description for Filing 1
- A Statement of Authority for Seltzer Farms Investment, LLC
- Email from Weld County for approval of storm sewer outfall
- ROW descriptions re: ROW15 comment
- Additional documentation on water supply and sewer provisions.

Below is a response to the comments received from our 2nd submittal:

A. Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Resubmittal Required - RESPONSE: Acknowledged.

1. PLN01: The preliminary plat needs signature blocks.
RESPONSE: Signature blocks have been added. Please refer to sheet two of the included Preliminary Plat.
2. PLN02: Portions of the site that are designated for future development should be placed in lots. Tracts are nonbuildable pieces of land. If you intend on building in these areas, then make them lots and resubdivide them later.
RESPONSE: All future development Tracts have been reassigned to lots.



3. **PLN03:** In order to conform to County requirements, a 300-year water supply must be demonstrated for these lots, and documentation of this supply must be acknowledged by the Division of Water Resources. At this time, the DWR has outstanding concerns.
RESPONSE: [Please refer the Proof of Water and Sewer Letter from the Todd Creek Village Metro District and Jehn Water Consultants Inc included in this submittal.](#)
4. **PLN04:** The PUD amendment will need information detailing the dimensional standards and uses allowed for the lots. This shall include minimum setbacks, allowable uses, maximum lot coverage, and maximum building heights. What are the architectural standards for the PUD? If our staff was to review a building permit for a new house in the PUD, it would be difficult for us to determine which standards to apply based on the information you have submitted.
RESPONSE: [The PUD Amendment contains this information. We have also added dimensional and architectural standards in the PD \(Filing 1\) for those standards that apply to this Filing.](#)
5. **PLN05:** A PUD should be accompanied by a multi-modal transportation plan including a mobility design for pedestrians, bicycles, and automobiles.
RESPONSE: [We added a Multi-modal Transportation Plan to the PUD Amendment.](#)

B. Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Matthew Emmens

Resubmittal Required – **RESPONSE:** [Acknowledged.](#)

1. ENG1: Comment closed.
2. ENG2: Comment closed.
3. ENG3: Comment closed.
4. ENG4: Comment closed.
5. ENG5: Comment closed.
6. ENG6: Comment closed.
7. ENG7: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.
 - a. **APPLICANT RESPONSE:** (KT) Acknowledged, proposed offsite Filing No. 1 roadway improvements include widening the south side of 168th Avenue with curb, gutter, and sidewalk adjacent to Filing No. 1. Auxiliary lanes are proposed on Yosemite Street at 168th Avenue, Highway 7, and the Filing No. 1's west entrance. An auxiliary right turn lane is also planned for Quaker Street and Highway 7. Widening Yosemite Street with curb, gutter, and sidewalk is not planned at this time since the road will be completely realigned with the next Filing.
 - b. **COUNTY COMMENT:** The County is amenable to phasing certain public improvements with specific filings. However, there will need to be clearly defined triggers for the requirement of improvements. The applicant will need to propose a phasing schedule for improvements.

RESPONSE: [The applicant proposes that 168th Avenue and Yosemite Street auxiliary lane improvements be constructed by the 100th building permit. We also proposed that the realignment/reconstruction of Yosemite Street be constructed by the 450th building permit.](#)

8. ENG8: Comment closed.
9. ENG9: Comment closed.
10. ENG10: Comment closed.
11. ENG11: Comment Closed.
12. ENG12: The storm sewer outfall for the development is shown as being in Weld County. Adams County will require approval of the drainage report and/or the general outfall concept from Weld County, in writing, prior to scheduling of the Preliminary PUD Amendment hearing.
RESPONSE: Weld County has reviewed the Phase II Drainage report and has no objections. Please see the included email from Weld County.

C. Commenting Division: Environmental Analyst Review 2ND Review

Name of Reviewer: Megan Grant

Resubmittal Required -

1. ENV1. Please provide proof of water supply for proposed development from the Division of Water Resources (DWR) for Todd Creek Village Metro District to be able to serve this proposed project. There are concerns about the water supply from DWR.
2. **RESPONSE: Please refer the Proof of Water and Sewer Letter from the Todd Creek Village Metro District and Jehn Water Consultants Inc included in this submittal.**
3. ENV2. Please provide more information on sewer lines and installation of sewer lines. Adjacent properties in Todd Creek are on septic but the proposed project is indicated as to be served by sewer; however, sewer lines do not currently exist.
RESPONSE: A new sewer main will be installed in 168th Avenue with Filing No. 1. The new main will start near Yosemite Street and run east approximately 2.5 miles to a proposed lift station to be constructed north of 168th Avenue adjacent the City of Aurora's reservoir. Dual force mains will convey the flows under the South Platte River to the existing treatment facility. Preliminary construction plans of the proposed sewer main were included with the previous submittal. It is anticipated that sufficient capacity and depth will be provided to serve the surrounding areas east the project.

The following comments apply to Oil and Gas.

1. ENV3: There are numerous active, plugged and abandoned, shut in, abandoned, and permitted future oil and gas wells on the subject parcels and on the surrounding parcels. All oil and gas wells and associated setbacks must be delineated on the site-specific development plan. Please show these wells and setbacks on the plans.
RESPONSE: Well setbacks have been shown on the Preliminary Plat and Development plan. We are working with the oil and gas companies to abandon all the active and shut in wells on the property and to abandon and remove all flow lines within the property.
2. ENV4: The Adams County Director of Planning and Development may impose one or more of the following standards on a specific site basis as a condition of approval and/or building permits on platted or unplatted land:
 - a. The active oil and gas well location shall include a two-hundred-fifty (250) foot buffer in the form of an easement on the final plat or site-specific development plan. No

structures may be constructed within the buffer area. Any well with the following status is considered "Active" and subject to the larger 250-foot setback: producing, shut-in, temporarily abandoned, injecting, shut-in-injecting, or active.

RESPONSE: The applicants acknowledge this requirement. All "Active" wells are planned to be properly abandoned.

- b. Access to the oil and gas well location shall be provided by a public street or recorded easement for private access.

RESPONSE: A public access easement has been added to all tracts that contain an existing oil and gas well.

- c. All oil and gas well flow lines and/or easements shall be graphically depicted on the final plat or site-specific development plan.

RESPONSE: The applicants acknowledge this requirement. All known easements and flow lines are currently shown on the preliminary plat.

- d. All surface and subsurface agreements shall be noted on the final plat or site-specific development plan by the recorded book and page number.

RESPONSE: The applicants acknowledge this requirement. Surface use agreements have been listed in the preliminary plat.

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

RESPONSE: The applicants acknowledge these requirements. Access easements have been added.

4. ENV6: The Final Plat shall include the following notice to prospective buyers of the location of the oil and gas well and associated easements: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover setback, and (3) the purpose for the well maintenance and workover setback."

RESPONSE: The applicants acknowledge this requirement. A prospective buyer notice has been added to the preliminary plat.

5. ENV7: All known oil and gas well flow lines and/or easements shall be graphically depicted on the final plat or site-specific development plan. Though the well may be plugged and abandoned, that does not mean that the flowlines were removed. In the interest of public health and safety, Adams County recommends that the applicant verify the status of the flowlines.

RESPONSE: The applicants have had the entire site located for existing utilities and document any that were found.

6. ENV8: All wells within 200 feet of the subject parcel(s) must be located and mapped. These may be located off the subject parcel(s), but setback distances may impact the parcel(s). Refer to Adams County Development Standards and Regulations Section 4-11-02-03-03-05-2b.

RESPONSE: The applicants acknowledge these requirements. No offsite wells were found within

200' of property.

7. ENV9: Well details and location, as well as historical aerials and records, are available through the Colorado Energy and Carbon Management Commission (ECMC), formerly the Colorado Oil & Gas Conservation Commission (COGCC), website and map features:

<https://ecmc.state.co.us/maps.html#/gisonline>

RESPONSE: Noted, thank you.

D. Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Resubmittal Required - RESPONSE: Acknowledged.

1. ROW1: Revise the title to match that of the revised preliminary plat title.
RESPONSE: The title has been revised.
2. ROW2: The legal description and signature blocks/approvals must be the same as the preliminary plat.
RESPONSE: The signature blocks/approvals have been updated to match the plat.
3. ROW3: No landscaping allowed within any dedicated right-of-way for E. 168th Ave. or Yosemite.
RESPONSE: We have moved all street trees from the dedicated ROW at 168th Ave. Currently there is no landscaping planned for Yosemite.
4. ROW4: Planning Commission is a Recommendation and not an Approval!
RESPONSE: We have changed the wording.
5. ROW5: Revise all Road Tracts and lot/block changes.
RESPONSE: Revised.
6. ROW1: Revise the Title: Cannot have two Todd Creek Farms Filing No. 1 for indexing purposes.
RESPONSE: The subdivision name has been revised to Seltzer Farms Fling No. 1
7. ROW2: Add the case number to the top right-hand corner of all sheets.
RESPONSE: The case number has been added.
8. ROW3: The opening heading: OWNERSHIP AND DEDICATION CERTIFICATE
RESPONSE: The opening heading has been revised per above and redlined plans.
9. ROW4: The Title Commitment provided and dated 1/31/2024 legal description must be cited verbatim. There are three parcels. If any of these do not pertain, state this in the resubmittal comments. This will be then followed by the new m/b legal description for the entire subdivision boundary with a Point of Commencement tied to a known monument with a tie to the Point of Beginning. These locations should be signified by a heavier pen weight for clarity.
RESPONSE: The title commitment legal now matches the legal on the plat.

10. ROW5: The Preliminary Plat should be identical to the Final Plat except for the following exceptions:

- Preliminary Plat is heard by the Planning Commission and Board of County Commissioners.
- Is not recorded – DO NOT put clerk and recorders recording block on this plat.
- Must have all owners and signatory's executions and approvals.
- Will allow for minor variations between layout and design between this and the Final Plat and any negotiations the owner/developer may need to complete.
- See application guidelines and check list available with the permitting applications for approved dedication statements with streets, tracts, lots, blocks, easements, etc., and approved county approval blocks required. Especially due to the Tracts, future development areas, and private roads

RESPONSE: Signature blocks have been added. Owner differs from the title commitment. Property will change owner prior to final plat.

11. ROW6: The current owner as provided in the title commitment will need to provide the following information to confirm the signatory's ability to encumber the corporation:

- A copy of a recorded Statement of Authority for Seltzer Farms, Inc., or a copy of the operating agreement to verify their authority and abilities.
- Their execution block needs to be complete and typed out with name, title and for whom.

RESPONSE: A statement of authority has been provided for Seltzer Farms Investment, LLC., which will be the owner at the time of Final Plat.

12. ROW7: Order of appearance for signatures/approvals:

- Owner
- Lien Holder – if applicable • Surveyor
- Planning Commission
- Board of County Commissioners
- County Attorney's Office

RESPONSE: Noted, signature blocks have been placed in the correct order.

13. ROW8: Provide the following plat notes:

- Access Provision – no direct access by any lot to E. 168th or Yosemite
RESPONSE: A note has been added stating no access to E. 168th.
- Flood Plain – in or out
RESPONSE: A note has been added stating there is no floodplain onsite.
- All Oil and Gas related and required notes due to operations within the property. See Chapter 4 of the Adams County DSR.

RESPONSE: A note has been added stating that the project must comply with the county's oil and gas regulations.

- All OWTS notes required.

RESPONSE: A note has been added stating that the project must comply with county's OWSTS regulations.

14. ROW9: The Basis of Bearings is not a complete or legal statement. Pursuant to CRS and the PLS rules and regulations it must tie to two known monuments. See Colorado Revised Statutes

and/or the PLS rules, regulations, and by-laws.

RESPONSE: The Basis of Bearing does tie to two known monuments: the northeast corner of the northwest ¼ of the southwest ¼ of Section 3 and the north 1/4 corner of Section 3.

15. ROW10: Owner/Developer needs to provide a Land Use Chart that must include the following information:

- TRACT A SQ. FT./AC. USE OWNERSHIP MAINTENANCE RESPONSIBILITY
- NUMBER OF LOTS SQ. FT./AC. OWNERSHIP MAINTENANCE RESPONSIBILITY
- ROW PUBLIC SQ. FT./AC
- TOTAL ACREAGE AND SQ FT.

RESPONSE: A land use chart has been added to the plat. The property owners will own and maintain all the lots and tracts until they can be transferred to the HOA, Metro District, or homebuilder.

16. SHEET 2: ROW11: Match Line weight is heavy. Lighten it up so it is less abrupt.

RESPONSE: The Match lines thickness had been reduced.

17. ROW12: Need to provide location of the section corners and monuments tied to the boundary.

RESPONSE: All boundary monuments have been shown and labeled.

18. ROW13: Private Roads must be located within a Tract. Correct designations. Public Works will provide internal road names for both private and dedicated public rights-of-way.

RESPONSE: All streets are public. "Public" labels and dedication notes have been added to the plan sheets.

19. ROW14: Revise Match Line Legend to read 'MATCH LINE' as stated on the following sheets.

RESPONSE: Legend has been revised to read Match line.

20. SHEET3: ROW15: This sheet is confusing and needs to be cleaned up.

- If citing dedication documents for E. 168th Ave., recorded in Weld County, these documents must be provided for review.

RESPONSE: Cited Weld County dedication documents have been provided with this submittal.

- If the road has been conveyed to Weld County, or any other county or governmental entity, do not include it within the subdivision boundary. You don't own it.

RESPONSE: RN 4789730 & BOOK 83 Page 290 dedicates prescriptive ROW along section lines. Typically, municipalities prefer the ROW to be Fee simple. Therefore, since our deed still goes to centerline we decided to dedicate all the ROW from centerline, including the prescriptive ROW. RN 4789730 & BOOK 83 Page 290 has been included with the submittal for your review.

- If any portion of E. 168th Ave. or Yosemite are to be dedicated to the county due to impact to surrounding infrastructure, this must be clearly and concisely stated on any sheet affected. It must state "ROW to be dedicated by this plat".

RESPONSE: ROW dedication callouts have been added.

- No citations or any information is provided for Yosemite Street. If any document of record for dedication of ROW or an easement, cite the document. This should include any Road Petition, or Public Domain Resolution if no recorded documents exist. What is being dedicated?

RESPONSE: The west half of Yosemite Street has already been dedicated by Exception B 101 P 527. This exception has been included with the submittal for your review. We will be dedicating the east half with this plat. A dedication callout has been added.

- Lighten line weight for the match line.

RESPONSE: The match lines are now lighter.

- Any future development locations must be located within a Lot/Block. Tracts are not to be developed for any other use than stated on this plat.

RESPONSE: Future development tracts have been revised to lots and blocks.

- What corner is the section monument as stated: Northwest, Northeast???

RESPONSE: Sorry mislabeled, callout has been revised to northwest.

- Legal Description on this sheet must contain the POC and POB if this is the beginning of the m/b legal description, with the tie to the section monumented location.

RESPONSE: Since the section monument is on the boundary we don't need a tie and therefore do not need a POC. POB is called out at the beginning and end on the legal.

21. ROW 16 - GENERAL COMMENTS- ALL SHEETS:

- Need to identify private roads as a TRACT and these TRACTS must have delineation of termination at any intersection. They cannot meld together.

RESPONSE: All streets are public.

- All private road TRACTS must state – Private Road/Alley

RESPONSE: All streets are public.

- All Public Roads internally dedicated by this plat must state: Public ROW

RESPONSE: A Public ROW callout has been added to all streets.

- Need to understand the difference between flow lines and gathering lines. Developer is responsible to verify that the lots are developable, or the developer must remove any and all oil and gas pipelines on all lots.

- **RESPONSE:** Developer shall remove any and all oil and gas pipelines on all lots.

22. ROW17: Sheet 6 is missing a required set pin. Any deviation of course and distance must have a required set pin.

RESPONSE: A set pin has been added in this location.

23. ROW18: Any Oil and Gas easements and/or entitlements to the property that are to be vacated must specifically state; "TO BE VACATED BY SEPARATE INSTRUMENT". These should be vacated prior to the Final Plat recording as no building permits will be issued on all lots affected by these easements and entitlements. These pipelines, etc. MUST be removed under all publicly dedicated right-of-way prior to preliminary acceptance by Public Works.

RESPONSE: The applicant acknowledges these requirements. The callout has been revised to state

“by separate instrument”.

24. ROW19: The owner/developer cannot blankly vacate/abandon any prescriptive irrigation ditch, i.e., Signal Ditch by this plat. The owner must contact the owner of this ditch, verify it is not in use any longer, and that abandonment be approved by them. They may need to be signatory on this plat and/or a vacation plat may be required.

RESPONSE: Noted, the applicant is currently working with the Signal Ditch on vacation. The ditch is abandoned and no longer in use.

25. ROW20: If the “RN” prior to a document citation is referring to “RECORDING NUMBER” provide this within the Legend. Also, these are RECEPTION NUMBERS, or a Book/Page. Revise accordingly.

RESPONSE: RN = Reception Number has been added to the legend.

E. Response to Community Comments and Concerns:

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

E.1 Impact to Infrastructure – traffic studies

RESPONSE: The County requires a traffic study to be completed as part of the approval process. In this traffic study, the types of housing and estimated increase in population assesses the required road improvements and infrastructure to accommodate the population increase. Please refer to the Traffic Study included in this submittal for the recommendations for any improvements to existing roads and the Multi-Modal Transportation Plan within the PUD Document for proposed roads, pedestrian trails, and bicycle facilities.

E.2 Water requirements/needs

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

E.3 Infrastructure - Emergency/Police/School Needs

RESPONSE: As part of the review process Emergency Response, Police and the School District will review and comment on the proposal and provide their requirements for future development.

- E.4 Agricultural & Rural Feel - Preserve existing productive agricultural landscape, open space and designated view corridors, wildlife habitat and sensitive environmental areas.

RESPONSE: This area is identified in the Adams County Comprehensive Plan Land Use Category as “Residential Low” with an allowed density of (6) dwelling units per acre. The actual proposal is for 3.61 du/acre. Based on the Adams County Future Land Use Plan, this project maintains the future

goals of this area as residential, whereas other areas within Adams County are to remain agricultural.

As part of the PUD development, there is a minimum requirement of 30% open space. We have exceeded this open space requirement with 43.3% which is approximately 240 acres of parks, natural open space with trails, and reservoir ponds.

E.5 Evaluate Impacts on housing of new development and explore options for mitigating those impacts

RESPONSE: Evaluating and mitigating impacts is already a part of the due diligence of a Rezone Application per Adams County Standards. The County sends out our application to different agencies for comment and requirements for development based on their assessment. Our applicant must meet these requirements for any foreseen impacts to infrastructure, etc. based on their assessment and requirements. Again, this proposal is in alignment with the Comprehensive Plan for Adams County.

E.6 Concerns about developing on/near oil wells

RESPONSE: Adams County requires certain setbacks/distances from plugged & abandoned wells to a buildable lot. We must maintain these setbacks/distances according to County standards.

E.7 Providing community parks and facilities

RESPONSE: This and any other new PUD development must have at least 30% open space. We have exceeded this open space requirement with 43.4% of the area reserved for open space, parks, and trails. We have proposed (2) large neighborhood parks, and several other smaller pocket parks to be used for this development and surrounding areas. We have also incorporated contiguous trails throughout the community.

Letter from the Todd Creek Riverside Community _ they seemed not fit in the above categories and were more specific.

The specific areas I believe are not addressed, are not addressed satisfactorily, or open new questions include:

It appears that the County and the applicant's response only address from the original submission the area at 168th and Yosemite (east ½ towards Havana) at the "vicinity map" where it shows "site" at page 30.

- If accurate, what is being addressed from the original submission east of that area at the N.E. corner of Havana at 168th adjacent to Todd Creek Riverside?
- What are all of the areas now entitled "future development" and how will all of the same concerns be addressed in those areas?

RESPONSE: It appears that this comment is referring to the 1st phase of development that includes greater detail as a Preliminary Development Plan (PDP) for Seltzer Farms Filing No.1 (previously submitted as Todd Creek Filing No. 1). Currently, we are in the process of rezoning and are only required to provide a PDP for one area of development.

As this is a larger development, it will need to develop in phases. And yes, for each phase of development, we will need to provide a PDP.

The PUD provides the overall intent to apply for rezoning. Each phase of development will need to go through the same PDP process.

Please confirm that I understand correctly that no “collector roads” will be added within any existing community – including Todd Creek Riverside.

RESPONSE: We are following the Adams County Transportation Plan and the Traffic Studies to determine which roads will require improvements. It does not seem that the Transportation Plan or the Traffic Studies are requiring any existing local roads within the existing neighborhoods to become a collector road. Please also refer to our Multi-Modal Transportation Plan for clarification.

- And even more specifically – since it is not clear what is going on to the N.E. corner of Havana at 168th adjacent to Todd Creek Riverside based on these revised submissions, will that stay true under Adams County’s approval towards any “future developments”?

RESPONSE: The intersection of 168th Ave and Havana is not a part of the PUD Amendment or any proposed development for this application.

While I understand you are Adams and not Weld County, the responses give vague comments about 168th on the Weld County side – are they working with Weld County regarding the issues the developments will have at 168th previously commented on? And is Adams County concerned about the impact it will have to Adams County residents and voters?

- See example response to A.2. “MHFD didn’t really want to be involved since most of the drainage discharges into Weld County.”

RESPONSE: Weld County has reviewed and given approval of the Drainage Study.

- Please clarify, as I can’t tell, if there still apartments planned (while they may not be shown on the maps, there is a lot of open “future development” space). All of the concerns about apartments within this area addressed in earlier comments stands (such as buses, etc.)

RESPONSE: There are densities proposed adjacent to Yosemite and 168th in certain planning areas that could allow multi-family housing, such as apartments. The densities can be found on the Land Use Planning Map. Within the 1st phase or 1st PDP, we are not proposing any multi-family housing.



February 9, 2024

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

Dear Greg,

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

A. Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Resubmittal Required – RESPONSE: Acknowledged.

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



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

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

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

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

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

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

public improvements.

RESPONSE: (KT) The applicants acknowledge this requirement.

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

RESPONSE: (KT) The applicants acknowledge this requirement.

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

RESPONSE: (KT) The applicants acknowledge this requirement.

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

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

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

B. Commenting Division: Planner Review

Name of Reviewer: Layla Bajelan

Resubmittal Required - RESPONSE: Acknowledged.

Rezone:

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

RESPONSE: (PCS) Noted.

Preliminary Development Plan Amendment

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

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

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

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

7. PLN07 Protective Covenants and Restrictions

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

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

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

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

8. PLN08 Page 12, Signs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. PLN10: Fencing (Page 13)

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

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

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

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

11. PLN11: Estimated Timetable for development

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

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

12. PLN12: Page 13, Development Standards

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

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

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

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

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

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

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

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

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

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

13. PLN13: Development standards

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

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

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

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

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

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

14. PLN14: Use Table

- Please use P for permitted, X for prohibited.

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

C. Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Complete - RESPONSE: Acknowledged.

1. ROW1: No Comment at this time.

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

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

D. Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Resubmittal Required - RESPONSE: (KT Eng)

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

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

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

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

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

The following comments apply to oil and gas wells:

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

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

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

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

RESPONSE: (KT) The applicants acknowledge these requirements.

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

RESPONSE: (KT) The applicants acknowledge these requirements.

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

flowlines.

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

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

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

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

RESPONSE: (KT) Noted, thank you.

- E. Commenting Division:** Neighborhood Services Review
Name of Reviewer: Gail Moon
Complete – RESPONSE: Acknowledged

F. Response to Community Comments and Concerns:

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

F.1 Impact to Infrastructure – traffic studies

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

F.2 Water requirements/needs

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

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

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

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

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

1.2. Emergency/Police/School needs

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

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

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

- 1.4. Streetlights?

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

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

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

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

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



TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

COVER SHEET

CERTIFICATE OF OWNERSHIP

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

(OWNERS SIGNATURE)

THE OWNERS SIGNATURE(S) SHALL BE ACKNOWLEDGED AS FOLLOWS:

STATE) _____

COUNTY)SS _____

CITY) _____

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____, DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL:

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

CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIRMAN

CERTIFICATE OF THE CLERK AND RECORDER:

THIS MAJOR PUD AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT ____M.

ON THE _____, DAY OF _____, 20____.

COUNTY CLERK AND RECORDER

ADDITIONS AND DELETIONS BLOCK

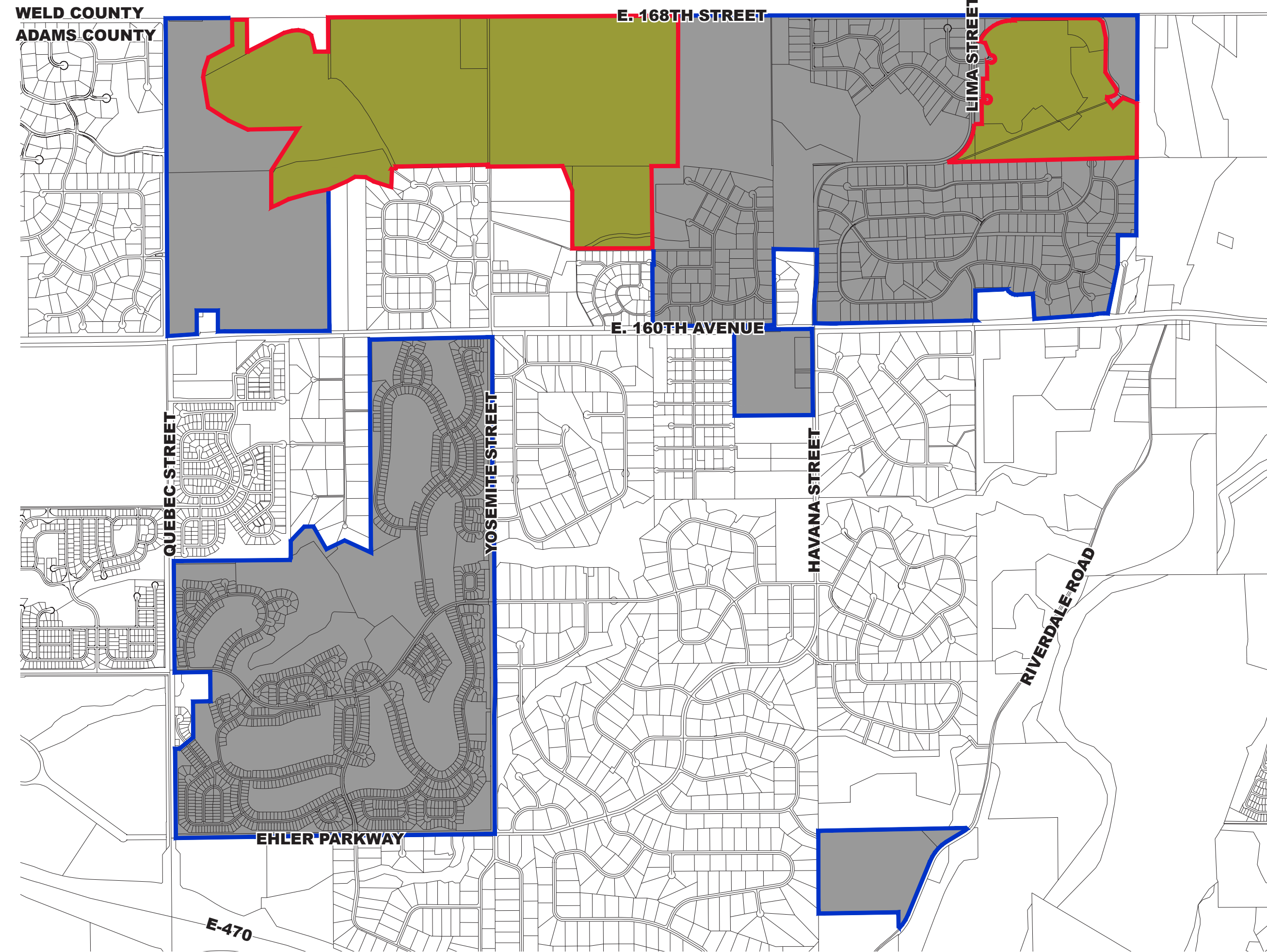
THE FOLLOWING ADDITIONS AND DELETIONS IN THE P.U.D. WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL.

STAFF REVIEW:

APPROVED AS TO FORM BY:

DIRECTOR OF PLANNING AND DEVELOPMENT

COUNTY ATTORNEY



SHEET INDEX

Sheet Title	Sheet Numbers
COVER SHEET	1
ORIGINAL PUD AREA VS PUD AMENDMENT AREA	2
TODD CREEK SUB AREA LAND USE PLAN	3
DEVELOPMENT SUMMARY	4
PUD AMENDMENT SUMMARY	5
PUD AMENDMENT SUMMARY - OPEN SPACE	6
PUD AMENDMENT SUMMARY - PRELIMINARY CONCEPT PLAN	7
MULTI-MODAL TRANSPORTATION PLAN	8
LAND USE AND ZONING MAPS	9-15
ORIGINAL LAND USE AND ZONING DEVELOPMENT STANDARDS	16-18
PUD AMENDMENT LAND USE AND ZONING DEVELOPMENT STANDARDS	19-24
LAND OWNERSHIP MAPS	25-31
PERMITTED USE BY PARCEL SUMMARY	32
LAND OWNERSHIP LEGALS DESCRIPTIONS & OWNERS ADDRESSES	33-35

NOTE:

Any references to districts in black text are related to existing districts, references in red text are related to new districts exclusively related to the PUD Amendment area.

LEGEND



AREAS WITHIN ORIGINAL TODD CREEK VILLAGE P.U.D.



AREAS SUBJECT TO TODD CREEK VILLAGE MAJOR P.U.D. AMENDMENT



NORTH

SCALE: 1" = 1,500'

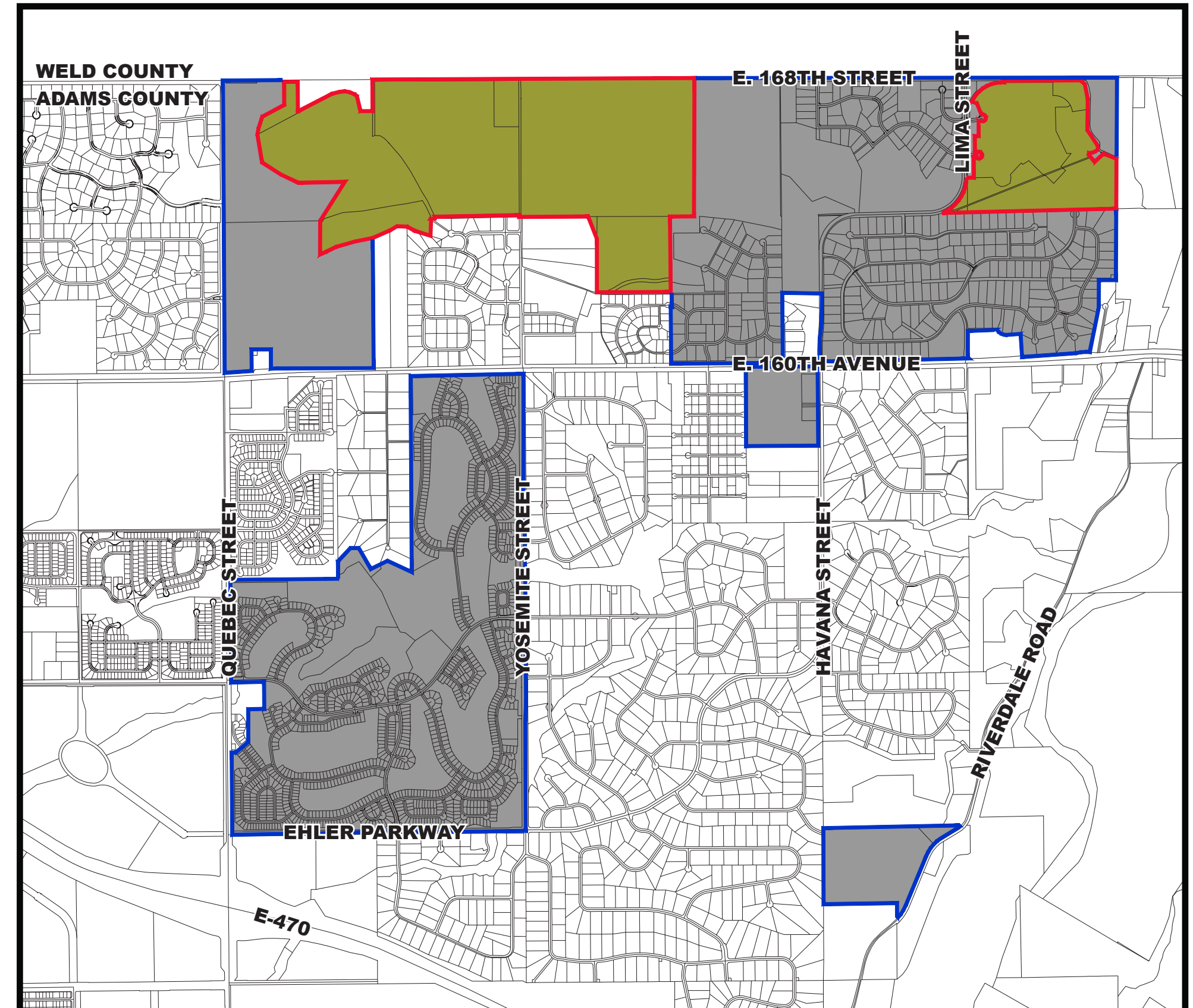
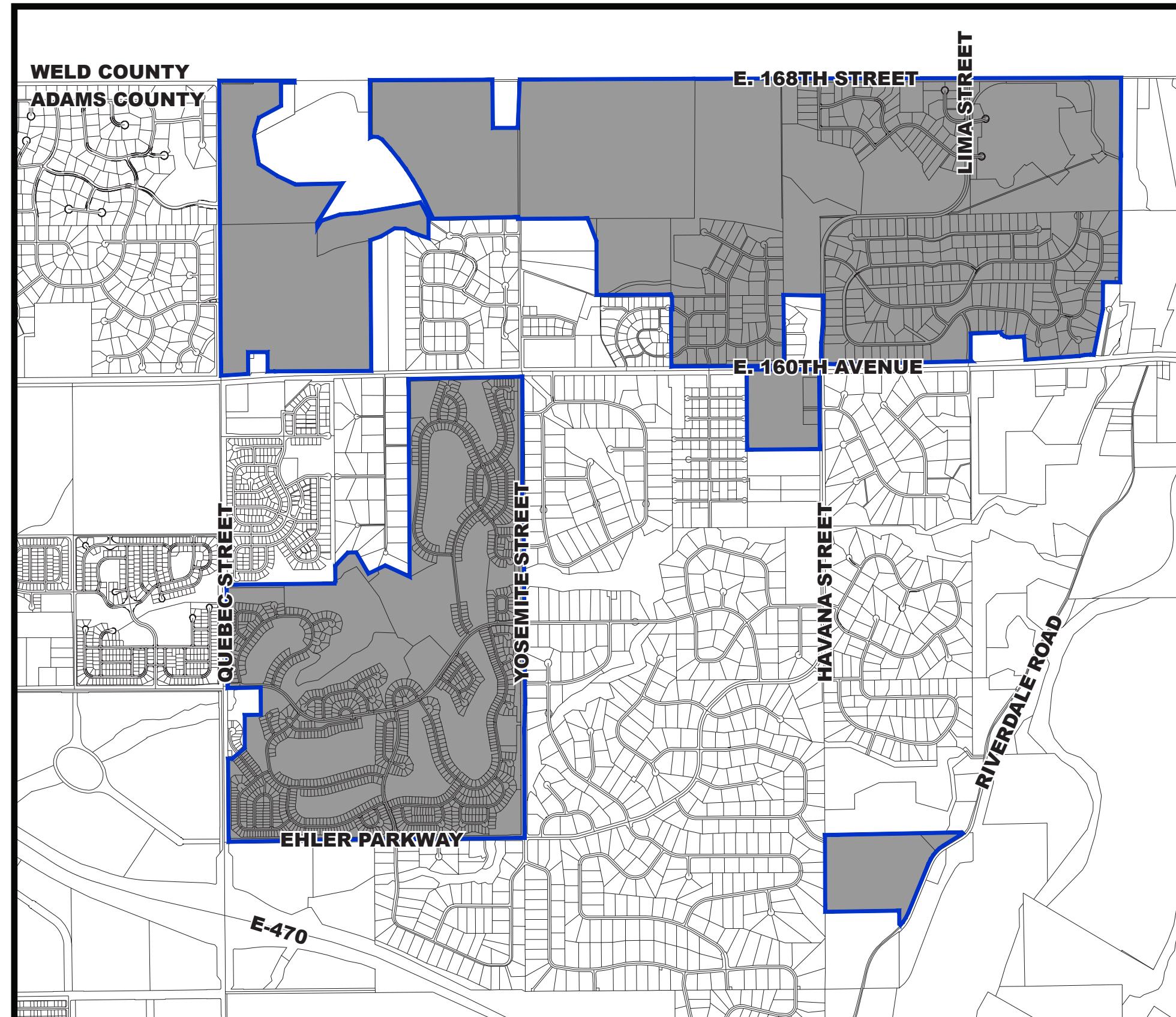


DATE	REV
6-9-2023	REV-1
2-9-2024	REV-2
4-29-2024	

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ORIGINAL PUD AREA VS PUD AMENDMENT AREA



LEGEND



AREAS WITHIN THE ORIGINAL TODD CREEK VILLAGE P.U.D.



AREAS SUBJECT TO THE TODD CREEK VILLAGE MAJOR P.U.D. AMENDMENT
(ONLY AREAS WITHIN THIS AMENDMENT PUD WILL BE SUBJECT TO ANY ZONING OR PLAN UPDATES)

NOTE:

Any references to districts in black text are related to existing districts, references in red text are related to new districts exclusively related to the PUD Amendment area.



NORTH

SCALE: 1" = 2,000'



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DATE	6-9-2023
REV-1	2-9-2024
REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

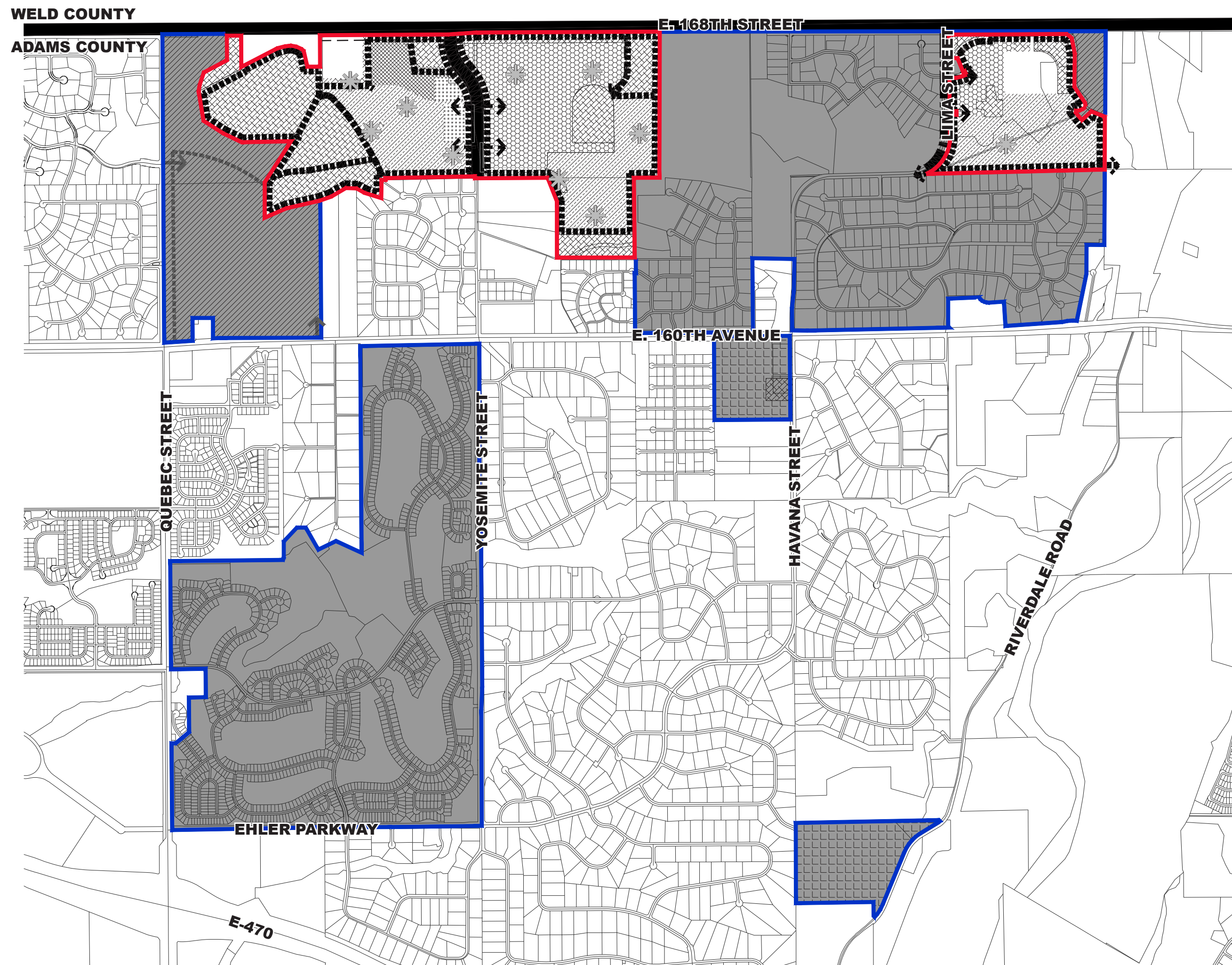
SUB AREA LAND USE PLAN

LAND USE LEGEND

- PUD Amendment Area Boundary
NOTE: Areas within this boundary are under review for proposed zoning and land use plans with this PUD Amendment Submittal.
- Original PUD Area Boundary
NOTE: Existing built areas will remain as-is; no changes are proposed with this PUD Amendment Submittal. Within the existing zoned areas which have not been built, no updates to the current zoning or land use plans are proposed with this PUD Amendment Submittal.
- R-E RE Estate Residential (Original PUD Zoning)
- R-E-1 SFD Residential Single Family Transitional (Original PUD Zoning) - 2.0 DU/Acre Maximum
- SFd SFD Residential Single Family Detached 3.5 - 5.5 DU/Acre
- SFa SFD Residential Single Family Detached & Attached 5.5-9.5 DU/Acre
- MFa MFA Residential Multifamily max. 24.0 DU/Acre
- CCRC CCRC Senior Assisted/Independent Living max. 15.0 DU/Acre
- PL OS Reservoir Park / Open Space
- Trails
- Collector Road
- Minor Arterial
- Major Arterial
- School and Park Node

DEFINITIONS:

Estate Lot = 1 ac and larger 2.5 maximum with a maximum density of .79 du/ac
 Residential Single Family Flex District = 2 - 3.5 du/ac SFD
 Low Density Residential = 3.6 - 4 du/ac SFD/SFA
 Medium Density Residential = 5 - 6 du/ac SFD/SFA
 High Density Residential = 7 - 14 du/ac SFA/MF
 (SFd) Single Family Residential - Detached = 3.5 - 6.0 du/ac max.
 (SFA) Single Family Residential - Detached & Attached = 6.0 - 11.0 du/ac max.
 (MFa) Multifamily Residential = up to 24.0 du/ac max.
 (CCRC) Assisted Living = up to 15.0 du/ac max.
 FAR = Floor Area to Site Ratio
 Com. SF = Commercial Square Footage
 O.S. = Open Space
 RE/PL = Estate Lot or School Site at Brighton 27J School District Option



NOTE:

*The intent of this plan is to illustrate design and planning concepts only. Parcel acreages are approximate in nature, and are subject to change according to final platting, CDOT review, actual platted parcel boundaries, and topographic survey information.
 **Additional park and open space requirements shall be met within the R-1-A land use designations.

NOTE 2:

1) This SUB AREA LAND USE PLAN is meant to exhibit the changes for the Amendment Area and is NOT meant to re-create the original plan.
 2) For Existing Built Areas, the original zoning has been replaced with the current lotting plans.



SCALE: 1" = 1,500'



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DATE	6-9-2023
REV-1	2-9-2024
REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

DEVELOPMENT SUMMARY

SECTION #	ORIGINAL PUD				AMENDED PUD			
	ZONING	GROSS ACREAGE	UNITS	MAX DENSITY	ZONING	GROSS ACREAGE	UNITS	MAX DENSITY
SECTION 2 (SHEET 9 OF 35)	R - E/PL R - E	63.06 AC	49 DU	0.79 DU/AC-SFD	R-E/PL	63.06 AC	49 DU	0.79 DU/AC-SFD
		488.68 AC	386 DU	0.79 DU/AC-SFD	R-E	366.91 AC	290 DU'	0.79 DU/AC-SFD
SECTION 3 (SHEET 10 OF 35)	R - E	460.13 AC	363 DU	0.79 DU/AC-SFD	SF _d	57.48 AC	216 DU	6.0 DU/AC-SFD
					SF _a	18.9 AC	146 DU	11.0 DU/AC-SFD/SF _a
SECTION 4 (SHEET 11 OF 35)	R - E	338.39 AC	267 DU	0.79 DU/AC-SFD	OS	29.80 AC	---	---
					PK	4.99 AC	---	---
SECTION 9 (SHEET 12 OF 35)	PL R - 1 - A R - E - 1	85.89 AC	---	---	O&G	10.6 AC	---	---
		245.48 AC	859 DU	3.5 DU/AC-SFD/SF _a	SAME	SAME	SAME	SAME
SECTION 10 (SHEET 13 OF 35)	PL R - E - 1	3.00 AC	---	---				
		37.04 AC	74 DU	2 DU/AC-SFD	SAME	SAME	SAME	SAME
SECTION 14 (SHEET 14 OF 35)	PL	55.50 AC	---	---	SAME	SAME	SAME	SAME
SECTION 16 (SHEET 15 OF 35)	R - 1 - A	297.73 AC	1,042 DU	3.5 DU/AC-SFD/SF _a	SAME	SAME	SAME	SAME
TOTAL:		2,124.42 AC	3,139 DU	1.48 DU/AC	TOTAL:	2213.22 AC	4,781 DU	2.16 DU/AC

DEFINITIONS:

Estate Lot = 1 ac and larger 2.5 maximum with a maximum density of .79 du/ac
 Residential Single Family Flex District = 2 - 3.5 du/ac SFD
 Low Density Residential = 3.6 - 4 du/ac SFD/SF_a
 Medium Density Residential = 5 - 6 du/ac SFD/SF_a
 High Density Residential = 7 - 14 du/ac SFA/MF
 (SF_d) Single Family Residential - Detached = 3.5 - 6.0 du/ac max.
 (SF_a) Single Family Residential - Detached & Attached = 6.0 - 11.0 du/ac max.
 (MF_a) Multifamily Residential = up to 24.0 du/ac max.
 (CCRC) Assisted Living = up to 15.0 du/ac max.
 FAR = Floor Area to Site Ratio
 Com. SF = Commercial Square Footage
 O.S. = Open Space
 RE/PL = Estate Lot or School Site at Brighton
 27J School District Option

NOTE:

Open space within zone designations is not calculated in this table.
 Open space shall be dedicated at the rate of 15 acres minimum per 1000 residents, based on 2.96 residents per household (see sheet 16 of 35). The Open Space dedication requirement for the PUD Amendment Areas is a minimum of 30% or as determined by the Board of County Commissioners per Adams County Code Section 3-34-03-05-06 (see sheet 19 of 35).
~~School sites may not count toward meeting open space requirements:~~
 1. # of dwelling units are an approximation based on remaining acreage.
 2. PA-2 contains 5.76 AC that lies within Section 4.
 3. Within Section 4, 8.7 AC of acquired land was added in the PUD Amendment that was not a part of the total acreage of the Original PUD.
 4. Within Section 4, 80.1 AC of Open Space was added in the PUD Amendment that was not a part of the total acreage of the Original PUD.

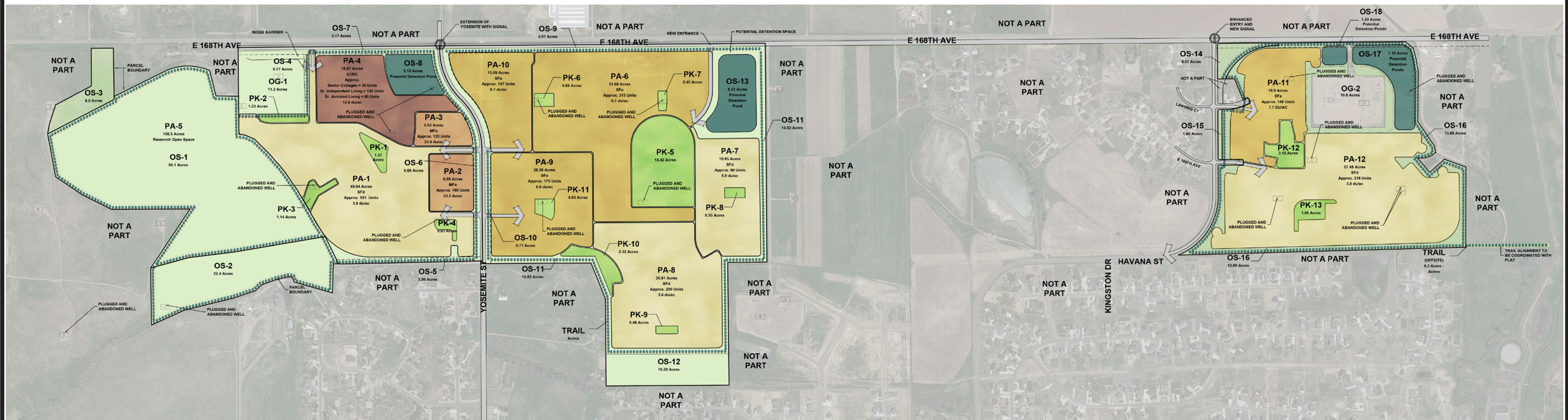


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REV-1	2-9-2024
REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

PUD AMENDMENT SUMMARY



LAND USE MATRIX

2/9/2024

A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Area in Acres	E. Percentage of Total Land Area	F. Land Use Formula (DU/AC)	G. Proposed Maximum Density (In DUs)	H. Details and Comments
1. OPEN SPACE AND TRAIL CORRIDORS	OS-1	OS	80.1	14.4%			Gross Reservoir Open Space With Trail Corridor
	OS-2	OS	22.4	4.0%			Gross Reservoir Open Space With Trail Corridor
	OS-3	OS	6.0	1.1%			Gross Reservoir Open Space
	OS-4	OS	0.8	0.1%			Gross Open Space With Trail Corridor
	OS-5	OS	3.1	0.6%			Gross Open Space With Trail Corridor
	OS-6	OS	0.7	0.1%			Gross Open Space With Trail Corridor
	OS-7	OS	3.2	0.6%			Gross Open Space With Trail Corridor
	OS-8	OS	5.2	0.9%			Potential Detention Area
	OS-9	OS	4.1	0.7%			Gross Open Space With Trail Corridor
	OS-10	OS	0.7	0.1%			Gross Open Space With Trail Corridor
	OS-11	OS	14.8	2.7%			Gross Open Space With Trail Corridor
	OS-12	OS	10.3	1.9%			Gross Open Space
	OS-13	OS	8.2	1.5%			Potential Detention Area
	OS-14	OS	6.0	1.1%			Gross Open Space With Trail Corridor
	OS-15	OS	1.6	0.3%			Gross Open Space With Trail Corridor
	OS-16	OS	13.9	2.5%			Gross Open Space With Trail Corridor
	OS-17	OS	7.1	1.3%			Potential Detention Area
	OS-18	OS	1.2	0.2%			Potential Detention Area
OG-1	OG	11.2	2.0%			Oil and Gas	
OG-2	OG	10.6	1.9%			(Will be Open Space when wells are abandoned in future)	
2. PARK & RECREATION AREAS	PK-1	PK	1.6	0.3%			Pocket Park
	PK-2	PK	1.2	0.2%			Pocket Park
	PK-3	PK	1.1	0.2%			Pocket Park
	PK-4	PK	0.8	0.1%			Pocket Park
	PK-5	PK	14.4	2.6%			Neighborhood Park
	PK-6	PK	0.7	0.1%			Pocket Park
	PK-7	PK	0.5	0.1%			Pocket Park
	PK-8	PK	0.6	0.1%			Pocket Park
	PK-9	PK	0.5	0.1%			Pocket Park
	PK-10	PK	2.3	0.4%			Pocket Park
	PK-11	PK	0.8	0.1%			Pocket Park
	PK-12	PK	3.2	0.6%			Neighborhood Park
	PK-13	PK	1.8	0.3%			Pocket Park

NOTE:

This is a new sheet that was not included in the original PUD, and depicts the more specific design concepts for the PUD Amendment area.

3. DEVELOPMENT AREAS	PA-1	PA-2	PA-3	PA-4	PA-5	PA-6	PA-7	PA-8	PA-9	PA-10	PA-11	PA-12
	SFf	MFa	MFa	CCRC	N/A	SFa	SFf	Sf	SFa	SFa	SFa	SFf
	49.8	6.9	5.0	18.7		51.7	19.9	35.9	26.6	15.1	18.9	57.5
	9.0%	1.2%	0.9%	3.4%	0.0%	9.3%	3.6%	6.5%	4.8%	2.7%	3.4%	10.4%
	3.8 DU/AC	23.2 DU/AC	23.9 DU/AC	12.6 DU/AC	0.0 DU/AC	6.1 DU/AC	5.0 DU/AC	5.6 DU/AC	6.6 DU/AC	9.7 DU/AC	7.7 DU/AC	3.8 DU/AC
	191	160	120	145	0	315	99	200	175	147	146	216
4. ADJACENT ROW (YOSEMITE ST. & E. 168TH AVE)												
5. TOTAL DEVELOPMENT AREAS - MINUS ADJACENT ROW (YOSEMITE, E-168TH AVE)												
6. Total Map Acreage (Total figures above)												
7. Applicant's Acreage Listed in Application												
8. REQUIRED Open Space & Park Acreage												
9. PROPOSED Open Space & Park Acreage within Property Boundaries												

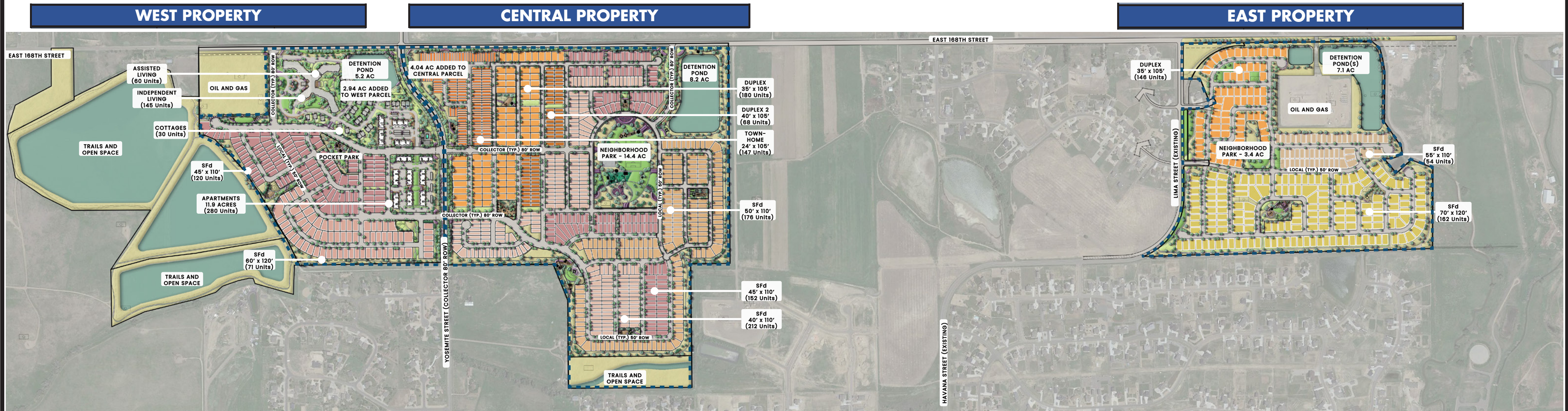


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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

PUD AMENDMENT SUMMARY - PRELIMINARY CONCEPT PLAN



WEST PROPERTY		
HOUSING TYPE	LOT SIZE	DU'S DEPICTED
SFD FRONT LOAD	45' X 110'	120 UNITS
SFD FRONT LOAD	60' X 120'	71 UNITS
Sub Total		191
APARTMENTS	11.90 ACRES	280 UNITS
394 PARKING SPOTS DEPICTED 1.4 SPOTS PER UNIT		
Sub Total		280
ASSISTED LIVING CAMPUS	18.70 ACRES	235 UNITS
INDEPENDENT LIVING	145 UNITS	
ASSISTED LIVING	60 UNITS	
COTTAGES	30 UNITS	
Sub Total		235
TOTAL		706

CENTRAL PROPERTY		
HOUSE TYPE	LOT SIZE	DU'S DEPICTED
SFD FRONT LOAD	50' X 110'	176
SFD FRONT LOAD	45' X 105'	152
SFD FRONT LOAD	40' X 105'	212
DUPLEX	35' X 105'	180
DUPLEX 2	40' X 105'	68
TOWNHOME	24' X 105'	147
Total		935

EAST PROPERTY		
HOUSE TYPE	LOT SIZE	DU'S DEPICTED
SFD FRONT LOAD	70' X 120'	162
SFD FRONT LOAD	55' X 110'	54
DUPLEX	35' X 105'	146
Total		362

TODD CREEK OVERALL PROPERTY		
HOUSE TYPE	LOT SIZE	DU'S DEPICTED
SFD FRONT LOAD	70' X 120'	162
SFD FRONT LOAD	60' X 120'	71 UNITS
SFD FRONT LOAD	55' X 110'	54
SFD FRONT LOAD	50' X 110'	176
SFD FRONT LOAD	45' X 105'	272
SFD FRONT LOAD	40' X 105'	212
DUPLEX	35' X 105'	326
DUPLEX 2	40' X 105'	68
TOWNHOME	24' X 105'	147
Sub Total		1,488
ASSISTED LIVING CAMPUS	20.80 ACRES	235 UNITS
INDEPENDENT LIVING	145 UNITS	
ASSISTED LIVING	60 UNITS	
COTTAGES	30 UNITS	
Sub Total		235
TOTAL		1,723

NOTE:

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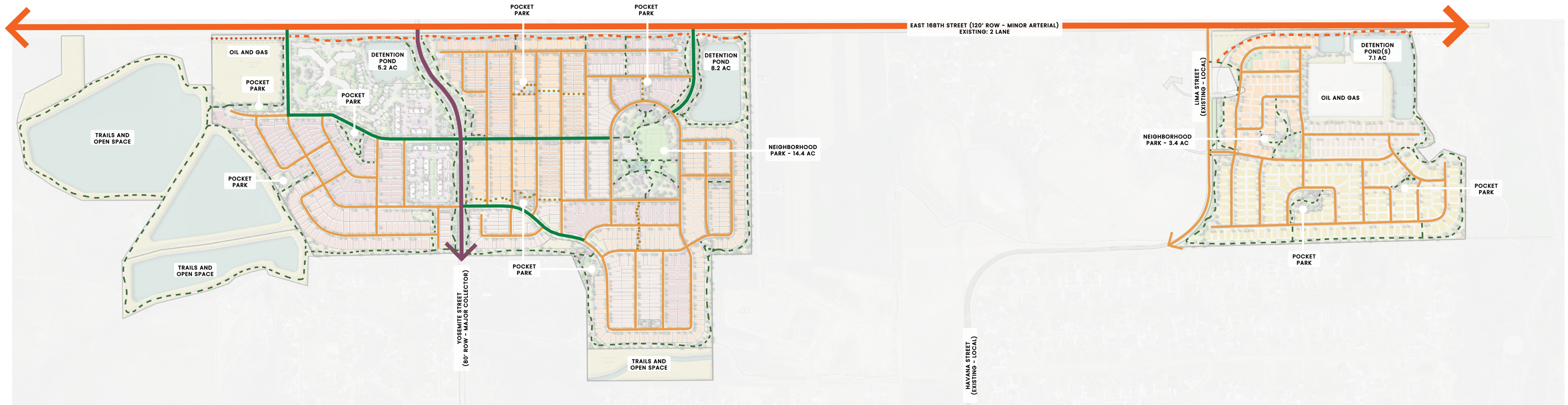


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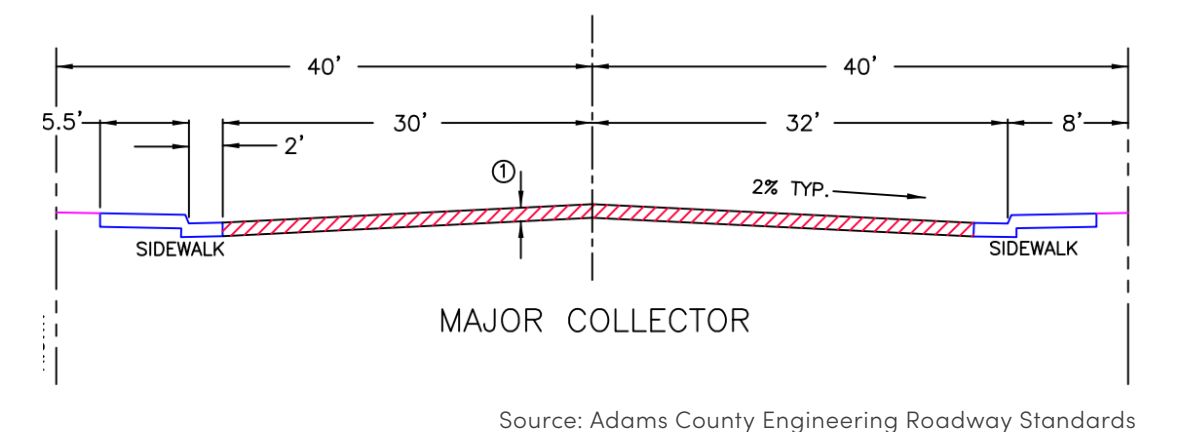
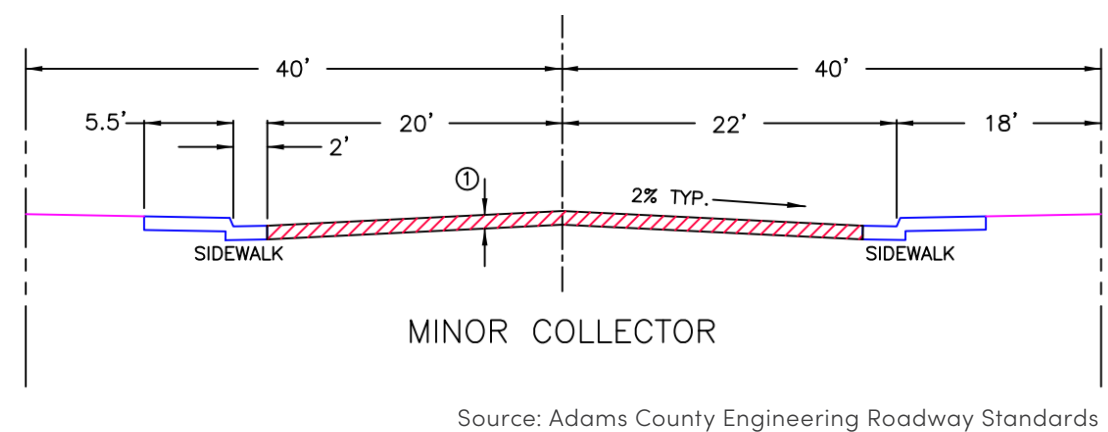
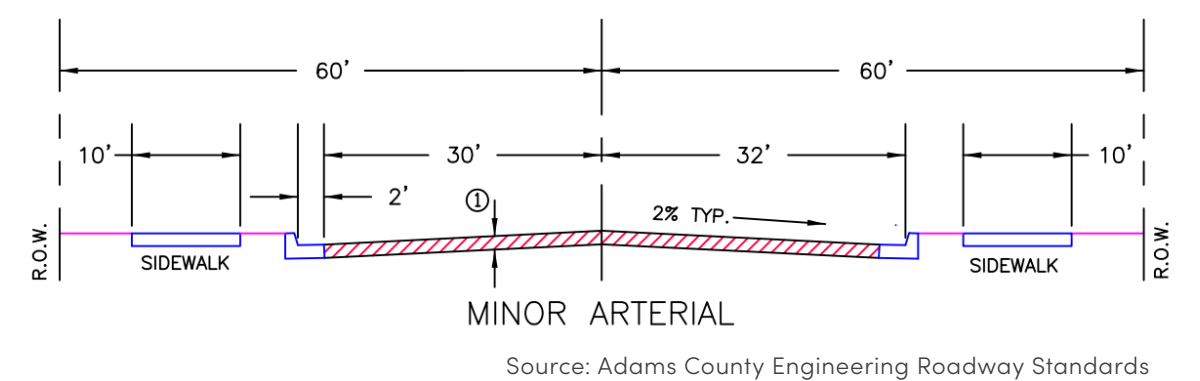
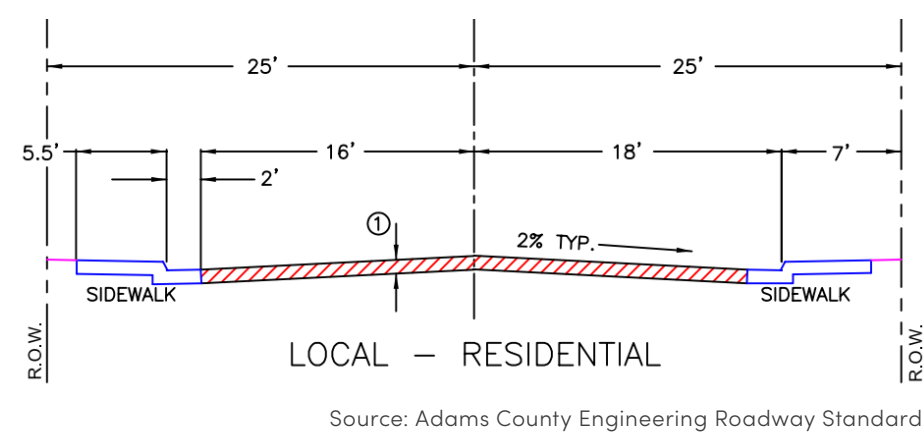
TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

PUD AMENDMENT - MULTI-MODAL TRANSPORTATION PLAN



PROPOSED ROADS & TRAILS	
..... 5' CONCRETE TRAIL	LOCAL ROAD (50' ROW) WITH 5.5' ATTACHED SIDEWALK OR MEANDERING WALK PER PLAN
--- 8' CONCRETE TRAIL*	MINOR COLLECTOR ROAD (80' ROW) WITH 5.5' ATTACHED SIDEWALK OR MEANDERING WALK PER PLAN
- - - 10' CONCRETE TRAIL*	MAJOR COLLECTOR (80' ROW) WITH MEANDERING 8' CONCRETE TRAIL* (5.5' REQUIRED)
*NOTE: Bicycle & Pedestrian traffic can both travel on the 8'-10' concrete trails.	
	MINOR ARTERIAL (120' ROW) WITH MEANDERING 10' CONCRETE TRAIL*



NOTE:

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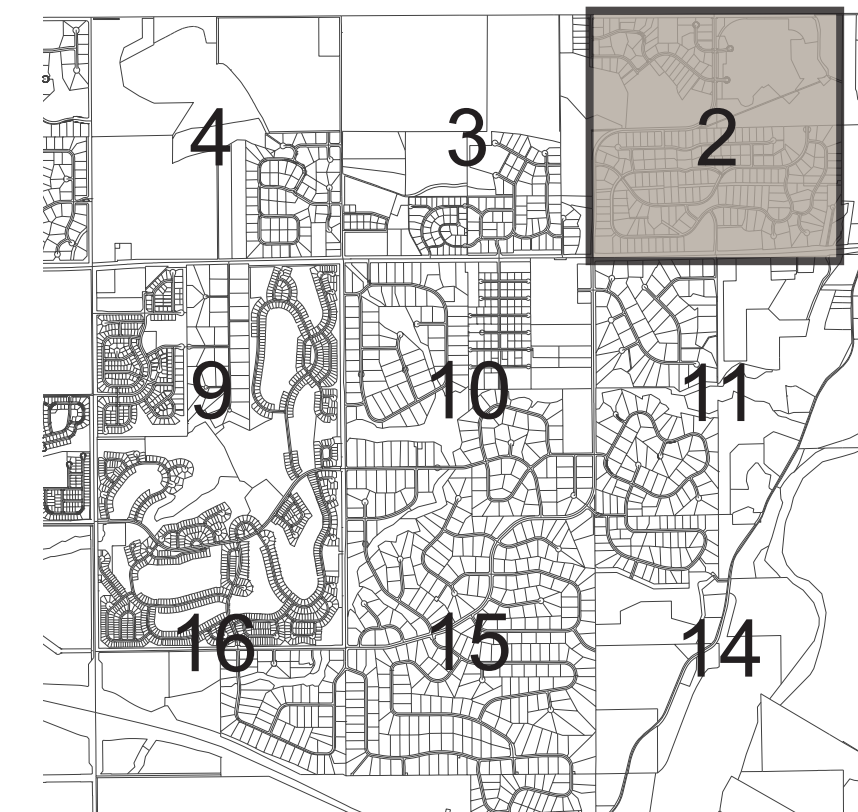
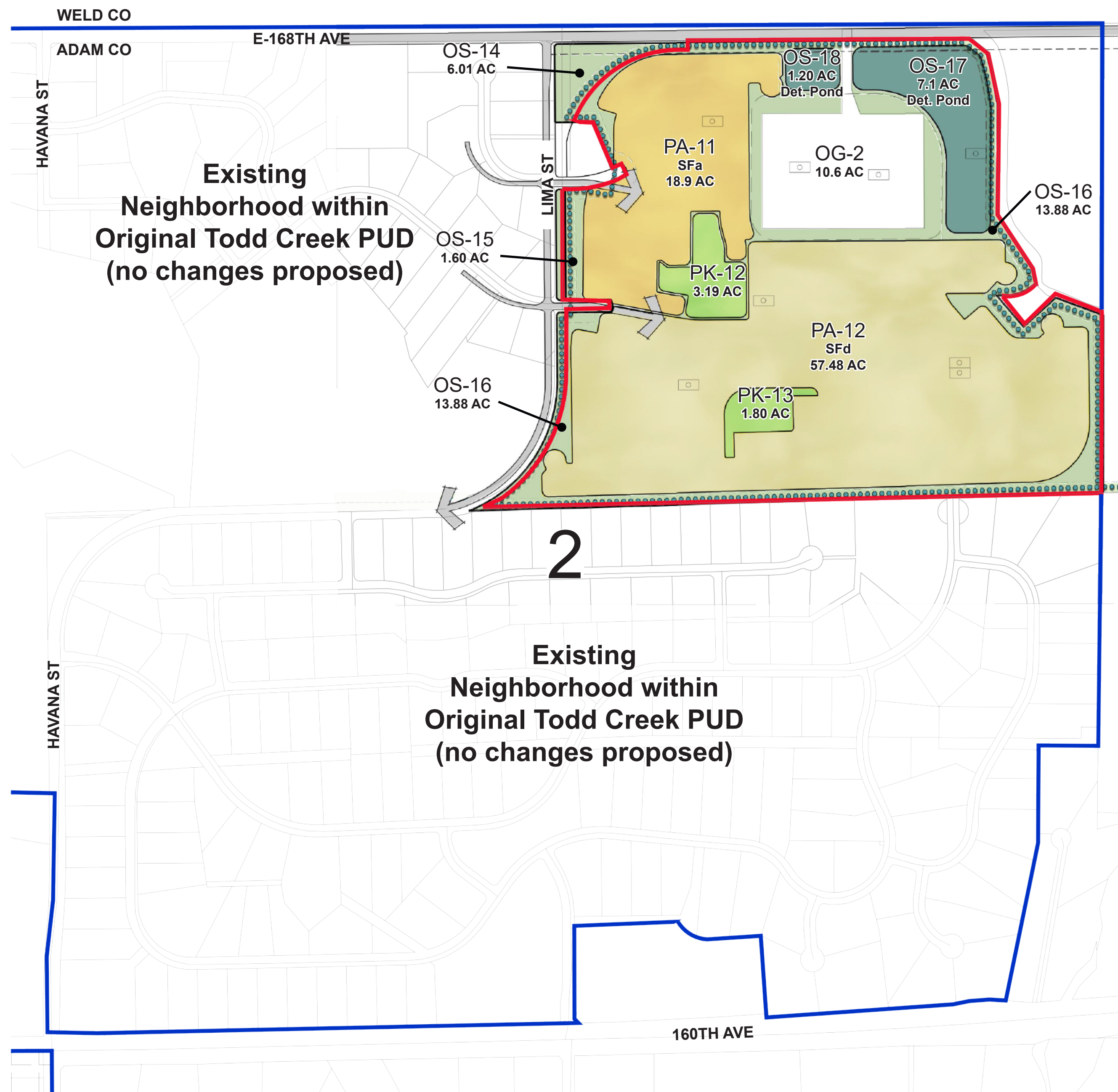
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REV-1	2-9-2024
REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

- PROPOSED COLLECTOR STREET LOCATION
- 2** SECTION NUMBER
- SFd, SFa, MFa, CCRC PROPOSED ZONING FOR PARCEL
- PK-# APPROXIMATE LOCATION OF PARKS
- 29.5 AC APPROXIMATE ACREAGE OF PARCEL

SECTION 2 SUMMARY

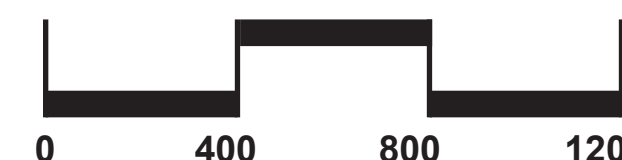
R - E/PL @ .79 DU/AC = 63.06 AC
 R - E @ .79 DU/AC = 366.91 AC
 PA-11 (SFa) @ max. 11.0 DU/AC = 18.90 AC
 PA-12 (SFd) @ max. 6.0 DU/AC = 57.48 AC
 OS = 29.8 AC
 PK = 4.99 AC
 O&G = 10.60 AC

NOTE:

Final road location and design are subject to review by C-DOT and others.



SCALE: 1" - 400'



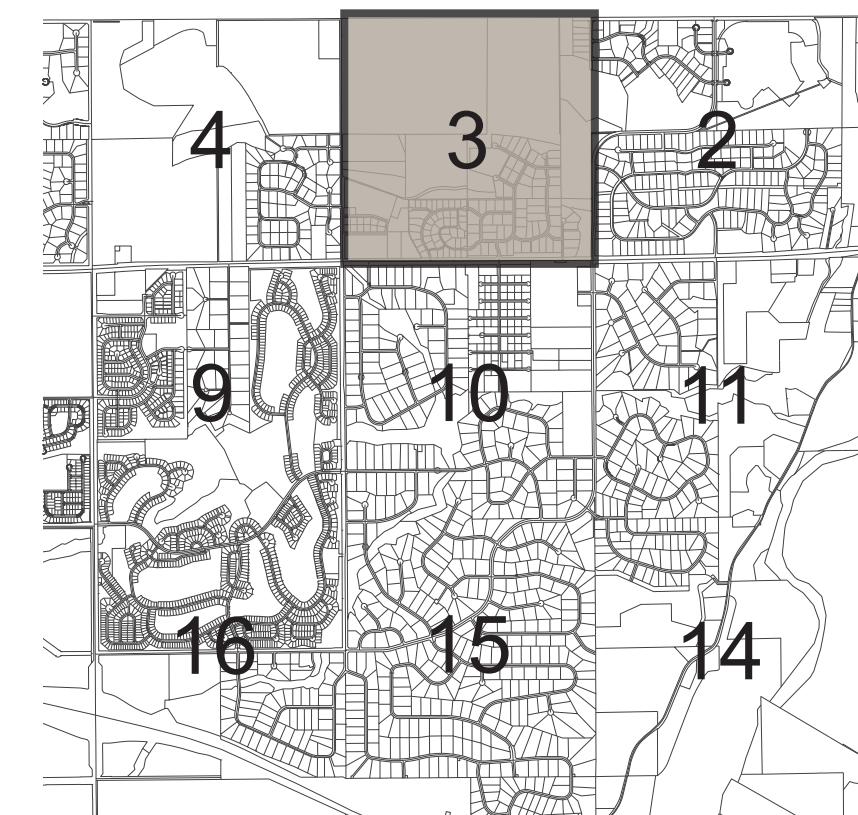
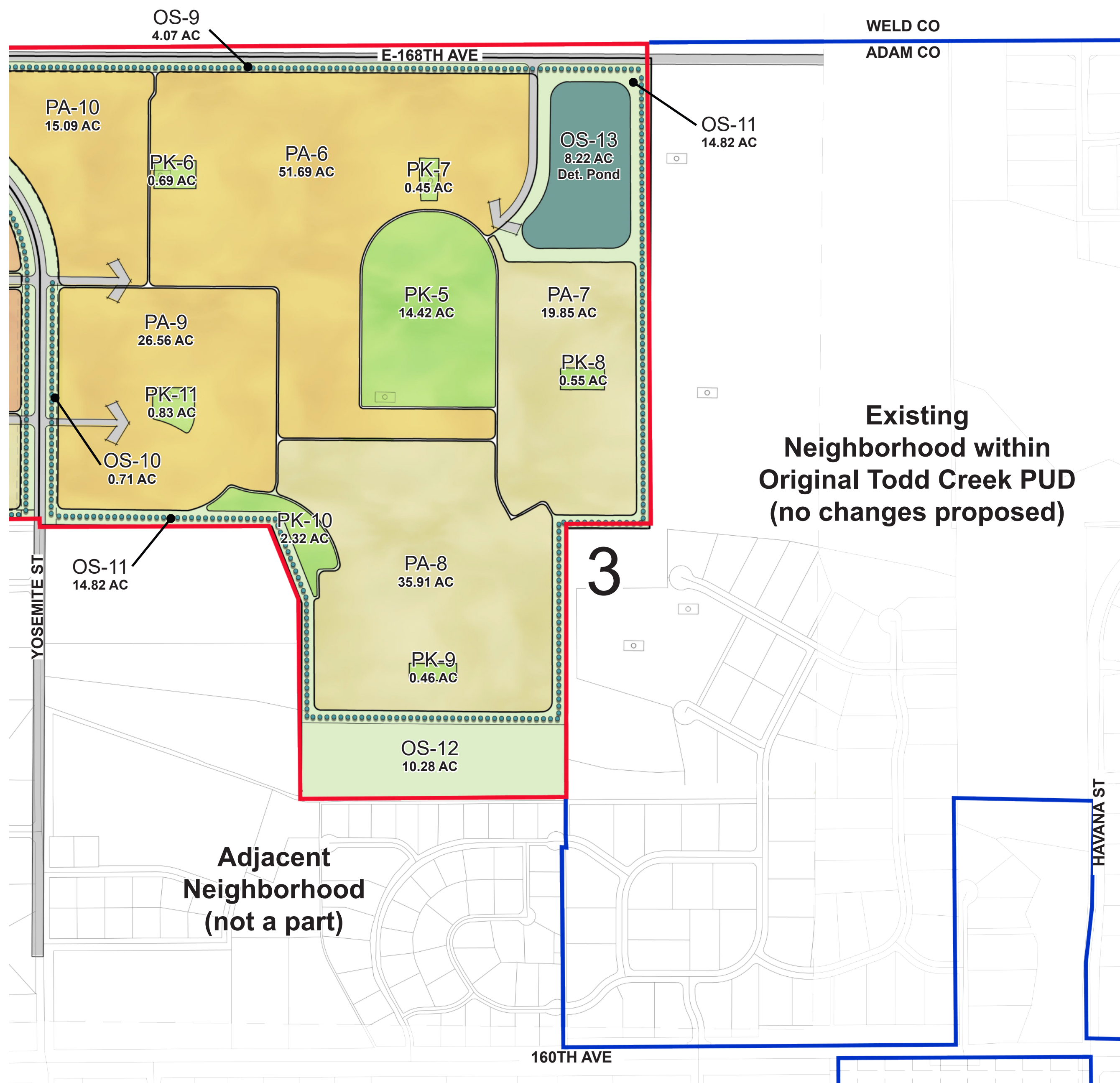
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REV-2	4-29-2024

TODD CREEK VILLAGE PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



LOCATION MAP
SCALE: 1"=4,000'



Existing
Neighborhood within
Original Todd Creek PUD
(no changes proposed)

Adjacent
Neighborhood
(not a part)

LEGEND

- 2** PROPOSED COLLECTOR STREET LOCATION
- SF_d, SF_a, MF_a, CCRC** SECTION NUMBER
- PK-#** PROPOSED ZONING FOR PARCEL
- 29.5 AC** APPROXIMATE LOCATION OF PARKS
- 29.5 AC** APPROXIMATE ACREAGE OF PARCEL

SECTION 3 SUMMARY

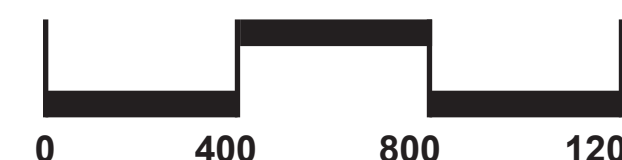
R - E @ .79 DU/AC = **258.43 AC**
 PA-6 (SF_a) @ max. 11.0 DU/AC = 51.69 AC
 PA-7 (SF_d) @ max. 6.0 DU/AC = 19.85 AC
 PA-8 (SF_d) @ max. 6.0 DU/AC = 35.91 AC
 PA-9 (SF_a) @ max. 11.0 DU/AC = 26.56 AC
 PA-10 (SF_a) @ max. 11.0 DU/AC = 15.09 AC
 OS = 38.64 AC
 PK = 19.72 AC

NOTE:

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SCALE: 1" - 400'



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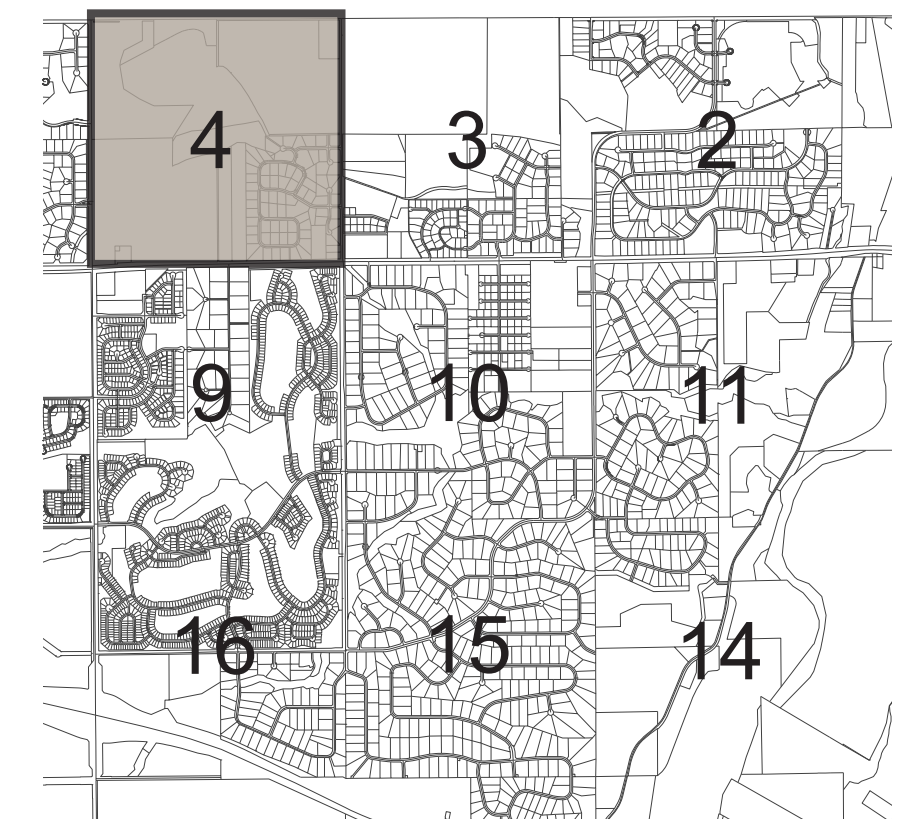
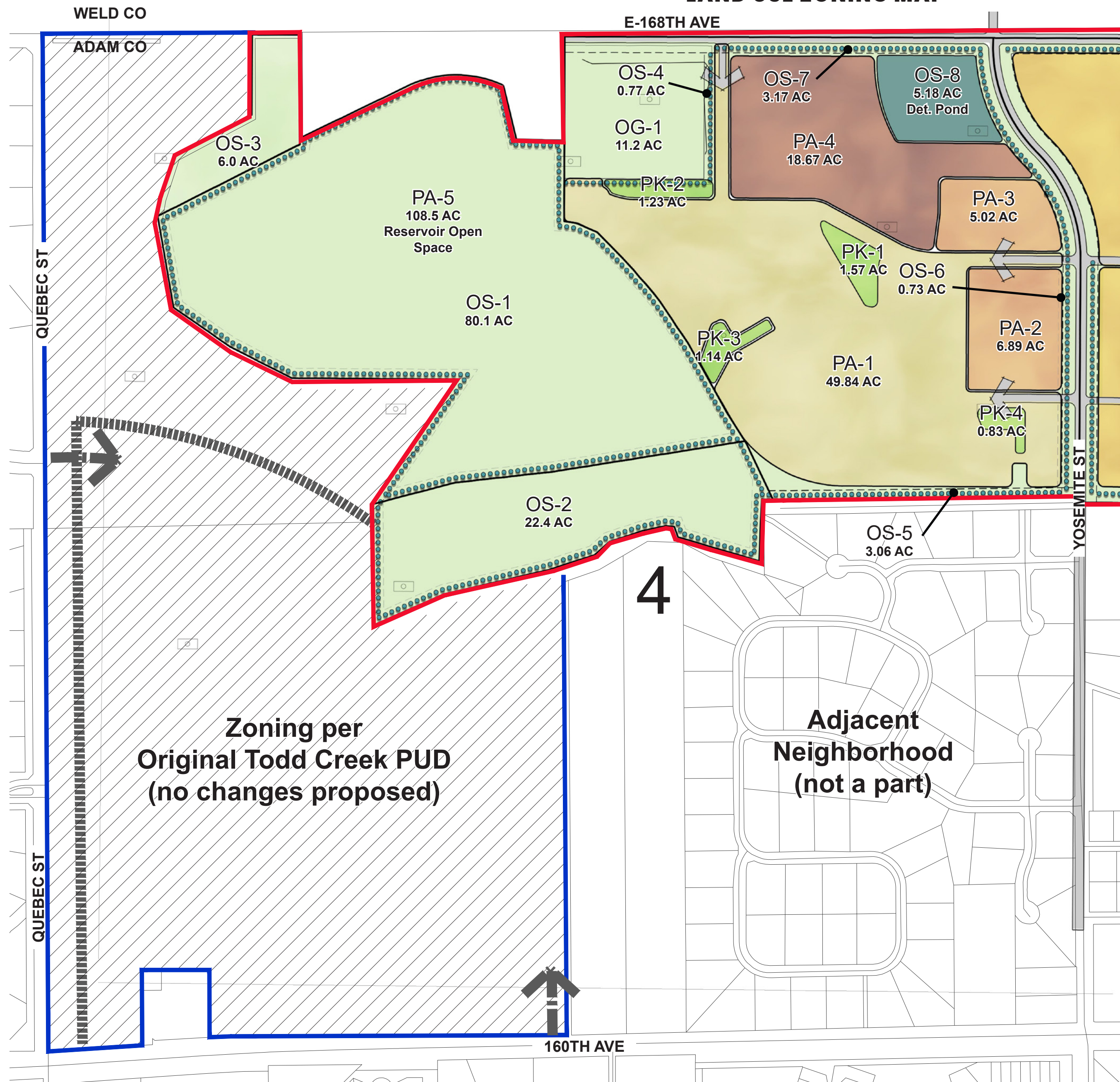
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

- PROPOSED COLLECTOR STREET LOCATION
- 2** SECTION NUMBER
- SF_d, SF_a, MF_a, CCRC PROPOSED ZONING FOR PARCEL
- PK-# APPROXIMATE LOCATION OF PARKS
- 29.5 AC APPROXIMATE ACREAGE OF PARCEL

SECTION 4 SUMMARY

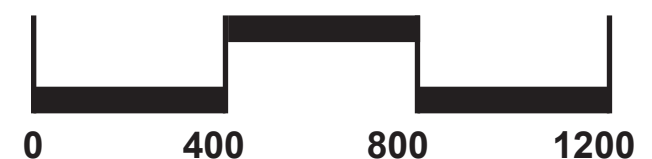
R - E @ .79 DU/AC = **203.63 AC**
 PA-1 (SF_d) @ max. 6.0 DU/AC = 49.84 AC
 PA-2 (MF_a) @ max. 24.0 DU/AC = 6.89 AC
 PA-3 (MF_a) @ max. 24.0 DU/AC = 5.02 AC
 PA-4 (CCRC) @ max. 15.0 DU/AC = 18.67 AC
 OS = 121.41 AC
 PK = 4.77 AC
 O&G = 11.20 AC

NOTE:

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SCALE: 1" - 400'



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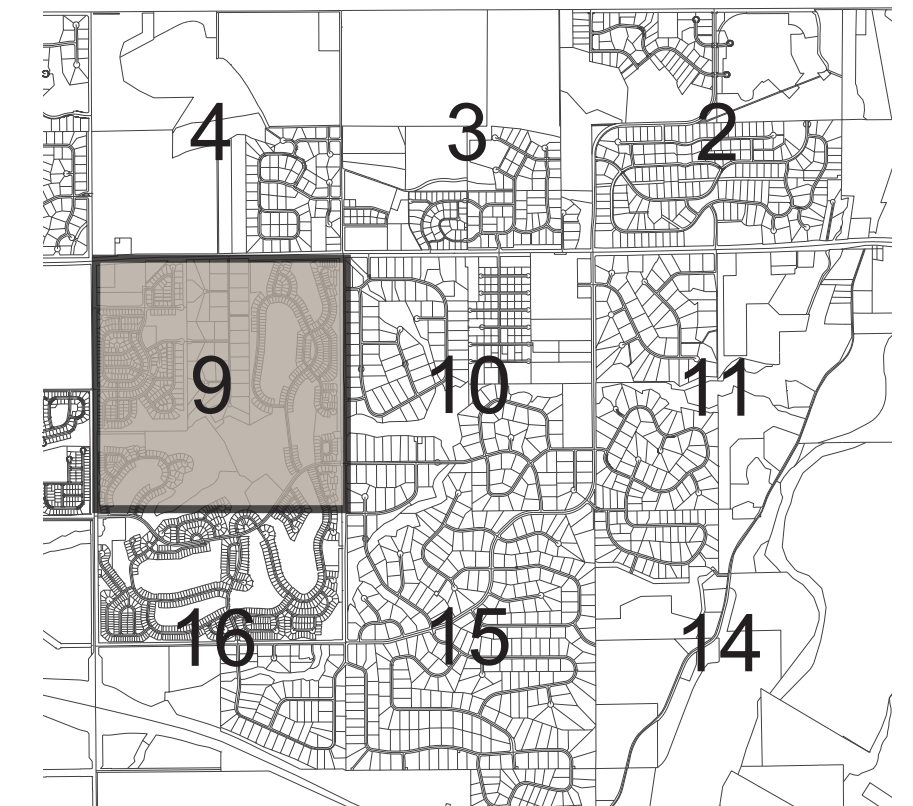
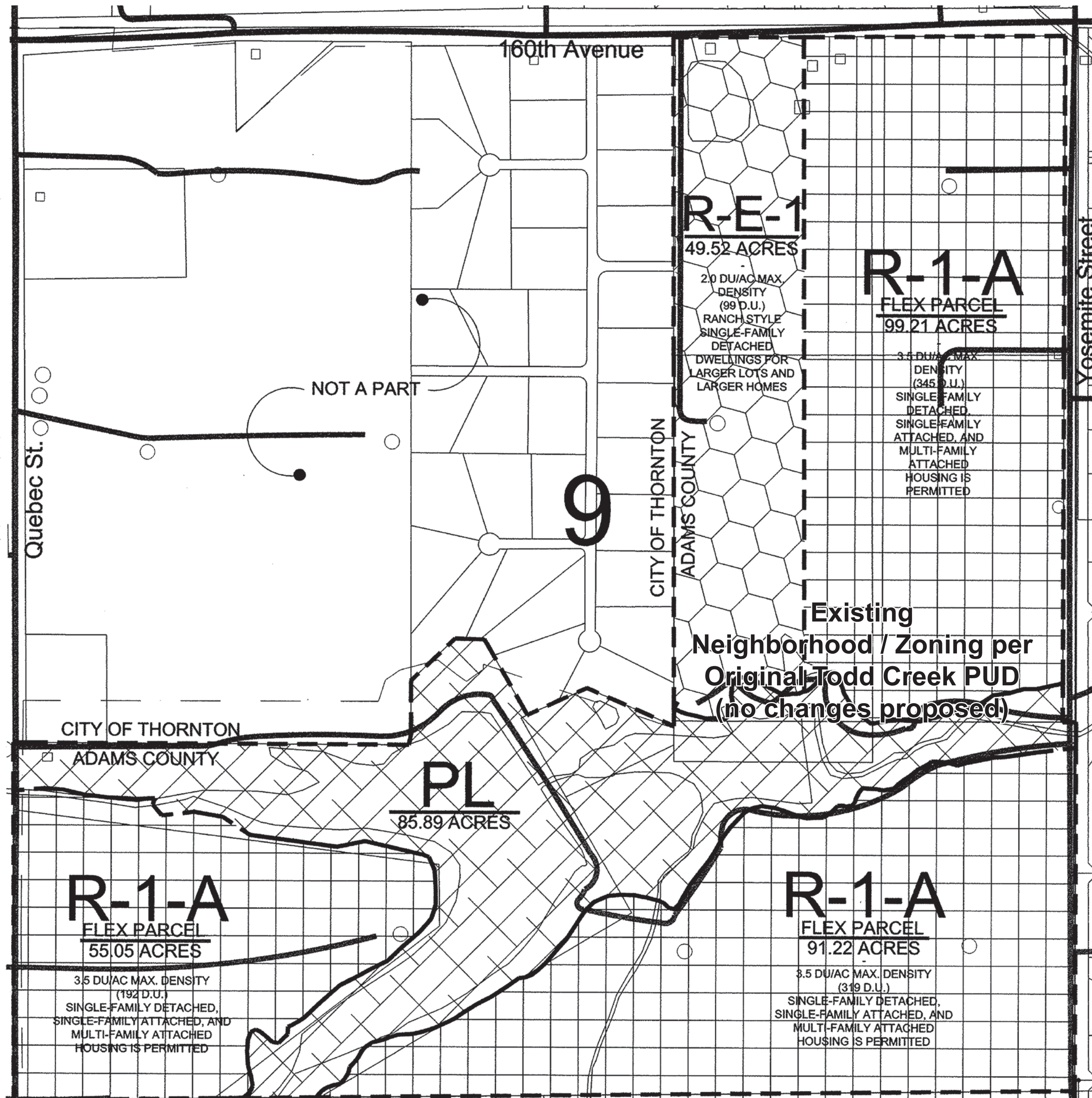
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

- PROPOSED COLLECTOR STREET LOCATION
- 9** SECTION NUMBER
- R-E** PROPOSED ZONING FOR PARCEL
- POTENTIAL SCHOOL SITE
- POTENTIAL LOCATION OF SCHOOL AND/OR OPEN SPACE/PARKS
- FLEX PARCEL** PROPOSED FLEXIBLE ZONING FOR SFD/SFA WITH MAXIMUM DENSITY OF 3.5 DU/AC
- 10.03 ACRES** APPROXIMATE ACREAGE OF PARCEL

SECTION 9 SUMMARY

PL @ .79 DU/AC = 85.89 AC
 R - 1 - A @ 3.5 DU/AC = 245.48 AC
 R - E - 1 @ 2.0 DU/AC = 49.52 AC

NOTE:

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SCALE: 1" - 400'



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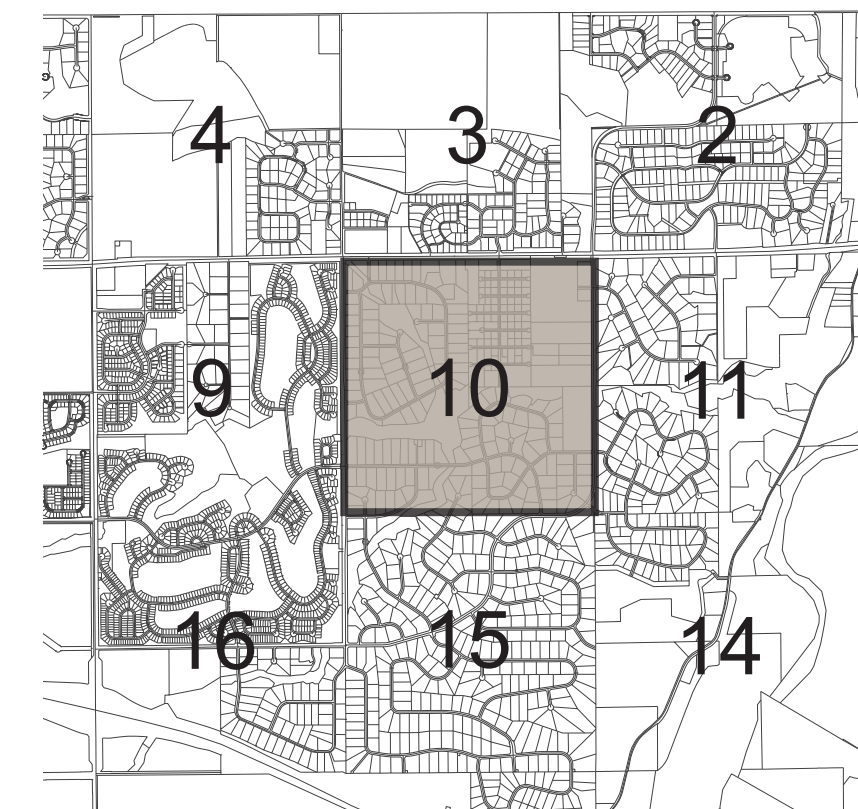
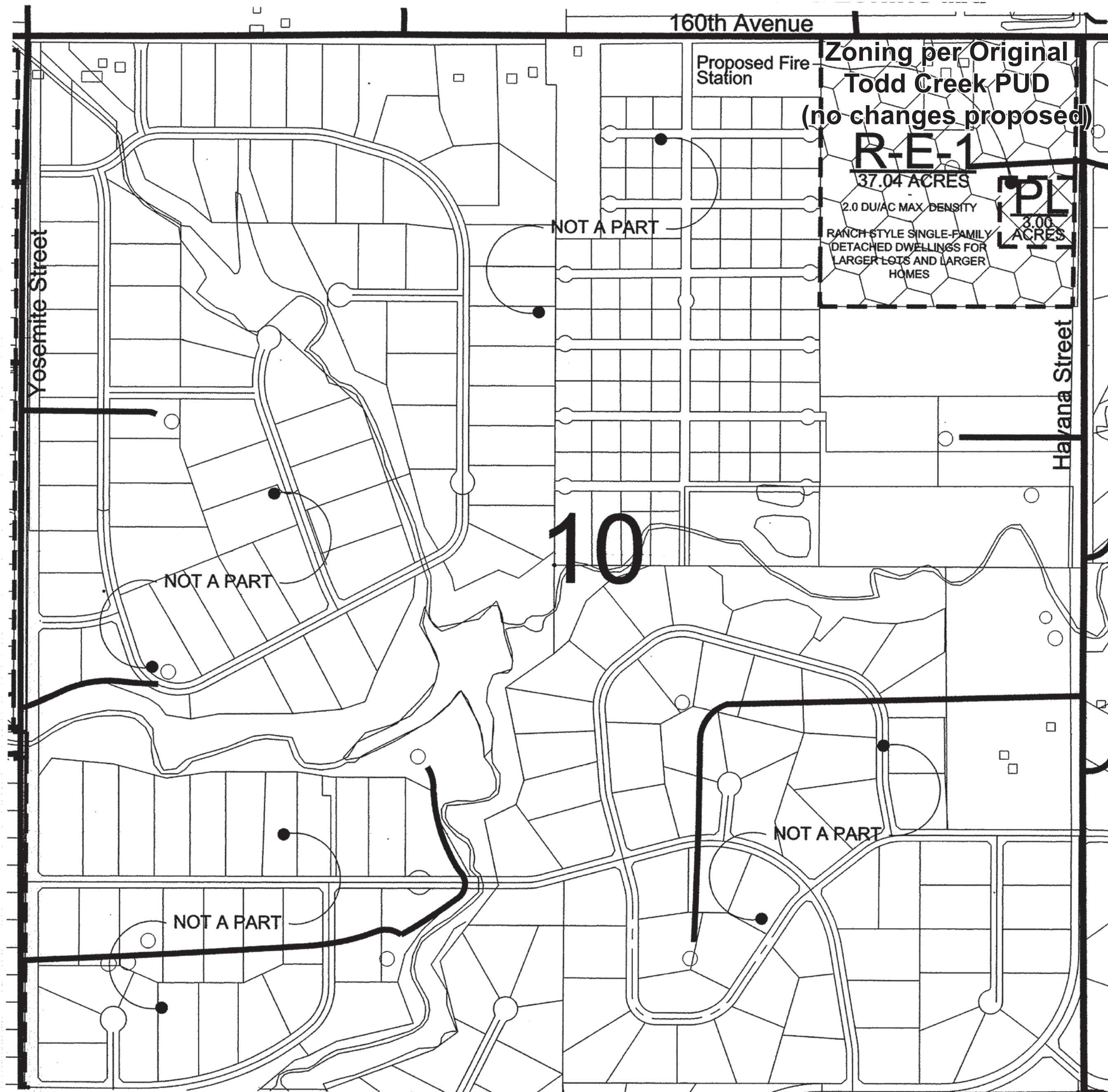
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

- PROPOSED COLLECTOR STREET LOCATION
- 10** SECTION NUMBER
- R-E** PROPOSED ZONING FOR PARCEL
- POTENTIAL SCHOOL SITE
- POTENTIAL LOCATION OF SCHOOL AND/OR OPEN SPACE/PARKS
- 10.03 ACRES** APPROXIMATE ACREAGE OF PARCEL

SECTION 10 SUMMARY

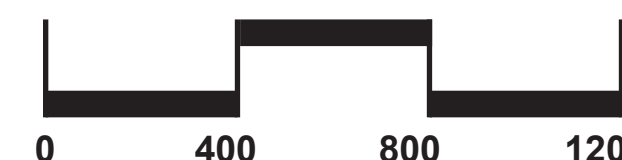
PL @ .79 DU/AC = 3.00 AC
R - E - 1 @ 2.0 DU/AC = 37.04 AC

NOTE:

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SCALE: 1" - 400'



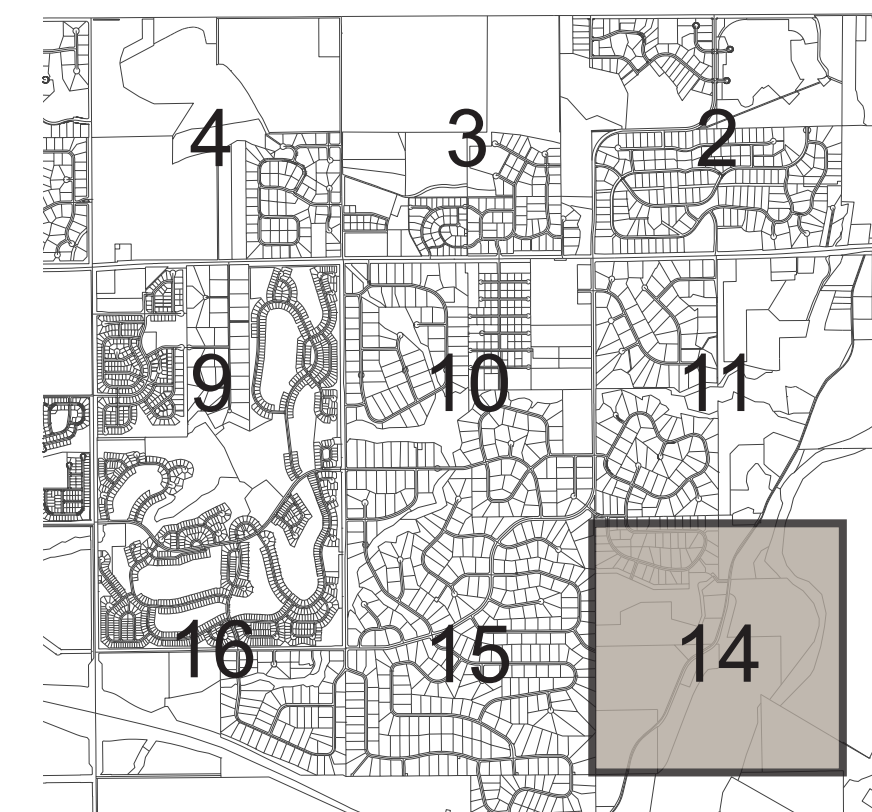
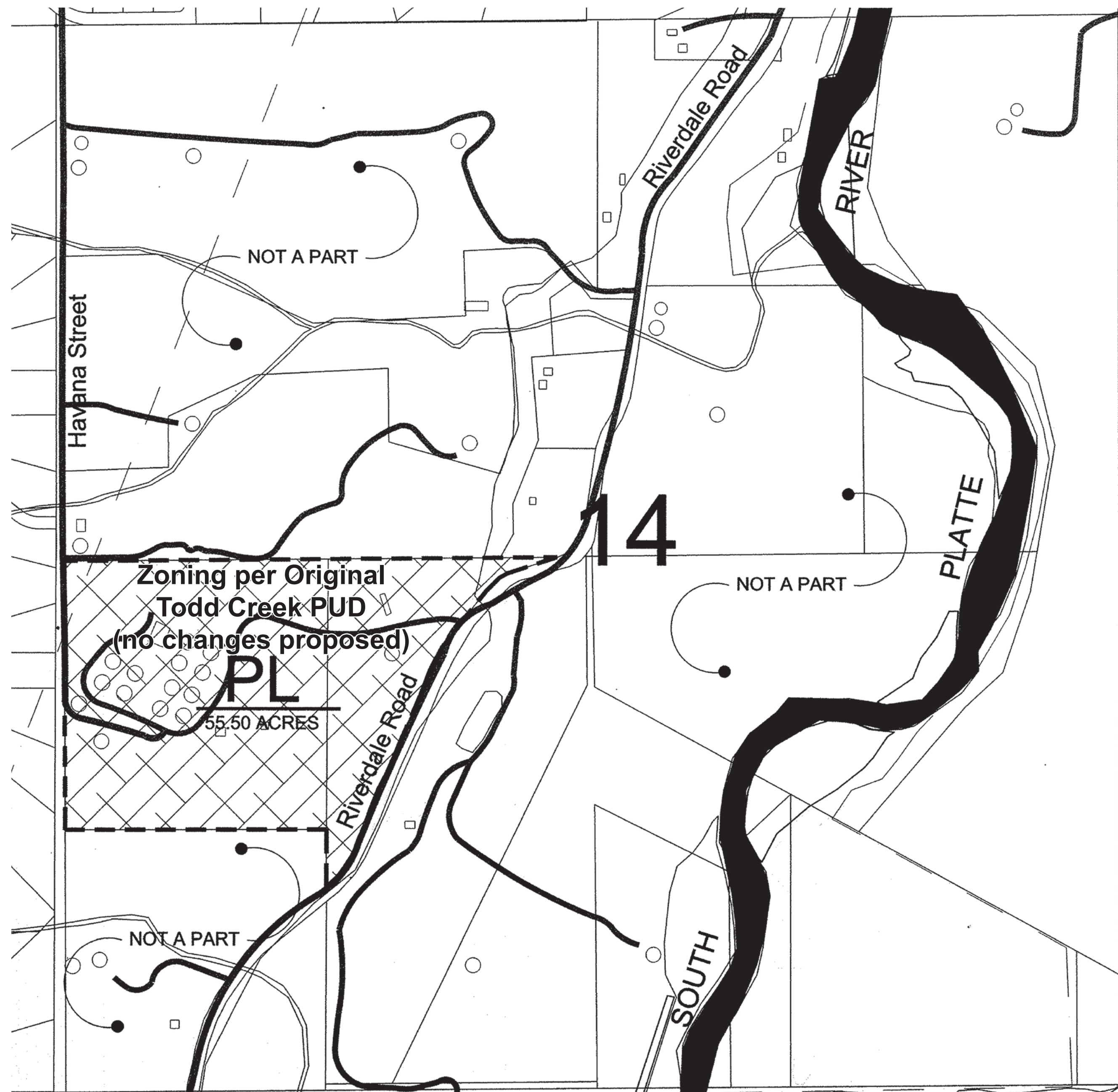
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TODD CREEK VILLAGE PRELIMINARY PUD PLAN - MAJOR AMENDMENT




LAND USE ZONING MAP



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

-  PROPOSED COLLECTOR STREET LOCATION
- 14** SECTION NUMBER
- R-E** PROPOSED ZONING FOR PARCEL
-  POTENTIAL SCHOOL SITE
-  POTENTIAL LOCATION OF SCHOOL AND/OR OPEN SPACE/PARKS
- 10.03 ACRES** APPROXIMATE ACREAGE OF PARCEL

SECTION 14 SUMMARY

PL @ .79 DU/AC = 55.50 AC

NOTE:

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SCALE: 1" - 400'



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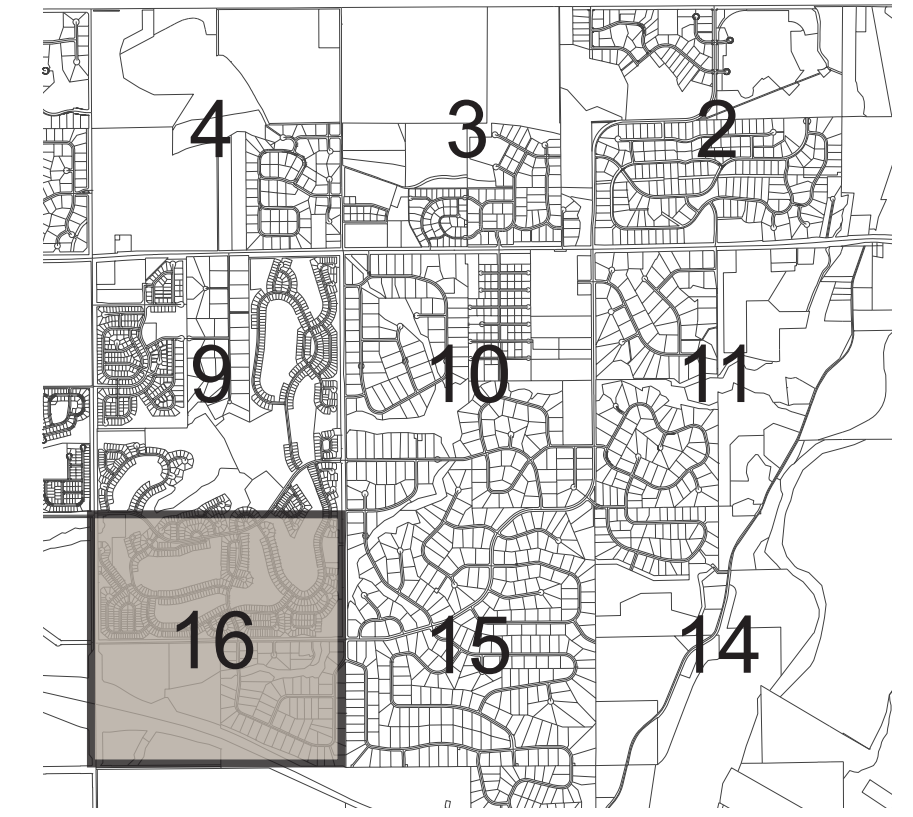
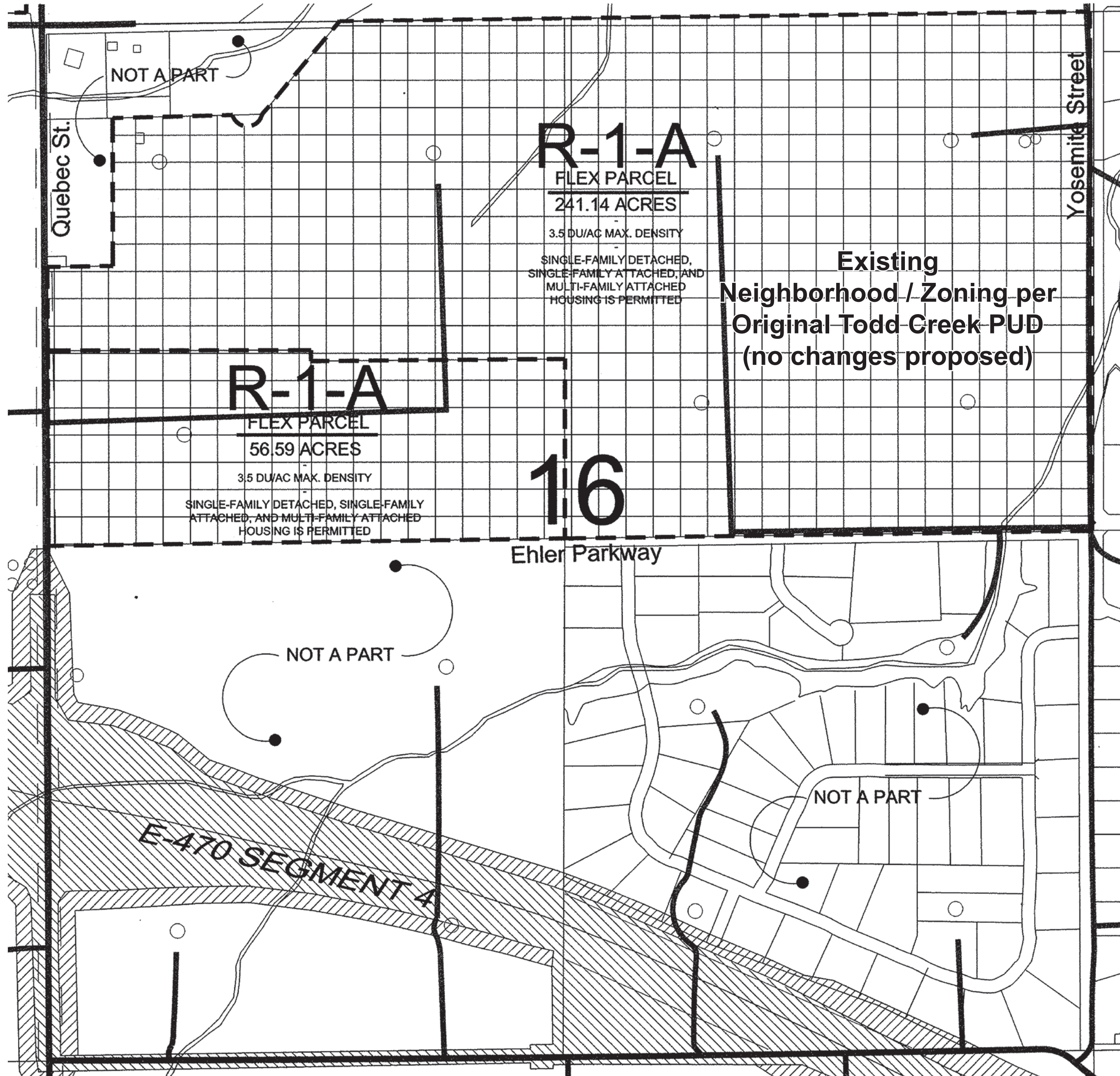
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REV-1	2-9-2024
REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP

15 OF 35
CASE NO. _____



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

- PROPOSED COLLECTOR STREET LOCATION
- 16** SECTION NUMBER
- R-E** PROPOSED ZONING FOR PARCEL
- POTENTIAL SCHOOL SITE
- POTENTIAL LOCATION OF SCHOOL AND/OR OPEN SPACE/PARKS
- FLEX PARCEL
- PROPOSED FLEXIBLE ZONING FOR SFD/SFA WITH MAXIMUM DENSITY OF 3.5 DU/AC
- 10.03 ACRES
- APPROXIMATE ACREAGE OF PARCEL

SECTION 16 SUMMARY
R - 1 - A @ 3.5 DU/AC = 297.73 AC

NOTE:
Final road location and design are subject to review by C-DOT and others.



SCALE: 1" - 400'



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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ORIGINAL PUD LAND USE AND ZONING DEVELOPMENT STANDARDS

NOTE: This section is the Original PUD Land Use and Zoning Development Standards. Existing built areas, exclusive of the PUD Amendment Areas, will remain as-is; no changes are proposed with this PUD Amendment Submittal. Within the existing zoned areas which have not been built, no updates to the current zoning or land use plans are proposed with this PUD Amendment Submittal. Any text in RED is to indicate changes per the Adams County Planning and Zoning to rectify outdated information or to clarify the intent of the Original PUD.

START OF THE ORIGINAL PUD:

INTENT OF THIS PUD

The intent of the PUD is to create a master development plan for Residential, Commercial, and Parks/Open Space Areas herein for this PUD known as Todd Creek Village. These uses are according to the Todd Creek Sub Area Land Use Plan (Sheet 2 of 22) - of the **Original Plan**.

- (R-E) Estate Lot= 1 ac and larger 2.5 ac SFD with a maximum density of .79 du/ac
- (R-E-1) Low Density Residential = 1.5. - 2 du/ac SFD/SFA
- (R-1-A) Single Family Residential Flex Parcel = 2.5 - 3.5 du/ac SFD

PREVIOUS APPROVALS

1. The Todd Creek PUD was approved and recorded on the 23rd of August 2022.
2. This PUD Amendment calls out specific areas that are requesting revisions from the existing PUD Standards in support of the new Adams County Comprehensive Plan.

PUD DEVELOPMENT PARAMETERS

1. Parking
 - A. R-E - Residential Estate Single-Family Detached Dwellings
 - Two off street parking spaces to be provided to each dwelling unit in addition to the parking spaces provided within the garage attached to each unit. These spaces shall be provided for in the driveway.
 - B. R-E-1 - Residential Single Family District single-family detached dwellings at 2.0 DU/AC Maximum Density
 - Two off street parking spaces to be provided to each dwelling unit in addition to the parking spaces provided within the garage attached to each unit. These spaces shall be provided for in the driveway.
 - C. R-1-A - Residential Flex Parcel
 - Two off street parking spaces to be provided to each dwelling unit in addition to the parking spaces provided within the garage attached to each unit. These spaces shall be provided for in the driveway.
 - D. PL - Parks, Schools, and Open Spaces
 - 1 parking space for every 69,500 sq.ft. of gross usable area
 - E. Off-Street Parking Requirements for all Residential Districts:
 1. All residential units, regardless of density, are required to have two (2) off-street parking spaces per unit.
 2. For single-family detached residences and duplexes, the off-street parking area shall be provided in the garage/carport and or on the approved paved driveway surface/parking pad. Vehicles shall not be parked and/or stored within the required front and side yard landscape areas.
2. Street Standards
 - A. R-E - Residential Estate Single-Family Detached Dwellings
 - Local rural with ditch street system (minor and major) will be 24 foot of paving edge to edge in a 60-foot right-of-way.
 - Cul-de-sac turnarounds and knuckles will be 100 foot diameter minimum paving edge to paving edge with a 120-foot diameter minimum right-of-way. Landscape Islands may be Incorporated within cul-de-sacs and knuckles.
 - B. R-E-1 - Residential Single Family District single-family detached dwellings at 2.0 DU/AC Maximum Density
 - Local collector streets will be 36 feet of paving flow line to flow line in a 60 foot right-of-way with attached or detached sidewalks at the developers option on both sides of the street within the right-of-way. No parking on both sides.
 - Local streets will be 30 feet of paving flow line to flow line in a 50-foot right-of-way with attached or detached sidewalks at developers option on both sides of the street within the right-of-way.
 - Cul-de-sac turnarounds and knuckles will be 76 feet minimum diameter paving flow line to flow line with a 100-foot minimum diameter right-of-way. Landscape islands maybe incorporated within cul-de-sacs and knuckles.
 - C. R-1-A - Residential Flex Parcel
 - Local collector streets will be 36 feet of paving flow line to flow line in a 60 foot right-of-way with attached or detached sidewalks at the developers option on both sides of the street within the right-of-way. No parking on both sides.
 - Local streets will be 30 feet of paving flow line to flow line in a 50-foot right-of-way with attached or detached sidewalks at developers option on both sides of the street within the right-of-way.
 - Cul-de-sac turnarounds and knuckles will be 76 feet minimum diameter paving flow line to flow line with a 100-foot minimum diameter right-of-way. Landscape islands maybe incorporated within cul-de-sacs and knuckles.
 - D. Street Definitions
 1. Arterial - Streets will be two lanes at 29 feet each minimum of paving flow line to flow line and 14 foot minimum median in a 140-foot minimum right-of-way with detached sidewalks on both sides of the street.
 2. Minor Arterial - Streets will be two lanes at 29 feet each minimum of paving flow line to flow line and 14 foot minimum median in a 120-foot minimum right-of-way with detached sidewalks on both sides of the street.

3. Collector - Streets will be 44 feet of minimum paving flow line to flow line in a 80-foot minimum right-of-way with attached/detached sidewalks at the developer's option on both sides of the street within the right-of-way.
 4. Minor Collector - Streets will be 36 feet of minimum paving flow line to flow line in a 60-foot minimum right-of-way with attached/detached sidewalks at the developer's option on both sides of the street within the right-of-way.
 5. Local Streets - Streets will be 30 feet of minimum paving flow line to flow line in a 50-foot minimum right-of-way with attached/detached sidewalks at the developer's option on both sides of the street within the right-of-way.
 6. Cul-de-sacs and knuckles - 76 feet minimum diameter paving flow line to flow line with a 100-foot minimum diameter right-of-way. Landscape islands may be incorporated within cul-de-sacs and knuckles. Maximum cul-de-sac length is 1,300 feet. Emergency access is provided for all cul-de-sacs greater than 600 feet.
 7. Rural - Local rural streets will be 24 feet minimum paving edge to edge in a 60-foot minimum right-of-way.
 8. Rural Minor Collector - 80 foot right-of-way, a 14-foot median at the developer's option, and two 24-foot paved roads measure from edge of pavement (or one 48-foot paved section) with open ditches on both sides of the street.
- E. Other General Provisions:
1. All Section Line Arterials in Rural Areas (Nascent Arterials) are to have a 140-foot Right-of-Way with an access spacing of 1/4 mile.
 2. E-470 Northwest Parkway (Segment 4) is to have a 300-foot Right-of-way with an access spacing of Freeway-to-Arterial (1 mile).

OWNERSHIP AND MAINTENANCE OF COMMON AND PUBLIC AREAS

1. The respective Metro District or the respective HOA within the Todd Creek Village shall own and maintain the common open space tracts and landscape areas within Todd Creek Village with the exception of the common area and park within any school property, which will be owned and maintained by School District 27J.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. Protective covenants and restrictions shall be recorded at the time of Final Plat and Final P.U.D. Plan for Todd Creek Village Residential **and Commercial Areas.** (NOTE: Adams County does not enforce restrictive covenants.)

SIGNS

1. Todd Creek Village signage will be planned and located within the appropriate filings. Signage shall be illustrated at the time of Final P.U.D Plan. Plans shall illustrate the actual design, copy, and dimensions. All signage shall comply with Adams County standards unless a variance is approved by the County and respective Metro District within Todd Creek Village.

OUTDOOR STORAGE

1. Outdoor storage areas will not be permitted in this P.U.D except as allowed with commercial development.

UTILITY SERVICES

1. All water and sewer services for Todd Creek Village shall be provided by either Todd Creek Metro District #1 of the City of Thornton per the adopted Inter-governmental agreement dated August 14, 2000.

LANDSCAPING AND OPEN SPACE

1. Open Space Dedication shall be 15 acres per 1,000 people, based on 2.96 people per household ie; $1,000 \text{ units} \times 2.96 \text{ People/Household} = 2.96 \times 15 \text{ ac} = 44.4 \text{ ac}$ of open space required
 - 1,000 people
 - Final open space, regional park, and neighborhood park dedications shall be determined and met during the platting process.
2. Landscape Requirements
 - A. For:
 - R-E - Residential Estate Single-Family Detached Dwellings
 - R-E-1 - Residential Flex Parcel
 - R-1-A - Residential Single Family District 1/4-Acre single-family detached dwellings
 - Front and corner yard landscaping for each lot within Single Family Residential Areas shall be provided by the homebuilder. The minimum landscape to be provided by the homebuilder shall include the following:

- Front: 20 shrubs
5 trees (shade, ornamental, or evergreen)
Automatic irrigation system
- Front and Corner:
30 shrubs
8 trees (shade, ornamental, or evergreen)
Automatic irrigation system

- The selection of trees shall be a mix of large deciduous (10%-30%), ornamental (10%-30%), and evergreen (50%) trees.
- Landscaping shall be installed no later than one year after issuance of the Certificate of Occupancy for the home.

3. For all Zone Districts



- A. Landscaping shall be provided by the home builder or owner as illustrated at the time of Final P.U.D Plan.
- B. Landscaping of the parks, trails or common open space within Todd Creek Village shall be the responsibility of the respective metro district or HOA developer and illustrated at the time of Final P.U.D. Plan.
- C. Landscaping of dedicated school sites shall be the responsibility of Adams County School District No. 27J.
- D. Landscaping of dedicated Parks, Schools, and Open Spaces (Zoned - PL) within Todd Creek Village shall be the responsibility of the respective metro district or HOA developer and illustrated at the time of the Final P.U.D. Plan.
- E. Open Space shall include all developed and undeveloped open space tracts within Todd Creek Village PUD. These may include drainage corridors, flood plains, detention areas, developed parks with irrigation, native areas with temporary or no irrigation, trail corridors, landscape meadows, pedestrian landscape areas, and right-of-way landscaping. The improvements shall be illustrated at the time of Final P.U.D. Plan. Maintenance of the tracts shall be the responsibility of the respective HOA or Metro District.
- F. Street trees shall be provided by the respective HOA of Metro District for all streets. Street trees shall be spaced a minimum of 40 feet on center and shall be at least 3" caliper shade trees or 10' height evergreen trees.
- G. Minimum plant sizes for Todd Creek Village PUD:
 - Shrubs - minimum of 5 gallons
 - Ornamental trees - 2" caliper
 - Shade tree - 3" caliper
 - Evergreen tree - 8'-10' height
- H. Maintenance of all common open space such as parks, trails, and right-of-way landscaping shall be maintained by the respective metro district of HOA.

FENCING

1. Rear yard fencing adjacent to the school sites shall be the responsibility of the homebuilder.
2. Fencing with residential and commercial areas adjacent to the street shall be the responsibility of the builder and/or Todd Creek Village.
3. Wing fencing between the homes facing the street shall be the responsibility of the home builder and/or Todd Creek Village.
4. All fencing installed by the homebuilder and/or respective metro district shall be completed within 30 days after issuance of a Certificate of Occupancy for the home.
5. A fencing plan, design and typical lot shall be indicated at the time of the Final P.U.D. Plan.
6. All fencing designs shall conform to the Todd Creek Village standard design illustrated at the time of the final PUD.

PEDESTRIAN AND VEHICULAR ACCESS

1. The vehicular access point to Hwy 7 shall be approved by C-DOT and Adams County Public Works and indicated at the time of Final P.U.D. Plan for the Todd Creek Village.
2. Pedestrian access to schools and park sites is provided by the on street sidewalk system. In addition to the sidewalk, a trail system shall be provided by the respective HOA or Metro District. Maintenance of the trail system shall be the responsibility of the respective HOA or Metro District. The pedestrian trail access shall be a minimum of 8 feet in width and constructed of crusher fines, asphalt, or concrete. The trail location shall be coordinated with the school site plans to allow for adequate access. Trail sections shall be completed within one year of completion of each school site. A trail master plan shall be completed with the input of Adams County and completed by 2002 or illustrated on a final PUD. Trail sections shall be completed as phases of development progress.

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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ORIGINAL PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

ESTIMATED TIMETABLE FOR DEVELOPMENT



1. Anticipated build out of the single-family homes is ten to fifteen years from beginning of construction from 2002.
2. Anticipated build out of the multi-family housing is ten to fifteen years from beginning of construction from 2002.
3. Anticipated build out of commercial areas are five to ten years from beginning of construction from 2002.
4. Development of any dedicated school sites are the responsibility of Adams County School District No. 27J. Timing will be based on the School District's master plans.

DEVELOPMENT STANDARDS

1. Residential Estate: R-E
 - A. Purpose: Residential Estate District: Exclusively a single-family detached residence District for larger lots and larger homes in a spacious, open environment away from higher density uses where agricultural uses and the keeping of livestock are substantially restricted.
 - B. General Requirements:
 1. Maximum gross density: 0.79 DU/AC
 2. Minimum Frontage Width at Building Line - 150' with well and/or septic tanks; 100' with public water and sewer facilities.
 3. Minimum Lot Size for Residence:
 - 2-1/2 acres with individual wells and individual sewage disposal systems; 1 acre with public water and individual sewage disposal systems; 1 acre with individual wells and public sewer; 1/2 acre with public water and sewer. For subdivisions with gross lot sizes greater than 2-1/2 acres, the land up to the centerline in the dedicated public rights-of-way for local streets may be counted toward the total lot size requirement, subject to a favorable recommendation of the **Adams County Health Department** concerning specific lot configurations, topography, soil conditions, and water table heights. The maximum amount of land in a right-of-way which can be counted towards a lot shall be 1/2 acre (minimum net lot size is therefore 2 acres).
 4. Minimum Setback for Residence:
 - Front: 30' (50' on state highway or arterial street).
 - Side: 17' one side (with attached garage - 5'), 5' other side (on corner lot - 30' from local street, 50' from state highway or arterial street).
 - Rear: 20'.
 5. Minimum Setback Accessory Building:
 - Front: Equal to principal residence on the lot.
 - Side: 15'.
 - Side: 25' on corner lot (30' from state highway or arterial street side).
 - Rear: 10'.
 6. Maximum Height, Residence - 35', Accessory - 25'.
 7. Maximum total size of:
 - Lots with well and septic: 12.5% of lot area for principal dwelling, not exceeding 15% of lot area including accessory buildings.
 - Lots with public water or sewer: 12.5% of lot area for principal dwelling, not exceeding 15% of lot area including accessory buildings.
 - Lots with public water & sewer: 12.5% of lot area for principal dwelling, not exceeding 15% of lot area including accessory buildings.
 8. A maximum of one single-family detached residence is permitted on each individual lot.
 9. Minimum Floor Area - 1,800 square feet (Maximum size of Area - 12.5% of Lot Area)
 10. A single-family detached residence located within this District shall be compatible in architectural design with the adjacent properties and not monotonous in appearance to adjacent properties.
 - a. The design review process as described below shall be used to determine if a proposed single-family detached residence meets these neighborhood design requirements.
 - b. **Design-Review-Process: Deleted section.**
 - c. Design Review Criteria.
 1. The residence should be displayed toward the street in a compatible manner with surrounding residences through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the residence facing the street.
 2. The exterior materials of the resident shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent residences.
 3. The width of the residence facing the front lot line of the lot should appear to be greater than the length of the residence parallel to the side lot line. This will be reviewed by examining whether the width of the residence, including additions to the main body such as garage, carports, utility of living rooms, is a minimum of 34 feet in width facing the street frontage.
 4. The residence must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance. If the Department determines that any one of these four criteria has not been met in the Planning Review, the application will be referred to the Planning Commission for Final Review.
11. All detached accessory buildings located within this district shall be compatible in architectural design with the primary residence on the lot.
 - a. The design review process as described below shall be used to determine if an accessory building meets these design requirements.
 - b. **Design-Review-Process: Deleted Section.**

- c. Design Review Criteria.
 1. The exterior materials of the accessory building shall be compatible with those of the primary residence on the lot. This feature will be reviewed by examining exterior materials described and determining whether the proposed building materials are compatible with the primary residence.
2. Residential Estate: RE/PL
 - A. Purpose: Estate Residential/School Site Flex Parcel: A zoning designation for a single-family detached residence district for larger lots and larger homes in a spacious, open environment away from higher density uses where agricultural uses and the keeping of livestock are substantially restricted. At the option of district 27J, the parcel may be used as a school site.
 - B. General Requirements for RE:
 1. See RE Zoning Development Standards.
3. Residential Single Family District: R-E-1
 - A. Purpose, Single Family District.
 1. Estate District: Exclusively a cluster of ranch style single-family detached dwellings for larger lots and larger homes in a spacious, open environment.
 - B. General Requirements - Single Family Districts:
 1. Minimum Frontage Width at Building Line: Single Family Dwelling - 70' (80' corner lots).
 2. Maximum Gross Residential Density: 2 units per acre.
 3. Minimum Setback for a Dwelling:
 - Front: 25' (50' on state highway or arterial street).
 - Side: 15' one side (with attached garage 5'), 5' other side (20' on corner lot on local street and 50' on state highway or arterial street).
 - Rear: 20'.
 4. Minimum Setback Accessory Building:
 - Front: Equal to principal dwelling on the lot.
 - Side: 5'; 25' from street on corner lot (50' on state highway or arterial street).
 - Rear: 5'.
 5. Maximum Height - Dwelling: 35', Accessory; 16'
 6. Maximum total size of all accessory buildings as defined in Section 2.201, 900 square feet.
 7. A maximum of one single-family dwelling is permitted on each individual lot.
 8. Minimum Floor Area: 1,800 square feet.
 9. Clustering lots/units are encourage.
 10. Ranch style housing is encouraged.
 11. A single-family detached residence located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - a. The design review process as described below shall be used to determine if a single-family home meets these neighborhood design requirements.
 - b. **Design-Review-Process: Deleted Section.**
 - c. Design Review Criteria.
 1. The home should be displayed toward the street in a compatible manner with surrounding homes through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the home facing the street.
 2. The exterior materials of the resident shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 3. The width of the residence facing the front lot line of the lot should appear to be greater than the length of the home parallel to the side lot line. This will be reviewed by examining whether the width of the home, including additions to the main body such as garages, carports, utility of living rooms, is a minimum of 34 feet in width facing the street frontage.
 4. The residence must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance. If the Department determines that any one of these four criteria has not been met in the Planning Review, the application will be referred to the Planning Commission for Final Review.
4. Residential Single Family District: R-1-A
 - A. Purpose: Residential district - Flex Parcels:
 - A residential district intended to encourage the creative use of open space, trail connectivity, and clustering by allowing multiple densities and housing product types, including single family detached, and/or single family attached.
 - B. General Requirements - Single Family Detached:
 1. Minimum Frontage Width at Building Line: Single Family Dwelling - 55' (60' corner lots).
 2. Maximum Gross Residential Density: 3.5 units per acre.
 3. Minimum Lot Depth: 100'
 4. Minimum Setback for a Dwelling:
 - Front: 20' (50' on state highway or arterial street).
 - Side: 10' one side (with attached garage 5'), 5' other side (15' on corner lot on local street and 50' on state highway or arterial street).
 - Rear: 30' between structures.
 5. Minimum Setback Accessory Building:
 - Front: Equal to principal dwelling on the lot.
 - Side: 5'; 25' from street on corner lot (50' on state highway or arterial street).
 - Rear: 5'.
 6. Maximum Height - Dwelling: 35', Accessory; 16'

7. Maximum total size of all accessory buildings as defined in Section 2.201, 900 square feet.
8. A maximum of one single-family dwelling is permitted on each individual lot.
9. Minimum Floor Area: 1,500 square feet.
10. A single-family residence located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - a. The design review process as described below shall be used to determine if a single-family home meets these neighborhood design requirements.
 - b. **Design-Review-Process: Deleted Section.**
 - c. Design Review Criteria.
 1. The home should be displayed toward the street in a compatible manner with surrounding homes through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the home facing the street.
 2. The exterior materials of the resident shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 3. The width of the home facing the front lot line of the lot should appear to be greater than the length of the home parallel to the side lot line. This will be reviewed by examining whether the width of the home, including additions to the main body such as garages, carports, utility of living rooms, is a minimum of 34 feet in width facing the street frontage.
 4. The home must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance. If the Department determines that any one of these four criteria has not been met in the Planning Review, the application will be referred to the Planning Commission for Final Review.
- C. General Requirements - Single Family Attached:
 1. Building types allowed: Duplexes, Triplexes, Fourplexes, Fiveplexes, and Sixplexes.
 2. Minimum Setback:
 - Front: 20' to garage door facing R.O.W.
 - 10' to other walls or side-facing garage. (Maintaining off-street parking requirement)
 - Side (End units only): 5' to lot line minimum.
 - 20' minimum to local street R.O.W.
 - 30' minimum to collector street R.O.W.
 - Rear: 10' minimum to rear lot line.
 - 20' minimum to local street R.O.W.
 - 30' minimum to collector street R.O.W.
 - Minimum Distances Between Buildings:
 - Side - Side orientation: 15'.
 - Side - Rear orientation: 20'.
 - Rear - Rear orientation: 25'.
 3. Maximum Building Height: 35'.
 4. Maximum size of accessory storage building: 80 SF/Unit
 5. Minimum Residence Floor Area:
 - 1 bedroom - 600 square feet.
 - 2 bedroom - 750 square feet.
 - 3 bedroom - 900 square feet.
 - 4 bedroom - 1,000 square feet.
 6. Clustering is encouraged.
- D. See Special Notes on sheet 18 of 35
5. General Requirements for All Residential Districts
 - A. Density transfers allowed throughout Todd Creek PUD:
 1. To encourage clustering, the creative use of open space, and the preservation of natural features, density may be transferred between districts, so long as the gross density in the PUD remains at or below 1.46 DU/AC, and the density in the district to which density is transferred does not exceed 125% of the original density allowed.
 - B. Fence Standards and Requirements:
 1. All fences and walls over 42" in height require a building permit.
 2. Any retaining walls over two (2) feet in height shall require preparation by a professional engineer as a condition for a building permit except where waived by the Building Inspections Section.
 3. No fence of any type more than 42" in height shall be permitted between the front setback line and a front property line. In single family and duplex Districts, fences up to 72" in height may be permitted on the common street side of corner lots where houses are back to back.

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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ORIGINAL PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

4. Neither barbed wire nor electric fences shall be permitted as an external boundary fence in any residential Zone District, except that horse enclosures, where allowed, may be constructed of barbed wire.
 5. The maximum height of any fence within a residential zone is 72" except where such development is adjacent to existing or proposed arterial streets or state highways in which case fences bordering such street may be uniformly built higher with the written permission of the Director of Planning and Development.
 6. Traffic view obstruction as outlined in Section 4.290 shall prevail in all cases relating to fence construction.
- C. Off-Street Parking Requirements:
1. All residential units, regardless of density, are required to have two (2) off-street parking spaces per unit.
 2. For single-family detached residences and duplexes, the off-street parking area shall be provided in the garage/carport and/or on the approved paved driveway surface/parking pad. Vehicles shall not be parked and/or stored within the required front and side landscape areas.
- D. Site Distance Requirements:
1. Sight distance requirements as outlined in Section 4.290 shall prevail over any other development requirement or standard.
- E. All development shall more or less follow the spirit and intent of the proposed Todd Creek Village Sub Area land use plan. This shall include land use designations, such as parks, schools, trails, open space, as well as commercial and residential mixed use development.
6. Tabulation of Uses for Residential and Mobile Home Districts:
The uses allowed within each District are listed as a "Use by Right", "Conditional Use" (formerly Permitted Use), "Special Use", "Temporary Use", "Not Allowed", or "Certificate of Designation". Within each Zone District only listed "Uses by Right" shall be permitted, subject to standards established in these and other regulation(s); Conditional Uses, Special Uses, and Temporary Uses are listed by way of example and not by way of limitation; "Not Allowed" are prohibited from the relevant Zone District. For uses not listed or clearly fitting within one or more of the categories, the Director of Planning and Development shall determine in what Zone District the use is allowed and by what means (Special Use, Use by Right, etc.). - SEE CHART TO THE RIGHT

	R-E	R-E-1	R-1-A
Accessory Uses	P	P	P
Animals, 2 dogs	P	P	P
Asphalt Mixing Plants (temp)	S	S	S
Commercial Kennel	X	X	X
Churches, Places of Worship	C	C	C
Day Care Home	P	P	P
Dwelling - Single-Family Detached	P	P	P
Dwelling - Duplex	X	X	X
Dwelling - Single Family Attached	X	X	X
Essential Governmental Public Utility Services Not including bldg. or storage facilities With bldg. and/or storage facilities	P/C	P/C	P/C
Fire Station	C	C	C
Foster Family Care 1 to 5. In excess of 5 total in residence (use by right where required by State Law)	P/C	P/C	P/C
Golf Course	P	P	P
Group Quarters 1 to 5. In excess of 5 total in residence (use by right where required by State Law)	P/C	P/C	P/C
Home Occupation	P	P	P
Hospitals	C	C	C
Libraries, Public	P	P	P
Non-Commercial Radio & T.V. Tower up to 90' from ground in excess of 90'	P/C	P/C	P/C
Parks, Public	P	P	P
Police Stations	C	C	C
Post Office	C	C	C
Residential Uses such as Nursing Homes, Boarding Houses, Etc.	C	C	C
Roadside Stands (unsubdivided only - primarily to sell products produced on the property)	T	T	T
Schools Day Care Public, Private, Parochial, K-12	C/C	P/P	P/P
Sexually Oriented Businesses	X	X	X
Waste Disposal Site and/or Processing Facility	X	X	X
Water Storage (closed structure)	C	C	C
Yard/Garage Sales (maximum 2 weekends/yr.)	P	P	P

P - PERMITTED
C - CONDITIONAL USE
S - SPECIAL USE
T - TEMPORARY USE
CD - CERTIFICATE OF DESIGNATION
X - PROHIBITED

BUILDING INFORMATION

1. The Final P.U.D. Plan shall provide information on building square footage, floor plans and architectural elevations. Each housing type shall meet the intent of the architectural themes and materials as outline below.
2. The following architectural themes and materials will be utilized in some combination of one or more ways. The themes and materials listed are not intended to be the only allowable, but shall be representative of the intent of the development and shall apply to all land uses herein.
 - A. Roofing Materials - warm earth tones in color:
 1. Shake (including aggregate shake-appearing material)
 2. Shake wood blend, a fiberglass composite
 3. Asphalt shingle
 4. Concrete
 5. Standing metal seam
 - B. Siding Materials:
 1. Stucco
 2. Wood, natural
 3. Stone on synthetic masonry
 4. Brick veneer
 5. Rough sawn trim
 6. Hardboard lap siding
 - C. Drainage:
 1. All Lots shall have positive drainage in accordance with County approved Grading Plans.
 2. Detention basins shall provide the necessary storm water volume storage for development within Todd Creek Village PUD and conform to Adams County Standards.
 - D. Miscellaneous:
 1. All construction shall be in accordance with Adams County Building Regulations.

SPECIAL NOTES

1. All streets within this P.U.D. shall meet construction standards of the Adams County Subdivision Regulations in regard to pavement type and base depth.
2. Adams County will install, at the land developer's expense, all traffic control and street name signs.
3. Street lights are to be selected by the Todd Creek Metro District and/or their representative and/or City of Thornton. All lighting shall be down cast and shall be installed and designed by Union REA at the land developer's expense in accordance with the American National Standard Practice for Roadway Lighting.
4. Any minimum development and performance standards not mentioned in this PUD shall conform to the Adams County Zoning Regulations dated November 1980 with amendments through May 2000.
5. Where Reference are made to see section followed by a number. These sections may be found in the Adams County Zoning regulations.
6. All building plans architecture, color selection and landscape plans shall be approved by the respective HOA and/or metro district in addition to Adams County prior to the issuance of a building permit. Where a conflict occurs, the more restrictive controls shall prevail.



DATE	6-9-2023
REV-1	2-9-2024
REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS

NOTE: This section is the PUD Major Amendment Land Use and Zoning Development Standards. Areas within the PUD Amendment Area boundary will be subject to these amended Land Use and Zoning Development Standards. Areas outside of the PUD Amendment Area Boundary shall retain the Original PUD Land Use and Zoning Development Standards. If any criteria is not addressed within these amended standards, the previous standards will apply.

INTENT OF THIS PUD

The intent of the PUD Major Amendment is to create a master development plan for Residential, Commercial, and Parks/Open Space Areas herein for this PUD Amendment known as Todd Creek Village. These uses are according to the Todd Creek Sub Area Land Use Plan Sheet 3 of 35.

(PA) Planning Areas, PA-1 through PA-12 are being established with this PUD Major Amendment. Development within PA-1 through PA-12, excluding PA-5, will be subject to SFd, SFa, MFa or CCRC (senior assisted/independent living) standards depending on the product types that are established with the Preliminary Development Plans for the site specific areas. PA-5 will be a unique open space planning area that will accommodate the reservoirs and facilities that will be required to manage them. A conceptual illustrative planning study has been provided to depict the general intent for the future Preliminary Development Plans.
 SFd - Single Family Residential - Detached = 3.5 - 6.0 du/ac max.
 SFa - Single Family Residential - Detached & Attached = 6.0 - 11.0 du/ac max.
 MFa - Multifamily Residential = up to 24.0 du/ac max.
 CCRC - Senior Assisted/Independent Living = up to 15.0 du/ac max.
 Reservoir Open Space

PREVIOUS APPROVALS

- I. The Todd Creek PUD was approved and recorded on the 23rd of August 2022.
- II. This PUD Amendment calls out specific areas that are requesting revisions from the existing PUD Standards in support of the new Adams County Comprehensive Plan.

PUD DEVELOPMENT PARAMETERS

I. PARKING

- A. SFd/SFa - Single Family Residential - Detached
 - Two (2) off street parking spaces to be provided to each dwelling unit, in addition to the parking spaces provided within the garage attached to each unit.
 - These spaces shall be provided for in the driveway.
- B. SFa - Single Family Residential - Attached - Duplex
 - Two (2) off street parking spaces to be provided to each dwelling unit, in addition to the parking spaces provided within the garage attached to each unit.
 - These spaces shall be provided for in the driveway.
- C. SFa - Single Family Residential - Attached - Townhome
 - Two (2) off street parking spaces to be provided to each dwelling unit, in addition to the parking spaces provided within the garage attached to each unit.
 - Plus, one (1) additional guest parking space per every three (3) dwelling units.
 - These spaces shall be provided for in the driveway, or
 - A designated off-street parking area located within 250 feet of the primary entrance to the unit; or
 - Located on-street within 250 feet of the primary entrance to the unit (only applicable where on-street parking is allowed).
- D. MFa - Multi-Family Residential
 - For Multi-Family development the requirements shall defer to Section 4-15-04 of the Adams County Development Standards and Regulations.
- D. CCRC - see CCRC standards sheet 24
- E. Off-Street Parking Requirements for all Residential Districts:
 1. Vehicles shall not be parked and/or stored on unapproved parking surfaces or within required front and side yard landscape areas.
- B. PK & OS - Parks and Open Spaces
 1. The # of Parking Spaces will be determined by use within a park or open space area, as follows:
 - a. Multi-purpose field: 15 spaces per field
 - b. Tennis court, or similar: 2 per court
 - c. Basketball courts: 5 per court
 - d. Trail heads: 5 per mile
 - e. Swimming pool deck: 3 spaces per 1,000 s.f.
 - f. Playground: 1 space per 600 s.f.
 - g. Picnic shelter: 1 space per 100 s.f.
 2. The above required parking spaces may include on-street parking adjacent to the park or open space.
- G. Reservoir Open Space / PA-5
 1. Five (5) parking space for every mile of trail. The required parking spaces may include on-street parking adjacent to the Reservoir Open Space.
 2. Any buildings located on-site will follow Adams County Standards per primary use parking requirements.

II. STREET STANDARDS

- A. SFd - Single Family Residential - Detached, SFa - Single Family Residential - Detached & Attached, and MFa - Multi-Family Residential/Assisted Living Facility
 1. Local collector streets will be 36 feet of paving flow line to flow line in a 60 foot right-of-way with attached or detached sidewalks at the developers option on both sides of the street within the right-of-way. No parking on both sides.
 2. Local streets will be 30 feet of paving flow line to flow line in a 50-foot right-of-way with attached or detached sidewalks at developers option on both sides of the street within the right-of-way.
 3. Cul-de-sac turnarounds and knuckles will be 76 feet minimum diameter paving flow line to flow line with a 100-foot minimum diameter right-of-way. Landscape islands maybe incorporated within cul-de-sacs and knuckles.

III. LANDSCAPING AND OPEN SPACE

A. Open Space requirements for the P.U.D. Amendment Areas:

1. Percentage of Open Space: A minimum of 30% Open Space shall be required in this P.U.D. or as determined by the Board of County Commissioners per Adams County Code Section 3-34-03-05-06.
2. The open space requirements for the overall PUD includes dedicated tracts for parks, trails and open space. It does not include open space on individual lots.
3. Use of Open Space: At least twenty-five (25%) of the minimum required open space shall be designated for active recreation purposes, and no more than fifty percent (50%) shall be so utilized, in order to preserve a reasonable proportion of natural areas on the site as per Adams County Code Section 3-34-03-05-03.

B. Residential Landscape Standards

1. For: SFd/SFa - Single Family Residential - Detached & Duplex
 - a. Front and corner yard landscaping for each lot within Single Family Residential Areas shall be provided by the homebuilder. The minimum landscape to be provided by the homebuilder shall be on the lot and must include the following:

For Lots larger than 5,000 s.f.
 Front: 10 shrubs
 2 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

Front and Corner:
 15 shrubs
 3 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

For Lots smaller than 5,000 s.f.
 Front: 5 shrubs
 1 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

Front and Corner:
 8 shrubs
 2 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

- b. Landscaping shall be installed no later than one year after issuance of the Certificate of Occupancy for the home.

C. For: SFa - Single Family Residential - Attached - Townhomes

1. Front and corner yard landscaping for each lot within Single Family Residential Areas shall be provided by the homebuilder. The minimum landscape to be provided by the homebuilder shall include the following:

- a. Provide permanent landscaping in the front yard of each home. There shall be a minimum of 60 percent of the gross front yard area, excluding driveways, landscaped with live plant materials. Mature tree and shrub canopies may count toward the 60 percent requirement.
- b. Install landscaping within the side and rear yard such that 30 percent of the combined (side and rear) yards is landscaped with live plant material.

2. For Green Court Areas:

- a. Install trees in the tract, a minimum of one tree per 1,500 square feet of landscaped area, distributed on the site.
- b. Install a minimum of one shrub per 150 square feet of landscaped area. Shrubs shall be grouped and distributed throughout the site. Trees may be substituted for up to one-half of the required shrubs at the rate of one tree for ten shrubs and vice-versa.
- c. Install groundcover, either irrigated turf maintained to appropriate standards for active recreation in active recreation areas, or where appropriate, native grass for areas that will not function as active recreation areas. Native grass shall be weed-free and maintained at an appropriate height according to species.
- d. Provide a water-efficient irrigation system for all landscaped areas, excluding native seed areas which may be temporarily irrigated.
- e. Maintain the landscaping within the common open spaces and adjacent street right-of-way.
- f. Provide a minimum of 50 percent of the entire site with landscaping of live plant materials.

3. The selection of trees shall be a mix of large deciduous (10%-30%), ornamental (10%-30%), and evergreen (50%) trees.
4. Landscaping shall be installed no later than one year after issuance of the Certificate of Occupancy for the home.

D. For all Zone Districts

1. Landscaping shall be provided by the home builder or owner as illustrated at the time of Final P.U.D Plan. Landscaping shall be installed no later than one year after issuance of the Certificate of Occupancy for the home.



2. Landscaping of the parks, trails or common open space within Todd Creek Village shall be provided by the developer as illustrated at the time of Final P.U.D. Plan. and then responsibility of the respective metro district or HOA thereafter.
3. ~~Landscaping of dedicated school sites shall be the responsibility of Adams County School District No. 27J.~~
4. Landscaping of dedicated Parks, Schools, and Open Spaces (Zoned - PL) within Todd Creek Village shall be the responsibility of the respective metro district or HOA developer and illustrated at the time of the Final P.U.D. Plan.
5. Open Space shall include all developed and undeveloped open space tracts within Todd Creek Village PUD. These may include drainage corridors, flood plains, detention areas, developed parks with irrigation, native areas with temporary or no irrigation, trail corridors, landscape meadows, pedestrian landscape areas, and right-of-way landscaping. The improvements shall be illustrated at the time of Final P.U.D. Plan. Maintenance of the tracts shall be the responsibility of the respective HOA or Metro District.
6. Street trees shall be provided by the respective HOA or Metro District for all streets. Street trees shall be spaced a minimum of 40 feet on center and shall be at least 2 1/2" caliper shade trees or 6-8' height evergreen trees.
7. Minimum plant sizes for Todd Creek Village PUD Amendment:
 - a. Shrubs - minimum of 5 gallons
 - b. Ornamental trees - 2" caliper
 - c. Shade tree - 2 1/2" caliper
 - d. Evergreen tree - 6'-8' height
8. Maintenance of all common open space such as parks, trails, and right-of-way landscaping shall be maintained by the respective metro district or HOA.

IV. SIGNS

- A. Todd Creek Village signage will be planned and located within the appropriate filings. Signage shall be illustrated at the time of Final P.U.D Plan. Plans shall illustrate the actual design, copy, and dimensions. All signage shall comply with Adams County standards unless a variance is approved by the County and respective Metro District within Todd Creek Village.
- B. Height – Maximum Height. The maximum height of monument signs shall be determined by the location as follows, measured from grade to top of the sign:
 1. Along arterial streets: 12 feet
 2. Along other streets: 8 feet
- C. Minimum/Maximum Size – The maximum size of a monument sign face is 96 square feet, with a minimum of 16 square feet.
- D. Design Quality –
 1. Architectural and Visual Compatibility. Sign type, scheme, size, and illumination within a development shall be coordinated and compatible with the site's character.
 2. Sign Shape. The silhouette of signs shall be simple and compatible with the site surroundings
 3. Illumination. Illumination shall be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so light does not stray above the light source horizontally. All lighting elements shall be kept in working condition.
 4. Materials. Materials and textures of signs shall be consistent with the character of the site. Supporting sign structures of monument signs shall match the primary finish and colors of the sign face. Sign materials not permitted include plywood, fabric/paper (except for temporary signs), wall siding, fencing, or roofing material, and plain concrete masonry units.
- E. Setbacks -
 1. Minimum of four feet from back of sidewalk or 21 feet from flow line; and
 2. Shall not be placed within any applicable site triangle.

V. FENCING

- A. Rear yard fencing adjacent to the school sites shall be the responsibility of the homebuilder, homeowner or developer.
- B. Fencing with residential and commercial areas adjacent to the street shall be the responsibility of the builder, developer and/or Todd Creek Village.
- C. Wing fencing between the homes facing the street shall be the responsibility of the builder, developer and/or Todd Creek Village.
- D. All fencing installed by the homebuilder and/or respective metro district shall be completed within 30 days after issuance of a Certificate of Occupancy for the home, depending on weather conditions.
- E. A fencing plan, design and typical lot shall be indicated at the time of the Final P.U.D. Plan.

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		REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

F. Fence Standards and Requirements:

1. All fences and walls over 42" in height require a building permit.
2. Any retaining walls over two (2) feet in height shall require preparation by a professional engineer as a condition for a building permit except where waived by the Building Inspections Section.
3. No fence of any type more than 42" in height shall be permitted between the front setback line and a front property line. In single family and duplex Districts, fences up to 72" in height may be permitted on the common street side of corner lots where houses are back to back.
4. Neither barbed wire nor electric fences shall be permitted as an external boundary fence in any residential Zone District, except that horse enclosures, where allowed, may be constructed of barbed wire.
5. The maximum height of any fence within a residential zone is 72" except where such development is adjacent to existing or proposed arterial streets or state highways in which case fences bordering such street may be uniformly built higher with the written permission of the Director of Planning and Development.
6. Traffic view obstruction as outlined in Section 4.290 shall prevail in all cases relating to fence construction.



VI. BUILDING AND ARCHITECTURE CONCEPT - GENERAL STANDARDS

- A. Intent.** All residential buildings shall emphasize the location and importance of entryways, and shall avoid tall, monotonous facades near street frontages and parking areas. The architectural design of the single-family detached homes and attached homes should create visual variety, promote an integrated character for the neighborhood, and avoid monotony in home designs and layouts.
- B. Facade Materials and Design.**
1. Where lap siding is used, it shall have a maximum 9 inch exposed board face. Highly reflective opaque materials, natural cinder block, and metals are not permitted as exterior finishes.
 2. Siding material shall be continued down to within 9 inches of finished grade on any elevation, except that siding shall be allowed to step to follow grade (for example, garden or walkout elevations) with the bottom of the stepped siding 6 inches minimum and 24 inches maximum from finished grade.
- C. Facade and Roof Colors.**
1. Bright colors shall be used sparingly and only as accents.
 2. In addition, all building projections, including, but not limited to, chimneys, flues and vents, shall match in color the permanent color of the surface from which they project or match, or complement the building's trim color.
- D. Entryway Design.**
1. The front entry of any residential structure with no porch or a porch of less than 50 sq. ft. and/or extending less than 5' beyond the front wall plane of the home, shall be emphasized by the use of at least one of the following:
 2. The location of the front door in a visually prominent location, or within a courtyard feature;
 3. The inclusion of side-lights (glazed openings to the side of the door), or transom-lights (glazed opening above the door) in the entry design.
- E. Side Facade Design (Corner Lots).** Where a side facade of a residential building abuts a street, the facade shall be designed to provide human scale by the use of at least two of the following:
1. At least one change in the vertical or horizontal wall plane within 20 feet above grade.
 2. At least one change in the color or material of the wall;
 3. Provision of a bay window, porch or balcony;
 4. Detailing the wall with reveals, belt courses, cornices, projections or other devices; or
 5. Provision of windows or glazed doors to overlook the street.
- F. Facade Requirements.**
1. Application of Cladding. Where brick, stone or stucco cladding is used, they must be applied to logical places on the building facade, and cladding shall begin and end at logical breaks related to the structure of the house (such as ground floor window sill level, ceiling lines, or interior corners of projecting bays or similar elements). All brick, stone or stucco cladding shall wrap around all outside building corners a minimum of two feet, and must wrap all sides of a column on which it is used. Belt coursing such as rowlock, header, and/or other suitable course patterns shall be used to transition from brick, stone or stucco to other materials.
- G. Single Family Detached Roof Design and Materials.**
1. Roof Pitch and Design. Roof slopes, excluding covered porches and patios, shall have a minimum pitch of 5:12, subordinate roofs can be of a lesser pitch, and shall have 1-foot minimum overhanging eaves. A house of a style that is traditionally associated with flatter roofs such as Prairie style will also be permitted. The maximum length of a continuous roof ridge line is 35 feet. Roofs with dormers and other architectural details are exempt from this requirement. At least 50% of all units shall have a roofline that changes elevation at least once.
 2. Roofs of single-family detached homes may be constructed of conventional asphalt roofs, but roofs constructed of clay or concrete tiles, slate, or similar material, or heavy duty/hail resistant dimensional composition material are preferred. Standing Seam metal roof accents over windows, porches or similar elements are permitted.

- H. Repetitive Design Prohibited.** Dwellings placed adjacent to or directly across the street from other dwellings shall have significantly different front elevations. For the purposes of this subsection, front elevations will be considered "significantly different" from one another if at least three of the seven design conditions set forth below:
1. The locations of at least 50 percent of the windows and doors differ by one foot or more.
 2. The shapes of at least two window dormers and/or window bays differ by two feet or more.
 3. The shapes of at least two gable ends differ by two feet or more.
 4. The shapes of porches and/or other similar projecting design elements differ by two feet or more.
 5. More than 50 percent of the front elevation cladding is of a different material.
 6. The overall width of the front elevation differs by four feet or more.
 7. The overall height of the front elevation differs by four feet or more.
- I. The front entry of each townhome, and at least one front entry of each multi-family residential structure, shall face the street in front of the townhome, and shall be emphasized by the use of at least one of the following:**
1. A covered front porch with a minimum area of 20 square feet, extending at least 4 feet beyond the front wall plane of the home;
 2. An elevation at least 1 foot above the grade of the nearest sidewalk;
 3. The inclusion of side-lights (glazed openings to the side of the door), or transom-lights (glazed opening above the door) in the entry design; or
 4. The installation of taller or more dense landscaping than would otherwise be required near the entryway.
- J. Single Family Attached Roof Design, Materials, and Equipment.**
1. Roof Design. Single family Attached buildings shall be designed to avoid any continuous roofline longer than 100 feet. Rooflines longer than 100 feet shall include at least one vertical elevation change of at least 2 feet. The height of each multi-family building taller than 35 feet shall be stepped down from its highest roofline at least one full story on any end of the building located within 50 feet of a street-right-of-way or an adjacent area with single-family residential development. All sloped roofs shall have overhanging eaves of at least 1 foot, and roofs with a pitch of less than 2:12 shall be screened by a parapet wall.
 2. Roof Materials. Roofs of Single family Attached buildings may be constructed of conventional asphalt (3-tab) roofs, architectural metal, or other acceptable material, but roofs constructed of clay or concrete tiles, slate, Masonite, or heavy duty/hail resistant dimensional composition are preferred. All composition shingle roofing shall be constructed using high profile, textured shingles.
 3. Rooftop Mechanical Equipment and Flues. Rooftop mechanical equipment and appurtenances shall be screened so that they are not visible from adjacent public streets or adjacent properties less than 200 feet away when viewed from 5 feet above grade level. Screening enclosures shall use at least one of the predominant materials used in the facades of the primary structure and one of the predominant colors used in the primary structure. All air conditioning compressors shall be completely screened. All rooftop and wall vents and flues extending above the top of the nearest parapet shall be painted with one of the predominant colors used in the primary structure. Any rooftop equipment generating off-site noise shall also be baffled or otherwise attenuated to direct unavoidable noise upward.

VII. ESTIMATED TIMETABLE FOR DEVELOPMENT

- A. Anticipated build out of the areas related to this Major PUD Amendment is ten to fifteen years from the beginning of construction, anticipated in 2024.**

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		REV-1	2-9-2024
		REV-2	4-29-2024

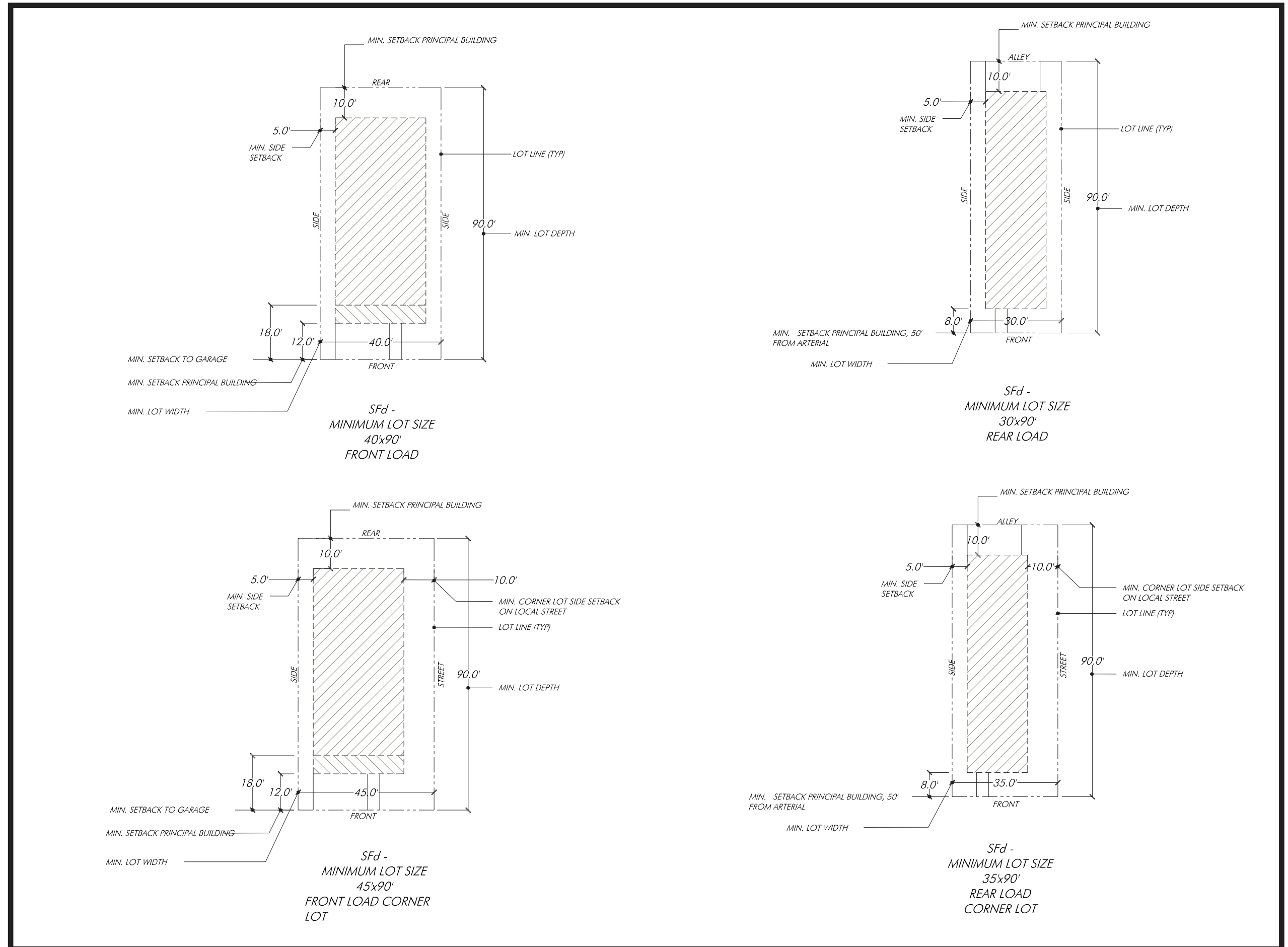
TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

VIII. DEVELOPMENT STANDARDS

- A. Residential Single Family District: SFd - Single Family Residential**
1. Purpose: Residential district:
Exclusively single-family detached dwellings including the potential for ADU units.
 2. General Requirements - Single Family Detached:
 - a. Minimum Frontage Width at Building Line: Front Load Single Family Dwelling - 40' (45' corner lots), Rear Load Single Family Dwelling - 30' (35' corner lots).
 - b. Maximum Gross Residential Density: 5.5 units per acre.
 - c. Minimum Lot Depth: 90'
 - d. Minimum Setback from property line for a Dwelling or ADU - Front Load:
Front: 12' to the Principal Building, 18' to the Garage Face.
Side: 5' - (10' on corner lot on local street).
Rear: 20' between structures.
 - e. Minimum Setback from property line for a Dwelling or ADU - Rear Load:
Front: 8' to the Principal Building, (50' on state highway or arterial street).
Side: 5' - (10' on corner lot on local street).
Rear: 0' with no permitted encroachments, 20' between structures.
 - f. Minimum Setback from property line for Accessory Building:
Front: Equal to principal dwelling on the lot.
Side: 5'; 25' from street on corner lot.
Rear: 5'.
 - g. Minimum Setback from State Highway or Arterial Street for a Dwelling, ADU or Accessory Building: 50'
 - h. Maximum Height - Dwelling or ADU: 35', Accessory: 16'
 - i. Maximum total size of all accessory buildings is 900 square feet.
 - j. A maximum of one single-family dwelling is permitted on each individual lot.
 - k. Minimum Floor Area: 1,250 square feet.
 - l. SFd Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 – 2. Lot Depth Ratio.
 - m. A single-family residence located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - i. Design Review Criteria.
 - The home should be displayed toward the street in a compatible manner with surrounding homes through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the home facing the street.
 - The exterior materials of the resident shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 - The home must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance. If the Department determines that any one of these four criteria has not been met in the Planning Review, the application will be referred to the Planning Commission for Final Review.
 3. See Special Notes on sheets 24 of 35
 4. Single Family Detached - Lot Typical for Minimum Lot Size



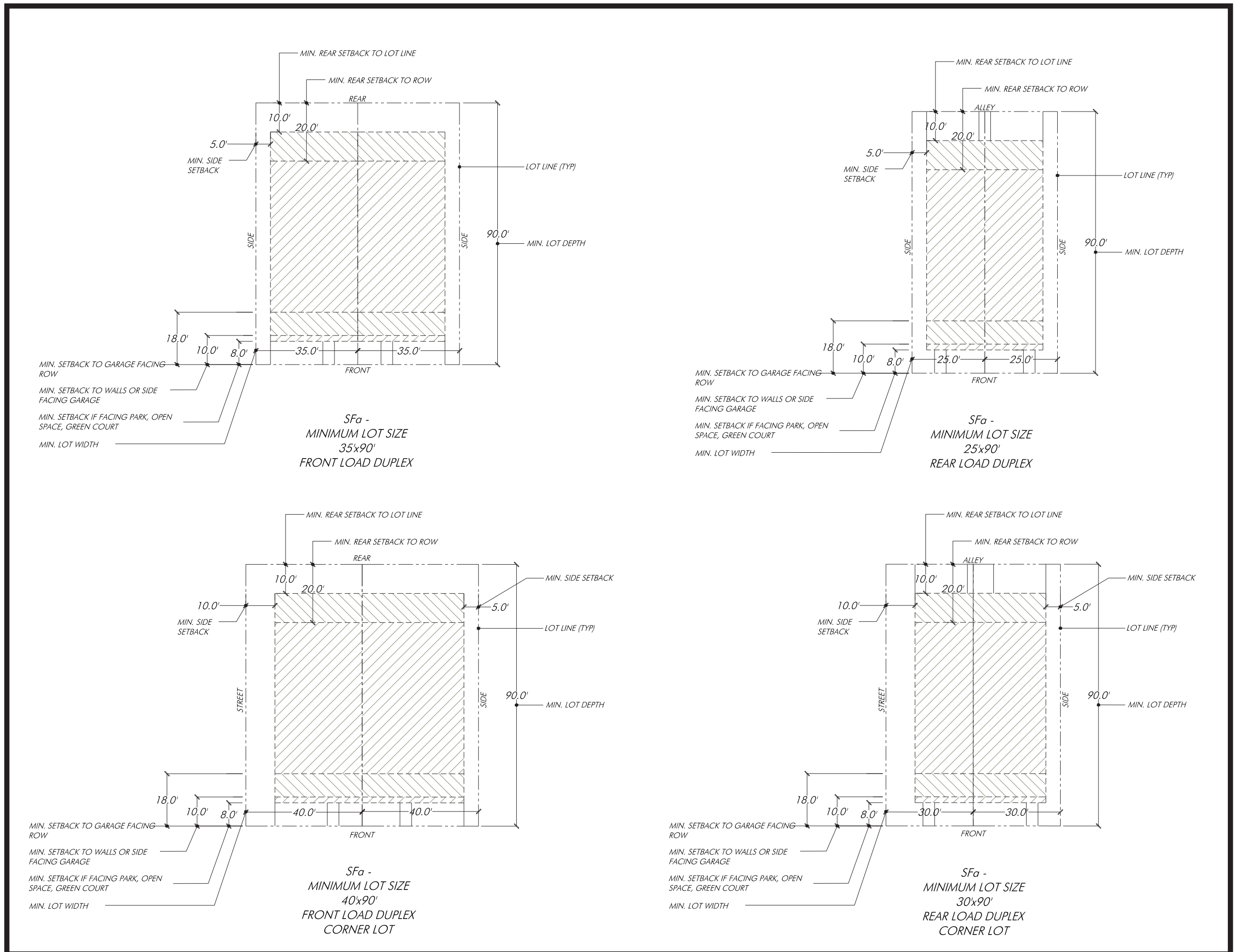
DATE	6-9-2023
REV-1	2-9-2024
REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

- B. Residential Single Family District: SFa - Single Family Residential - Detached & Attached**
1. Purpose: Residential district:
A residential area which permits both detached and attached Single Family Residential.
 2. General Requirements - Single Family Detached:
 - a. Refer to SFd - Single Family Detached Residential Requirements
 3. General Requirements - Single Family Attached:
 - a. Building types allowed: Duplexes, and Townhome.
 - b. Minimum Setback from property line:
 - Front: 18' to garage door facing R.O.W.
10' to other walls or side-facing garage.
8' if the Front faces a park, open space, or green court.
(Maintaining off-street parking requirement)
 - Side (End units only): 5' to lot line minimum.
10' minimum to street R.O.W.
 - Rear: 10' minimum to rear lot line.
20' minimum to street R.O.W.
0' with no encroachments, if the garage is accessed from the rear.
 - c. Minimum Distances Between Buildings:
 - Side - Side orientation: 10'.
 - Side - Rear orientation: 20'.
 - Rear - Rear orientation: 20'.
 - c. Minimum Setback from State Highway or Arterial Street for a Dwelling, ADU or Accessory Building: 50'
 - d. Maximum Building Height: 35'.
 - e. Minimum Lot Frontage Width at Building Line:
 - i. Front Loaded Duplex - 35' (40' corner lots)
 - ii. Rear Loaded Duplex - 25' (30' corner lots)
 - iii. Front Loaded Townhome - End Unit 30' (40' corner lots), Interior Unit 24'
 - iv. Rear Loaded Townhome - End Unit 20' (30' corner lots), Interior Unit 16'
 - f. Minimum Lot Area:
 - i. Front Loaded Duplex - 3,150 sq.ft.
 - ii. Rear Loaded Duplex - 1,250 sq.ft.
 - iii. Front Loaded Townhome - 2,160 sq.ft.
 - iv. Rear Loaded Townhome - 1,000 sq.ft.
 - g. SFa Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 - 2. Lot Depth Ratio.
 - h. A single-family residence located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - i. The design review process as described below shall be used to determine if a single-family home meets these neighborhood design requirements.
 - ii. Design Review Criteria.
 - The home should be displayed toward the street in a compatible manner with surrounding homes through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the home facing the street.
 - The exterior materials of the resident shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 - The home must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance. If the Department determines that any one of these four criteria has not been met in the Planning Review, the application will be referred to the Planning Commission for Final Review.
4. See Special Notes on sheet 24 of 35
 5. Single Family Attached - Lot Typical for Minimum Lot Size



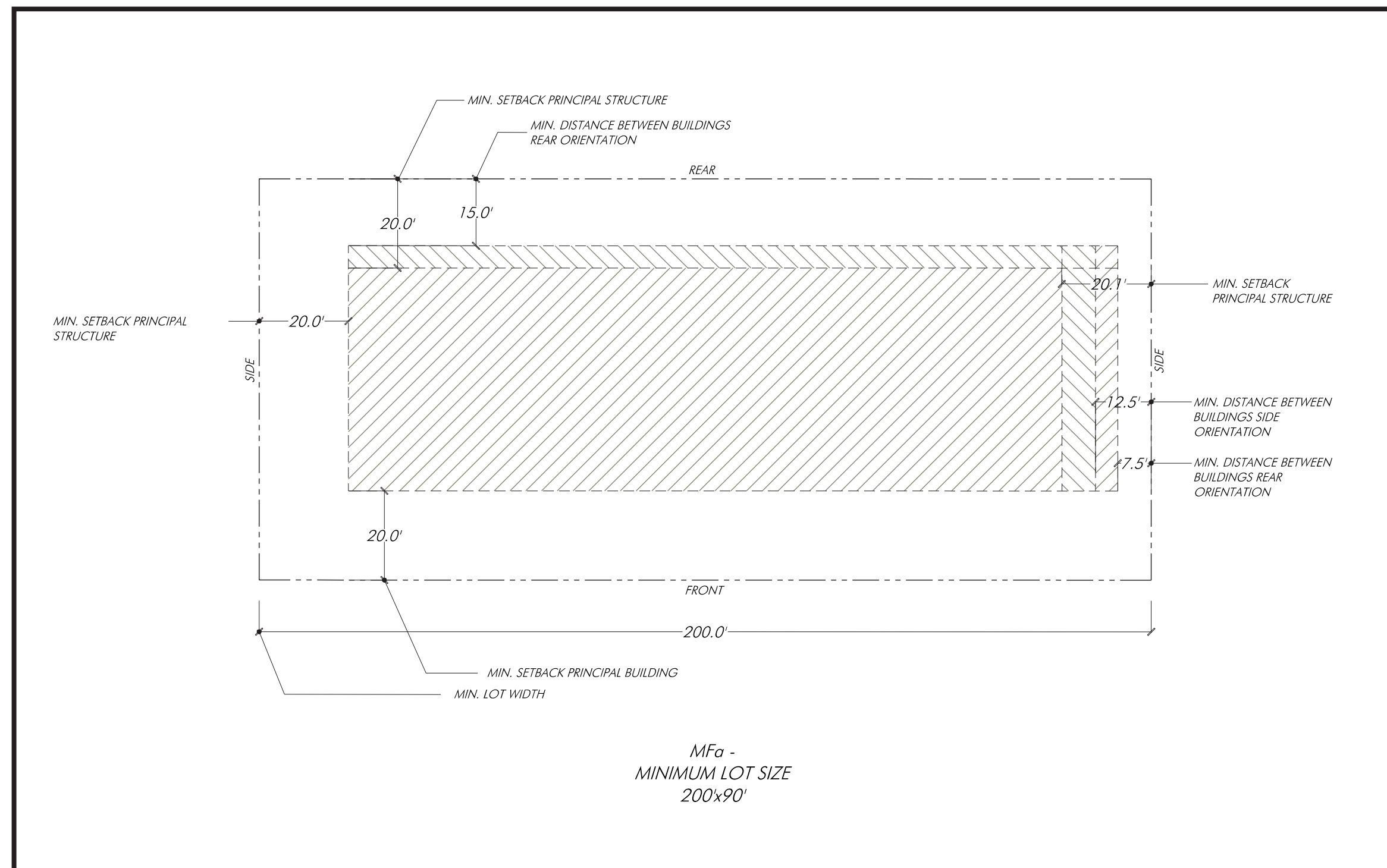
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REV-1	2-9-2024
REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

- C. Residential Single Family District: MFa - Multi-family Residential
 - 1. Purpose: Residential district:
 - A residential area which permits multi-family residential dwellings.
 - 2. C. General Requirements - Multi-Family:
 - a. Building types allowed: Multi-Family buildings.
 - b. Minimum Setback:
 - Front: 20' for a Principal Structure
30' for an Accessory Structure
(Maintaining off-street parking requirement)
 - Side: 20' for a Principal Structure
30' for an Accessory Structure
(Maintaining off-street parking requirement)
 - Rear: 20' for a Principal Structure
30' for an Accessory Structure
(Maintaining off-street parking requirement)
 - Minimum Distances Between Buildings:
 - Side - Side orientation: 15'.
 - Side - Rear orientation: 25'.
 - Rear - Rear orientation: 30'.
 - c. Minimum Setback from State Highway or Arterial Street for a Principal Structure or Accessory Structure: 50'
 - d. Maximum Building Height: 45'.
 - e. Minimum Lot Width:
 - i. The minimum lot width shall be two hundred (200) feet.
 - f. Minimum Lot Size:
 - i. The minimum lot size shall be two (2) acres.
 - g. Minimum Residence Floor Area:
 - Efficiency Unit - four-hundred-fifty (450) square feet.
 - 1 bedroom - six hundred (600) square feet.
 - 2 bedroom - seven-hundred-fifty (750) square feet.
 - 3 bedroom - nine hundred (900) square feet.
 - 4 bedroom - one thousand (1,000) square feet.
 - h. MFa Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 - 2. Lot Depth Ratio.
 - i. A multi-family residence located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - i. The design review process as described below shall be used to determine if a single-family home meets these neighborhood design requirements.
 - ii. Design Review Criteria.
 - All sides of a multi-family building shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall not be restricted to a single facade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building.
 - The exterior materials of the resident shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 - The maximum length of any multi-family building shall be 165 feet, this standard does not apply to assisted living/nursing homes.
 - A multi-family building must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance. If the Department determines that any one of these four criteria has not been met in the Planning Review, the application will be referred to the Planning Commission for Final Review.
 - i. Clustering is encouraged.
 - 3. See Special Notes on sheet 24 of 35
 - 4. Multi-Family - Lot Typical for Minimum Lot Size



TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

E. Tabulation of Uses for Residential and Mobile Home Districts:

1. The uses allowed within each District are listed as a "Use by Right", "Conditional Use" (formerly Permitted Use), "Special Use", "Temporary Use", "Not Allowed", or "Certificate of Designation". Within each Zone District only listed "Uses by Right" shall be permitted, subject to standards established in these and other regulation(s); Conditional Uses, Special Uses, and Temporary Uses are listed by way of example and not by way of limitation; "Not Allowed" are prohibited from the relevant Zone District. For uses not listed or clearly fitting within one or more of the categories, the Director of Planning and Development shall determine in what Zone District the use is allowed and by what means (Special Use, Use by Right, etc.).

	SF _d	SF _a	MF _a
Accessory Uses	P	P	P
Animals, 2 dogs	P	P	P
Asphalt Mixing Plants (temp)	S	S	S
Commercial Kennel	X	X	X
Churches, Places of Worship	C	C	C
Day Care Home	P	P	P
Dwelling - Single-Family Detached	P	P	P
Dwelling - Duplex	X	P	P
Dwelling - Single Family Attached	X	P	P
Essential Governmental Public Utility Services Not including bldg. or storage facilities With bldg. and/or storage facilities	P/C	P/C	P/C
Fire Station	C	C	C
Foster Family Care 1 to 5. In excess of 5 total in residence (use by right where required by State Law)	P/C	P/C	P/C
Golf Course	C	C	C
Group Quarters 1 to 5. In excess of 5 total in residence (use by right where required by State Law)	P/C	P/C	P/C
Home Occupation	P	P	P
Hospitals	C	C	C
Libraries, Public	P	P	P
Non-Commercial Radio & T.V. Tower up to 90' from ground in excess of 90'	P/C	P/C	P/C
Parks, Public	P	P	P
Police Stations	C	C	C
Post Office	C	C	C
Residential Uses such as Nursing Homes, Boarding Houses, Etc.	C	C	P
Roadside Stands (unsubdivided only - primarily to sell products produced on the property)	T	T	T
Schools Day Care Public, Private, Parochial, K-12	P/P	P/P	P/P
Sexually Oriented Businesses	X	X	X
Waste Disposal Site and/or Processing Facility	X	X	X
Water Storage (closed structure)	C	C	C
Yard/Garage Sales (maximum 2 weekends/yr.)	P	P	P

P - PERMITTED
C - CONDITIONAL USE
S - SPECIAL USE
T- TEMPORARY USE
CD - CERTIFICATE OF DESIGNATION
X - PROHIBITED

F. Reservoir Open Space / PA-5

- A. Purpose: Reservoir Open Space: Contains the reservoirs ponds that will be managed by the Todd Creek Metropolitan District and used as a means of water for the community. The site may house the facility management and HOA district buildings to operate and maintain the ponds. The open space areas around the ponds will provide natural open space, as well as a community trail.
- B. Permitted Uses:
 1. Open Space
 2. Trails - crusher fines, asphalt or concrete
 3. Water Treatment Facility
 4. District Facility Buildings
 5. Maintenance Buildings
 6. District Office Buildings
 7. Reservoirs
 8. Recreational/Park Facilities

G. CCRC - Continuing Care Retirement Community / PA-4

1. CCRC Definitions:

- a. Continuing Care Retirement Community (CCRC)
Continuing Care Retirement Community (CCRC) shall mean a large scale facility (or integrated group of facilities) which has a primary purpose of providing housing and continuing care for people over the age of 62, and which consists of CCRC Independent Living Units, CCRC Assisted Living Facilities, CCRC Skilled Care Nursing Facilities and CCRC Accessory Uses, all as defined herein (and as regulated by, where applicable, the Colorado Department of Human Services and/or the Colorado Department of Health). For purposes of this rezoning, "continuing care" means the provision of lodging, nursing, medical or other health-related services at the same or another location to an individual pursuant to an agreement effective for the life of the individual or for a period of greater than one year, including mutually terminable contracts, and in consideration of the payment of an entrance fee with or without other periodic charges to an individual who is at least sixty-two (62) years of age.
- b. CCRC Independent Living Unit
CCRC Independent Living Unit shall mean a dwelling unit within a Continuing Care Retirement Community (CCRC) containing living area(s), bedrooms area(s), kitchen area, and bathroom(s), including studio style apartment, which house one or more people over the age of 62 in a manner in which they may live independently while receiving one or more meals per day in a congregate setting.
- c. CCRC Assisted Living Facility
CCRC Assisted Living Facility is a facility located within a Continuing Care Retirement Community that provides a residential living environment, assisted by congregate meals, housekeeping, and personal services for person age 62 or older, who have temporary or periodic difficulties with one or more essential activities of daily living, such as feeding, bathing, dressing, or mobility [but do not require services in or of a Colorado Department of Health licensed long-term care facility or nursing facility]. A CCRC Assisted Living Facility shall include dwelling units, dining room(s), bathing areas(s), common area(s), offices, and other spaces necessary to provide the above services [and shall be operated by a legal entity holding a certificate of compliance document issued by the Colorado Department of Human Services (license), permitting the operation of a personal care home (PCH) at the location of the facility, according to appropriate Colorado Department of Human Services license or approval].
- d. CCRC Skilled Care Nursing Facility
CCRC Skilled Nursing Facility is a facility located within a Continuing Care Retirement Community which provides board, shelter, and 24-hour skilled nursing and medical care to chronic or convalescent patients. A CCRC Skilled Care Nursing Facility shall include nursing beds and/or individual rooms, dining rooms, bathing areas, common areas, offices, clinics, therapy areas, medical facilities, and other space necessary to provide the above services [and shall be operated by a legal entity holding a certificate of compliance document issued by the Colorado Department of Human Services (license) permitting the operation of nursing facility at the location of the facility].
- e. CCRC Accessory Uses
CCRC Accessory Uses within a Continuing Care Community shall mean any use necessary for the operation of the facility or the benefit or convenience of the residents and their guests including, but not limited to: kitchen and dining facilities, restaurants, places of worship, indoor and outdoor recreational buildings and uses, retail and banking facilities, beauty salons and barber shops, gift shops, class rooms, security facilities, conference rooms, social rooms, common areas, guest rooms, medical offices, medical clinic, dialysis center, laboratory services, dental offices, physical therapy and rehabilitation center, wellness center, ambulatory surgery, diagnostic imaging services, postal center, pharmacy maintenance facilities, craft and music rooms, various craft, health, exercise and vocational activities, classrooms, swimming pools, library and television room, as well as facilities related to the operation of the facility such as but not limited to administrative offices, food and record storage areas, property maintenance facilities, radio and satellite dish antennae, non-age restricted day care center for relatives of employees, security operations, off-street parking, and heating and cooling equipment structures, provided that the CCRC Accessory Use is for the primary benefit of the Continuing Care Retirement Community (CCRC).
- f. CCRC Community Building
A typical CCRC campus within the Todd Creek PUD is defined by clusters of mid-rise residential buildings that surround a community building and form a neighborhood. A campus consists of three or more neighborhoods of approximately five hundred independent apartment units and one neighborhood of extended care including assisted living and skilled nursing. All of the buildings are joined with climate controlled bridges and walkways. The community buildings are designed to be the hub of services and social activities for each of these neighborhoods. A typical community building contains dining, recreational, educational, medical and other various personal service facilities for residents. A second key component to these buildings are the common open spaces, both internal and external, that create gathering areas for residents to socialize, interact with staff and help to create a sense of neighborhood.

2. Principal Uses

- The following shall be allowed with an approved Preliminary Plat in accordance with the Adams County Zoning Resolution:
- a. CCRC Independent Living Units
 - b. CCRC Assisted Living Facilities
 - c. CCRC Skilled Care nursing Facilities
 - d. Open space/ trails
 - e. Park / playground
 - f. Recreation facility - community
 - g. Construction office - temporary
 - h. Satellite office - temporary

- i. Utility service facility
- j. Interim Agricultural Uses
- k. Club / private recreational use
- l. Cultural facility
- m. Day-care center / preschool or day care home - large

3. Accessory Uses / Structures

- The following shall be allowed only when a principal use has been established on the lot, in accordance with the Adams County Zoning Resolution:
- a. CCRC accessory uses and buildings (see CCRC Definitions)
 - b. Detention facilities
 - c. Bar / Lounge - restricted to CCRC residents and their guests
 - d. Off-street parking and loading
 - e. Signs, as permitted
 - f. Church / chapel
 - g. Gatehouse / security station

4. Standards for Principal and Accessory Uses

- a. Maximum Gross Density: 14 dwelling units / acre in Planning Area 4
- b. Minimum Setbacks:
 - i. From public streets: 20'
 - ii. From private drives: 15'
 - iii. Parking Lot setbacks:
 - From property lines: 20'
 - From buildings: 10'

5. Encroachments:

- a. A cornice canopy, eave, fireplace, wing wall or similar architectural feature may extend three feet into a required setback.
- b. Fire escapes may extend six feet into a required setback.
- c. An open, unenclosed, uncovered deck/porch at ground level may extend six feet into a required setback, except for a side setback.

6. Maximum Building Height: 60'- principal, 40'- accessory



7. Parking Standards: 1.1 space / Independent Living Unit

- a. The minimum number of parking spaces per CCRC Independent Living Unit shall be inclusive of all staff, resident, and visitor parking and inclusive of CCRC Assisted Living Facilities and CCRC Skilled Care Nursing Facilities within the CCRC. Parking shall be provided at the time of Preliminary Plat. At no time shall the total parking provided fall below the standard of 1.1 spaces per Independent Living Unit (ILU). The breakdown is as follows:
 - 0.8 space = resident parking
 - 0.3 space = staff/visitor parking
 - 1.1 space / ILU
- b. The total required spaces for the entire CCRC for Planning Area 4 shall be based on the overall requirement of 1.1 spaces per independent living unit. The specific number and layout of parking spaces for each phase of the project shall be determined at the time of Preliminary Plat review.

8. Loading Standards: 1 tractor trailer loading dock per community building over 40,000 square feet; loading areas will be a minimum of 12'x50'.

IX. SPECIAL NOTES

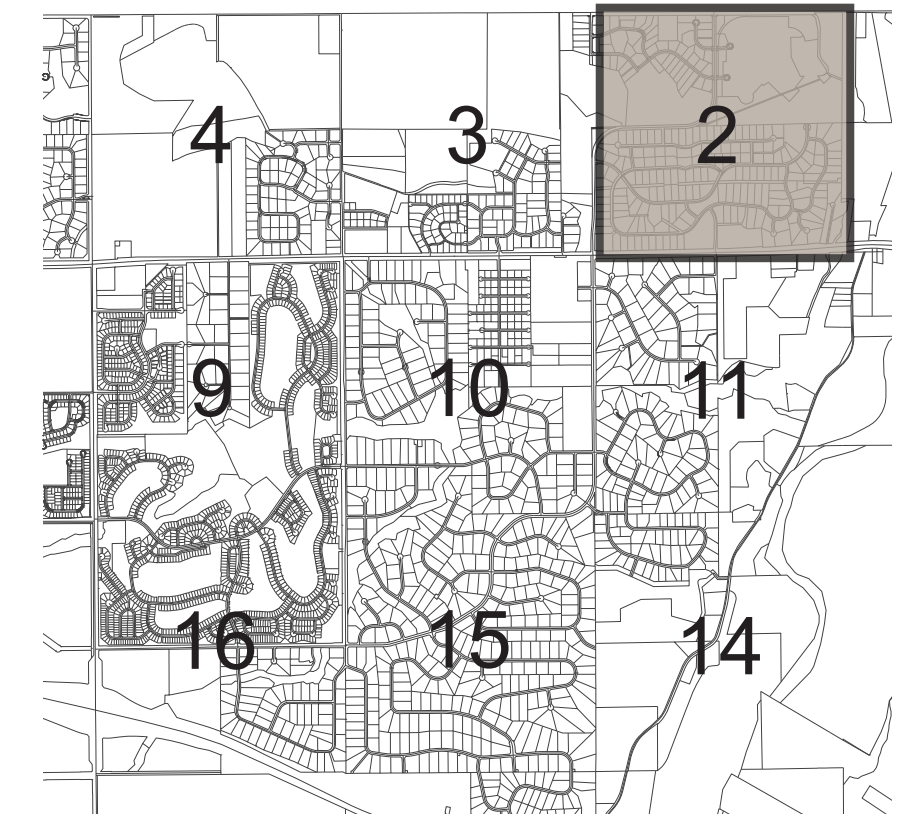
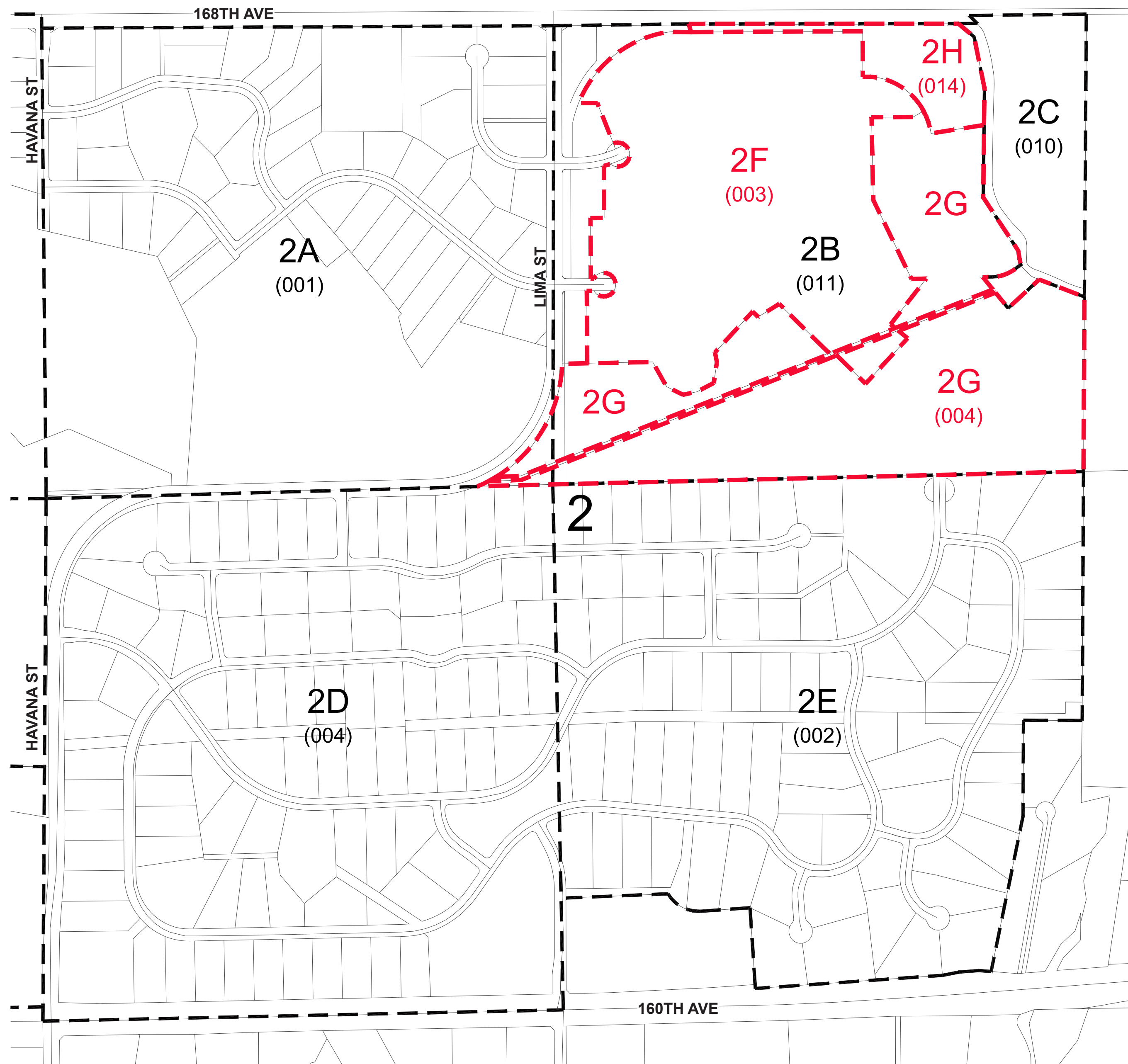
- A. Any minimum development and performance standards not mentioned in this PUD, and only for portions of the PUD that are not being revised with this Major PUD Amendment, shall conform to the Adams County Zoning Regulations dated November 1980 with amendments through May 2000.
- B. Any minimum development and performance standards not mentioned in this PUD, and only for portions of the PUD that are being revised with this Major PUD Amendment, shall conform to the Adams County Zoning Regulations dated December 8, 2020.
- C. Any references to districts in black text are related to existing districts, references in red text are related to new districts exclusively related to the PUD Amendment area.

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		REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND OWNERSHIP MAP



LOCATION MAP
SCALE: 1"=4,000'

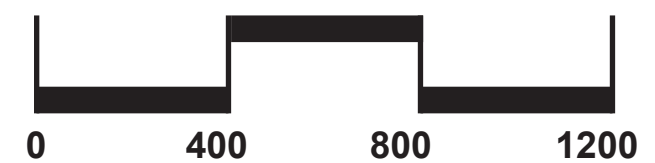


LEGEND

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- AMENDED PARCEL BOUNDARY
- 2** SECTION NUMBER
- 2E** SECTION '2' / PARCEL 'E'
- (002)** ADAMS COUNTY CLERK-OWNERSHIP NUMBER



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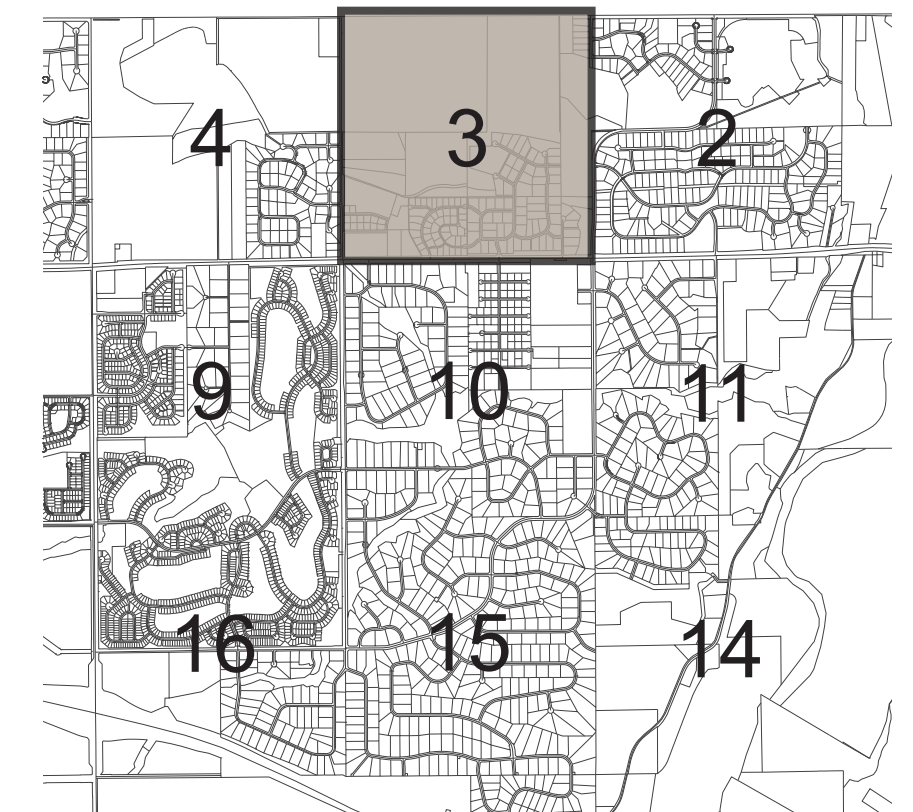
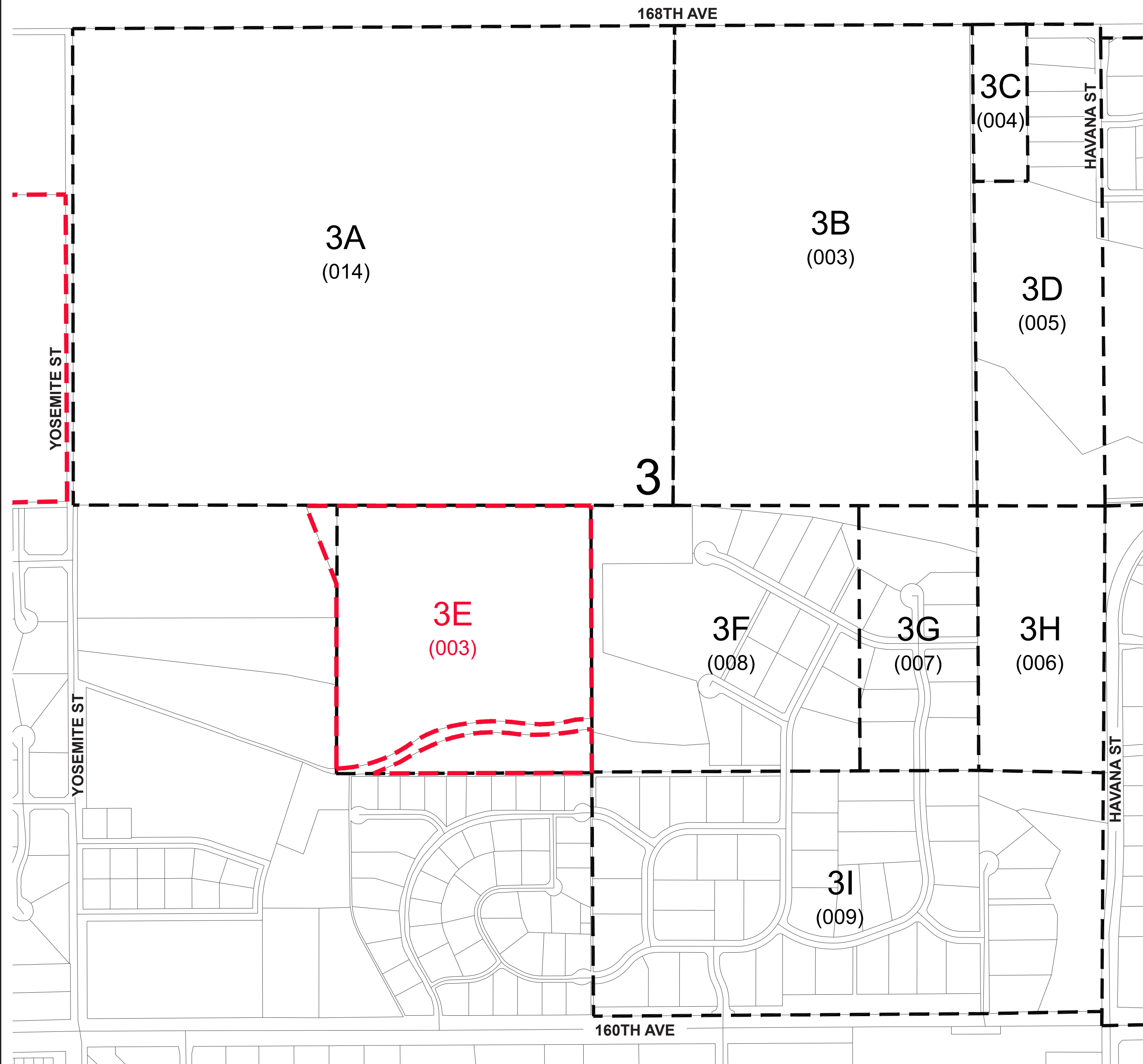
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REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND OWNERSHIP MAP



LOCATION MAP
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LEGEND

- PARCEL BOUNDARY
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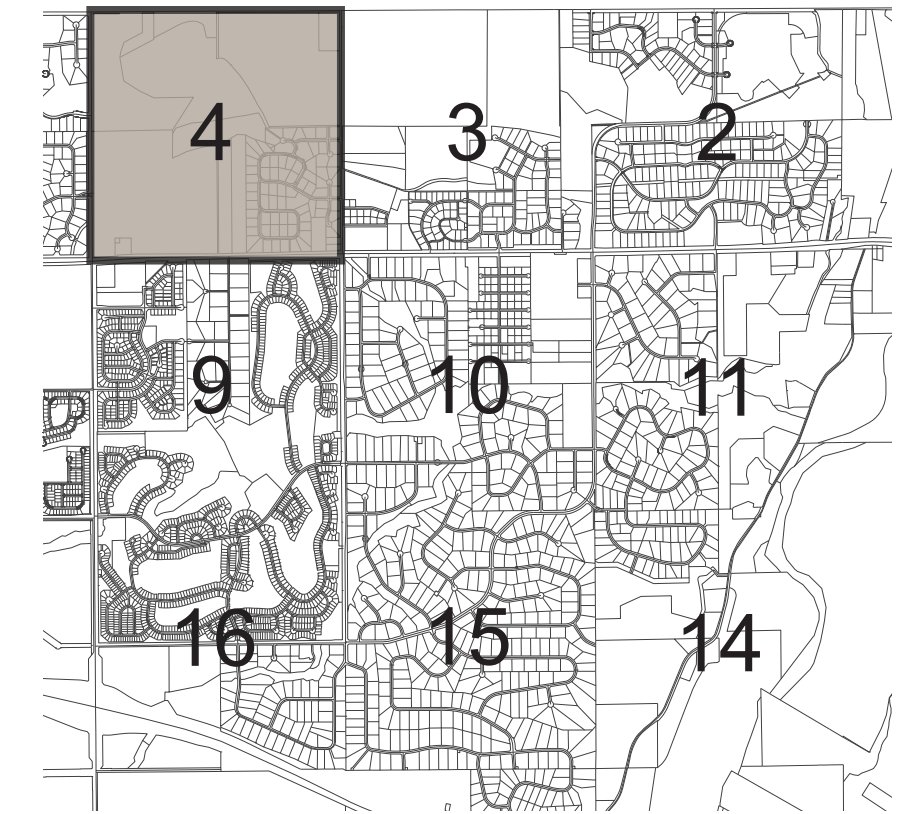
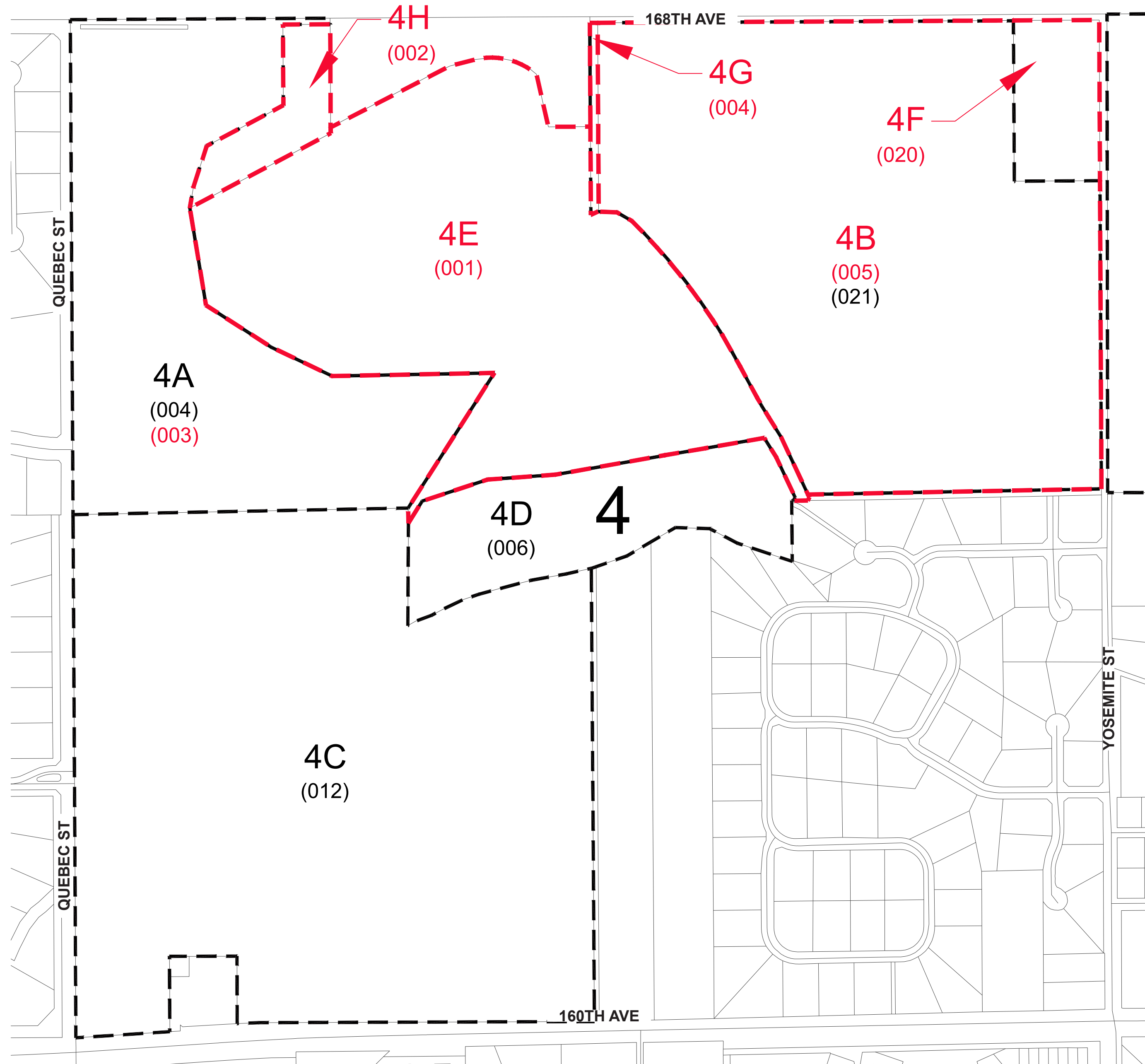
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TODD CREEK VILLAGE

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LAND OWNERSHIP MAP



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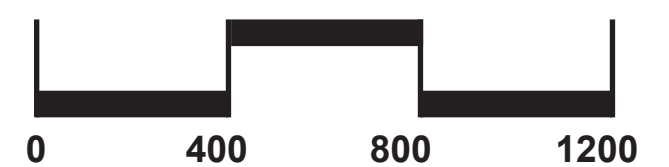


LEGEND

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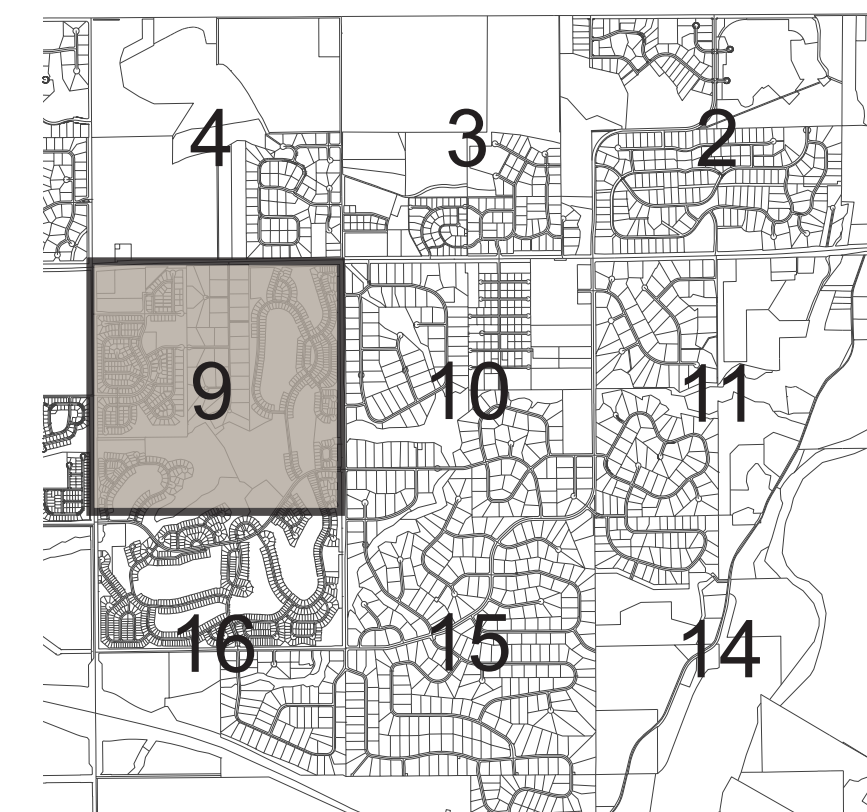
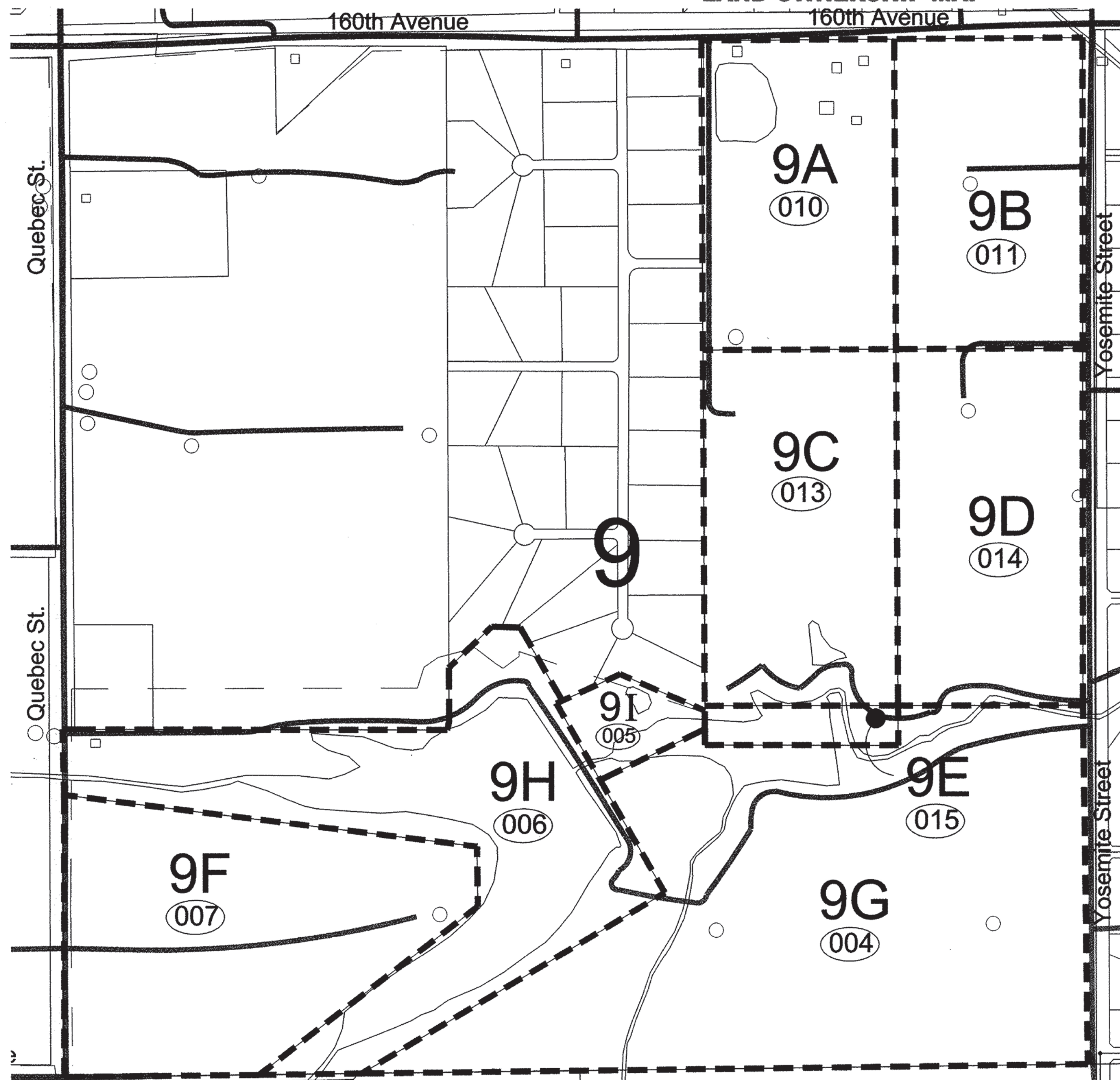
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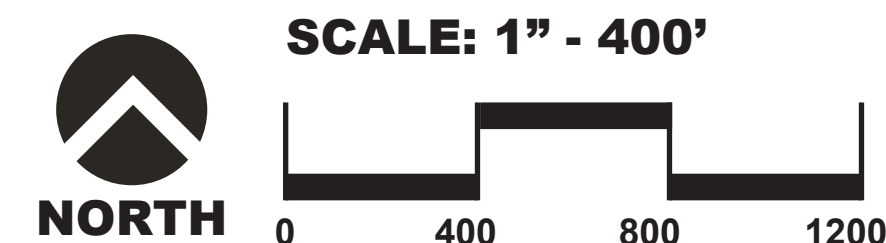


LOCATION MAP
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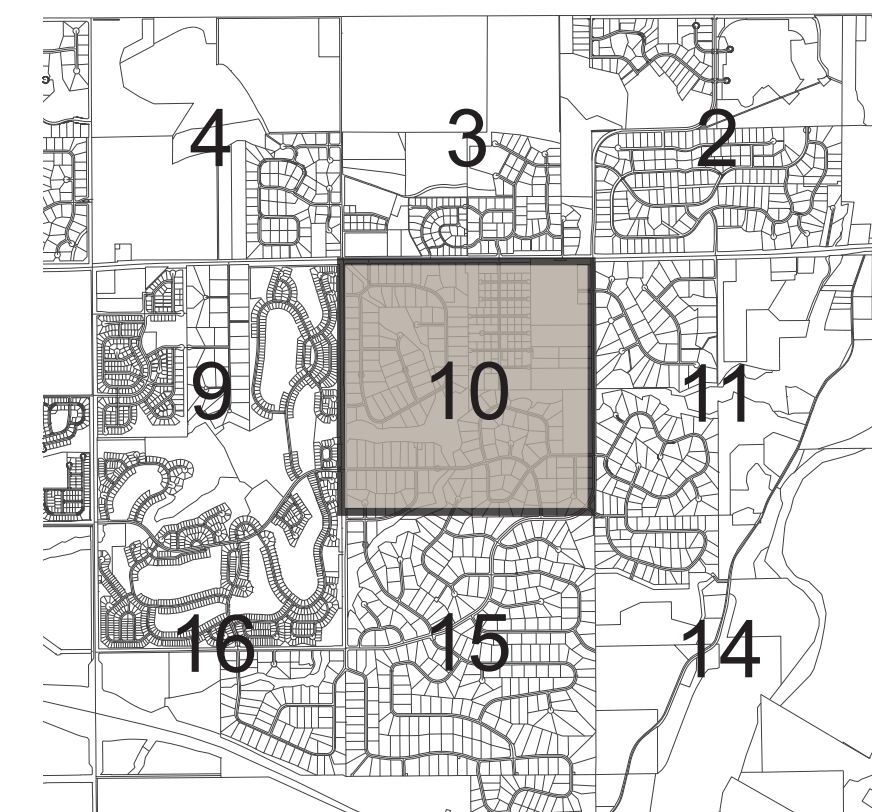
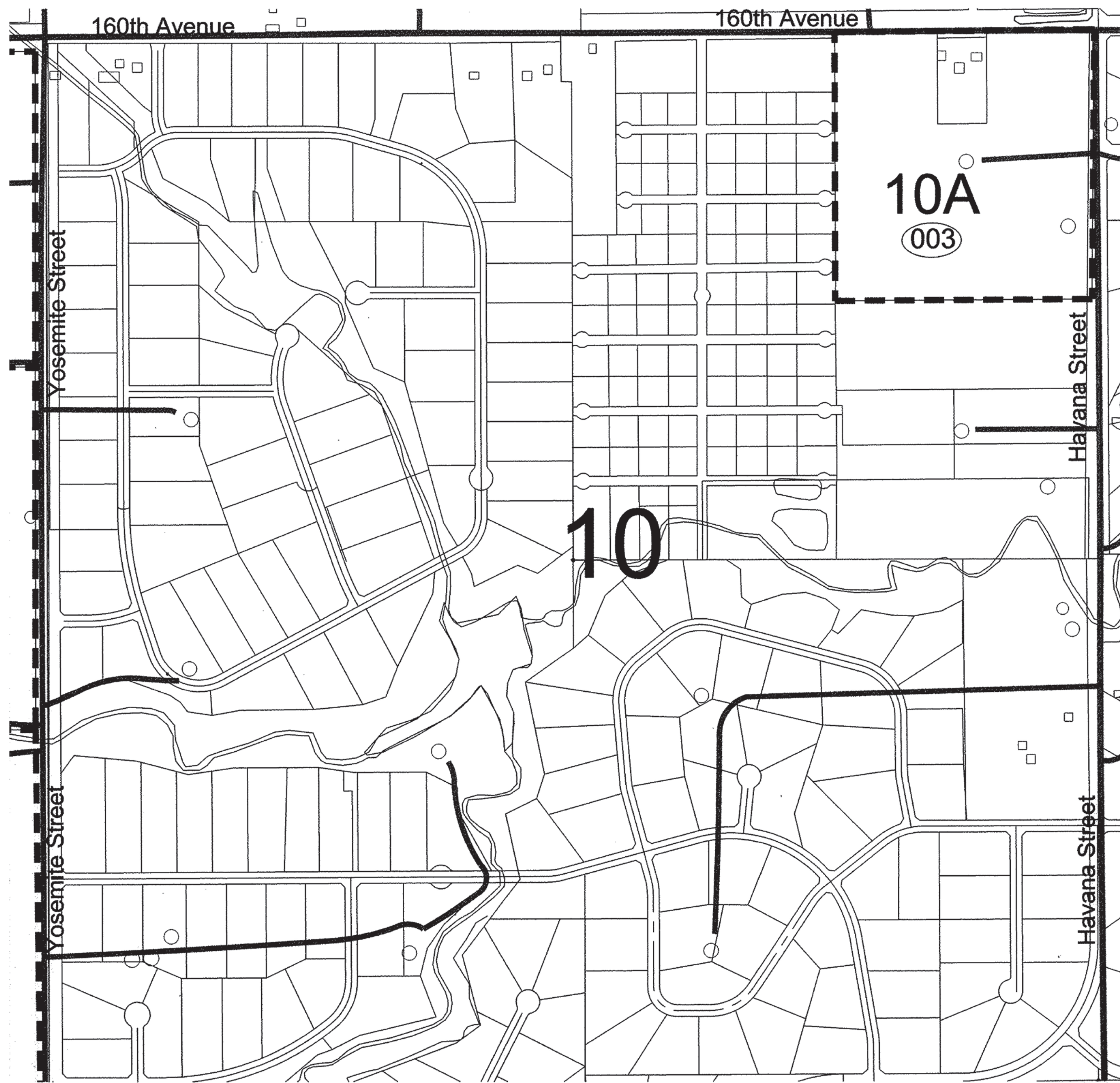
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PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND OWNERSHIP MAP



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

- PARCEL BOUNDARY
- 10** SECTION NUMBER
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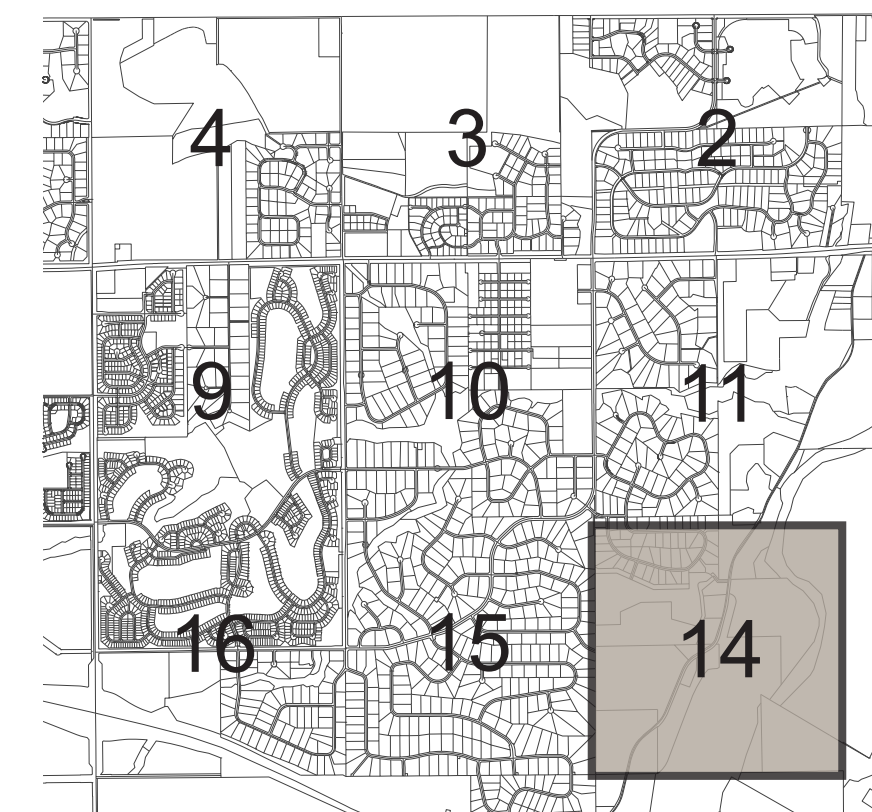
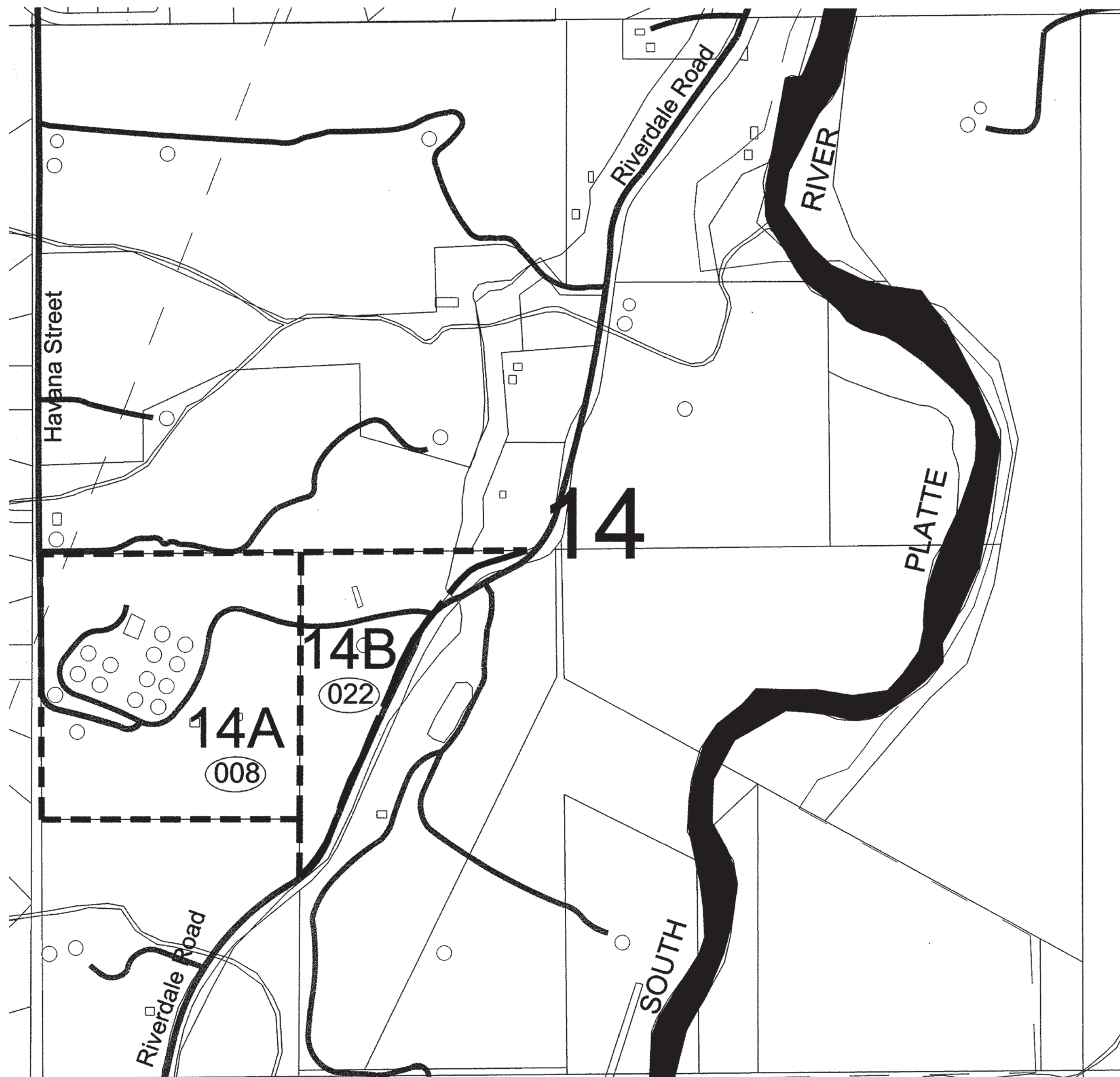
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LAND OWNERSHIP MAP



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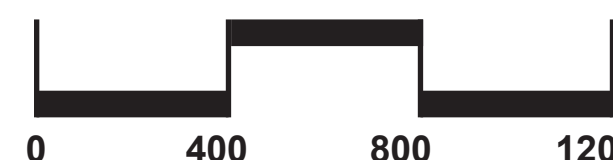


LEGEND

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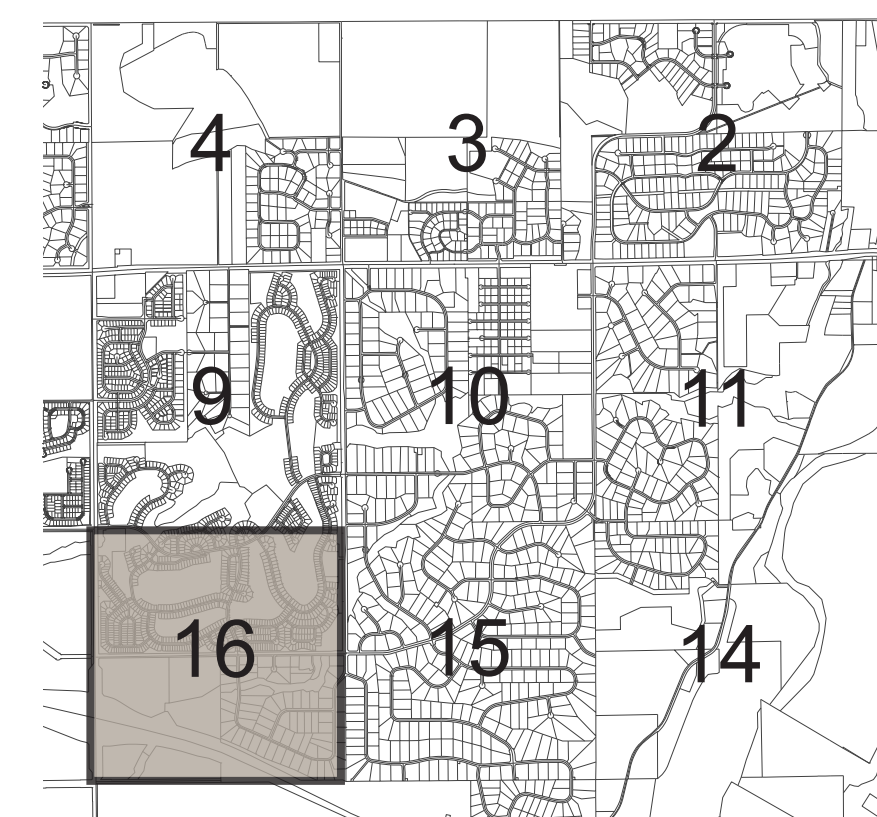
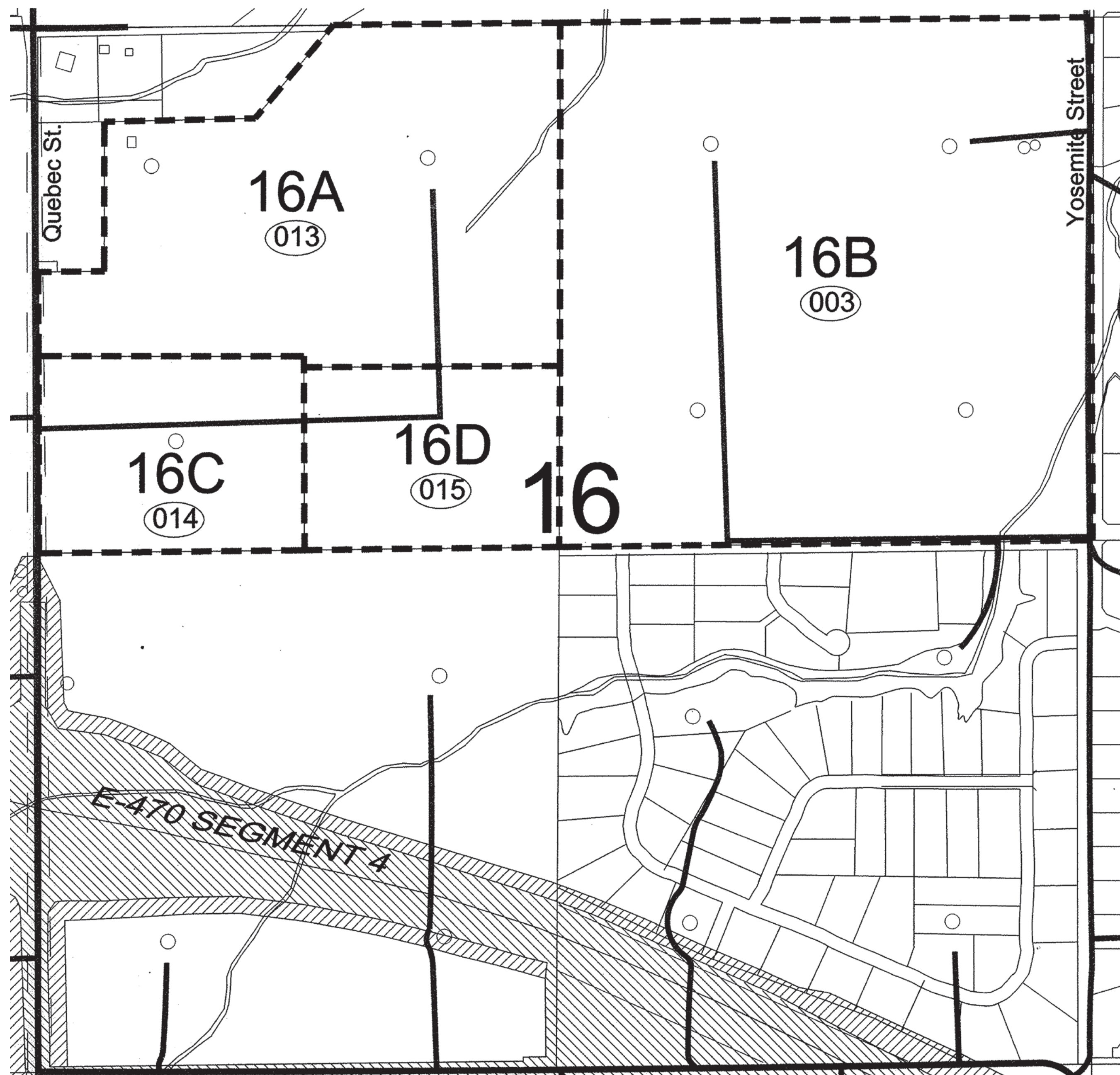
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PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND OWNERSHIP MAP



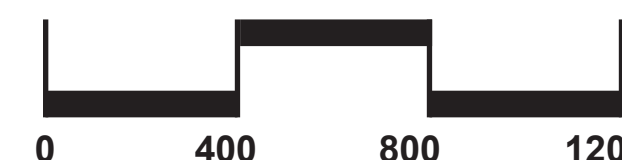
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LEGEND

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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT



PERMITTED USE BY PARCEL SUMMARY

PERMITTED USES WITH EACH OWNERSHIP PARCEL

1. Permitted Uses

- *Parcel 2A:
- R-E - Residential Estate single-family detached dwellings
- RE/PL - Portion of the 60-acre Estate Residential/School Site Flex Parcel
- *Parcel 2B:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 2C:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 2D:
- R-E - Residential Estate single-family detached dwellings
- RE/PL - Portion of the 60-acre Estate Residential/School Site Flex Parcel
- *Parcel 2E:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 3A:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 3B:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 3C:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 3D:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 3E:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 3F:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 3G:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 3H:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 3I:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 3J:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 4A:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 4B:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 4C:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 4D:
- R-E - Residential Estate single-family detached dwellings
- *Parcel 9A:
- R-1-A - Residential Single Family Flex District
- R-E-1 - Residential Single Family District, single-family detached dwellings at 2.0 DU/AC
Maximum Density
- *Parcel 9B:
- R-1-A - Residential Single Family Flex District
- *Parcel 9C:
- R-1-A - Residential Single Family Flex District
- PL - Public Land
- *Parcel 9D:
- R-1-A - Residential Single Family Flex District
- R-E-1 - Residential Single Family District, single-family detached dwellings at 2.0 DU/AC
Maximum Density
- PL - Public Land
- *Parcel 9E:
- R-1-A - Residential Single Family Flex District
- PL - Public Land

- *Parcel 9F:
- R-1-A - Residential Single Family Flex District
- PL - Public Land
- *Parcel 9G:
- R-1-A - Residential Single Family Flex District
- PL - Public Land
- *Parcel 9H:
- R-1-A - Residential Single Family Flex District
- PL - Public Land
- *Parcel 9U:
- PL - Public Land
- *Parcel 10A:
- R-E-1 - Residential Single Family District, single-family detached dwellings at 2.0 DU/AC
Maximum Density
- PL - Fire Station
- *Parcel 14A:
- PL - Public Land
- *Parcel 14B:
- PL - Public Land
- *Parcel 16A:
- R-1-A - Residential Single Family Flex District
- *Parcel 16B:
- R-1-A - Residential Single Family Flex District
- *Parcel 16C:
- R-1-A - Residential Single Family Flex District
- *Parcel 16D:
- R-1-A - Residential Single Family Flex District

 <p>pcs group LAND PLANNING / LANDSCAPE ARCHITECTURE 200 KALAMATH ST. DENVER, CO 80223 (303) 531-4905 WWW.PCSGROUPCO.COM</p>	 <p>KT ENGINEERING ENGINEERS • SURVEYORS 12500 W. 58th AVE. #230 ARVADA, CO 80002 PH: 720.638.5190</p>	DATE	6-9-2023
		REV-1	2-9-2024
		REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND OWNERSHIP LEGAL DESCRIPTIONS & OWNERS ADDRESSES

SECTION 2

2A:
001-SECTION 2
ABNER P. GUTHRIE ET AL
11102 E 168TH ST
BRIGHTON, CO 80601
2A LEGAL DESCRIPTION: SECT, TWN, RNG: 2-1-67 DESC: NW4 EXC CO RD 142/65A

2B:
011-SECTION 2
ABNER P. GUTHRIE ET AL
11102 E 168TH ST
BRIGHTON, CO 80601
2B LEGAL DESCRIPTION: SECT, TWN, RNG: 2-1-67 DESC: NE4 EXC RDS AND EXC DT ROW AND EXC PARC 120A

2C:
010-Section 2
PHYLLIS WEBB
12152 E 168TH AVE
BRIGHTON, CO 80601
2C LEGAL DESCRIPTION: BEG AT NE COR SEC 2 TH S ALG E LN SD SEC TO CEN NEW BRANTNER DT WHERE SD DT INTERSECTS E LN SD SEC 2 TH ALG GEN LN SD DT AS SAME MEANDERS NWLY ACROSS E2 NE4 TO PT WHERE SD DT INTERSECTS N LN SEC 2 TH E ALG N LN SEC 2 TO POB 2/1/67 14A M/L

2D:
004-SECTION 2
JEREMIAH A AND WINNIE A BARTLEY
13980 HOLLY ST
BRIGHTON, CO 80601
2D LEGAL DESCRIPTION: SW4 EXC HWAY 2/1/67 151/523A

2E:
002-SECTION 2
WARREN, TOM , & RAY BARTLEY, LLC
7373 S. ALTON WAY #105
ENGLEWOOD, CO 80112
2E LEGAL DESCRIPTION: SECT, TWN, RNG: 2-1-67 DESC: SE4 EXC PARCS AND EXC HWAY 125/691A

2F:
003-SECTION 2
CARLSON TAYLOR R UND 24.25% INT AND THORNTON CORY J UND 24.25% INT ET ALS P.O. BO 247
EASTLAKE, CO 80614
2B LEGAL DESCRIPTION: SECT,TWN,RNG: 2-1-67 DESC: FILING 2 PARC OF LAND IN THE N2 OF SEC 2 DESC AS FOLS BEG AT THE N4 COR OF SD SEC 2 TH S 04D 44M 25S E 70/19 FT TO THE TRUE POB TH N 89D 31M 29S E 2007/46 FT TH S 51D 05M 34S E 103/75 FT TH S 14D 37M 55S E 123/14 FT TH S 09D 37M 50S E 136/75 FT TH S 00D 29M 02S W 181/53 FT TH S 81D 06M 14S W 274/30 FT TH ALG A NON TANG CURV TO THE LEFT WHOSE CHD BRS N 19D 04M 36S W 116/66 FT HAV A RAD OF 330 FT A CENT ANG OF 20D 21M 41S AN ARC DIST OF 117/27 FT TH S 60D 44M 33S W 60 FT TH S 89D 31M 29S W 213/18 FT TH S 01D 26M 05S E 408/72 FT TH S 26D 45M 09S E 436/61 FT TH N 88D 27M 02S E 75/26 FT TH S 38D 39M 07S W 289/75 FT TH S 51D 20M 53S E 110/56 FT TH S 43D 28M 12S W 310/21 FT TH N 46D 28M 12S W 310/21 FT TH N 46D 31M 48S W 217/72 FT TH S 43D 28M 12S W 19/41 FT TH N 46D 31M 48S W 373/32 FT TH S 59D 01M 35S W 125/55 FT TH N 46D 31M 48S W 38/61 FT TH S 43D 28M 12S W 278/60 FT TH S 11D 46M 07S E 49/32 FT TH S 08D 41M 57S W 104/23 FT TH S 63D 08M 15S W 96/61 FT TH S 77D 55M 13S W 71/90 FT TH N 65D 06M 44S W 92/65 FT TH N 30D 11M 58S W 141/65 FT TH S 88D 42M 24S W 335/09 FT TH 00D 28M 31S W 388.15 FT TH N 89D 31M 29S E 20/97 FT TH N 00D 28M 31S W 329/32 FT TH N 89D 31M 29S E 69/58 FT TH N 00D 28M 31S W 369/54 FT TH S 89D 31M 29S W 196/09 FT TO A PT OF CURVATURE TH ALG A CURV TO THE RT WHOSE CHD BRS N 45D 23M 16S W 25/49 FT HAV A RAD OF 18 FT A CENT ANG OF 90D 10M 31S AN ARC DIST OF 28/33 FT TH N 00D 18M 00S W 545/70 FT TO A PT CURVATURE TH ALG A CURV TO THE RT WHOSE CHD BRS N 44D 36M 44S E 25/42 FT HAV A RAD OF 18 FT A CENT ANG OF 89D 49M 29S AN ARC DIST OF 28/22 FT TO THE POB AND EXC PT PLATTED 53/4628A

2G:
004-SECTION 2
CARLSON TAYLOR R UND 24.25% INT AND THORNTON CORY J UND 24.25% INT ET ALS P.O. BO 247
EASTLAKE, CO 80614
2G LEGAL DESCRIPTION: SECT,TWN,RNG 2-1-67 DESC: FILING 3 PARC OF LAND IN THE N2 OF SEC 2 DESC AS FOLS BEG AT THE N4 COR OF SD SEC 2 TH S 00D 18M 00S E 1740/35 FT TO THE TRUE POB TH N 88D 42M 24S E 449/52 FT TH S 30D 11M 58S E 141/65 FT TH S 65D 06M 44S E 92/65 FT TH N 77D 55M 13S E 71/90 FT TH N 63D 08M 15S E 96/61 FT TH N 08D 41M 57S E 104/23 FT TH N 11D 46M 07S W 49/32 FT TH N 43D 28M 12S E 278/60 FT TH S 46D 31M 48S E 38/61 FT TH N 59D 01M 35S E 125/55 FT TH

S 46D 31M 48S E 373/32 FT TH N 43D 28M 12S E 19/41 FT TH S 46D 31M 48S E 217/72 FT TH N 43D 28M 12S E 310/21 FT TH N 51D 20S 53S W 110/56 FT TH N 38D 39M 07S E 289/75 FT TH S 88D 27M 02S W 75/26 FT TH N 26D 45M 09S W 436/61 FT TH N 01D 26M 05S W 408/72 FT TH N 89D 31M 29S E 213/18 FT TH N 60D 44M 33S E 60 FT TH ALG A NON TANG CURV TO THE RT WHOSE CHD BRS S 19D 04M 36S E 116/66 FT HAV A RAD OF 330 FT A CENT ANG OF 20D 21M 41S AN ARC DIST OF 117/27 FT TH N 81D 06M 14S E 274/30 FT TH S 00D 29M 02S W 357/51 FT TH S 34D 19M 47S E 318/71 FT TH S 09D 10M 59S E 42/43 FT TH S 12D 28M 43S E 35/75 FT TH S 46D 30M 02S E 61/22 FT TO A PT OF CURVATURE TH ALG A CURV TO THE LEFT WHOSE CHD BRS 58D 10M 08S E 24/27 FT HAV A RAD OF 60 FT A CENT ANG OF 23D 20S 11S AN ARC DIST OF 24/44 FT TH S 69D 50M 13S E 276/62 FT TH ALG SD ELY LN S 00D 13M 18S W 862/85 FT TH ALG THE SLY LN OF THE NE4 OF SD SEC 2 S 88D 26M 56S W 2647/64 FT TH ALG THE SLY LN OF THE NW4 OF SD SEC 2 S 88D 27M 02S W 448/93 FT TH ALG A NON TANG CURV TO THE LEFT WHOSE CHD BRS N 35D 26M 30S E745/70 FT HAV A RAD OF 680 FT A CENT ANG OF 66D 30M 07S AN ARC DIST OF 789/26 FT TH N 88D 42M 24S E 13/15 FT TO THE POB AND EXC PT PLATTED AS TRACTS K AND L BASELINE LAKES FILING NO 1 55/0079A

2H:
014-SECTION 2
CARLSON TAYLOR R UND 24.25% INT AND THORNTON CORY J UND 24.25% INT ET ALS P.O. BO 247
EASTLAKE, CO 80614
2H LEGAL DESCRIPTION: SUB:BASELINE LAKES SUBDIVISION FILING NO 1 DESC: TRACT M

2I:
005-SECTION 2
CARLSON TAYLOR R UND 24.25% INT AND THORNTON CORY J UND 24.25% INT ET ALS P.O. BO 247
EASTLAKE, CO 80614
2I LEGAL DESCRIPTION: SECT,TWN,RNG, 2-1-67 DESC: FILING 4A PARC OF LAND IN THE NW4 SEC 2 DESC AS FOLS BEG AT THE W4 COR OF SD SEC 2 TH N 88D 27M 02S E TH ALG A NON TANG CURV TO THE RT WHOSE CHD BRS N 78D 16M 06S E 226/27 FT HAV A RAD OF 640 FT A CENT ANG OF 20D 21M 51S AN ARC DIST OF 227/47 FT TO A PT OF TANG TH N 88D 27M 02S E 87/99 FT TO THE TRUE POB TH N 03D 51M 44S E 690/48 FT TH N 00D 05M 55S W 41/40 FT TH N 26D 26M 19S W 176/85 FT TH N 51D 09M 48S E 386/88 FT TH N 38D 50M 12S W 9/41 FT TH N 51D 09M 48S E 312/36 FT TH S 38D 50M 12S E 327/08 FT TH N 51D 09M 48S E 141/36 FT TH S 41D 41M 59S E 260/39 FT TH S 38D 50M 12S E 159/70 FT TH N 45D 08M 56S E 151/38 FT TH S 74D 51M 04S E 126/79 FT TH S 44D 51M 04S E 83/11 FT TH S 12D 55M 02S E 56/86 FT TH S 74D 48M 54S E 455/49 FT TH S 00D 18M 00S E 52/82 FT TO A PT OF CURVATURE TH ALG A CURV TO THE RT WHOSE CHD BRS S 44D 04M 31S W 839/23 FT HAV A RAD OF 599/95 FT A CENT ANG OF 88D 45M 34S AN ARC DIST OF 929/41 FT TH S 88D 27M 02S W 1252/65 FT TO THE POB EXC PT PLATTED 37/1873A

2J:
002-SECTION 2
CARLSON TAYLOR R UND 24.25% INT AND THORNTON CORY J UND 24.25% INT ET ALS P.O. BO 247
EASTLAKE, CO 80614
2J LEGAL DESCRIPTION: SECT,TWN,RNG 2-1-67 DESC: FILING 4B PARC OF LAND IN THE NE4 OF SEC 3 DESC AS FOLS BEG AT THE E4 COR OF SD SEC 3 SD PT BEING THE TRUE POB TH ALG THE ELY LN OF SEC 3 S 00D 43M 31S E 1573/25 FT TH N 80D 45M 34S W 443/14 FT TH S 72D 52M 20S W 443/14 FT TH S 72D 52M 20S W 34/34 FT TH N 68D 48M 28S W 207/94 FT TH N 00D 40M 28S W 2163/61 FT TH S 71D 25M 12S E 162/85 FT TH S 43D 03M 17S E 584/32 FT TH N 69D 04M 49S E 248/73 FT TH S 67D 09M 06S E 568/91 FT TH S 01D 32M 58S E 58/26 FT TH S 88D 27M 02S W 11/63 FT TO A PT OF CURVATURE TH ALG A CURV TO THE LEFT WHOSE CHD BRS S 78D 16M 06S W 226/27 FT HAV A RAD OF 640 FT A CENT ANG OF 20D 21M 51S AN ANC DIST OF 227/47 FT TH S 88D 27M 02S W 408/78 FT TO THE POB EXC PT PLATTED 33/759A

Section 3

3A:
014-SECTION 3
SELTZER FARMS
9390 E. 168TH
BRIGHTON, CO 80601
3A LEGAL DESCRIPTION: BEG AT NW COR SEC 3 TH E ON N LN SD SEC 3055 FT TH S 238/5/8 FT TO PT ON E/W C/L SD SEC TH W 3073 FT TO CENT OF W LN SD SEC TH N 2377/6 FT TO POB 3/1/67 167/79A

3B:
003-SECTION 3
SELTZER FARMS
9390 E. 168TH
BRIGHTON, CO 80601
3B LEGAL DESCRIPTION: BEG AT NE COR NW4 SW4 SEC 3 TH W ALG N LN 152 FT TH S

21D 57M E 413 FT TO PT ON E LN TH N 383 FT TO POB 3/1/67 0/69A

3C:
004-SECTION 3
JOHN HARRY WEIGANDT TRUSTEE ET AL ½
ELOUISE WEIGANDT TRUSTEE ET AL ½
10390 E 168TH
BRIGHTON, CO 80601
3C LEGAL DESCRIPTION: BK; 4940 PG:318 BEG AT NW COR E2 NE4 SEC 3 TH S 780 FT TH E 279/23 FT TH N 780 FT TH W 279/23 FT TO BEG 3/1/67 5A

3D:
005-SECTION 3
STANLEY L. GUTHRIE
11102 E 168TH
BRIGHTON, CO 80601
3D LEGAL DESCRIPTION: E2 E2 NE4 EXC RD AND EXC 5A IN NW COR 3/1/67 31A

3E:
003-SECTION 3
SELTZER FARMS
9390 E 168TH
BRIGHTON, CO 80601
3I LEGAL DESCRIPTION: NE4 SW4 EXC SIGNAL DT ROW 3/1/67 38/71A

3F:
008-SECTION 3
JOHN HENRY WEIGANDT TRUSTEE ET AL
10390 E 168TH
BRIGHTON, CO 80601
3F LEGAL DESCRIPTION: BK:4940 PG:320 TRACT 5 3/1/67 40A

3G:
007-SECTION 3
JOHN HENRY WEIGANDT TRUSTEE ET AL
10390 E 168TH
BRIGHTON, CO 80601
3G LEGAL DESCRIPTION: BK:4940 PG:320 TRACT 4 3/1/67 20A

3H:
006-SECTION 3
STANLEY L GUTHRIE
11102 E 168TH
BRIGHTON, CO 80601
3H LEGAL DESCRIPTION: E2 NE4 SE4 3/1/67

3I:
009-¼ SECTION - SECTION 3
JOHN HENRY WEIGANDT TRUSTEE ET AL
10390 E 168TH
BRIGHTON, CO 80601
3E LEGAL DESCRIPTION: BK:4940 PG:320 NE ¼ TRACT 3 3/1/67 2/55A



DATE	6-9-2023
REV-1	2-9-2024
REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND OWNERSHIP LEGAL DESCRIPTIONS & OWNERS ADDRESSES

Section 4

4A:
003-SECTION 4
 ERN LIMITED PARTNERSHIP ET AL
 7100 W 44TH AVE #201
 WHEATRIDGE, CO 80033
 4A LEGAL DESCRIPTION: BEG AT NE COR NW4 NW4 SEC 4 TH S TO PT ON N/S C/L OF SD NW4 569/5 FT FROM POB TH SWLY 809/2 FT TO A PT TH S 8D 40M E 468/2 FT TH S 57D 04M E 390 FT TH S 64D 11 M E 291 FT TH SELY 60 FT TO PT ON W LN OF SE4 NW4 SD SEC 660 FT N OF SW COR OF SD SE4 NW4 TH AND // WITH E/W C/L OF SD SEC 4 830 FT TH SWLY 800 FT TO PT ON E/W C/L 385 FT E OF SW COR SE4 NW4 TH W ON E/W C/L 1713/9 FT TO SW COR NW3 TH N ON W LN SD SEC TO NW COR TH E 1328/5 FT TO BEG EXC RESV 4/1/67 66/90A

4B:
021-SECTION 4
 ROBERT L SELTZER FAMILY TRUST
 33641 WCR 83
 BRIGGS DALE, CO 80611
 4B LEGAL DESCRIPTION: BK:4290 PG:272 BK:4375 PG:18 PT OF NE4 SEC 4 DESC AS FOL BEG AT N4 COR SEC 4 TH S 1092/40 FT TO SW COR NW4 NE4 SD SEC TH E 305 FT TH S 31 D 38M E 1377/30 FT TO A PT WHICH IS 296 FT W OF AND 140 FT N OF SW COR SE4 NE4 SEC 4 TH S TO S LN SD NE4 SEC4 TH E 1583/98 FT TO A PT 40 FT W OF E4 COR SD SEC 4 TH N 1558/89 FT TH W 438/74 FT TH N 820 FT TH W 2177/58 FT TO POB EXC N 30 FT FOR RD 4/1/67 112/666A

4B:
005-SECTION 4
 HSG LAND LLC
 10450 E 159TH CT
 BRIGHTON, CO 80602
 4B LEGAL DESCRIPTION: SECT,TWN,RNG:4-1-67 DESC: PT OF NE4 SEC 4 DESC AS FOL BEG AT N4 COR SEC 4 TH S 1092/40 FT TO SW COR NW4 NE4 SD SEC TH E 305 FT TH S 31D 38M E 1377/30 FT TO A PT WHICH IS 298 FT W OF AND 140 FT N OF SW COR SE4 NE4 SEC 4 TH S TO S LN SD NE4 SEC 4 TH E 1583/98 FT TO A PT 40 FT W OF E4 COR SD SEC 4 TH N 1558/89 FT TH W 438/74 FT TH N 820 FT TH W 2177/58 FT TO POB EXC N 30 FT FOR RD AND EXC PARCS (2009000049874/2009000021950) AND (2010000052390) AND EXC PARC (2013000074188) 107/7065A

4C:
012-SECTION 4
 ERN LIMITED PARTNERSHIP ET AL
 7100 W 44TH AVE #201
 WHEATRIDGE, CO 80033
 4C LEGAL DESCRIPTION: SW4 SEC 4 EXC 8/5A IN NE COR SW4 N OF SIGNAL DT AND DESIGNATED AS TRACT 10 1/2 IN GAGENS SUBD OF SEC 3 AND 4 EXC PARC 100 FT N AND S BY 100 FT E AND W IN SW4 SW4 EXC HIWAY 4/1/67 140/363A

4D:
006-SECTION 4
 GEORGE H MARJORIE JAND CARROLL A MARCUS
 9965 WELD COUNTY ROAD #2
 BRIGHTON, CO 80601
 4D LEGAL DESCRIPTION: A PARC OF LAND IN SEC 4 DESC AS FOL BEG AT A PT ON E AND W C/L OF SD SEC THAT IS 296 FT W OF THE SE COR OF SW4 NE4 SD SEC TH S 296 FT TO A PT TH N 71D 48M W 295 FT TH N 50D 36M W 150 FT TH N 77D 36M W 156 FT TH S 70D 44M W 170FT TH S 59D 51M W 245 FT TH S 75D 49M W 665 FT TH S 69D 28M W 315 TH S 63D 30M W 135 FT TH N 482 FT TH N 33D 55M E 130 FT TH N 73D 24M E 350 FT TH N 87D 03M E 347 FT TH N 81 D 31M E 236 FT TH N 81D 13M E 334 FT TH N 82D 55M E 210 FT TH 80D 33M E 305 FT TH S 31D 37M E 200 FT TH S 87D 30M E 50 FT TH S 98 FT TO POB 4/1/67 20A

4E
001-SECTION 4
 TODD CREEK FARMS METRO DISTRICT NO 1 WATER
 C/O ZIONS FIRST NATIONAL BACK TRUSTEE
 717 17TH ST STE 301
 DENVER, CO 80202-3310
 4E LEGAL DESCRIPTION: SECT,TWN,RNG:4-1-67 DESC: PARC IN SEC 4 DESC AS FOLS COMMENCING AT THE N1/4 COR OF SD SEC 4 TH S 00D 26M 28S E 543/5 FT TO THE POB TH S 00D 26M 26S E 493/04 FT TO A PT BEING 55/73 FT NLY FROM THE CEN N 1/16TH COR OF SD SEC 4 AND BEING A PT ON THE DCRY LN ADJUSTMENT DESC IN BOOK 4931 PAGE 452 TH ALG SD BDY LN AGREEMENT THE FOL 10 COURSES AND DISTS TH N 89D 31M 59S E 32/19 FT TH S 71D 03M 37S E 115/93 FT TH S 46D 44M 52S E 185/31 FT TH S 52D 43M 55S E 131/26 FT TH S 42D 42M 06S E 70/54 FT TH S 47D 00M 19S E 27/90 FT TH S 34D 53M 37S E 28/74 FT TH S 30D 03M 43S E 404/31 FT TH S 32D 55M 27S E 457/80 FT TH S 25D 59M 02S E 76/03 FT TH DEPARTING SD BDY LN AD-

JUSTMENT AND ALG THE N BDY LN AT A PARC OF LAND FOR TODD CREEK FARMS METRO DIST NO 1 (REC NO C0846354) THE FOL COURSES & DISTS TH N 32D 50M 21S W 114/27 FT TH S 79D 19M 39S W 305 FT TH S 81D 41M 39S W 210 FT TH S 79D 59M 39S W 334 FT TH S 80D 17M 39S W 236 FT TH S 85D 49M 39S W 347 FT TH S 72D 10M 39S W 350 FT TH S 32D 41M 39S W 130 FT TH N 01D 13M 21S W 75 FT TH N 33D 18M 11S E 801/02 FT TH S 88D 46M 39S W 830 FT TH N 65D 28M 27S W 54/31 FT TH N 65D 24M 21S W 291 FT TH N 58D 17M 21S W 390/05 FT TH N 09D 53M 21S W 301 FT TH N 09D 53M 21S W 187/20 FT TH N 62D 38M 48S E 811/12 FT TH N 02D 53M 33S W 27/98 FT TO A PT ON THE SOUTHERN BDY OF THE EDWARDS PROP THE FOL 16 COURSES TH N 62D 16M 51S E 73/50 FT TH N 63D 04M 07S E 101/27 FT TH N 63D 18M 54S E 97/13 FT TH N 63D 04M 02S E 120/44 FT TH N 63D 17M 41S E 100/72 FT TH N 62D 29M 09S E 56/87 FT TH N 65D 02M 46S E 131/38 FT TH N 75D 55M 20S E 131/74 FT TH N 83D 31M 01S E 98/70 FT TH S 82D 36M 09S E 26/37 FT TH S 79D 22M 49S E 64/20 FT TH S 67D 13M 40S E 98/32 FT TH S 51D 17M 54S E 47/76 FT TH S 13D 24M 16S E 154/59 FT TH S 13D 09M 17S E 112/21 FT TH N 89D 34M 11S E 214/94 FT TO THE POB 79/27A

4F:
020-SECTION 4
 SELTZER FARMS INC
 16705 YOSEMITE ST
 BRIGHTON, CO 80602
 4F LEGAL DESCRIPTION: SECT,TWN,RNG:4-1-67 DESC: PT OF NE4 SEC 4 DESC AS FOL BEG 40 FT W OF NE COR SD SEC TH CONT W 438/74 FT TH S 820 FT TH E 438/74 FT TO A PT 40 FT W OF E LN NE4 SD SEC TH N 820 FT TO TRUE POB EXC N 30 FT FOR RD 7/957A

4G:
004-SECTION 4
 TODD CREEK VILLAGE METROPOLITAN DISTRICT
 10450 E 159TH CT
 BRIGHTON, CO 80602
 4G LEGAL DESCRIPTION: SECT,TWN,RNG:4-1-67 DESC: BEG AT THE N4 COR OF SD SEC 4 TH S 00D 26M 28S E 30 FT TO THE POB TH ALG SD SLY ROW N 89D 32M 28S E 40 FT TH S 00D 26M 28M E 934/16 FT TH N 87D 44M 22S W 3/56 FT TH S 65D 33M 08S W 39/89 FT TH N 00D 26M 28M 950/21 FT TO THE POB 0/9A

4H:
002-SECTION 4
 TODD CREEK VILLAGE METROPOLITAN DISTRICT
 10450 E 159TH CT
 BRIGHTON, CO 80602
 4H LEGAL DESCRIPTION: SECT,TWN,RNG:4-1-67 DESC: PARC OF LAND IN A PORT OF THE NW4 SEC 4 DESC AS FOLS BEG AT THE N4 COR OF SD SEC 4 TH S 89D 32M 47S W 1328/22 FT TH CONT ALG SD LN S 00D 31M 16S E 30 FT TO THE S LN OF THE PRE-SCRIPTIVE ROW LN TO THE POB STILL CONT ALG SD LN S 00D 31M 16S E 537/92 FT TH S 62D 38M 41S W 811/12 FT TH N 18D 21M 54S E 214/84 FT TH N 62D 38M 41S E 440/19 FT TH N 00D 31M 16S W 398/97 FT TH N 89D 32M 47S E 242/51 FT TO THE POB 6/708 ACRES

Section 9

9A:
010-SECTION 9
 EQUINOX GROUP LLC
 7373 S ALTON WAY #105
 ENGLEWOOD, CO 80112
 9A LEGAL DESCRIPTION: SECT, TWN, RNG: 9-1-67 DESC: THAT PT OF E2 OF SEC 9 DESC AS BEG AT APT ON N LN OF SD SEC 3311 FT E OF NW COR SD SEC TH S 1586/64 FT TO A PT TH N 86D 35M E 979/76 FT TO A PT TH N 1586-63 FT TO A PT ON N LN SD NE4 TH S 86D 35M 979/28 FT TO THE POB EXC N 30 FT FOR HIWAY NO 7 9/1/67 35A

9B:
011-SECTION 9
 EQUINOX GROUP LLC
 7373 S ALTON WAY #105
 ENGLEWOOD, CO 80112
 9B LEGAL DESCRIPTION: SECT, TWN, RNG: 9-1-67 DESC: THAT PT OF E2 OF SECT 9 DESC AS BEG AT A PT ON N LN OF SD SEC 4290/28 FT E OF NW COR SD SEC TH S 1586/63 FT TO A PT TH EN 88D 35M E 979/76 FT TO A PT ON W ROW LN OF YOSEMITE ST TH N 1586/62 FT TO A PT ON N LN OF SD NE4 TH S 88D 35M W 979/28 FT TO THE POB EXC N 30 FT FOR HIWAY NO 7 9/1/67 35A

9C:
013-SECTION 9
 EQUINOX GROUP LLC
 7373 S ALTON WAY #105
 ENGLEWOOD, CO 80112

9C LEGAL DESCRIPTION: SECT, TWN, RNG: 9-1-67 DESC: PARCEL C PT OF E2 SEC 9 DESC AS FOL BEG 3311 FT E AND 1586/64 FT S OF NW COR SD SEC TH N 86D 25M E 979/76 FT TH S 1813/35 FT TO A PT 3400 FT S OF THE N LN OF NE4 OF SD SEC TH S 86D 35M W 980/53 FT TO A PR 3311 FRT E OF THE W LN OF SD SEC TH N 1813/36 FT TO POB 9/1/67 40/796A

9D:
014-SECTION 9
 EQUINOX GROUP LLC
 7373 S ALTON WAY #105
 ENGLEWOOD, CO 80112
 9D LEGAL DESCRIPTION: SECT, TWN, RNG: 9-1-67 DESC: PARCEL D PT OF E2 SEC 9 DESC AS FOL BEG AT A PT 3311 FT E OF NW COR SD SEC TH S 1586/64 FT TH N 88D 35M E 979/76 FT TO TRUE POB TH S 1813/35 FT TO APT 3400 FT S OF N LN NE4 SD SEC TH N 88D 35M E 981/18 FT TO A PT ON W ROW LN OF YOSEMITE ST SD PT BEING 30 FT W OF E LN OF SE4 OF SD SEC TH N 758/62 FT TO A PT ON THE E/W C/L OF SD SEC TH N 1054/71 FT TH S 88D 35M W 979/76 FT TO THE TRUE POB 9/1/67 40/798A



9E:
015-SECTION 9
 EQUINOX GROUP LLC
 7373 S ALTON WAY #105
 ENGLEWOOD, CO 80112
 9E LEGAL DESCRIPTION: SECT, TWN, RNG: 9-1-67 DESC: PT OF E2 SEC 9 DESC AS BEG 3311 FT E AND 3400 FT S O FNW COR SD SEC TH S 200 FT TH N 88D 35M W 994/50 FT TH N 200 FT TH S 88D 35M W COR/50 FT TO TRUE POB 4/566A

9F:
007-SECTION 9
 EQUINOX GROUP LLC
 7373 S ALTON WAY #105
 ENGLEWOOD, CO 80112
 9F LEGAL DESCRIPTION: SECT, TWN, RNG: 9-1-67 DESC: BEG AT SW COR SEC TH E 979/3 FT TH N 57D 45M E 1447/8 FT TH N 300 FT TH N 83D 40M W 2130 FT TH S 1439/3 FT TO BEG 52/50A

9G:
004-SECTION 9
 EQUINOX GROUP LLC
 7373 S ALTON WAY #105
 ENGLEWOOD, CO 80112
 9J LEGAL DESCRIPTION: SECT, TWN, RNG: 9-1-67 DESC: BEG AT PT ON S BDY LN 1496/3 FT E OF SW COR TH N 59D 27M E 1867/5 FT TH N 30D 2 663 FT TH N 64D 45M E 600 FT TH S 120 FT TH E 994/5 FT TH N 200 FT TH E 996/4 FT TO E LN TH S 1886/6 FT TH W TO BEG EXC 30 FT OFF SIDE FOR ROAD

9H:
006-SECTION 9
 EQUINOX GROUP LLC
 7373 S ALTON WAY #105
 ENGLEWOOD, CO 80112
 9H LEGAL DESCRIPTION: SECT, TWN, RNG: 9-1-67 DESC: RESV IN S2 51/102A

9I:
005-SECTION 9
 EQUINOX GROUP LLC
 7373 S ALTON WAY #105
 ENGLEWOOD, CO 80112
 9I LEGAL DESCRIPTION: BEG AT A PT ON N LN SEC 9 1991 FT E OF NW COR TH S 3480 FT TH N 34D 30M E 425 FT TH N 61D E 155 FT TH S 30D E 360 FT TO TRUE POB TH S 30D E 440 FT TH N 64D 45M E 600 FT TH N 76/4 FT TH N 65D 37M W 470/6 FT TH S 66D 30M W 365FT TO TRUE POB 5/15

 <p>pcs group <small>LAND PLANNING / LANDSCAPE ARCHITECTURE</small> 200 KALAMATH ST. DENVER, CO 80223 (303) 531-4905 WWW.PCSGROUPCO.COM</p>	 <p>KT ENGINEERING <small>ENGINEERS • SURVEYORS</small> 12500 W. 58th AVE. #230 ARVADA, CO 80002 PH: 720.638.5190</p>	DATE	6-9-2023
		REV-1	2-9-2024
		REV-2	4-29-2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND OWNERSHIP LEGAL DESCRIPTIONS & OWNERS ADDRESSES

Section 10

10A:
003-SECTION 10
TCV III INVESTMENTS LLLP ET AL
C/O WARREN COHEN
59 S BROADWAY ST #200
DENVER, CO 80209
10A LEGAL DESCRIPTION: SECT, TWN, RNG: 10-1-67 DESC: NE4 NE4 EXC E 20 FT AND
EXC W 20 FT OF E 40 FT 38/794A

Section 14

14A:
008-SECTION 14
AGGREGATE RESOURCES
4330 W 37TH AVE
DENVER, CO 80212
14A LEGAL DESCRIPTION: NW4 SW4 14/1/67 40A 14781##RIVERDALE RD

14B:
022-SECTION 14
AGGREGATE RESOURCES
4330 W 37TH AVE
DENVER, CO 80212
14B LEGAL DESCRIPTION: E2 SW4 EXC RD AND EXC PT PLATTED 14/1/67 10/5801A

Section 16

16A:
013-SECTION 16
MRFR III LLLP
5734 S PRINCE ST #200
LITTLETON, CO 80120
16A LEGAL DESCRIPTION: SECT, TWN, RNG: 16-1-67 DESC: BEG 1513/25 FT E OF NW
COR NW4 SEC 16 TH E 1140/08 FT TO N4 COR SD SEC TH S 2618/17 FT TO CEN OF SD
SEC TH W 2649/30 FT TO W4 COR SD SEC TH N 1397/07 FT M/L TO PT 1206/90 FT FROM
NW COR SD SEC TH E 375 FT TH N 744 FT TH E 752/02 FT TH N 40D 04M E 607/49 FT M/L
TO POB EXC W 30 FEET AND EXC PARCS 16/1/67 79.69A

16B:
003-SECTION 16
WARREN DURLAND LLC (33 1/3%)
TOM DURLAND LLC (33 1/3%)
RAY DURLAND LLC (33 1/3%)
595 SOUTH BROADWAY SUITE 200
DENVER, CO 80209
16B LEGAL DESCRIPTION: SECT, TWN, RNG: 16-1-67 DESC: NE4 160A

16C:
014-SECTION 16
COLORADO/QUEBEC ASSOCIATES

ONE PARK CENTRE
1333 W 120TH AVE #313
WESTMINSTER, CO 80234
16C LEGAL DESCRIPTION: PT OF NW4 SEC 16 DESC AS BEG AT SW COR SD NW4 TH
E 30 FT TO TRUE POB TH N 1000 FT TH E 134/83 FT TH S 1000 FT TO A PT ON S LN SD
NW4 TH W 1343/83 FT TO THE TRUE POB 16/1/67 30/85A

16D:
015-SECTION 16
COLORADO/QUEBEC ASSOCIATES
ONE PARK CENTRE
1333 W 120TH AVE #313
WESTMINSTER, CO 80234
16C LEGAL DESCRIPTION: PT OF NW4 SEC 16 DESC AS FOL BEG AT SW COR NW4 SD
SEC TH E 30 FT TO A PT ON W ROW LN QUEBEC ST TH CONT E 1343/83 FT TO TRUE
POB TH E 1275/47 FT TO CEN4 COR SD SEC TH N 921/08 FT TH W 1276/85 FT TH S
921/07 FT TO TRUE POB 16/1/67 26/984A



DATE	6-9-2023
REV-1	2-9-2024
REV-2	4-29-2024

SELTZER FARMS FILING NO.1 PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
207.97 ACRES - 413 LOTS / 12 TRACTS

CASE NO. PRC2023-00020

Prepared For

Remington
HOMES

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

Land Planning



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

Civil Engineering



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

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

Issue Date: 02/09/2024

REVISIONS:	DATE:
1 2ND SUBMITTAL	4/29/24
2	
3	

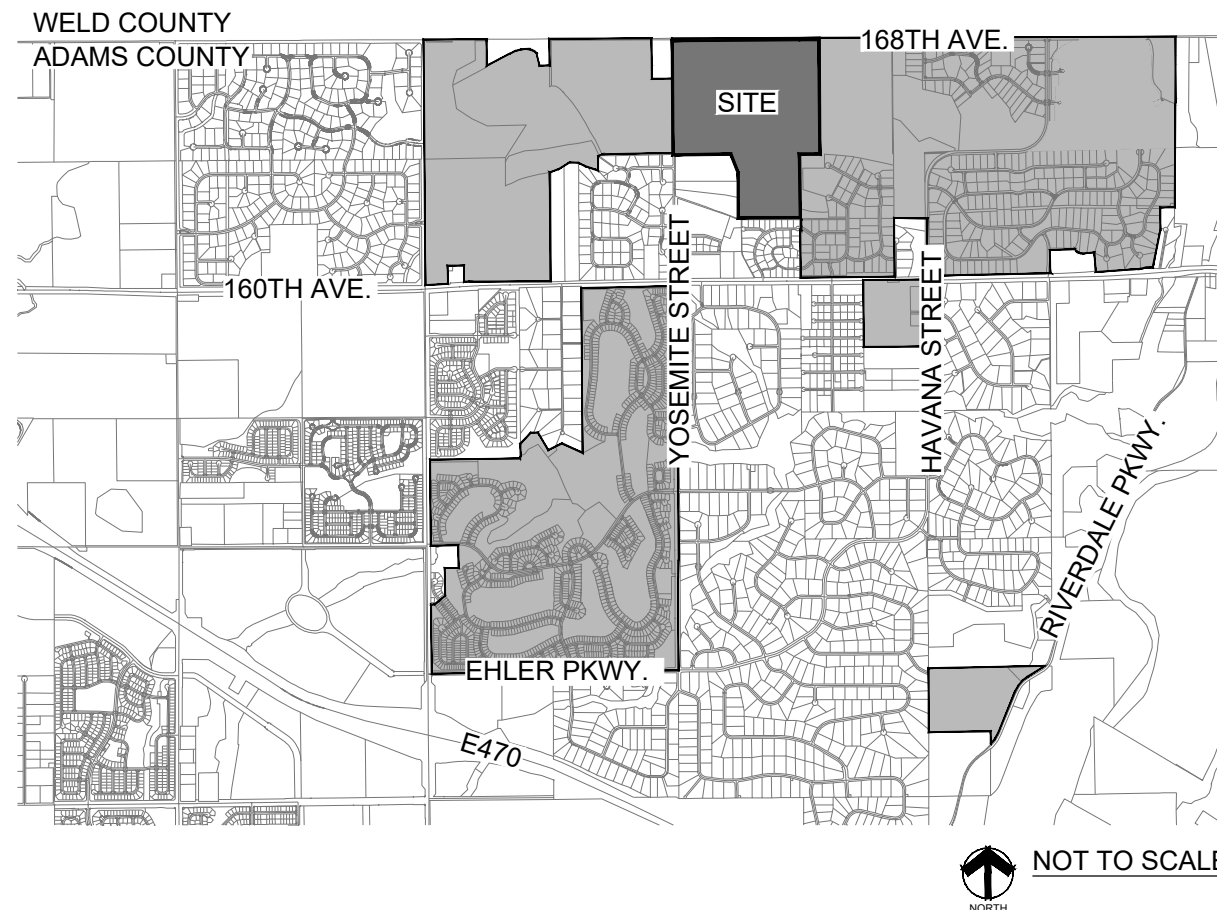
NOT FOR CONSTRUCTION

Sheet Name
COVER SHEET

Sheet Number

L0.0

VICINITY MAP



NOT TO SCALE

LEGAL DESCRIPTION

PARCEL ONE:
THAT PART OF THE NORTH 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;
THENCE EAST ON THE NORTH LINE OF SAID SECTION, 3,055.00 FEET;
THENCE SOUTH 2,385.80 FEET TO A POINT ON THE EAST AND WEST CENTER LINE OF SAID SECTION;
THENCE WEST 3,073.00 FEET TO THE CENTER OF THE WEST LINE OF SAID SECTION;
THENCE NORTH 2,377.60 FEET TO THE PLACE OF BEGINNING,
EXCEPTING THEREFROM, ANY PORTION OF SAID LAND AS CONTAINED WITHIN EAST 168TH AVENUE, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL TWO:
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM, THAT PORTION AS CONTAINED WITHIN THE SIGNAL DITCH AS THE SAME NOW EXISTS ON SAID LAND, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL THREE:
THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3;
THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 152.00 FEET;
THENCE S21°57'00"E 413.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE NORTH 383.00 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

PARCELS ONE, TWO, AND THREE ALSO DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 BEING N 89°32'59" E AND MONUMENTED AS FOLLOWS:
-NORTHWEST CORNER OF SECTION 3, BEING A FOUND 3.25" ALUMINUM CAP PLS 38285, PARTIALLY ILLEDGIBLE, PER MONUMENT RECORD DATED 1-27-15.
-NORTH 1/4 CORNER OF SECTION 3, BEING A POUND 2" ALUMINUM CAP, PLS 25937, PER MONUMENT RECORD DATED 2-23-18.
BEGINNING THE NORTHWEST CORNER OF SECTION 3;
THENCE N 89°32'59" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3 A DISTANCE OF 2633.02 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3;
THENCE N 89°33'48" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 A DISTANCE OF 422.14 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000035868;
THENCE S 00°26'26" E ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000035868 A DISTANCE OF 2385.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 3;
THENCE S 89°37'55" W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 3 A DISTANCE OF 422.14 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 3;
THENCE S 00°36'01" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3 A DISTANCE OF 1322.50 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 3;
THENCE S 89°36'00" W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3 A DISTANCE OF 1322.04 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 3;
THENCE N 00°27'55" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 3 A DISTANCE OF 941.36 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2015000035780;
THENCE N 22°03'34" W ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 412.40 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 3;
THENCE S 89°41'50" W ALONG SAID SOUTH LINE A DISTANCE OF 1167.06 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 3;
THENCE N 00°19'36" W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 3 A DISTANCE OF 2378.05 FEET TO THE **POINT OF BEGINNING**;
EXCEPTING THEREFROM, ANY PORTION OF SAID LAND AS CONTAINED WITHIN EAST 168TH AVENUE. EXCEPTING THEREFROM, THAT PORTION AS CONTAINED WITHIN THE SIGNAL DITCH AS THE SAME NOW EXISTS ON SAID LAND, COUNTY OF ADAMS, STATE OF COLORADO.
THE ABOVE DESCRIBED PARCEL CONTAINS A GROSS AREA OF 9,059,142 SQUARE FEET OR 207.9693

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L0.0	COVER SHEET
L0.1	OVERALL SITE PLAN
L0.2-L0.4	DEVELOPMENT STANDARDS
L0.5	FENCE PLAN
L1.0	PLANT SCHEDULE & CALCULATIONS
L1.1 - L1.17	LANDSCAPE PLANS
L2.0 - L2.3	LANDSCAPE & SITE DETAILS

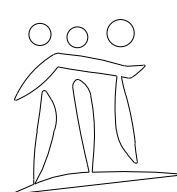
DEVELOPER

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



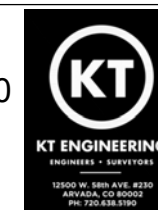
PLANNER/LANDSCAPE ARCHITECT

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



CIVIL ENGINEER/SURVEYOR

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



OWNER:

SELTZER FARMS INVESTMENT, LLC

GUILLAME POUCHOT AS MANAGER

NOTARY:

THE OWNERS SIGNATURE(S) SHALL BE ACKNOWLEDGED AS FOLLOWS:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

TITLE CERTIFICATE:

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL TITLE INSURANCE COMPANY DULY FORMED AND EXISTING PURSUANT TO THE STATUES OF COLORADO FOR THE PURPOSE OF INSURING TITLES TO REAL PROPERTY IN COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL THE LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT THE TITLE TO SUCH LANDS IS THAT OF THE DEDICATOR'S, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES OF RECORD, EXCEPT THOSE LIENS AND ENCUMBRANCES SHOWN IN TITLE INSURANCE COMMITMENT FILE NO. 100-N0037848-020-CN1, AMENDMENT NO. 7 WITH AN EFFECTIVE DATE OF JANUARY 29, 2024.

SIGNED AND DATED THIS ____ DAY OF _____, 20__.

FIDELITY NATION TITLE INSURANCE COMPANY:

SIGNATURE _____

NAME _____

TITLE _____

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SELTZER FARMS FILING NO. 1 SUBDIVISION WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

CHRISTOPHER H. McELVAIN, P.L.S. 36561
FOR AND ON BEHALF OF KT ENGINEERING, LLC

PLANNING COMMISSION:

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

CHAIR _____

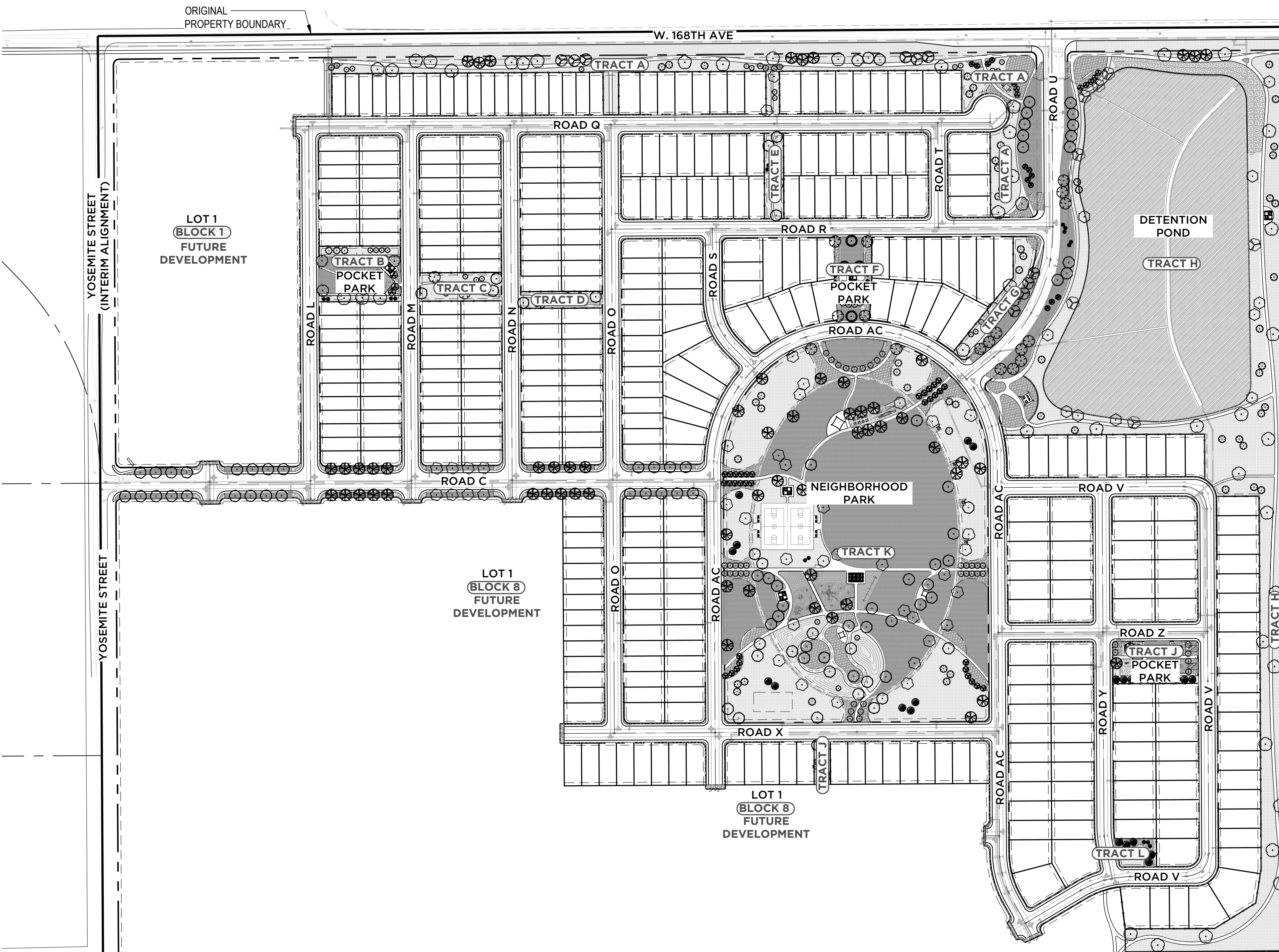
BOARD OF COUNTY COMMISSIONERS:

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

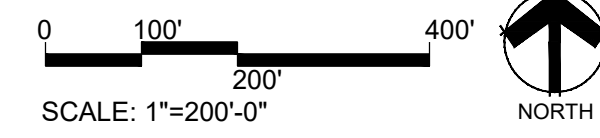
CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM _____



OPEN SPACE TABULATIONS			
DESCRIPTION	REQUIRED AREA (AC.)	PROPOSED AREA (AC.)	% OF TOTAL
TOTAL TODD CREEK AMENDMENT PUD AREA	555.2	555.2	100.0%
OPEN SPACE REQUIRED (30%)	166.56	240.5	43.3%
ACTIVE OPEN SPACE REQUIRED (25% OF OPEN SPACE)	41.64	68.2	28.4%
Seltzer Farms Fil. No. 1 Total Area = 207.97			
	AREA (AC.)	OPEN SPACE (AC.)	% OF TOTAL PD AREA
FUTURE DEVELOPMENT: LOT 1/BLOCK 1 & BLOCK 8	95.73	N/A	N/A
DEDICATED PUBLIC R.O.W.	28.32	N/A	N/A
FILING NO. 1 PD AREAS OF DEVELOPMENT	83.92	37.74	45.0%



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

Land Planning

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 p.o. box 18287
 denver, co 80218
 t 303.531.4905 f 303.531.4908

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

Issue Date: 02/09/2024

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1 2ND SUBMITTAL	4/29/24
2	
3	

NOT FOR CONSTRUCTION
 Sheet Name
OVERALL SITE PLAN

Sheet Number
L0.1

DEVELOPMENT STANDARDS

Residential Single Family District: SFd - Single Family Residential

Purpose: Residential district:

Exclusively single-family detached dwellings including the potential for ADU units.

General Requirements - Single Family Detached:

Minimum Frontage Width at Building Line:

Front Load Single Family Dwelling - 40' (45' corner lots),

Maximum Gross Residential Density: 5.5 units per acre.

Minimum Lot Depth: 90'

Minimum Setback from property line for a Dwelling or ADU - Front Load:

Front: 12' to the Principal Building, 18' to the Garage Face.

Side: 5' - (10' on corner lot on local street).

Rear: 20' between structures.

Minimum Setback from property line for Accessory Building:

Front: Equal to principal dwelling on the lot.

Side: 5'; 25' from street on corner lot.

Rear: 5'.

Minimum Setback from State Highway or Arterial Street for a Dwelling, ADU or Accessory Building: 50'

Maximum Height - Dwelling or ADU: 35', Accessory: 16'

Maximum total size of all accessory buildings is 900 square feet.

A maximum of one single-family dwelling is permitted on each individual lot.

Minimum Floor Area: 1,250 square feet.

SFd Lots within the Todd Creek PUD Amendment are exempt from Adams County Code

Section 4-23-01-01 – 2. Lot Depth Ratio.

A single-family residence located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.

Design Review Criteria.

The home should be displayed toward the street in a compatible manner with surrounding homes through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the home facing the street.

The exterior materials of the resident shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.

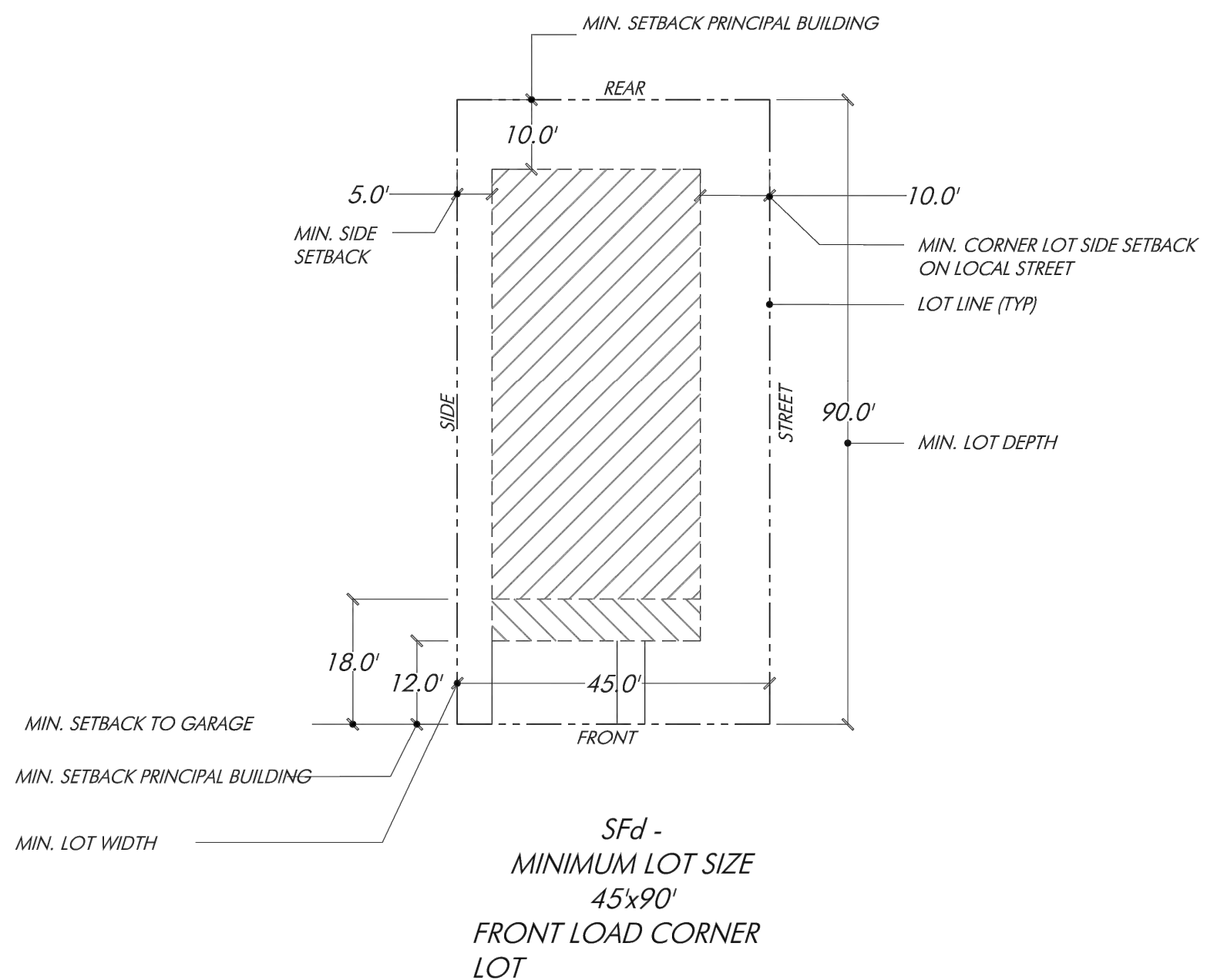
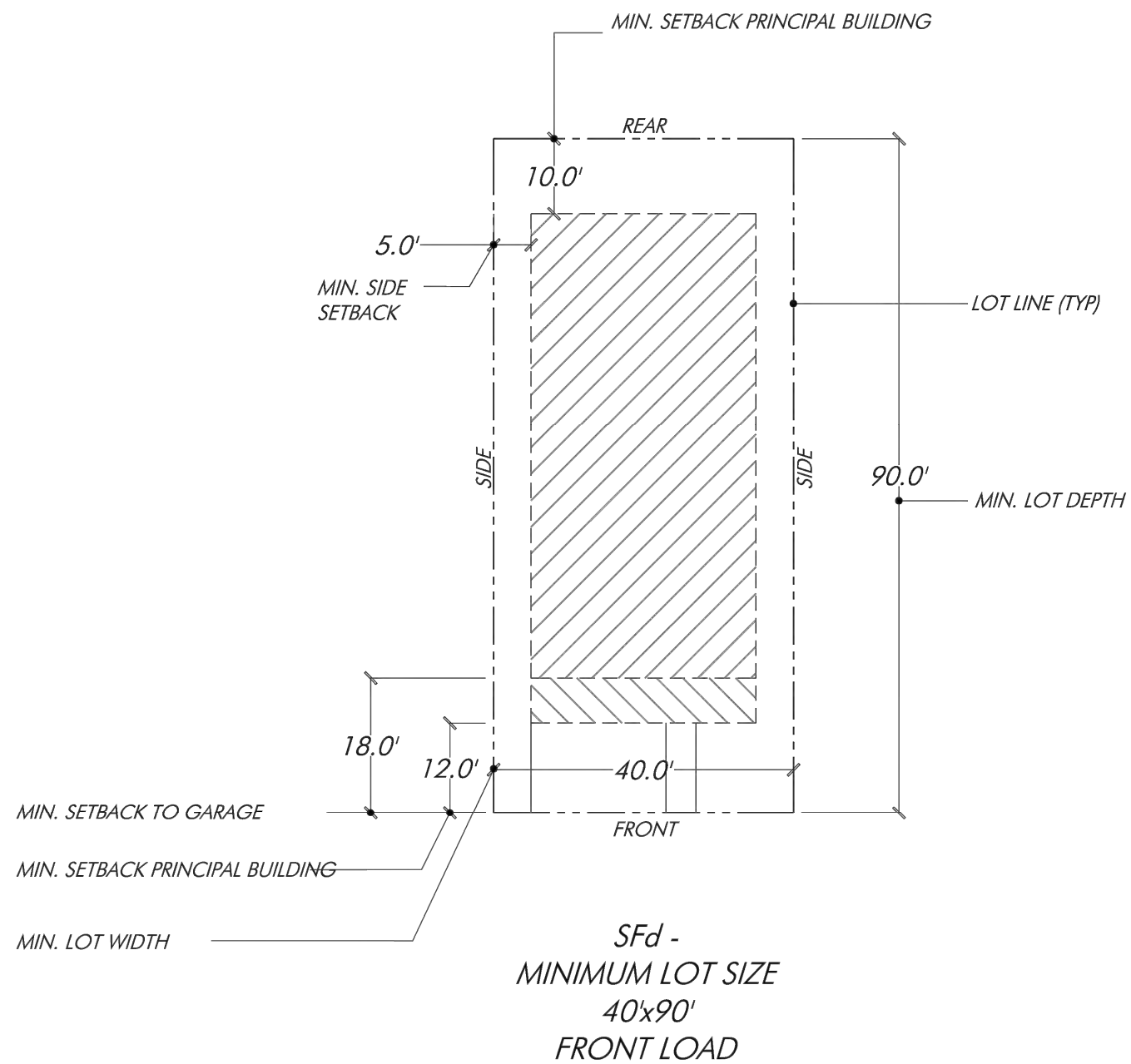
The home must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance. If the Department determines that any one of these four criteria has not been met in the Planning Review, the application will be referred to the Planning Commission for Final Review.

SPECIAL NOTES:

Any minimum development and performance standards not mentioned in this PD or within the Todd Creek Major PUD Amendment, shall conform to the Adams County Zoning Regulations dated December 8, 2020.

LOT TYPICALS

CASE NO. PRC2023-00020



Prepared For

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

Land Planning



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3	

NOT FOR CONSTRUCTION

Sheet Name

DEVELOPMENT
STANDARDS

Sheet Number

L0.2

DEVELOPMENT STANDARDS

Residential Single Family District: SFa - Single Family Residential - Detached & Attached
 Purpose: Residential district:
 A residential area which permits both detached and attached Single Family Residential.

General Requirements - Single Family Detached:
 Refer to SFd - Single Family Detached Residential Requirements

General Requirements - Single Family Attached:

Building types allowed: Duplexes

Minimum Setback from property line:

Front: 18' to garage door facing R.O.W.
 10' to other walls or side-facing garage.
 8' if the Front faces a park, open space, or green court.
 (Maintaining off-street parking requirement)

Side (End units only): 5' to lot line minimum.

10' minimum to street R.O.W.

Rear: 10' minimum to rear lot line.

20' minimum to street R.O.W.

Minimum Distances Between Buildings:

Side - Side orientation: 10'.

Side - Rear orientation: 20'.

Rear - Rear orientation: 20'.

Minimum Setback from State Highway or Arterial Street for a Dwelling, ADU or Accessory Building: 50'

Maximum Building Height: 35'.

Minimum Lot Frontage Width at Building Line:

Front Loaded Duplex - 35' (40' corner lots)

Minimum Lot Area:

Front Loaded Duplex - 3,150 sq.ft.

SFa Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 – 2. Lot Depth Ratio.

A single-family residence located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.

The design review process as described below shall be used to determine if a single-family home meets these neighborhood design requirements.

Design Review Criteria.

The home should be displayed toward the street in a compatible manner with surrounding homes through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the home facing the street.

The exterior materials of the resident shall be compatible with adjacent properties.

This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.

The home must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials.

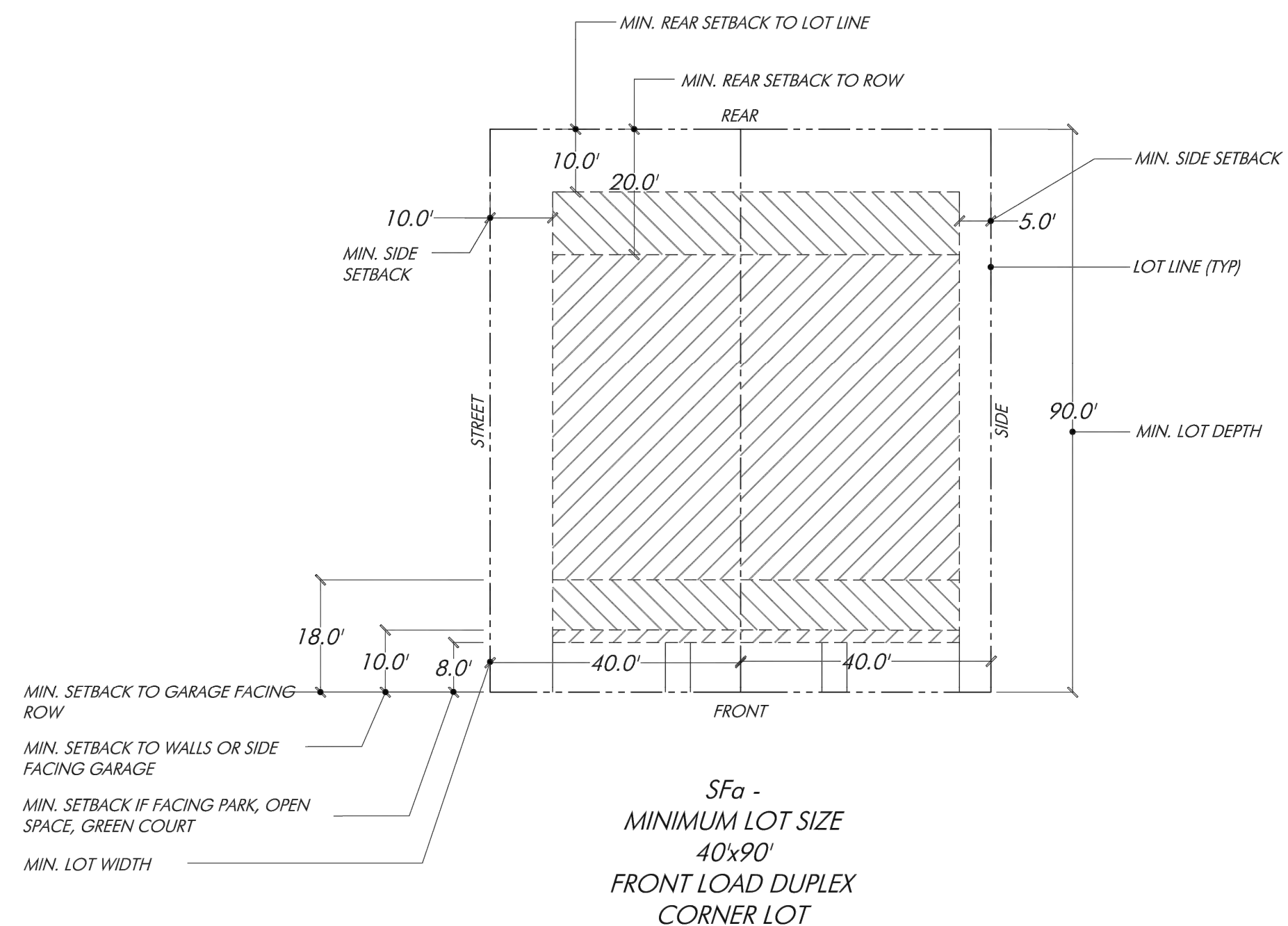
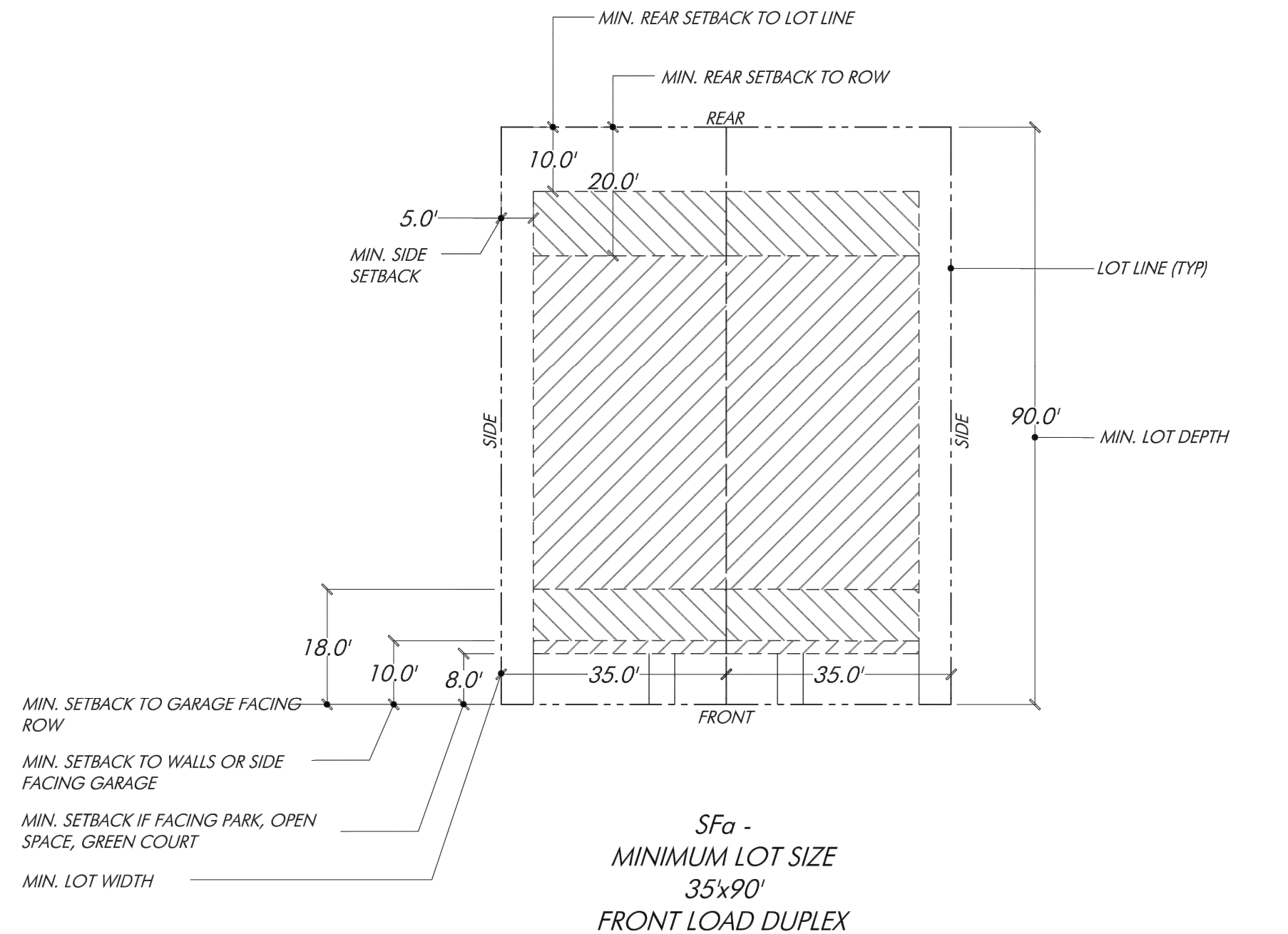
Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance. If the Department determines that any one of these four criteria has not been met in the Planning Review, the application will be referred to the Planning Commission for Final Review.

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LOT TYPICALS

CASE NO. PRC2023-00020



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

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2	
3	

NOT FOR CONSTRUCTION
 Sheet Name
 DEVELOPMENT STANDARDS

Sheet Number
L0.3

DEVELOPMENT STANDARDS

CASE NO. PRC2023-00020

BUILDING AND ARCHITECTURE CONCEPT - GENERAL STANDARDS

Intent. All residential buildings shall emphasize the location and importance of entryways, and shall avoid tall, monotonous facades near street frontages and parking areas. The architectural design of the single-family detached homes and attached homes should create visual variety, promote an integrated character for the neighborhood, and avoid monotony in home designs and layouts.

Facade Materials and Design.

Where lap siding is used, it shall have a maximum 9 inch exposed board face. Highly reflective opaque materials, natural cinder block, and metals are not permitted as exterior finishes.

Siding material shall be continued down to within 9 inches of finished grade on any elevation, except that siding shall be allowed to step to follow grade (for example, garden or walkout elevations) with the bottom of the stepped siding 6 inches minimum and 24 inches maximum from finished grade.

Facade and Roof Colors.

Bright colors shall be used sparingly and only as accents. In addition, all building projections, including, but not limited to, chimneys, flues and vents, shall match in color the permanent color of the surface from which they project or match, or complement the building's trim color.

Entryway Design.

The front entry of any residential structure with no porch or a porch of less than 50 sq. ft. and/or extending less than 5' beyond the front wall plane of the home, shall be emphasized by the use of at least one of the following:

The location of the front door in a visually prominent location, or within a courtyard feature;

The inclusion of side-lights (glazed openings to the side of the door), or transom-lights (glazed opening above the door) in the entry design.

Side Facade Design (Corner Lots). Where a side facade of a residential building abuts a street, the facade shall be designed to provide human scale by the use of at least two of the following:

At least one change in the vertical or horizontal wall plane within 20 feet above grade.

At least one change in the color or material of the wall; Provision of a bay window, porch or balcony;

Detailing the wall with reveals, belt courses, cornices, projections or other devices; or

Provision of windows or glazed doors to overlook the street.

Facade Requirements.

Application of Cladding. Where brick, stone or stucco cladding is used, they must be applied to logical places on the building facade, and cladding shall begin and end at logical breaks related to the structure of the house (such as ground floor window sill level, ceiling lines, or interior corners of projecting bays or similar elements). All brick, stone or stucco cladding shall wrap around all outside building corners a minimum of two feet, and must wrap all sides of a column on which it is used. Belt coursing such as rowlock, header, and/or other suitable course patterns shall be used to transition from brick, stone or stucco to other materials.

Single Family Detached Roof Design and Materials.

Roof Pitch and Design. Roof slopes, excluding covered porches and patios, shall have a minimum pitch of 5:12, subordinate roofs can be of a lesser pitch, and shall have 1-foot minimum overhanging eaves. A house of a style that is traditionally associated with flatter roofs such as Prairie style will also be permitted. The maximum length of a continuous roof ridgeline is 35 feet. Roofs with dormers and other architectural details are exempt from this requirement. At least 50% of all units shall have a roofline that changes elevation at least once.

Roofs of single-family detached homes may be constructed of conventional asphalt roofs, but roofs constructed of clay or concrete tiles, slate, or similar material, or heavy duty/hail resistant dimensional composition material are preferred. Standing Seam metal roof accents over windows, porches or similar elements are permitted.

Repetitive Design Prohibited. Dwellings placed adjacent to or directly across the street from other dwellings shall have significantly different front elevations. For the purposes of this subsection, front elevations will be considered "significantly different" from one another if at least three of the seven design conditions set forth below: The locations of at least 50 percent of the windows and doors differ by one foot or more.

The shapes of at least two window dormers and/or window bays differ by two feet or more.

The shapes of at least two gable ends differ by two feet or more.

The shapes of porches and/or other similar projecting design elements differ by two feet or more.

More than 50 percent of the front elevation cladding is of a different material.

The overall width of the front elevation differs by four feet or more.

The overall height of the front elevation differs by four feet or more.

Single Family Attached Roof Design, Materials, and Equipment.

Roof Design. Single family Attached buildings shall be designed to avoid any continuous roofline longer than 100 feet. Rooflines longer than 100 feet shall include at least one vertical elevation change of at least 2 feet. The height of each multi-family building taller than 35 feet shall be stepped down from its highest roofline at least one full story on any end of the building located within 50 feet of a street-right-of-way or an adjacent area with single-family residential development. All sloped roofs shall have overhanging eaves of at least 1 foot, and roofs with a pitch of less than 2:12 shall be screened by a parapet wall.

Roof Materials. Roofs of Single family Attached buildings may be constructed of conventional asphalt (3-tab) roofs, architectural metal, or other acceptable material, but roofs constructed of clay or concrete tiles, slate, Masonite, or heavy duty/hail resistant dimensional composition are preferred. All composition shingle roofing shall be constructed using high profile, textured shingles.

Rooftop Mechanical Equipment and Flues. Rooftop mechanical equipment and appurtenances shall be screened so that they are not visible from adjacent public streets or adjacent properties less than 200 feet away when viewed from 5 feet above grade level. Screening enclosures shall use at least one of the predominant materials used in the facades of the primary structure and one of the predominant colors used in the primary structure. All air conditioning compressors shall be completely screened. All rooftop and wall vents and flues extending above the top of the nearest parapet shall be painted with one of the predominant colors used in the primary structure. Any rooftop equipment generating off-site noise shall also be baffled or otherwise attenuated to direct unavoidable noise upward.

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3	

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Sheet Name

DEVELOPMENT STANDARDS

Sheet Number

L0.4

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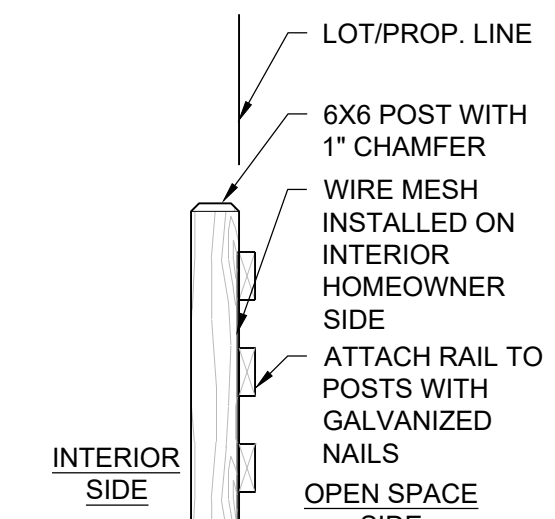
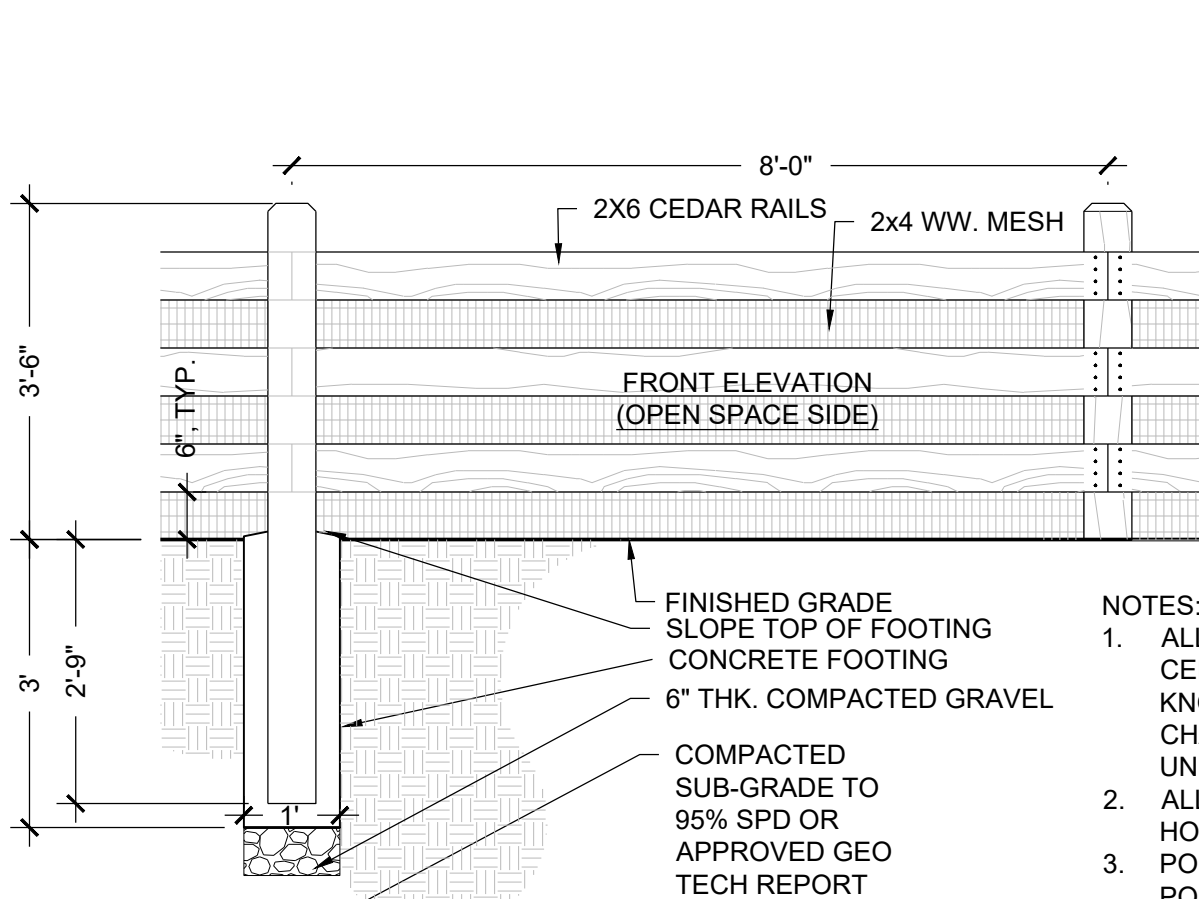
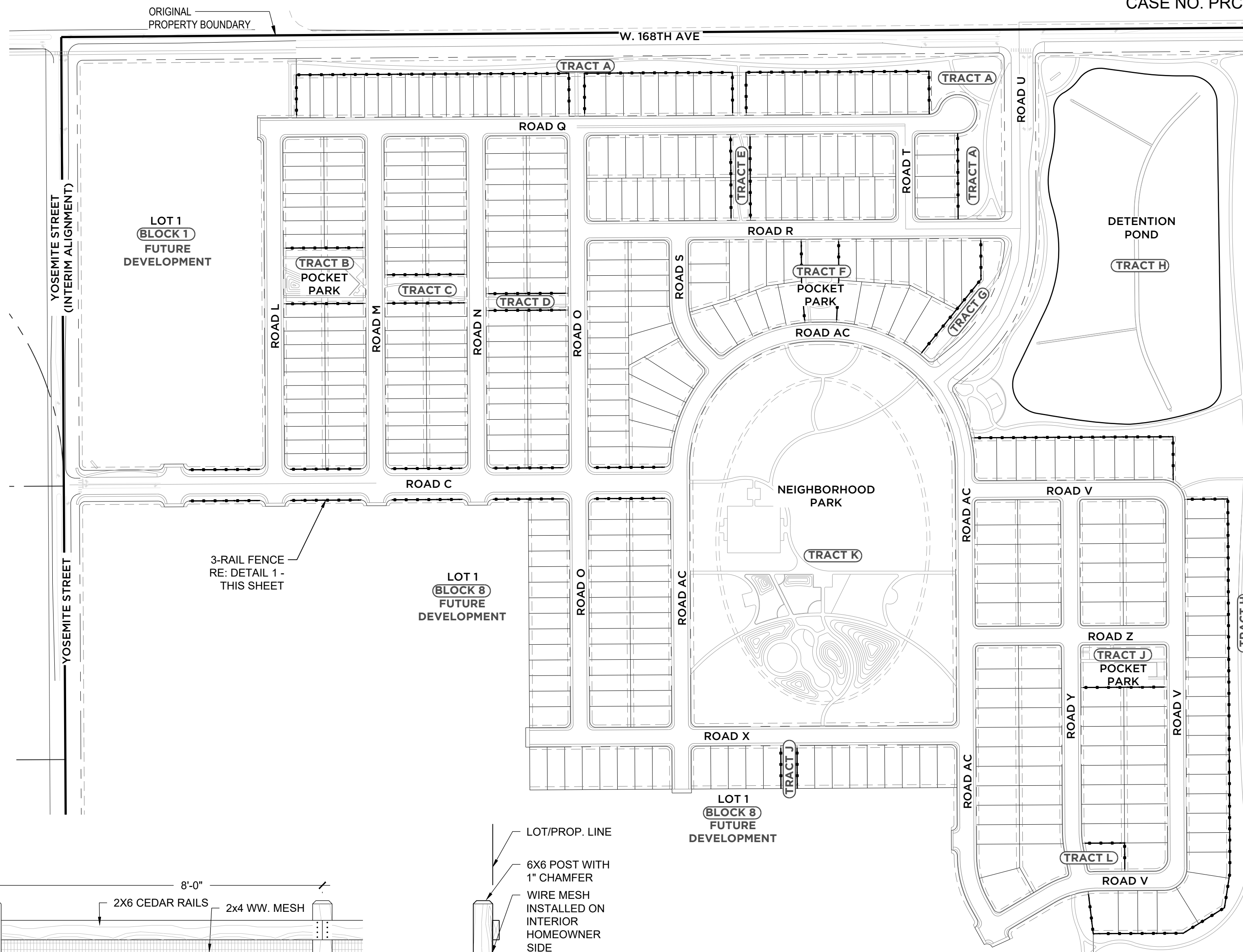
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FENCE PLAN

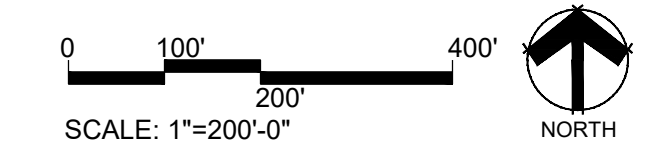
L0.5



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

1 3-RAIL FENCE

NOT TO SCALE



PLANT & GROUND COVER SCHEDULE

CASE NO. PRC2023-00020

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Sheet Name
PLANT SCHEDULE

Sheet Number

L1.0

SEED & SOD MIXES

DRYLAND MIX

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

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

WETLAND MIX

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

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

IRRIGATED SOD

PRODUCT: 'ENVIROTURF'
SUPPLIER: TURF MASTER

CODE	QTY	COMMON / BOTANICAL NAME	ROOT	CALIPER/HT.
DECIDUOUS TREES				
UA	4	Allee Lacebark Elm / Ulmus parvifolia 'Allee'	B & B	2"Cal
AE	9	American Elm / Ulmus x 'Frontier'	B & B	3"Cal
QM	48	Burr Oak / Quercus macrocarpa	B & B	2"Cal
CO	23	Common Hackberry / Celtis occidentalis	B & B	3"Cal
QC	5	Crimson Spire Oak / Quercus robur x alba 'Crimschmidt' TM	B & B	2.5"Cal
UE	4	Emerald Sunshine Elm / Ulmus propinqua 'Emerald Sunshine'	B & B	2"Cal
QR	6	English Oak / Quercus robur	B & B	2"Cal
GL	26	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	B & B	3"Cal
GK	35	Kentucky Coffee Tree - 'Espresso' / Gymnocladus dioica 'Espresso'	B & B	3"Cal
PB3	7	London Plane Tree / Platanus x acerifolia 'Bloodgood'	B & B	2"Cal
AS	20	Miyabei Maple / Acer miyabei 'State Street'	B & B	2"Cal
CS	5	Northern Catalpa / Catalpa speciosa	B & B	3"Cal
QS	62	Shumard Red Oak / Quercus shumardii	B & B	3"Cal
AF	5	Sugar Maple / Acer saccharum 'Fall Fiesta'	B & B	2"Cal
GI3	36	Sunburst Common Honeylocust / Gleditsia triacanthos inermis 'Sunburst'	B & B	3"Cal
QB	10	Swamp White Oak / Quercus bicolor	B & B	2"Cal

EVERGREEN TREES

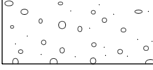

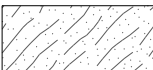





PN3	21	Austrian Black Pine / Pinus nigra	B & B	6'-8' Ht
PGD	32	Black Hills Spruce / Picea glauca densata	B & B	6' Ht. Min.
PH3	29	Bosnian Pine / Pinus heldreichii	B & B	6' Ht. Min.
PP6-8	49	Ponderosa Pine / Pinus ponderosa	B & B	6'-8' Ht
PS	8	Scotch Pine / Pinus sylvestris	B & B	6' Ht. Min.
VP	8	Vanderwolf's Pyramid Pine / Pinus flexilis 'Vanderwolf's Pyramid'	B & B	6' Ht. Min.

ORNAMENTAL TREE

AG2	10	'Autumn Brilliance' Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	B & B	6'-8' Clump
WKH	41	'Winter King' Hawthorn / Crataegus viridis 'Winter King'	B & B	1.5"Cal
AG	33	Flame Amur Maple / Acer ginnala 'Flame'	Clump	6'-8' Clump
AH	4	Hot Wings Tatarian Maple / Acer tataricum 'Hot Wings'	B & B	6'-8' Clump
AP	8	Pattern Perfect Tatarian Maple / Acer tataricum 'Pattern Perfect'	B & B	2"Cal
CI2	5	Thornless Hawthorn / Crataegus crus-galli 'Inermis'	B & B	1.5"Cal
PT	6	Toka Plum / Prunus x americana Toka	B & B	2"Cal

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT
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GROUND COVERS

	32,900 sf	CRUSHER FINES / GREY BREEZE	SF
	377,476 sf	DETENTION SEED MIX / DETENTION SEED MIX	SF
	20,328 sf	FIBAR / FIBAR	SF
	690,436 sf	NATIVE SEED / LOW GROW MIX	seed
	8,297 sf	PLAY SURFACING / POURED-IN-PLACE RUBBER	SF
	42,270 sf	ROCK MULCH / 3/4"-1.5" CLEAR CREEK GRANITE	SF
	104,903 sf	SHRUB BED / SHRUB BED	mulch
	348,288 sf	SOD / RTF WATER SAVER SOD OR EQUAL	sod

RIGHT OF WAY LANDSCAPE TABULATIONS

STREET ROW	ROW LENGTH	TREES	
		Required*	Provided
168th Ave	2342'	59	59
Road C	2106'	53	53
Road U	1665'	42	42
TOTAL		154	154

***Notes:**

- 1) Based on the Todd Creek PUD Amendment, there shall be one (1) street tree per forty (40) linear feet of frontage.
- 2) The ROW trees lie between the edge of flowline to the edge of walk.
- 3) Except along 168th St, the County prefers the trees to be out of the ROW. The ROW trees were determined from ROW to back of lot line.

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2	
3	

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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.1

LEGEND

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

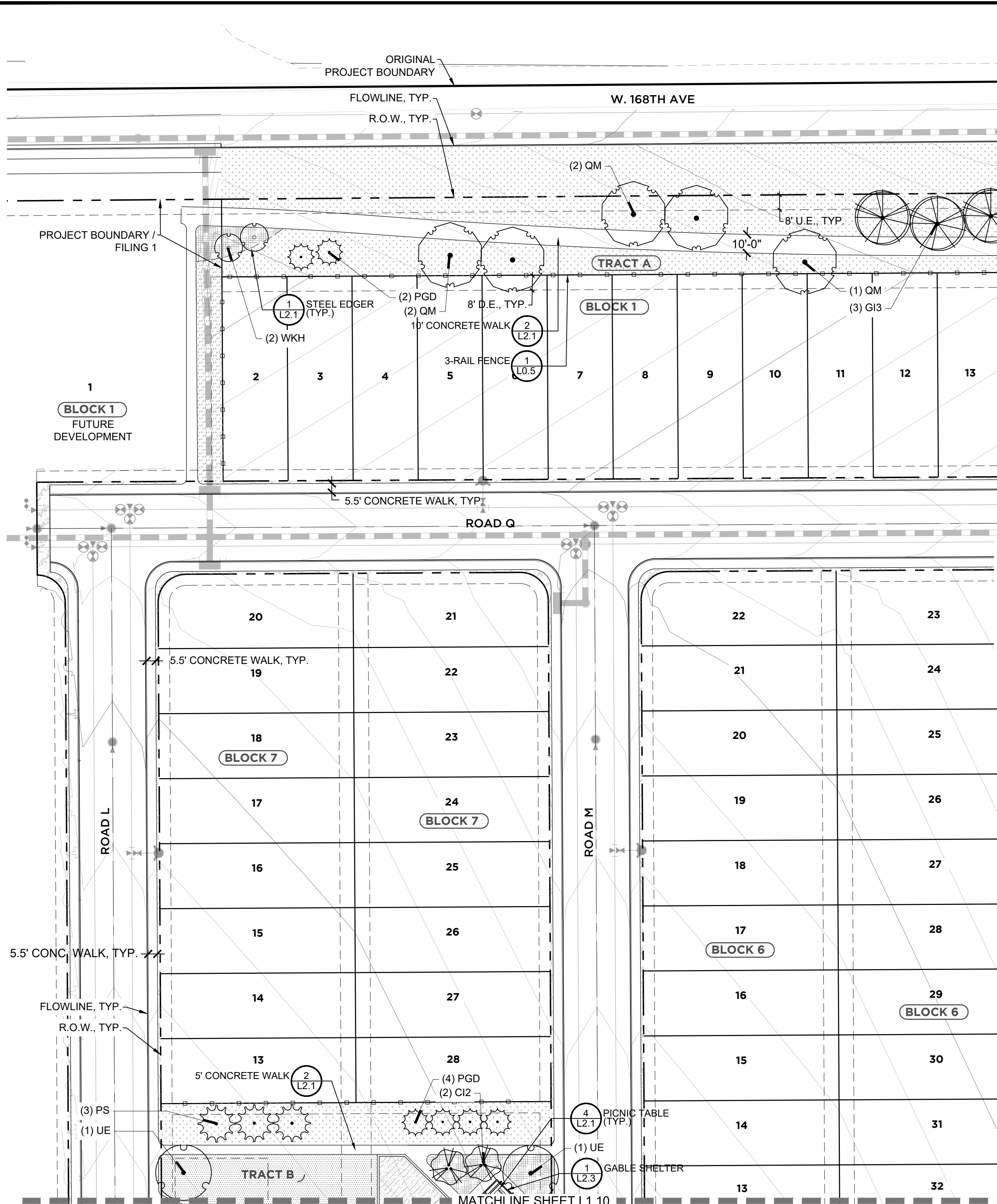
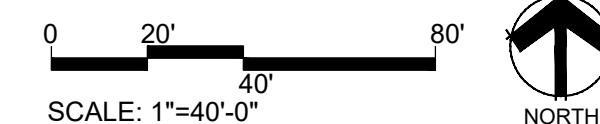
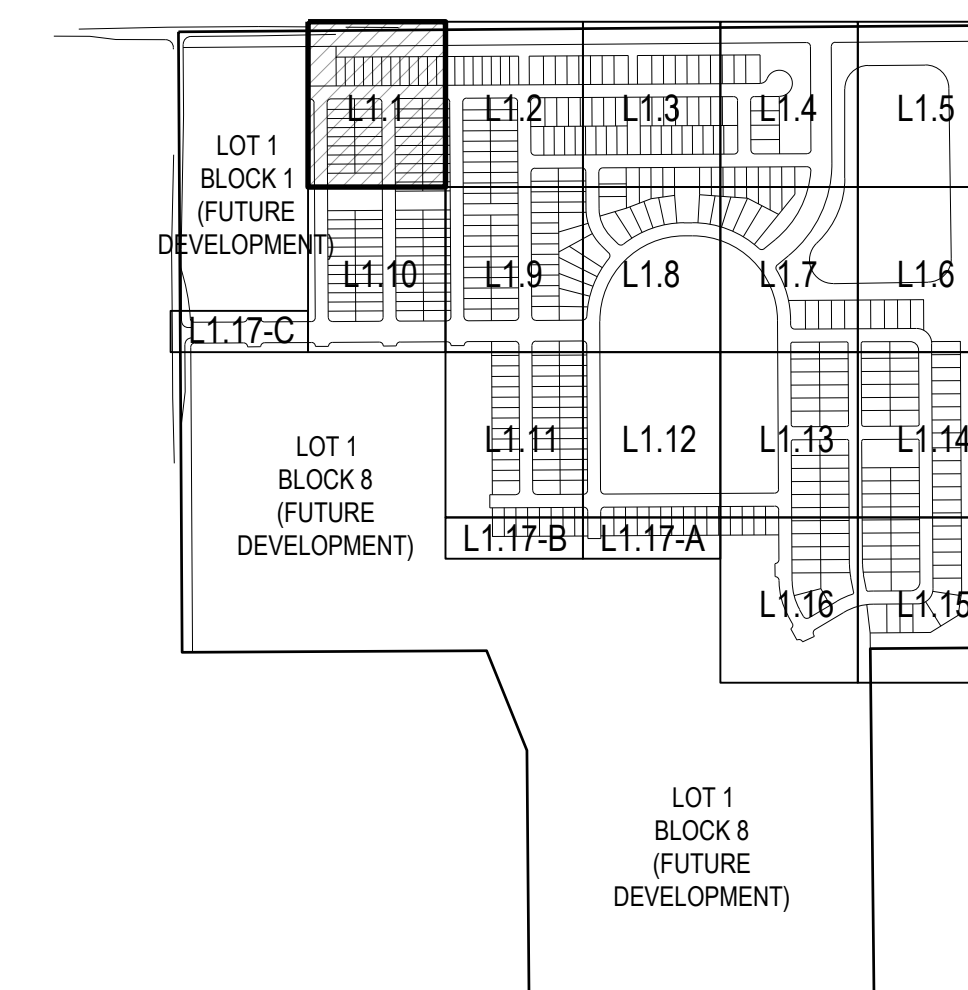
GROUND COVERS

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

NOTES:

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

KEY MAP (NOT TO SCALE)



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Sheet Name
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Sheet Number

L1.2

LEGEND

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

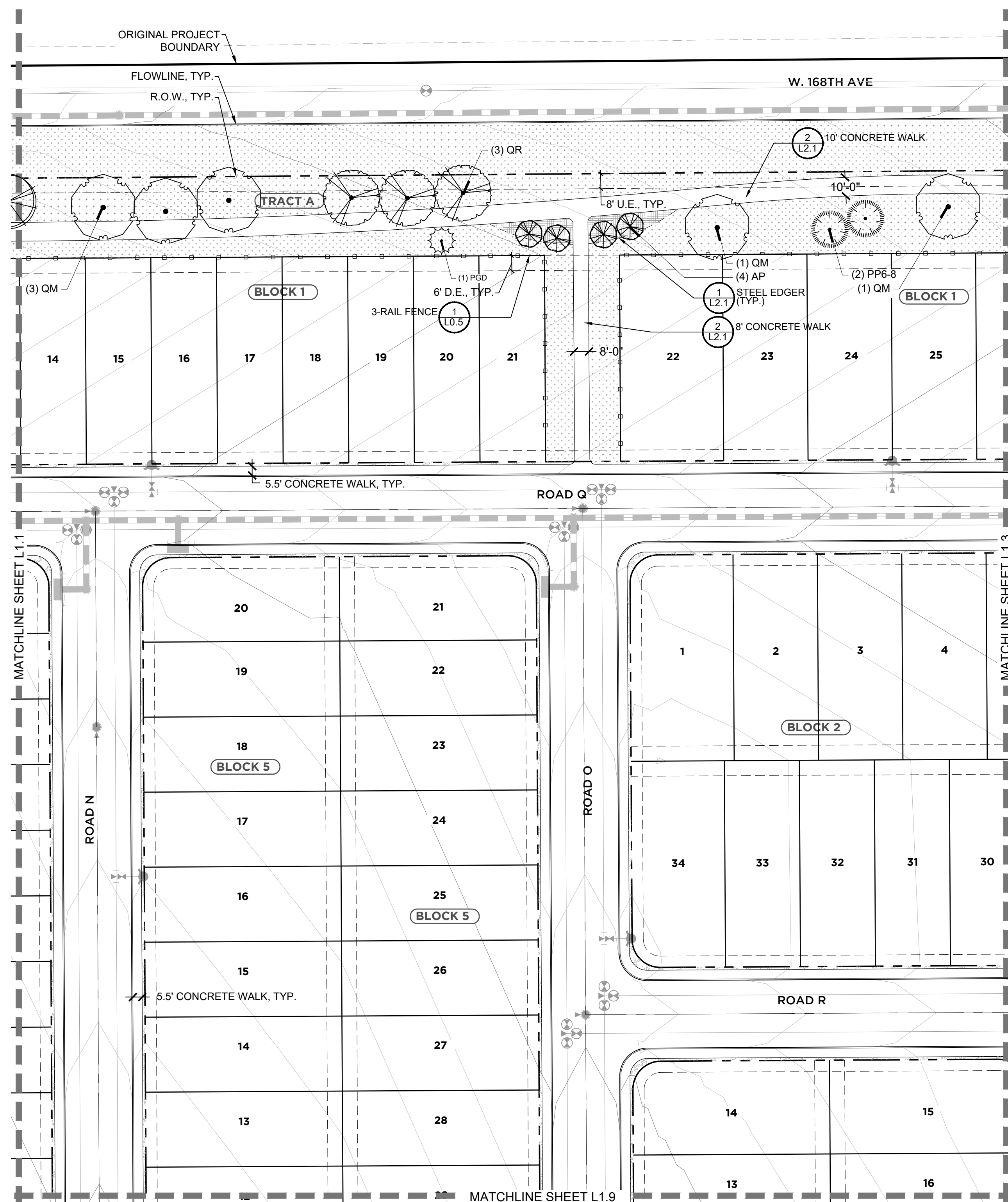
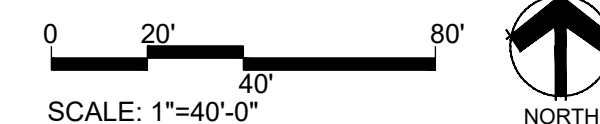
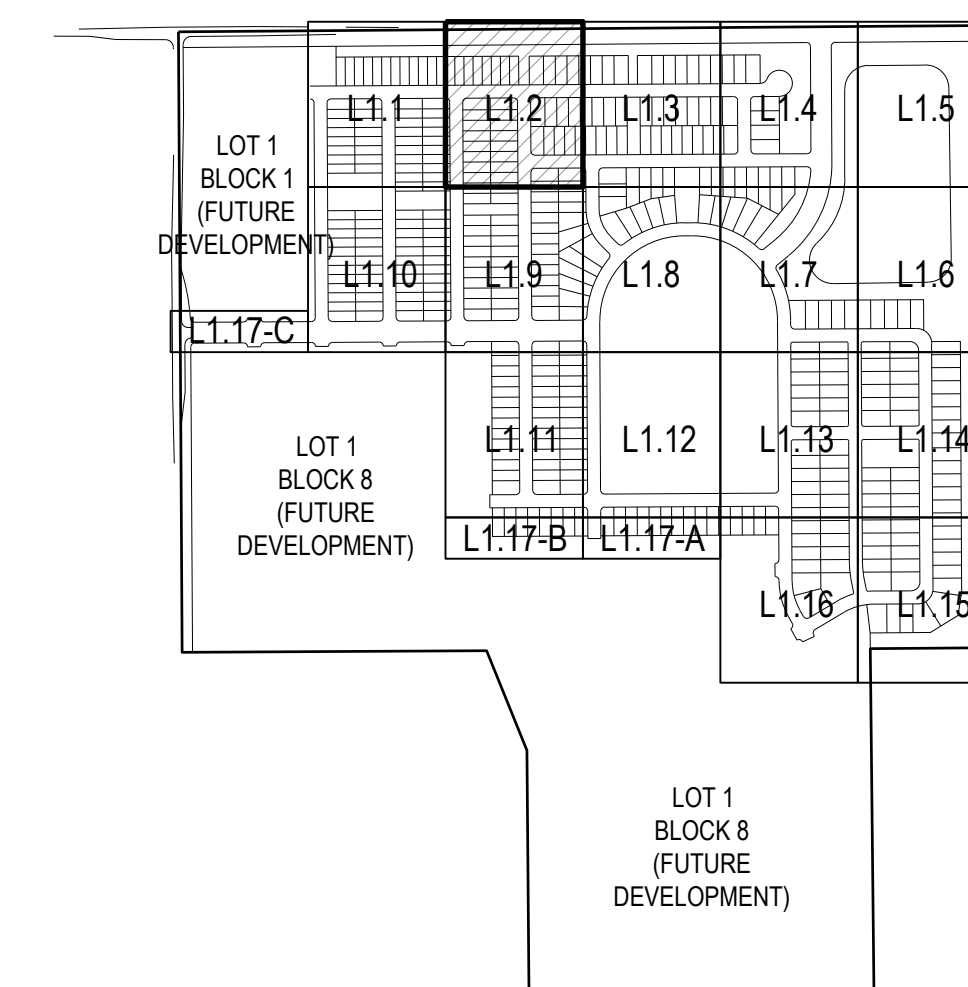
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MATCHLINE SHEET L1.9

MATCHLINE SHEET L1.1

MATCHLINE SHEET L1.3

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L1.3

LEGEND

- RIGHT OF WAY
- - - - - EASEMENT
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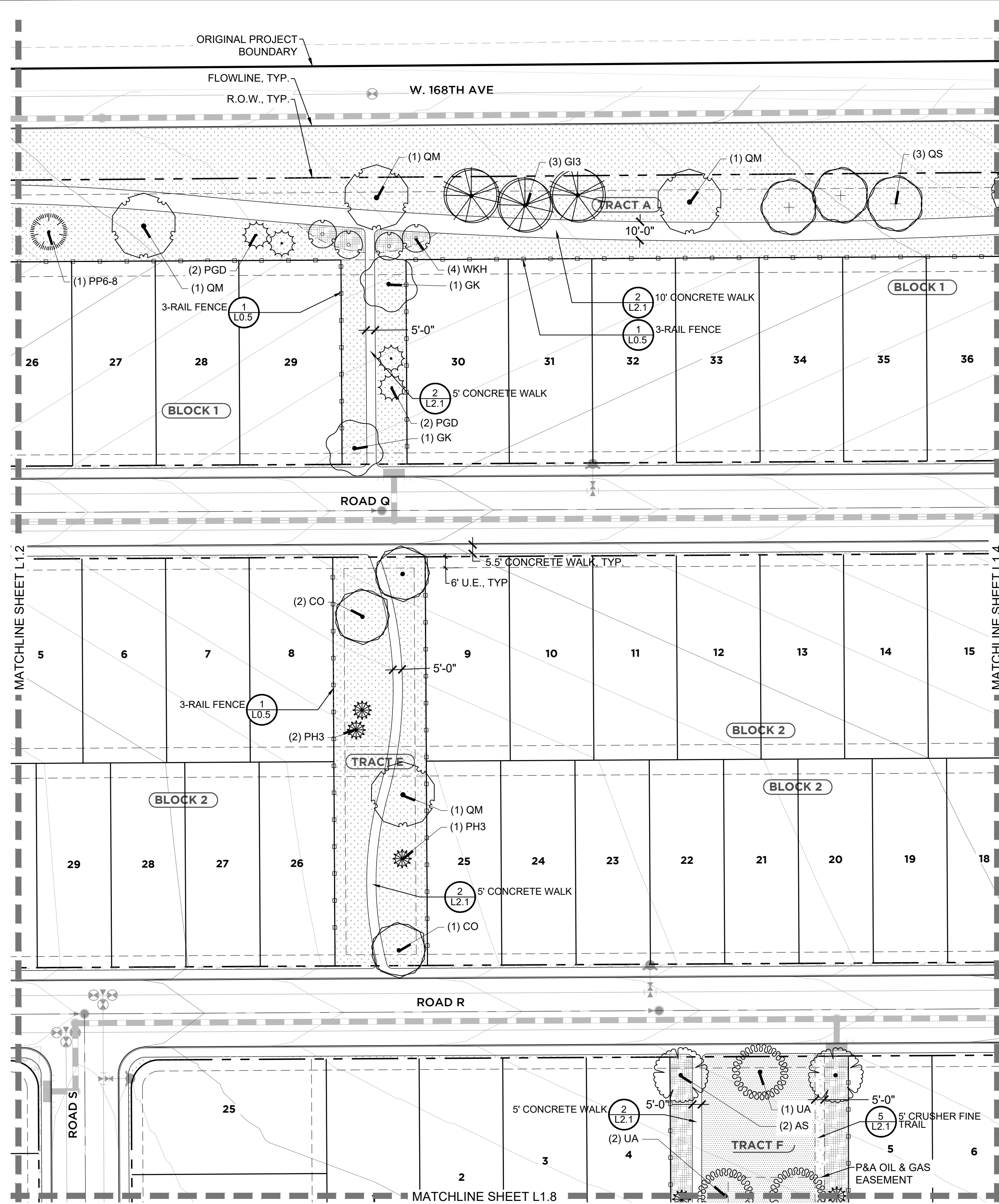
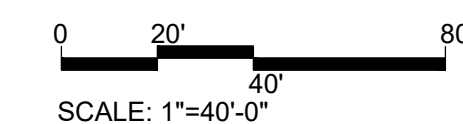
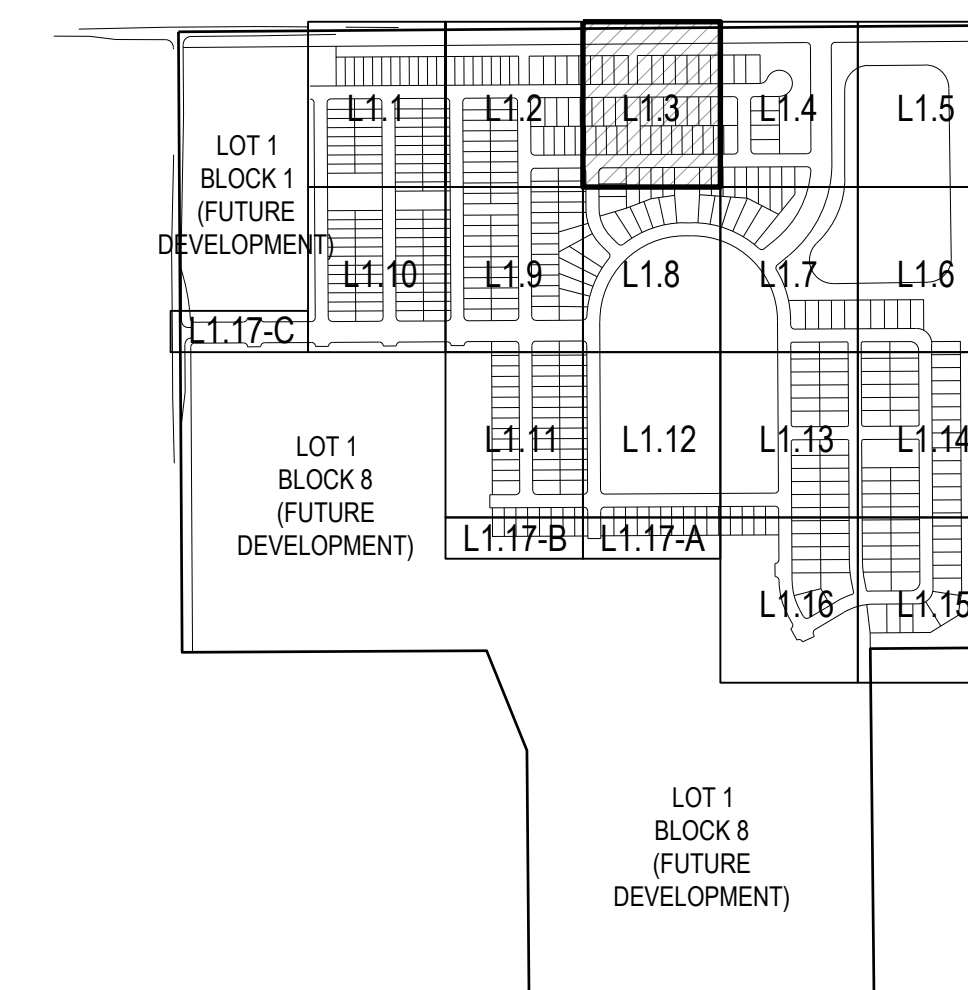
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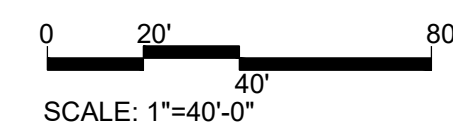
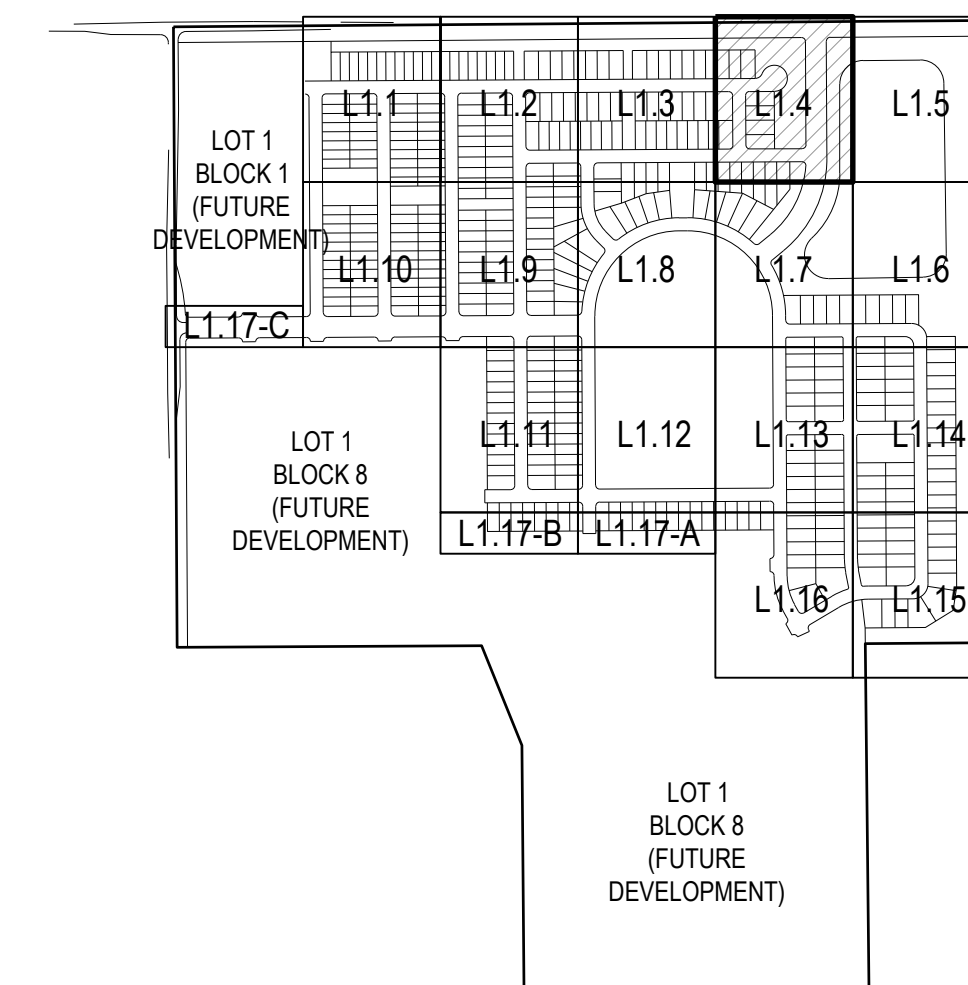
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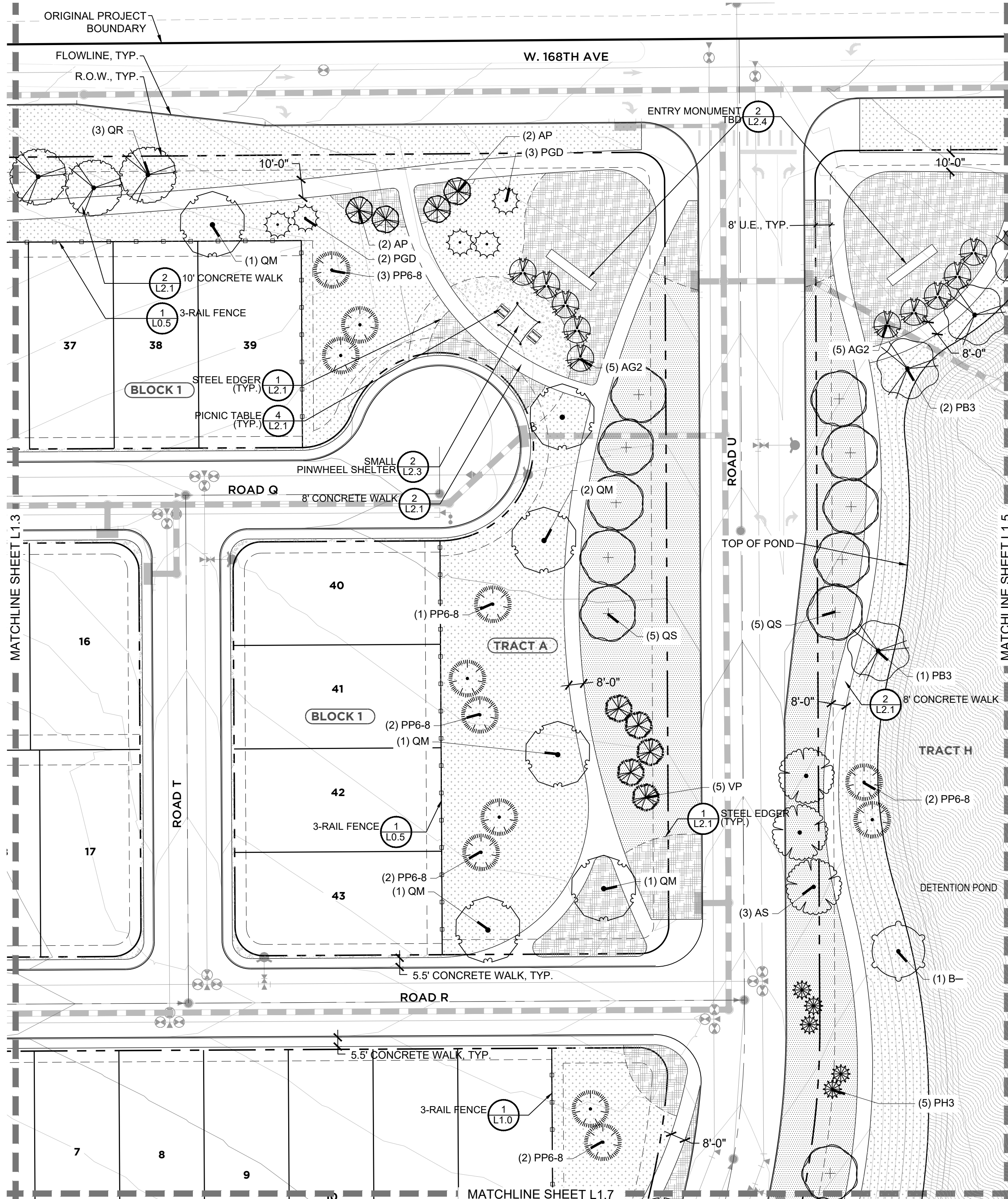
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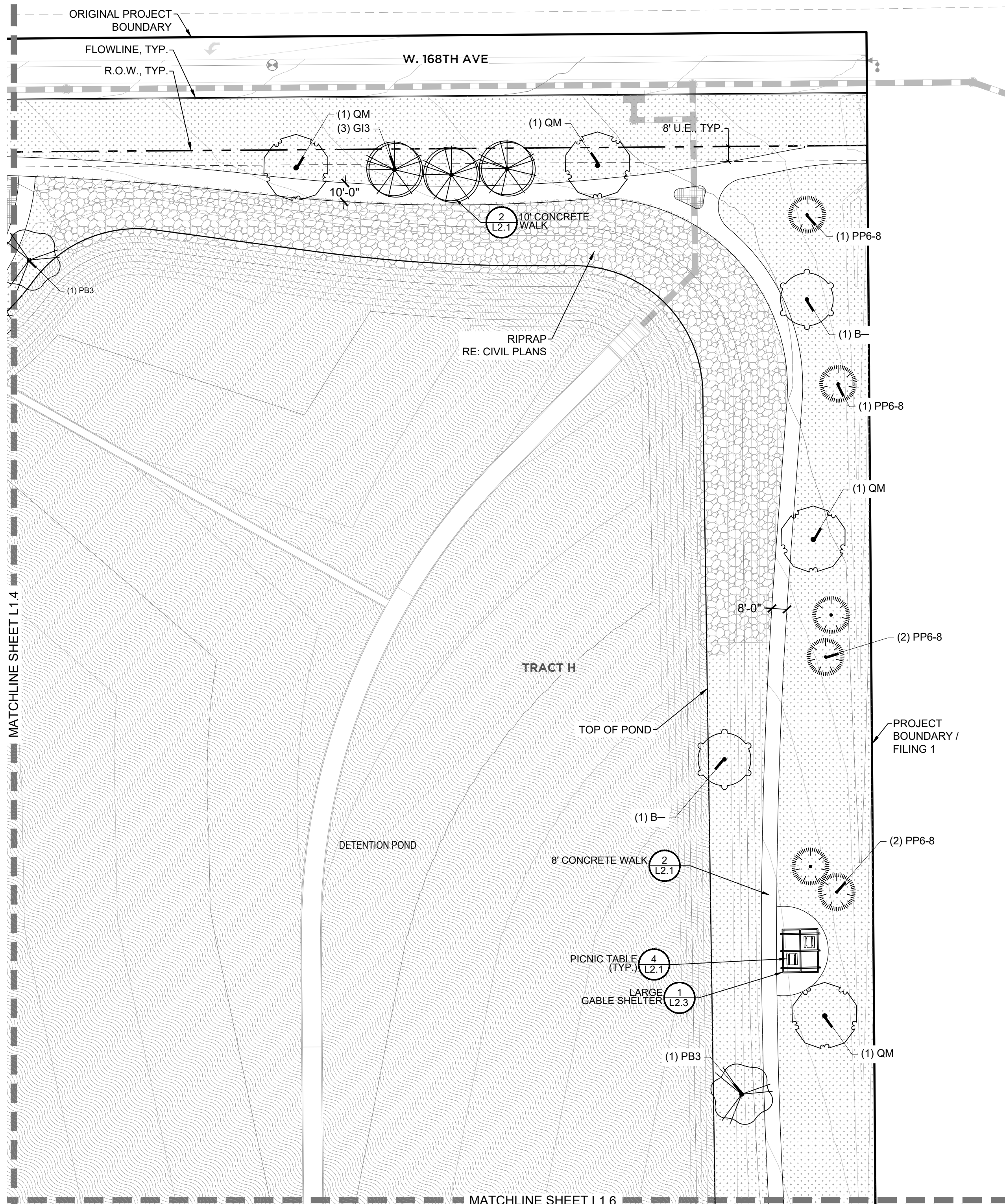
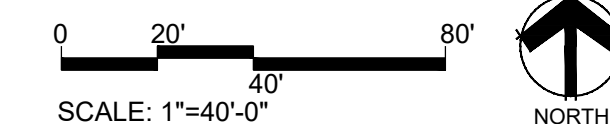
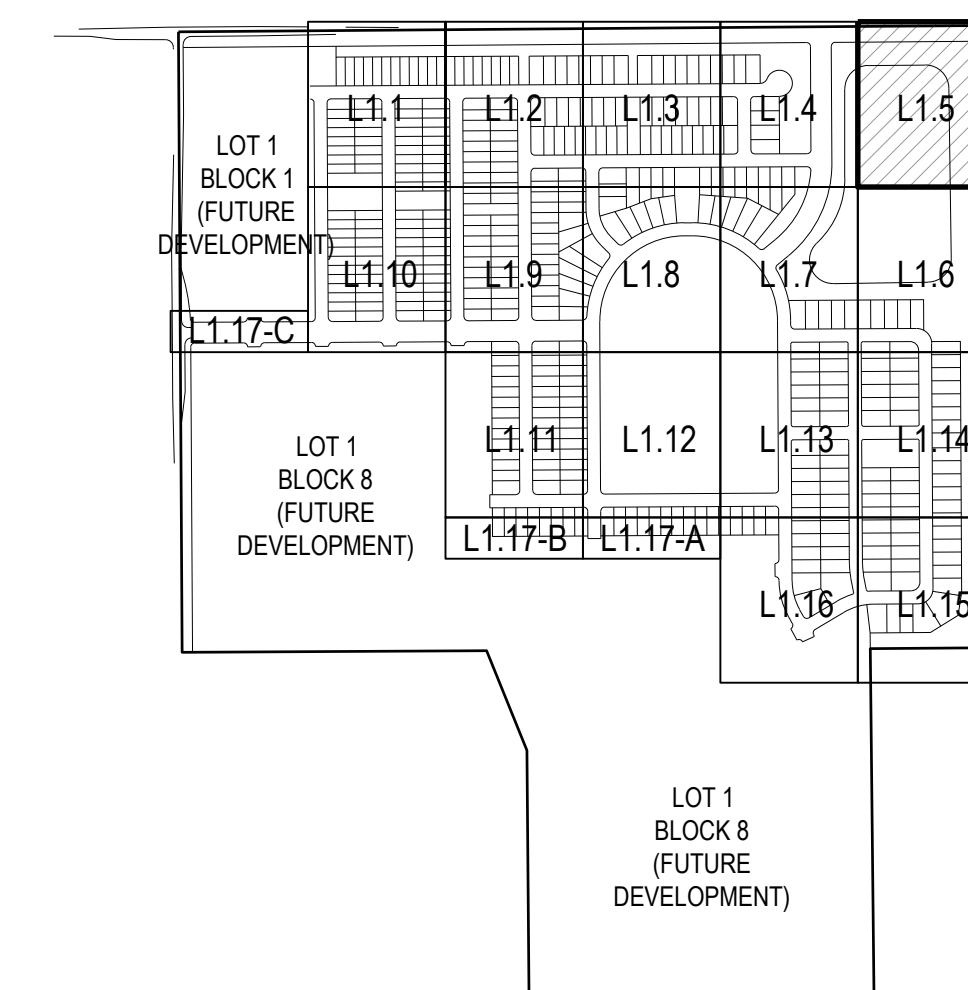
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- [Pattern] SHRUB BEDS

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KEY MAP (NOT TO SCALE)



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



www.pcsgroupco.com
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t 303.531.4905 f 303.531.4908

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

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

Issue Date: 02/09/2024

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1 2ND SUBMITTAL	4/29/24
2	
3	

NOT FOR CONSTRUCTION

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.7

LEGEND

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

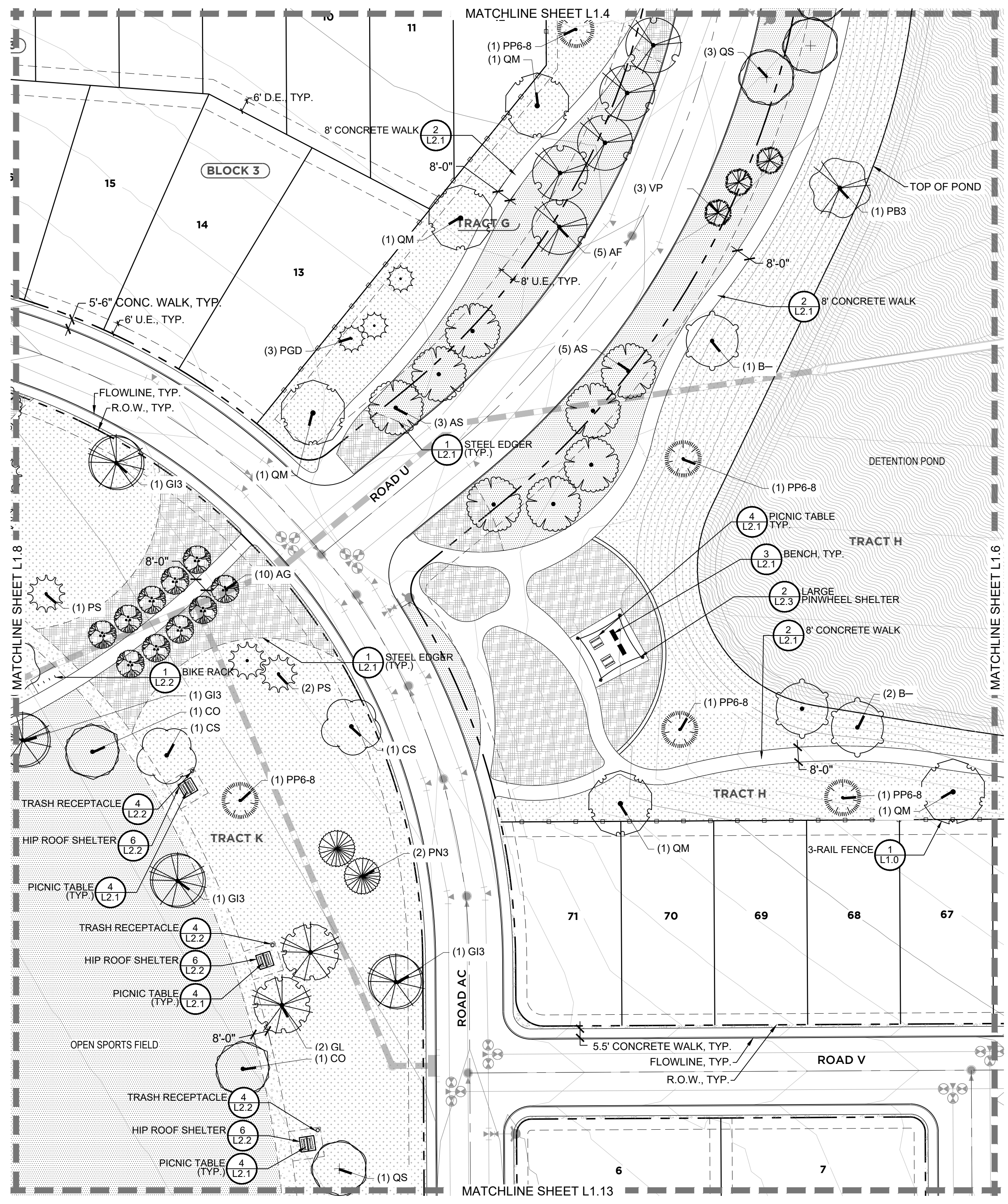
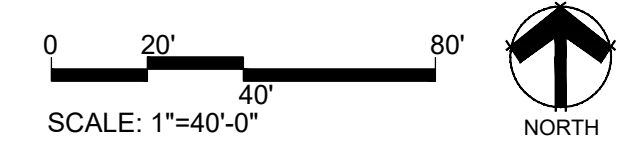
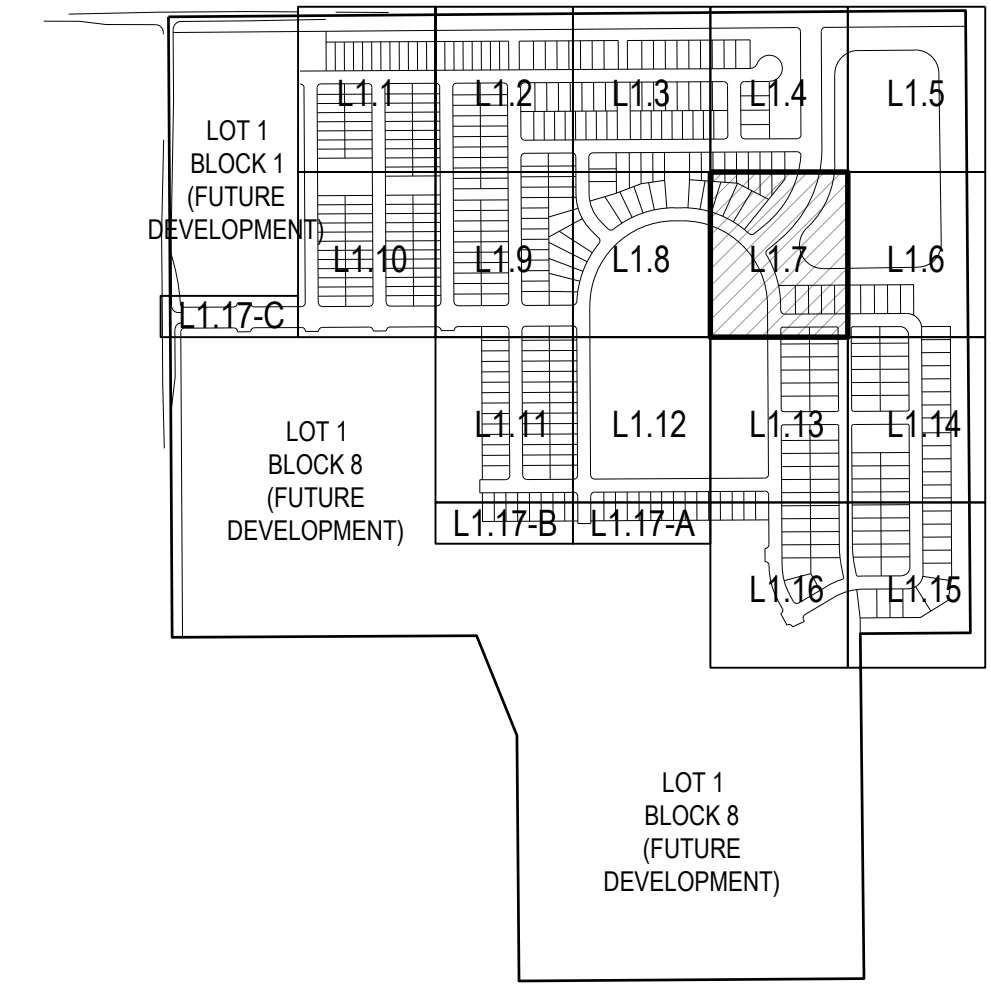
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTIGREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
- [Pattern] SHRUB BEDS

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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.8

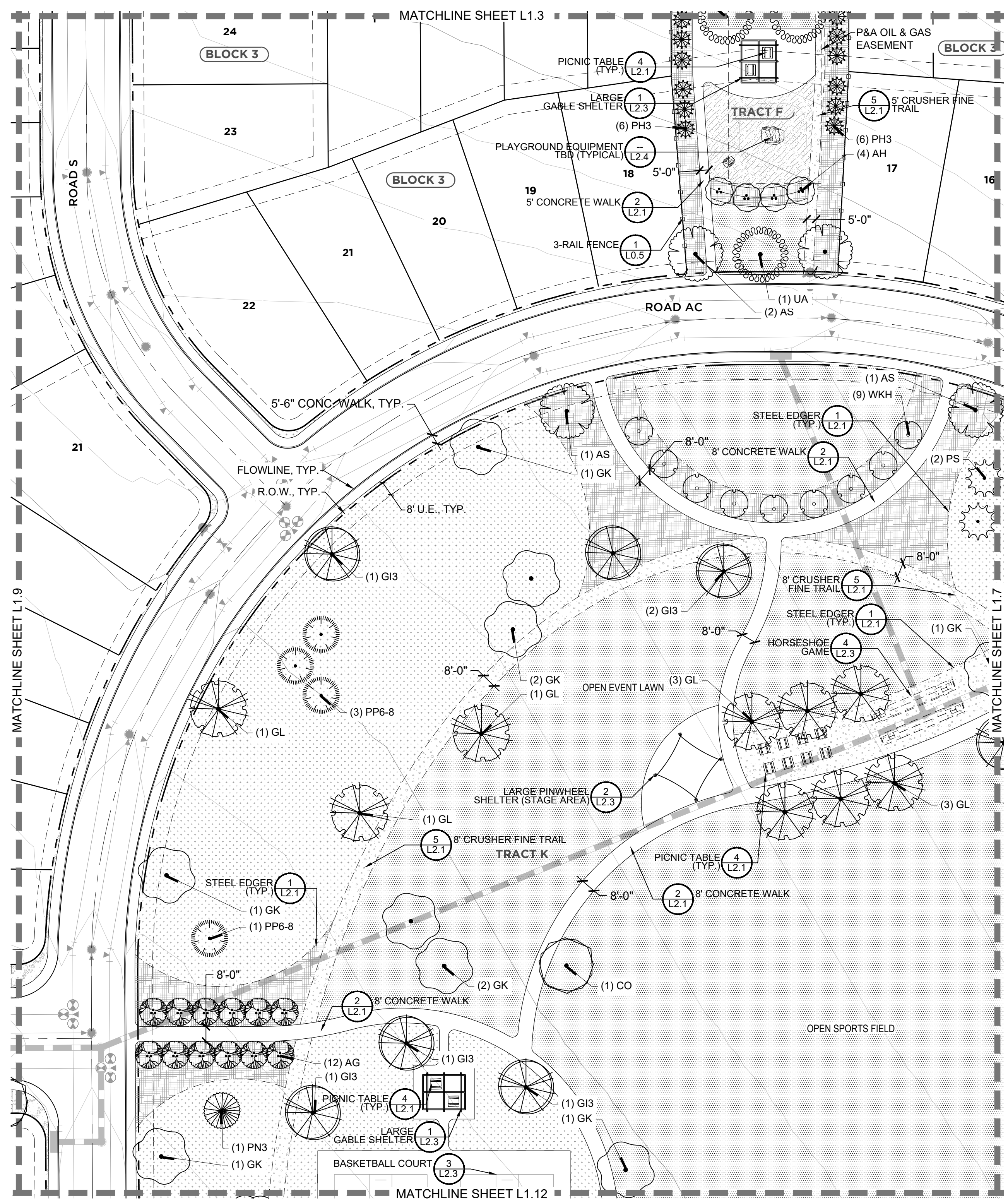
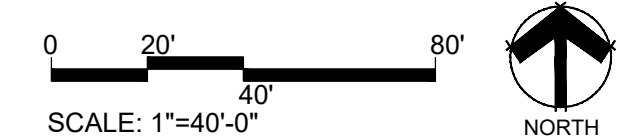
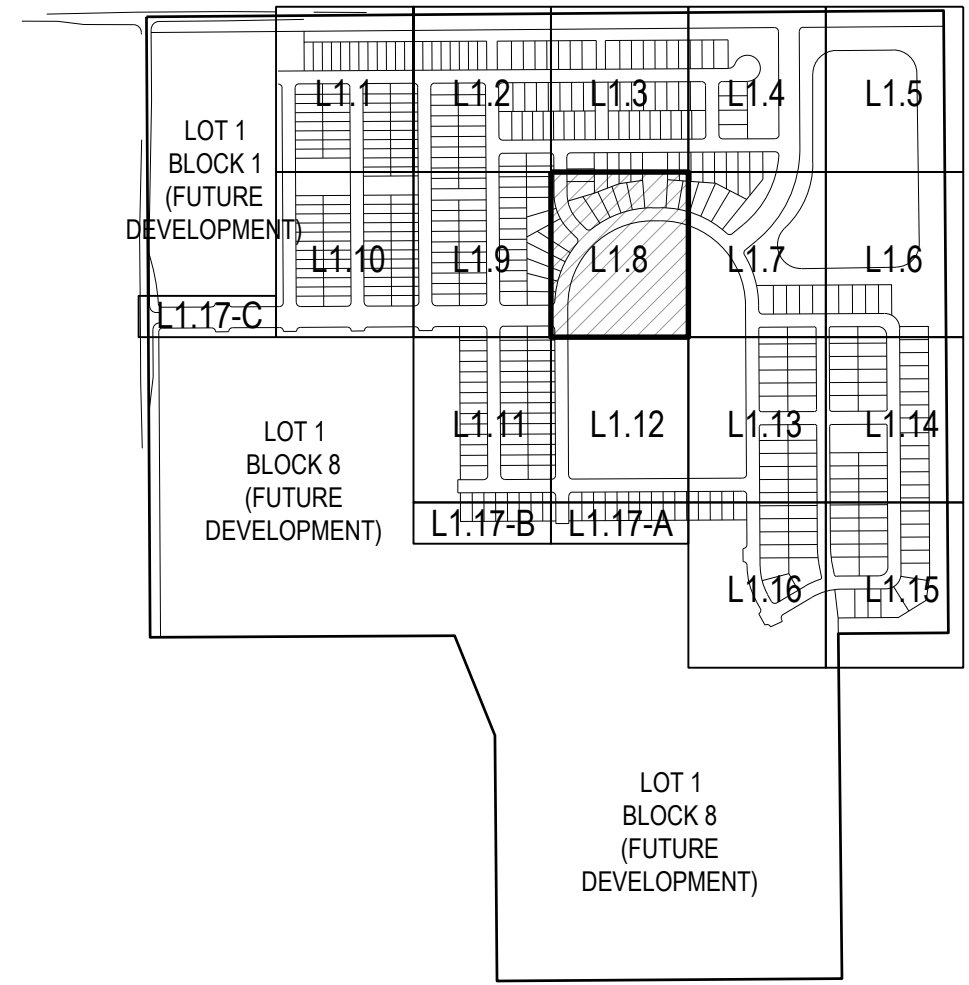
LEGEND

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

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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.9

LEGEND

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

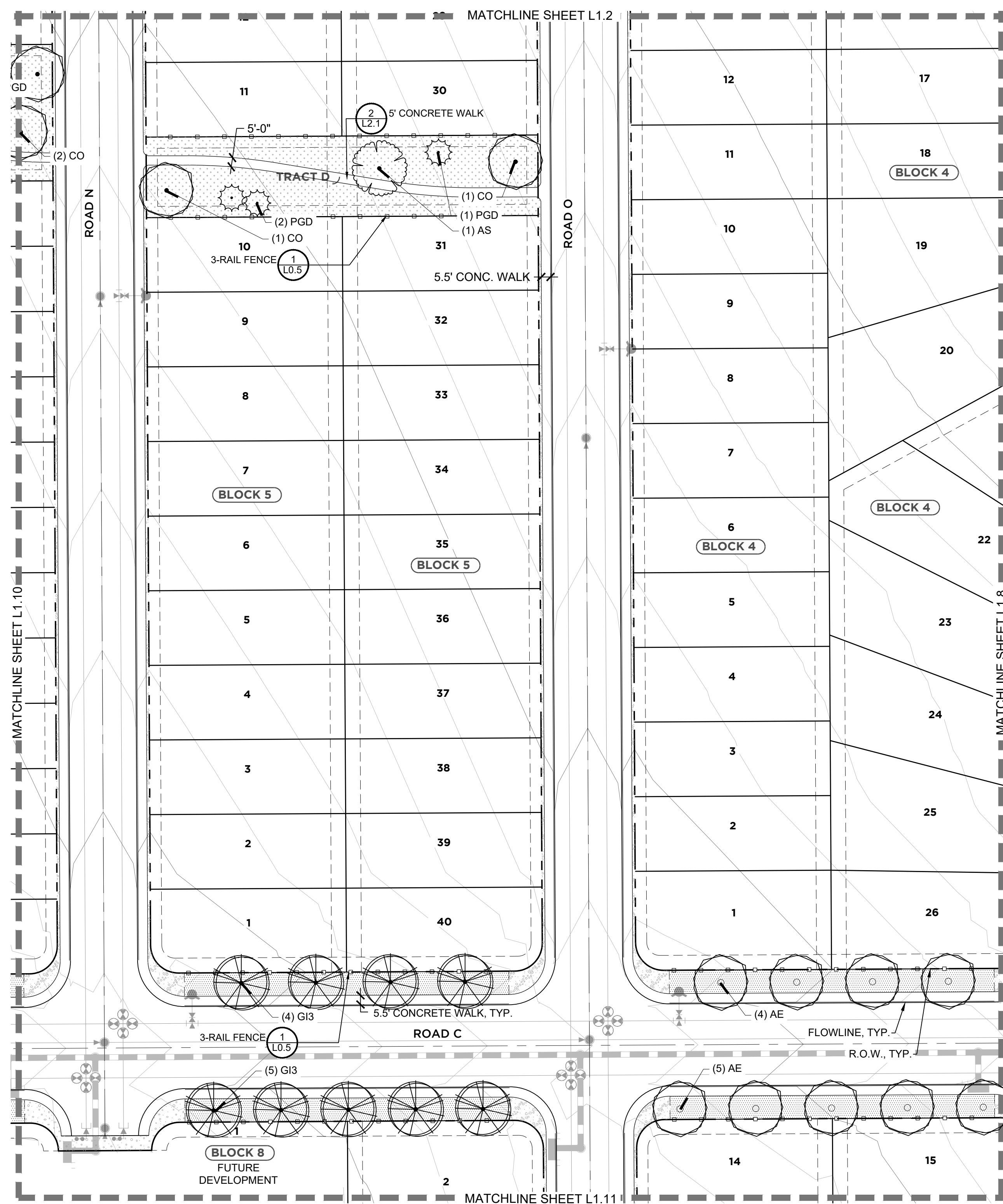
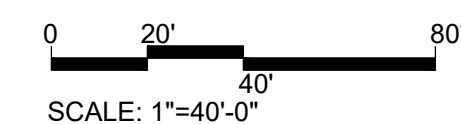
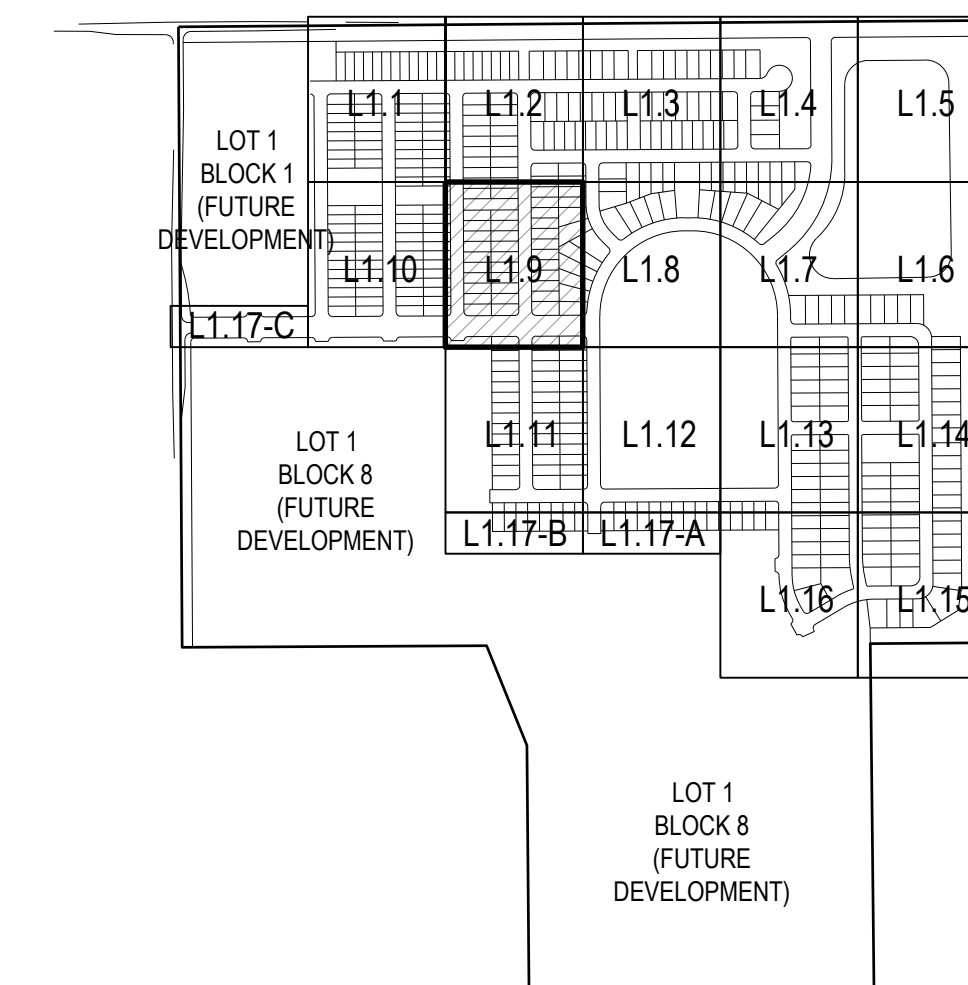
GROUND COVERS

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

Sheet Number

L1.10

LEGEND

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

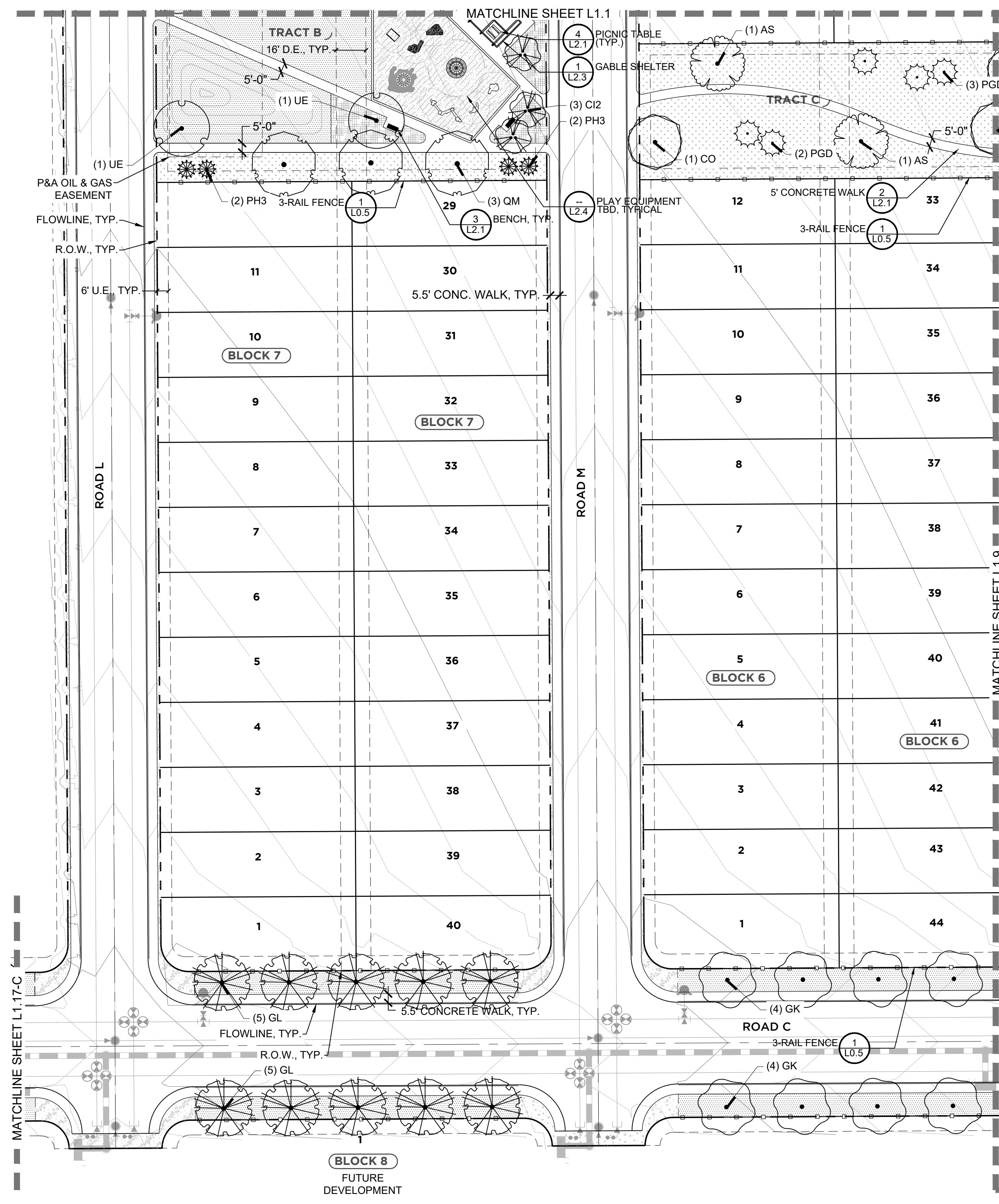
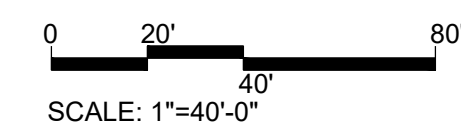
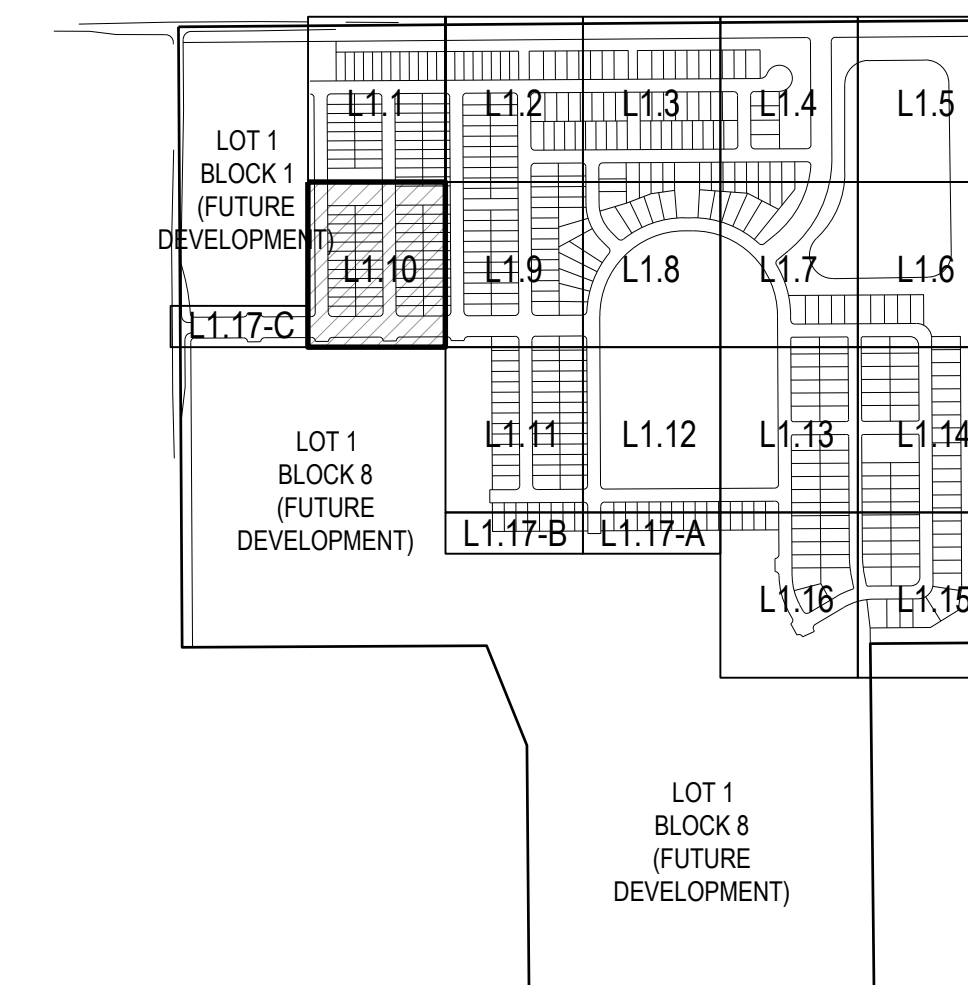
GROUND COVERS

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

Sheet Number

L1.11

LEGEND

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

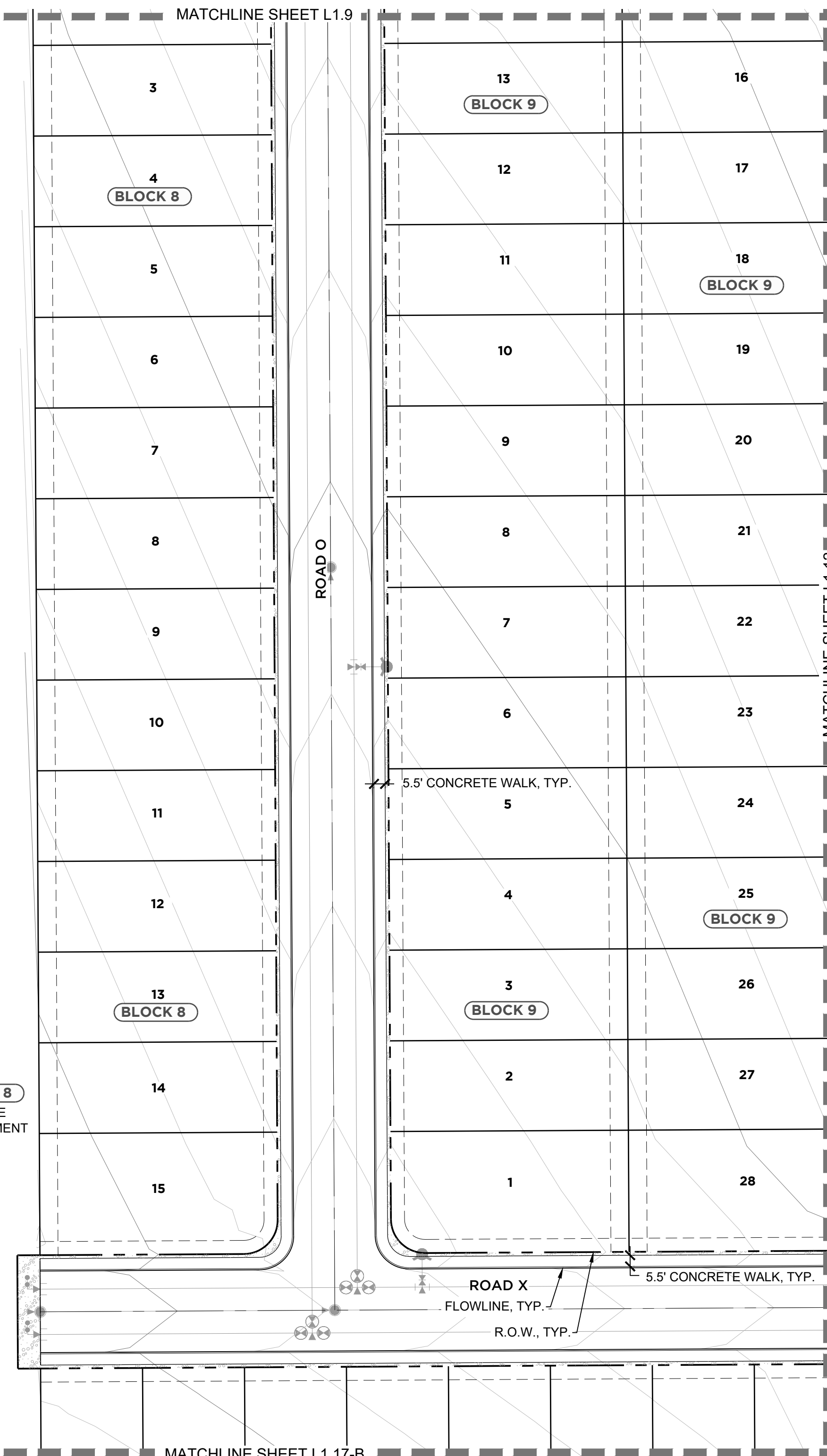
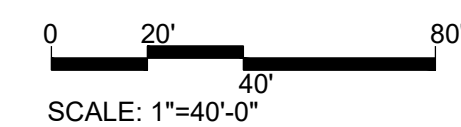
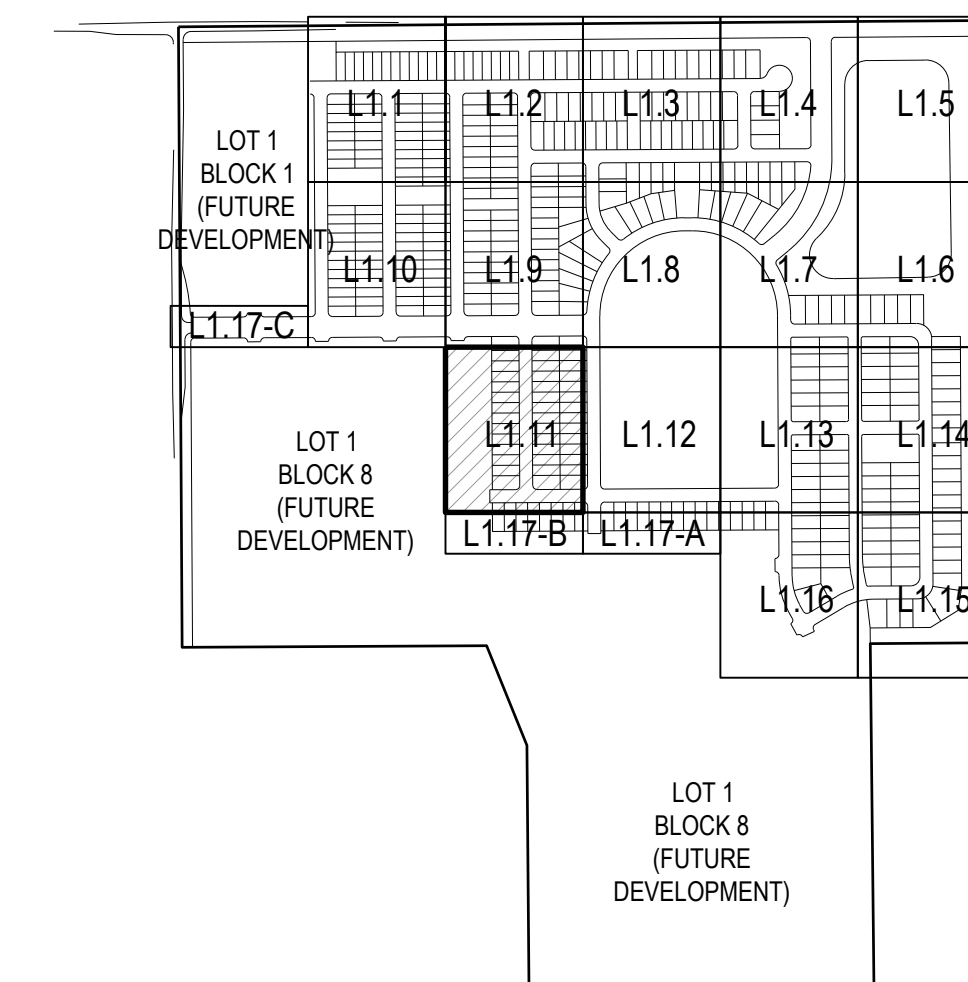
GROUND COVERS

- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTIGREY
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KEY MAP (NOT TO SCALE)



1
BLOCK 8
FUTURE DEVELOPMENT

BLOCK 9

BLOCK 9

ROAD X
FLOWLINE, TYP.
R.O.W., TYP.

5.5' CONCRETE WALK, TYP.

MATCHLINE SHEET L1.17-B

MATCHLINE SHEET L1.9

MATCHLINE SHEET L1.12

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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.12

LEGEND

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

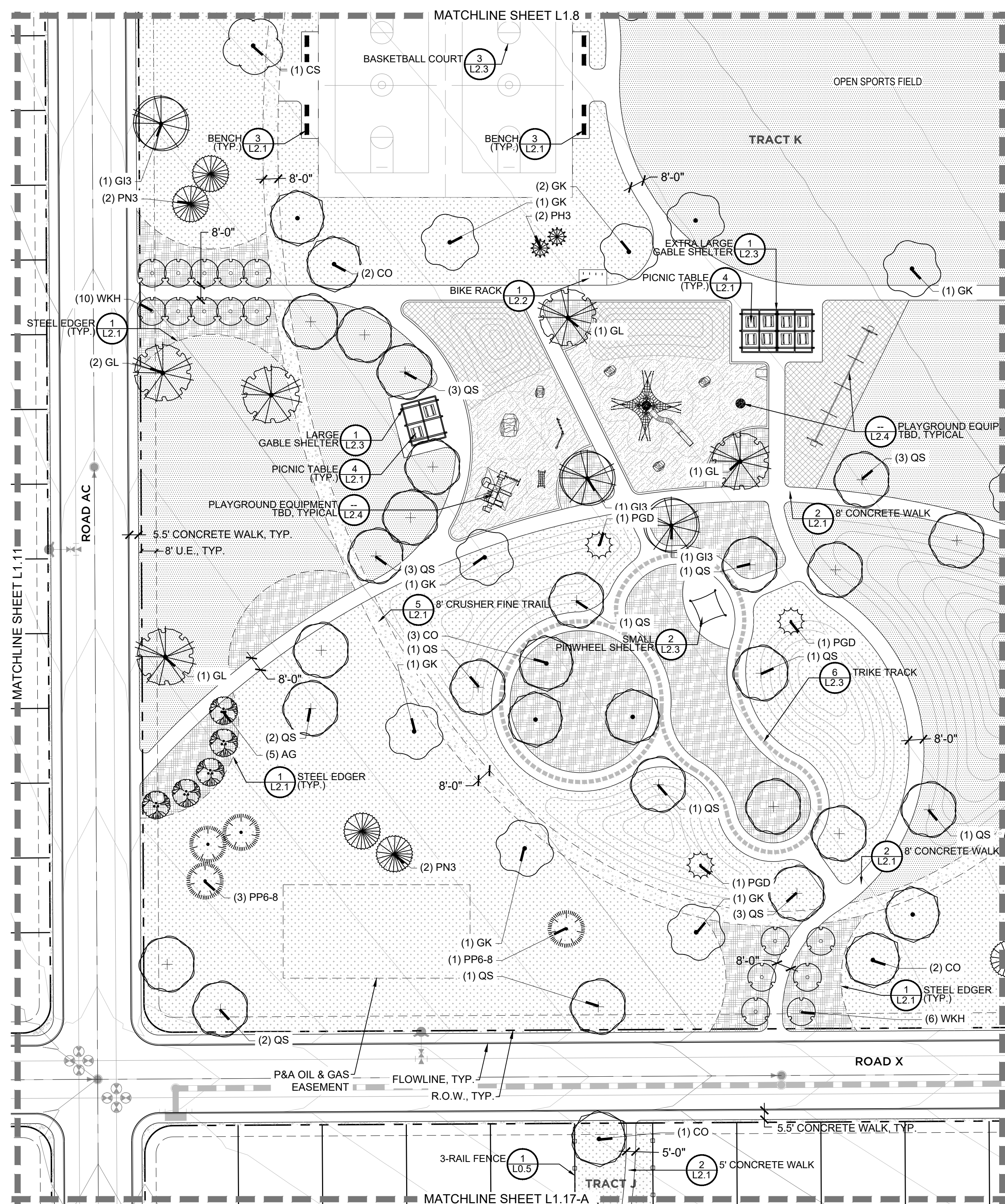
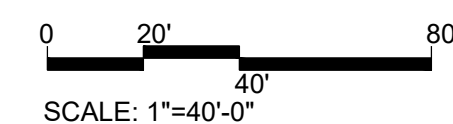
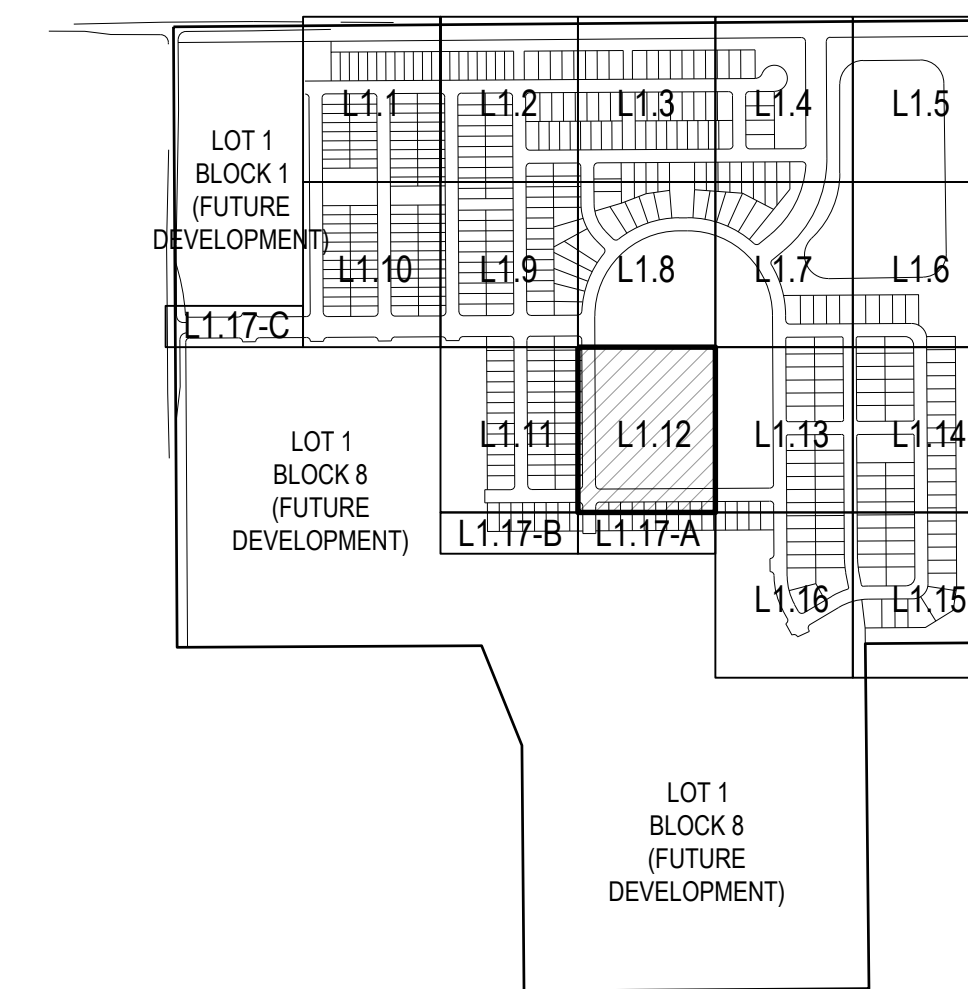
GROUND COVERS

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- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.13

LEGEND

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

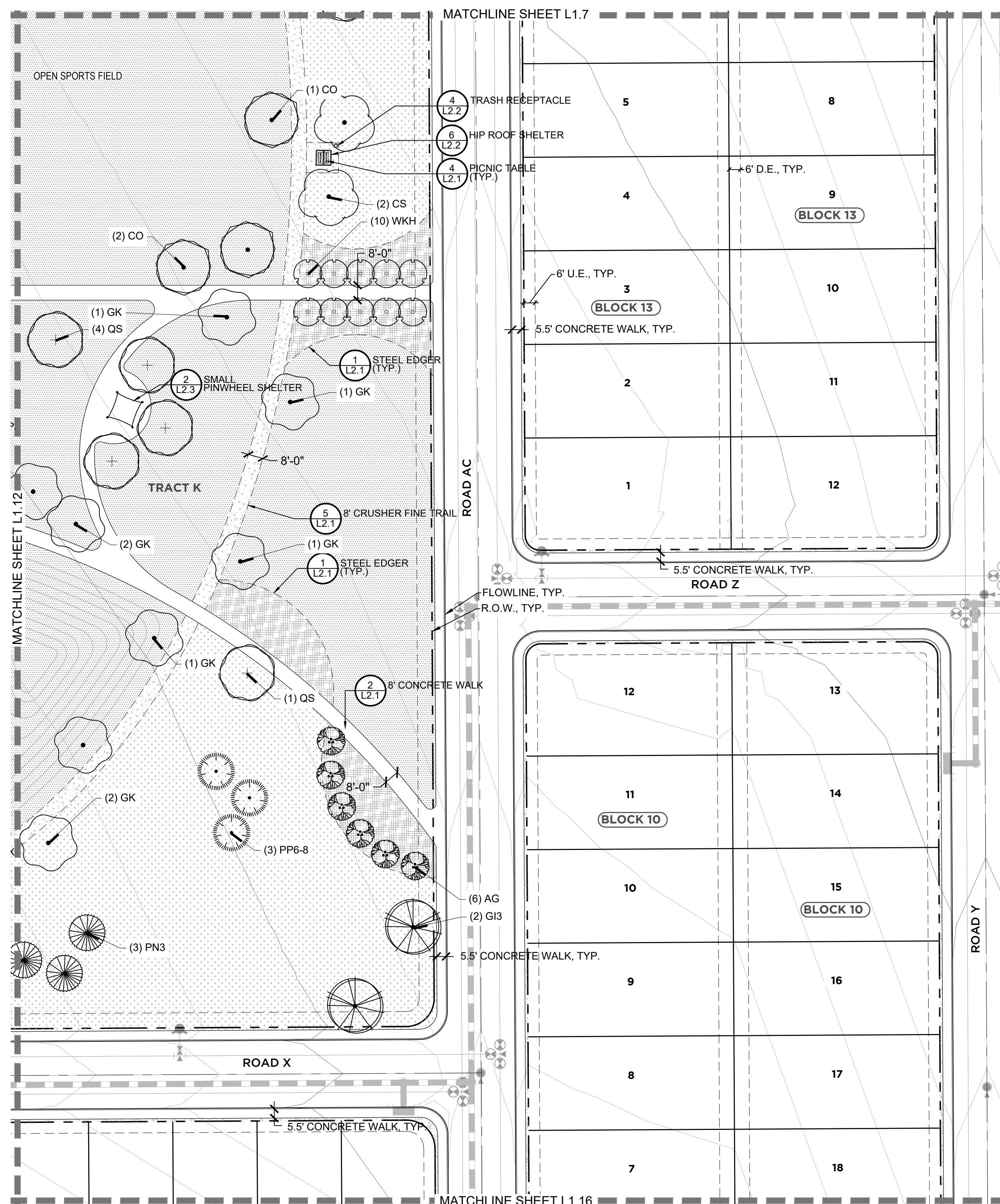
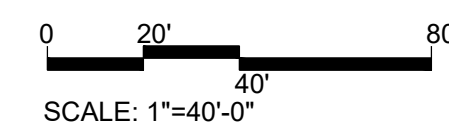
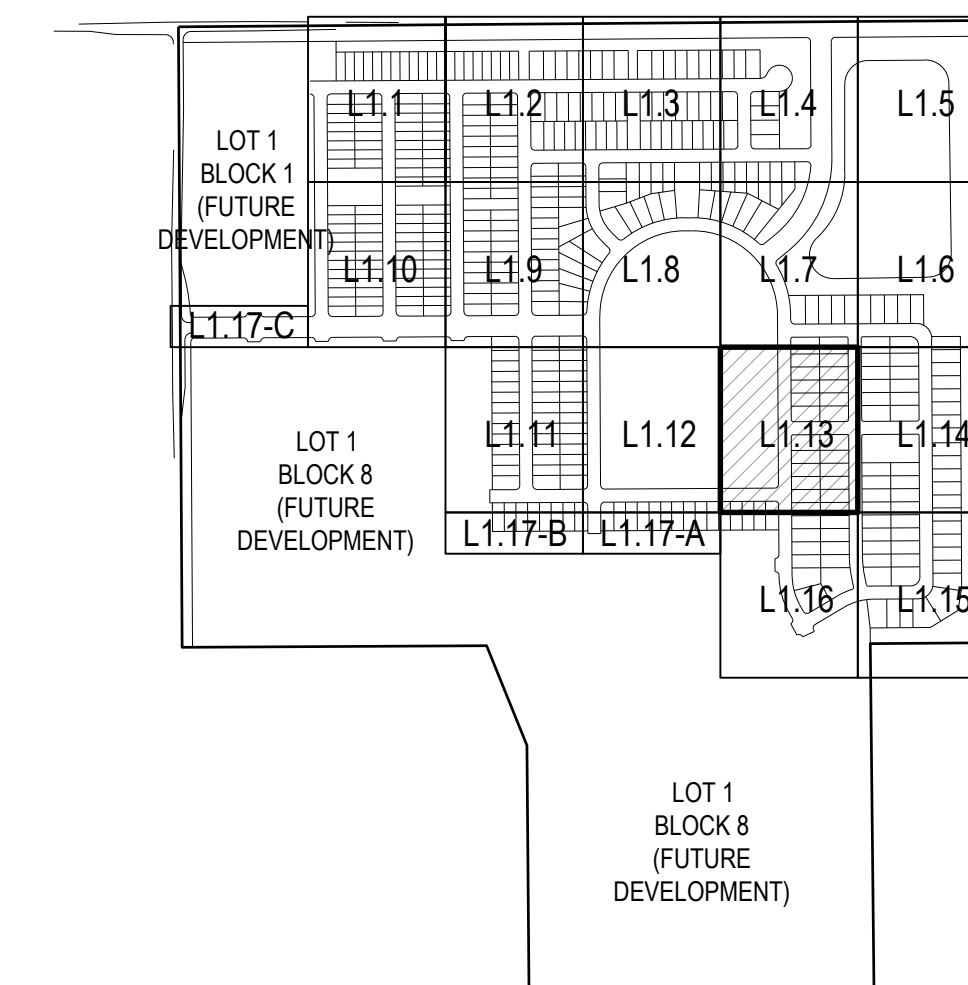
GROUND COVERS

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- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTIGREY
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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.14

LEGEND

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

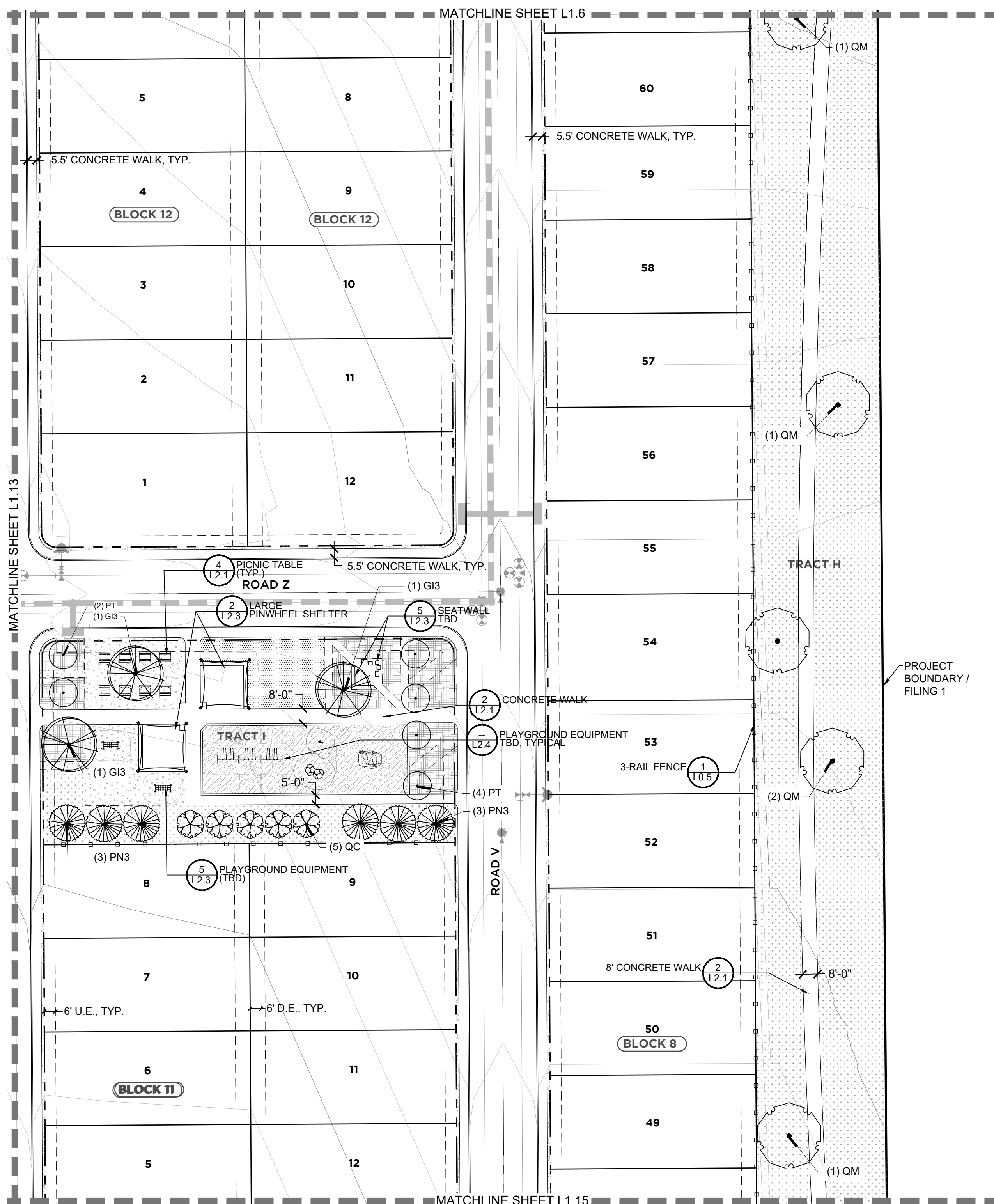
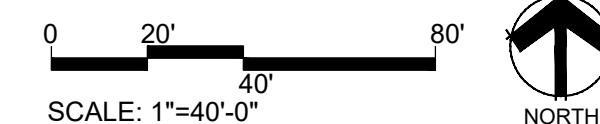
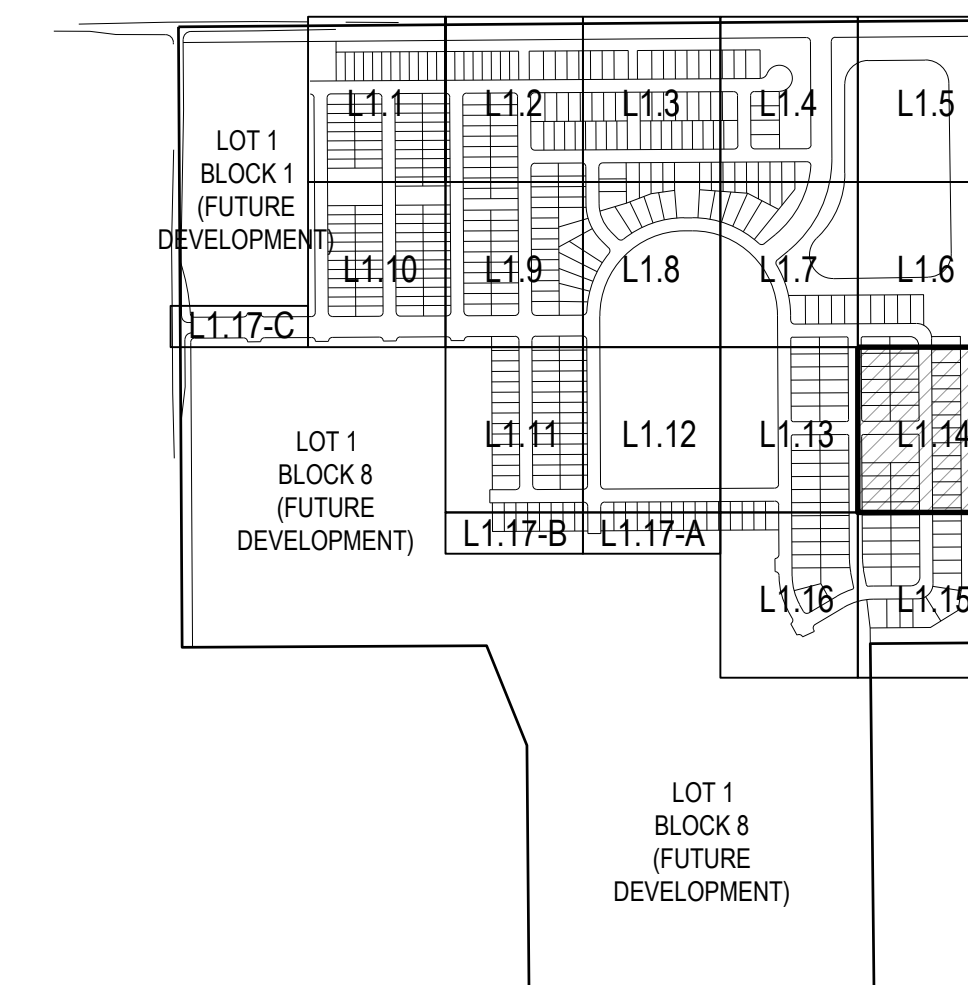
GROUND COVERS

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



MATCHLINE SHEET L1.6

MATCHLINE SHEET L1.15

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Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.15

LEGEND

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

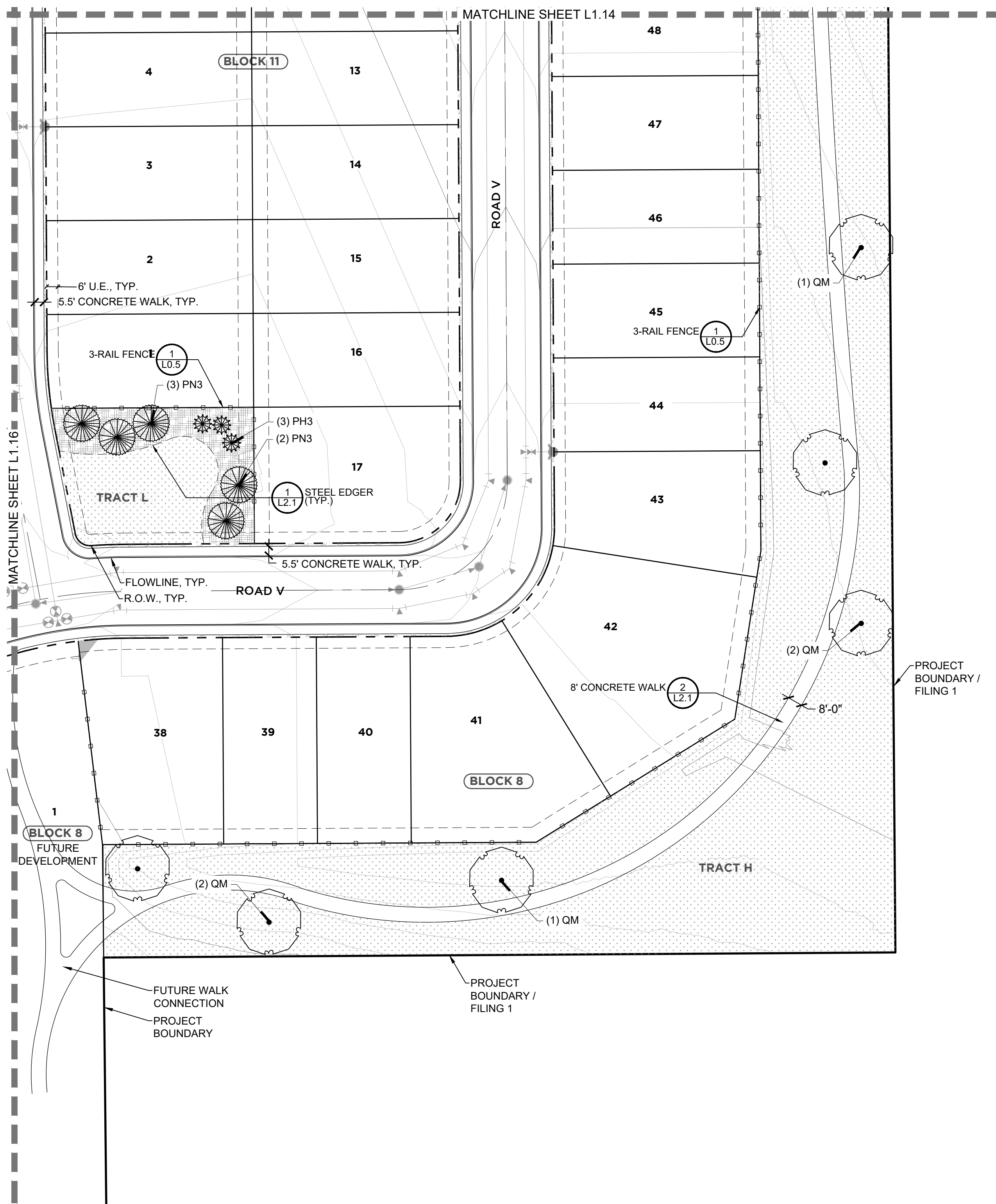
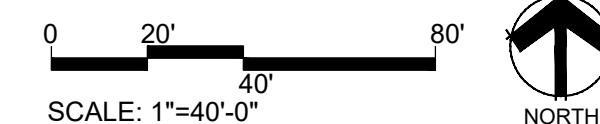
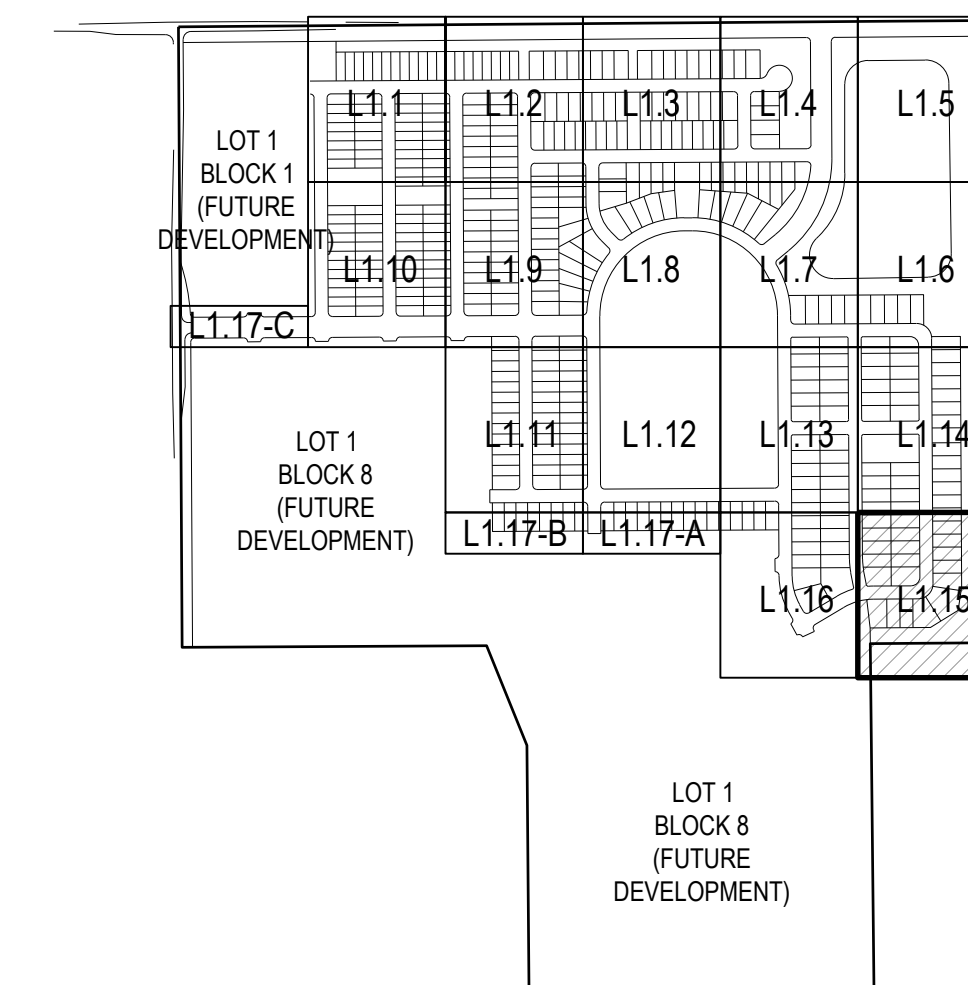
GROUND COVERS

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

Sheet Number

L1.16

LEGEND

- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
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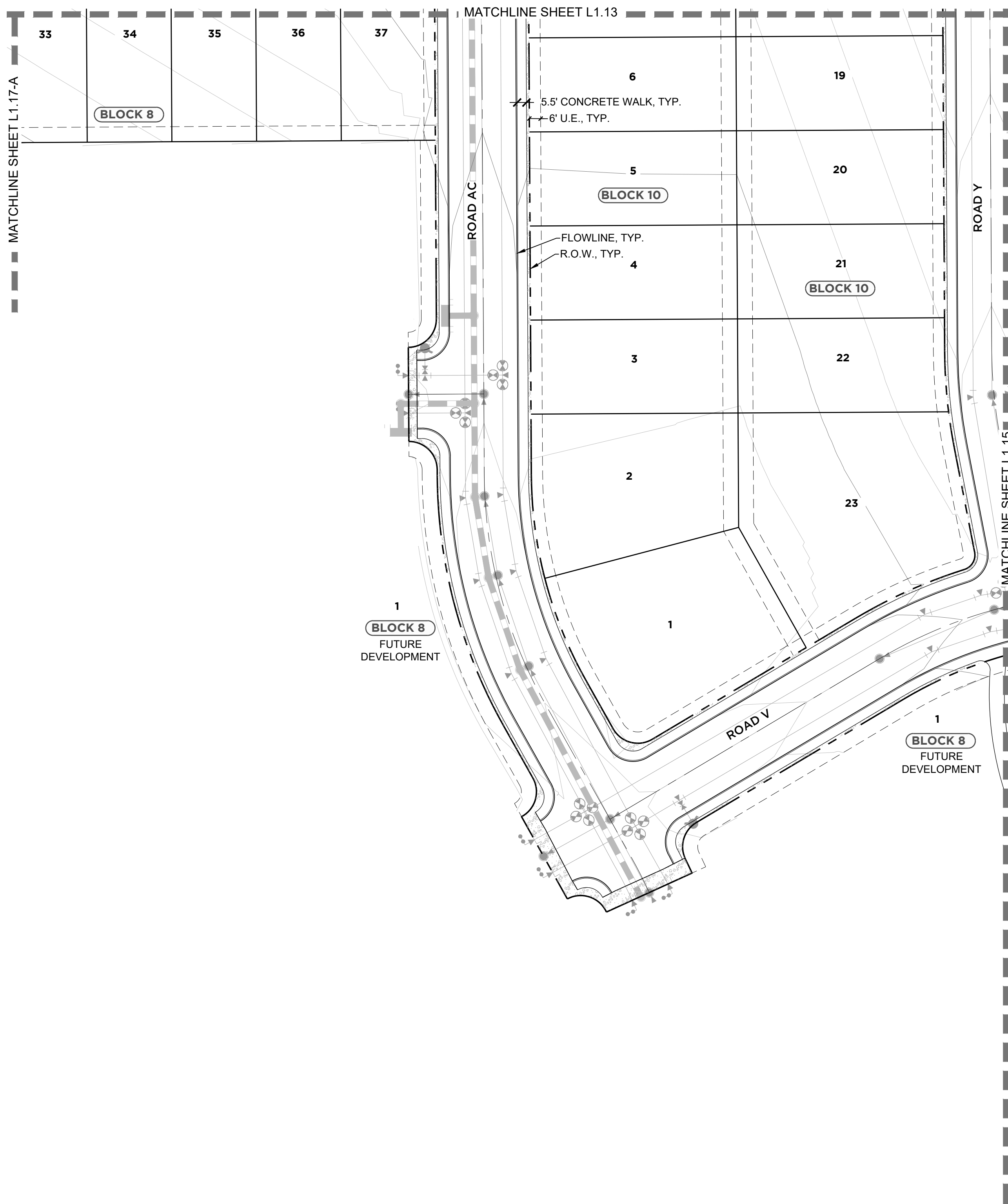
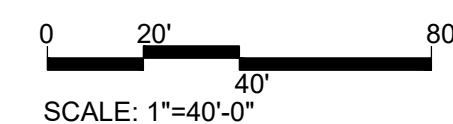
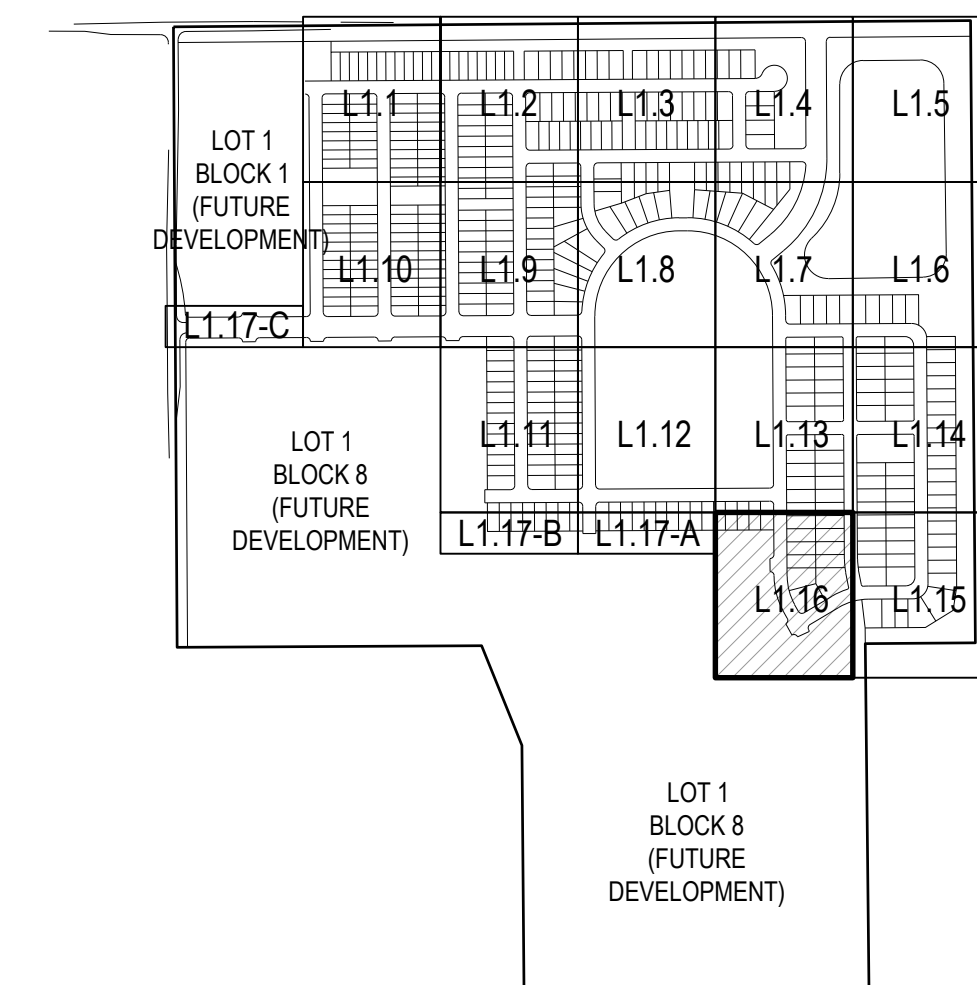
GROUND COVERS

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- FIBAR
- PLAY SURFACING
- PEA GRAVEL, COLOR: MULTIGREY
- ROCK MULCH, 2"- 4" COBBLE
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3. TREES ARE NOT TO BE PLANTED WITHIN 10' OF EITHER SIDE OF WATER, SEWER, OR STORM DRAIN MAIN LINES OR WITHIN 5' OF EITHER SIDE OF WATER AND SEWER LINES.

KEY MAP (NOT TO SCALE)



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



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

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

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

Issue Date: 02/09/2024

REVISIONS:	DATE:
1 2ND SUBMITTAL	4/29/24
2	
3	

NOT FOR CONSTRUCTION

Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.17

LEGEND

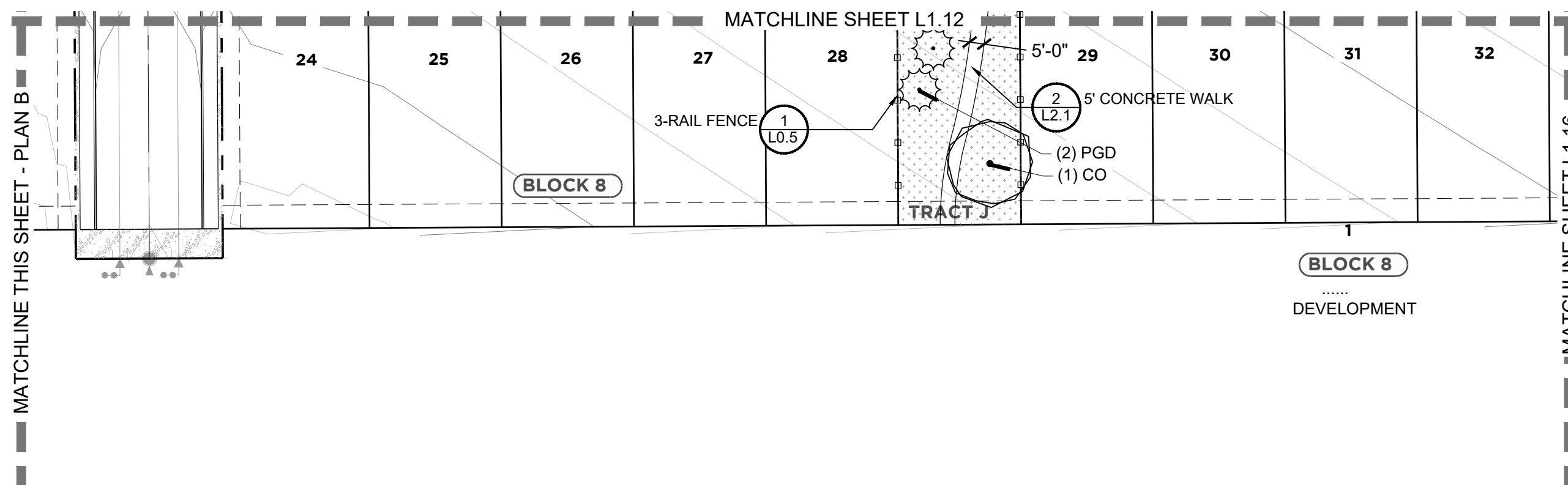
- RIGHT OF WAY
- - - - - EASEMENT
- - - - - STEEL EDGER
- - - - - DUG SPADE EDGE
- □ □ □ FENCE

GROUND COVERS

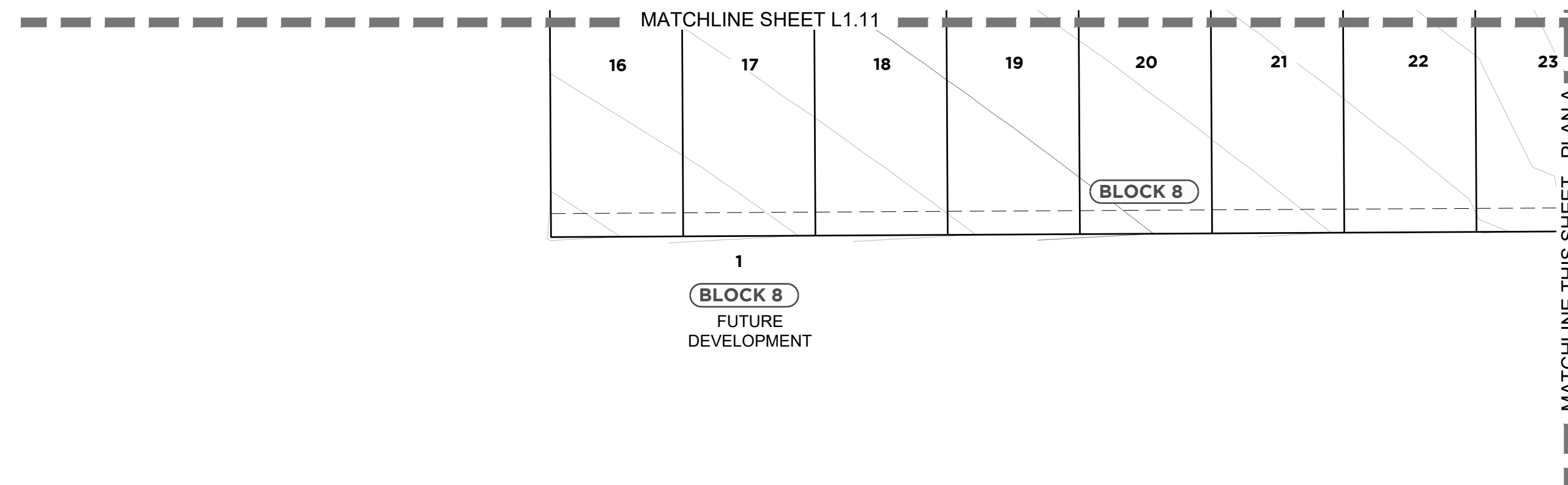
- [Pattern] BLUEGRASS SOD
- [Pattern] FIBAR
- [Pattern] PLAY SURFACING
- [Pattern] PEA GRAVEL, COLOR: MULTI/GREY
- [Pattern] ROCK MULCH, 2"- 4" COBBLE
- [Pattern] DETENTION SEED MIX
- [Pattern] NATIVE SEED MIX
- [Pattern] SHRUB BEDS

NOTES:

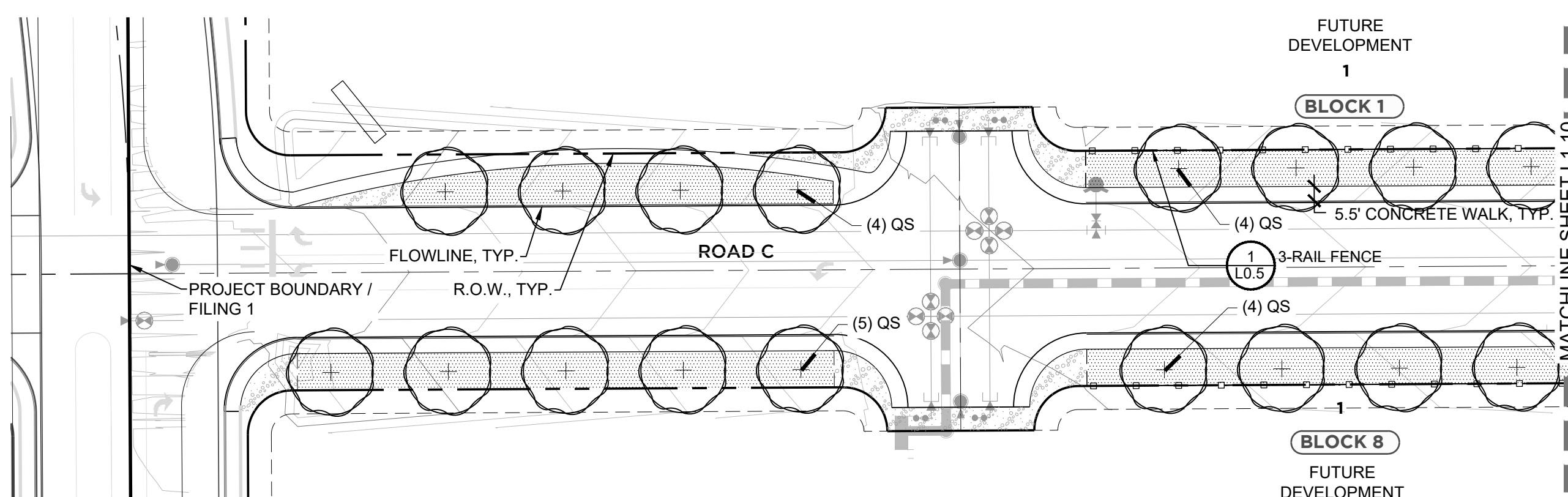
1. NO FENCES OR STRUCTURES WILL BE ALLOWED WITHIN SIGHT TRIANGLES. TREES WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP 8' FROM THE GROUND.
2. SHRUBS & PERENNIALS WITHIN SIGHT TRIANGLES WILL BE NO HIGHER THAN 2'
3. TREES ARE NOT TO BE PLANTED WITHIN 10' OF EITHER SIDE OF WATER, SEWER, OR STORM DRAIN MAIN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



A - LANDSCAPE PLAN

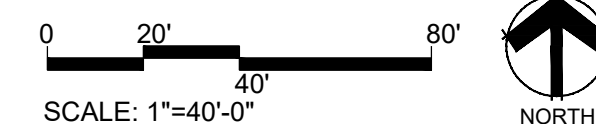
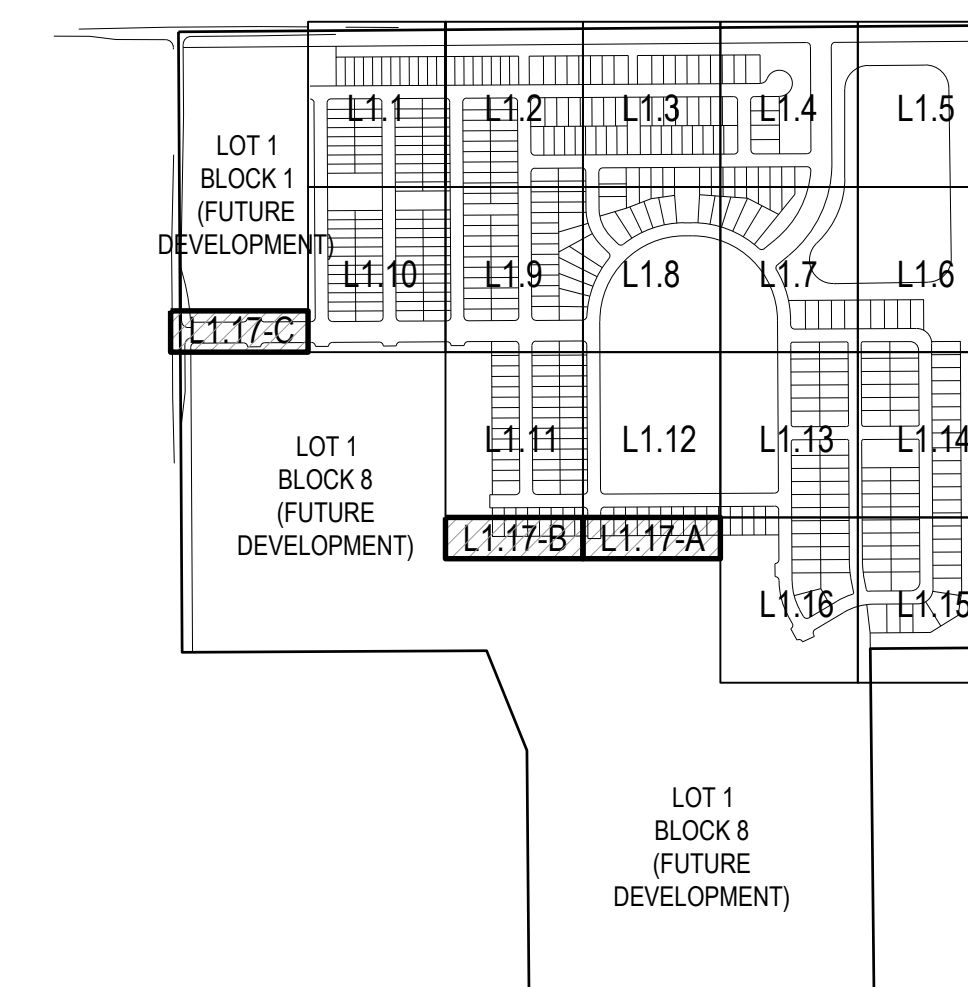


B - LANDSCAPE PLAN



C - LANDSCAPE PLAN

KEY MAP (NOT TO SCALE)



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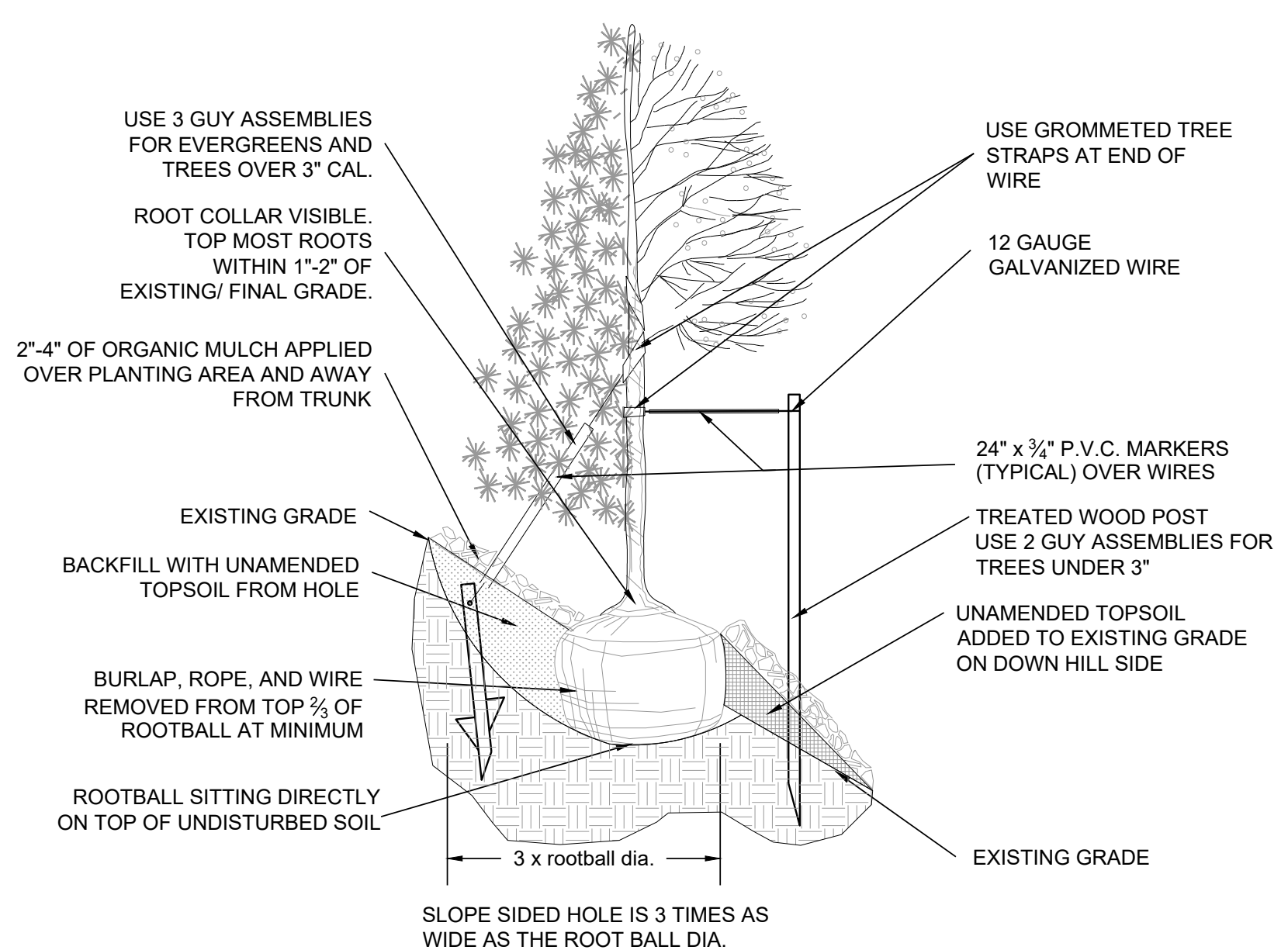
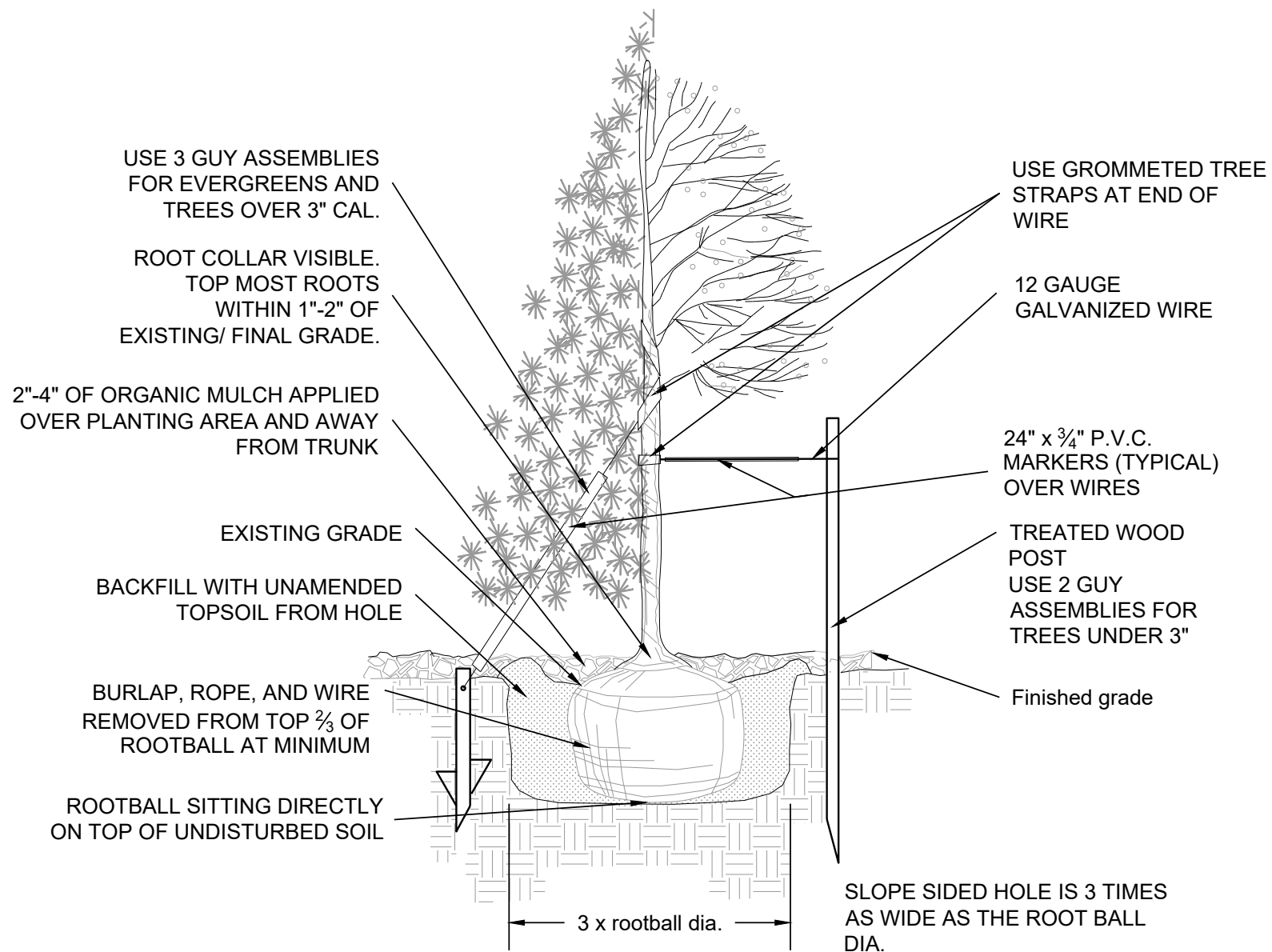
REVISIONS:	DATE:
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NOT FOR CONSTRUCTION

Sheet Name
LANDSCAPE & SITE DETAILS

Sheet Number

L2.0

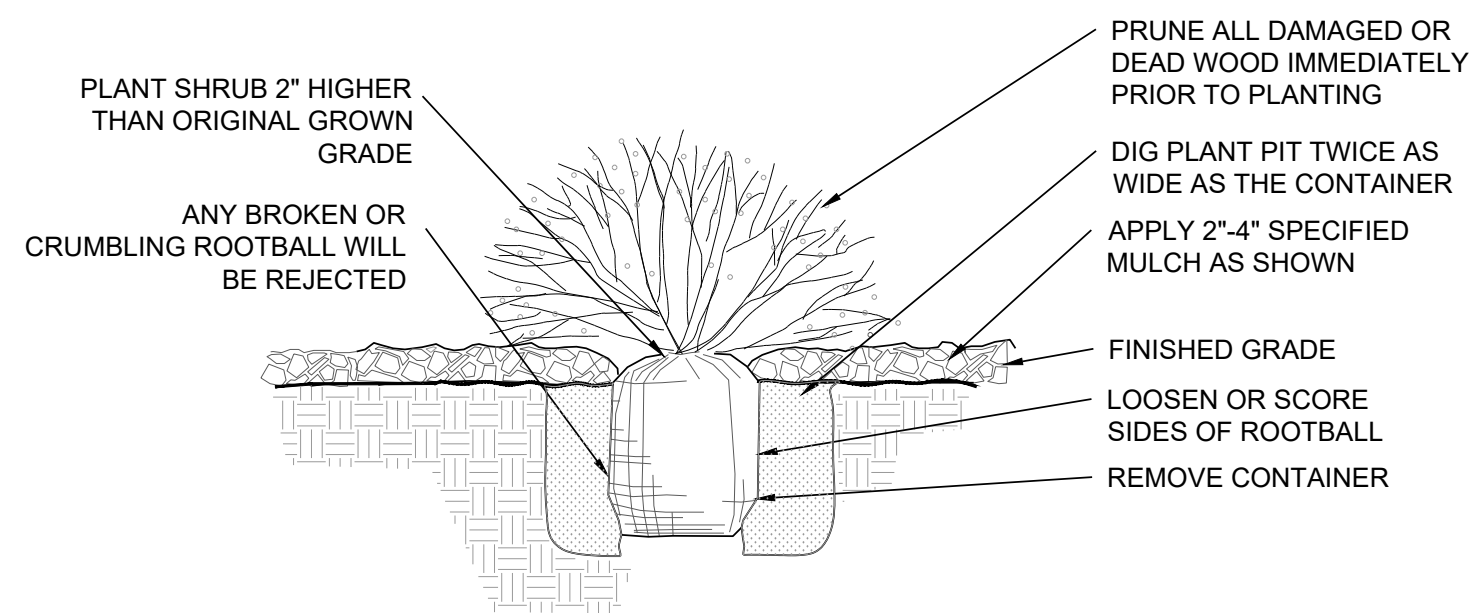


NOTES:

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

1 TREE PLANTING

NOT TO SCALE

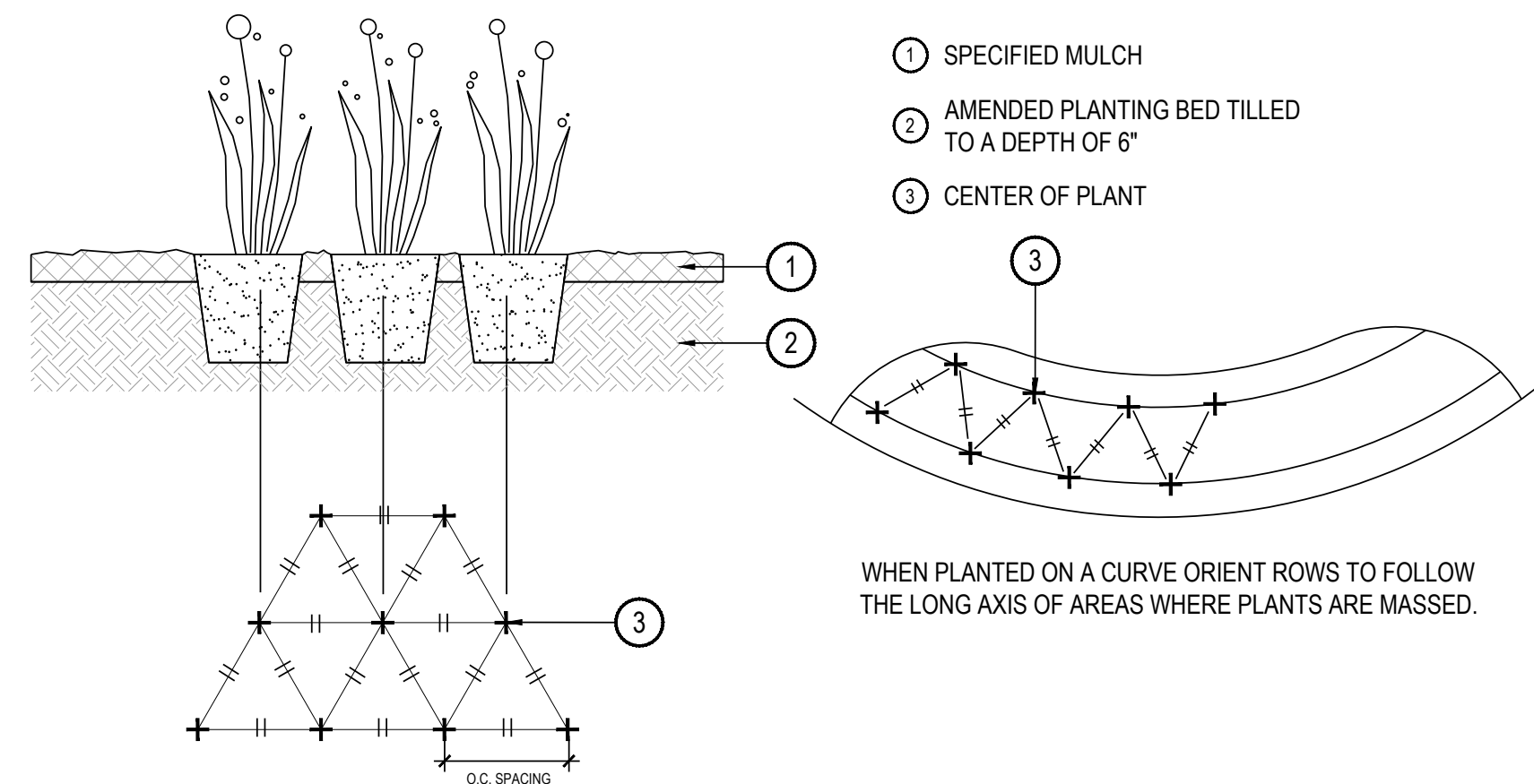


NOTES:

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

2 SHRUB PLANTING

NOT TO SCALE



3 PERENNIAL PLANTING

NOT TO SCALE

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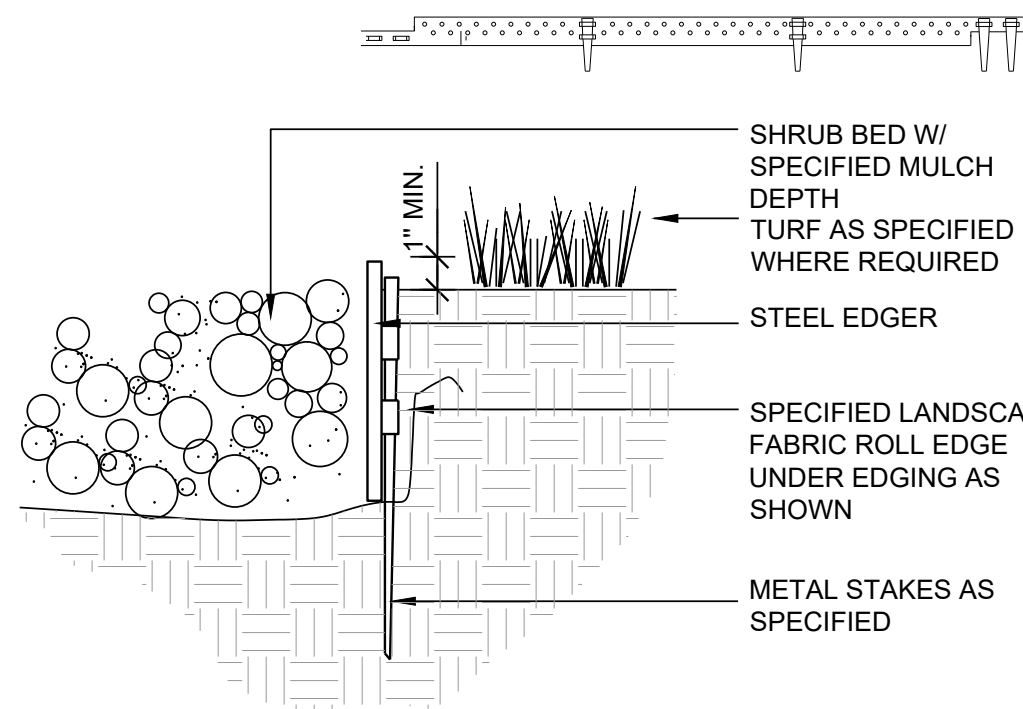
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2	
3	

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Sheet Name
LANDSCAPE & SITE
DETAILS

L2.1

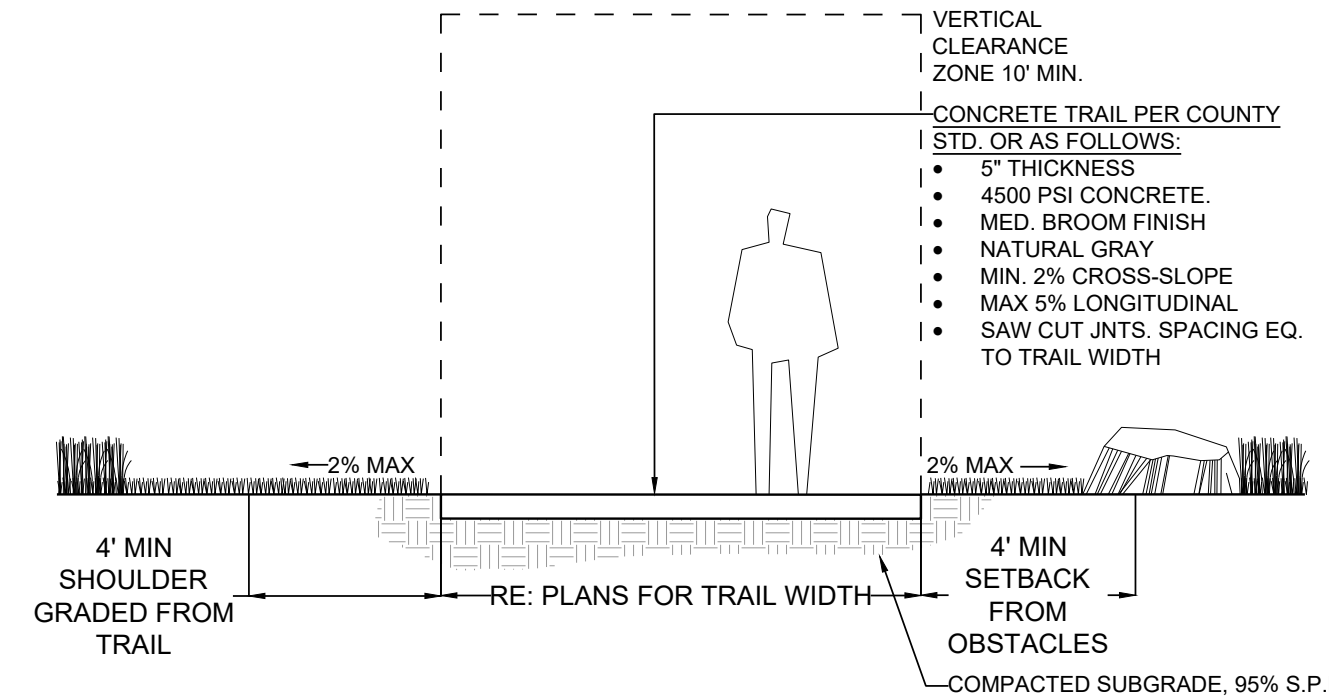


PRODUCT: PERFEDGE, 4", 16 GA.,
ROLLED TOP
COLOR: GREEN
MANUF: COYOTE LANDSCAPE PRODUCTS
4661 MONACO ST., DENVER, CO 802016
1-800-321-1115

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

1 STEEL EDGER

NOT TO SCALE



2 CONCRETE WALK

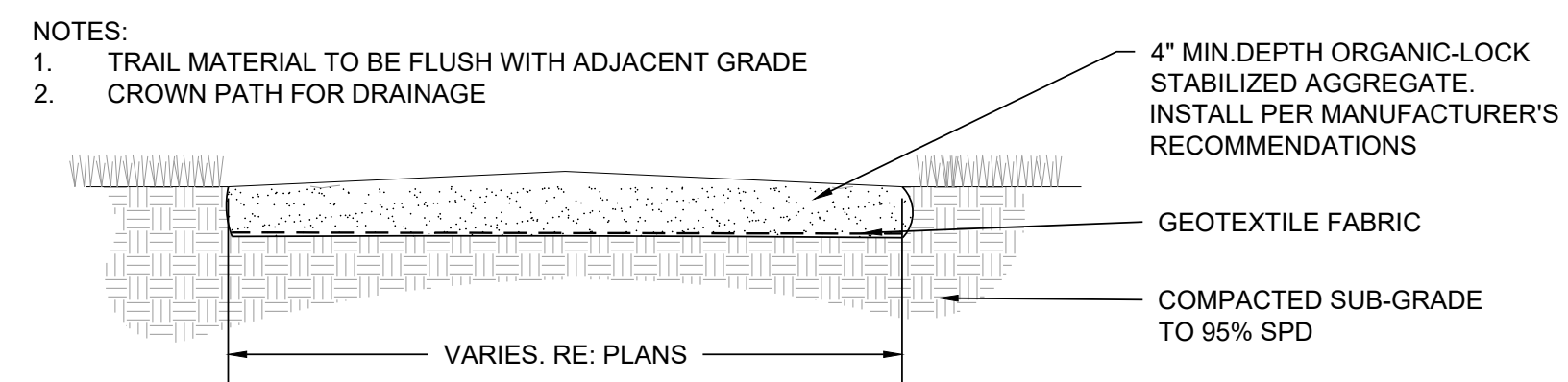
NOT TO SCALE



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

3 BENCH

NOT TO SCALE



- NOTES:
1. TRAIL MATERIAL TO BE FLUSH WITH ADJACENT GRADE
 2. CROWN PATH FOR DRAINAGE

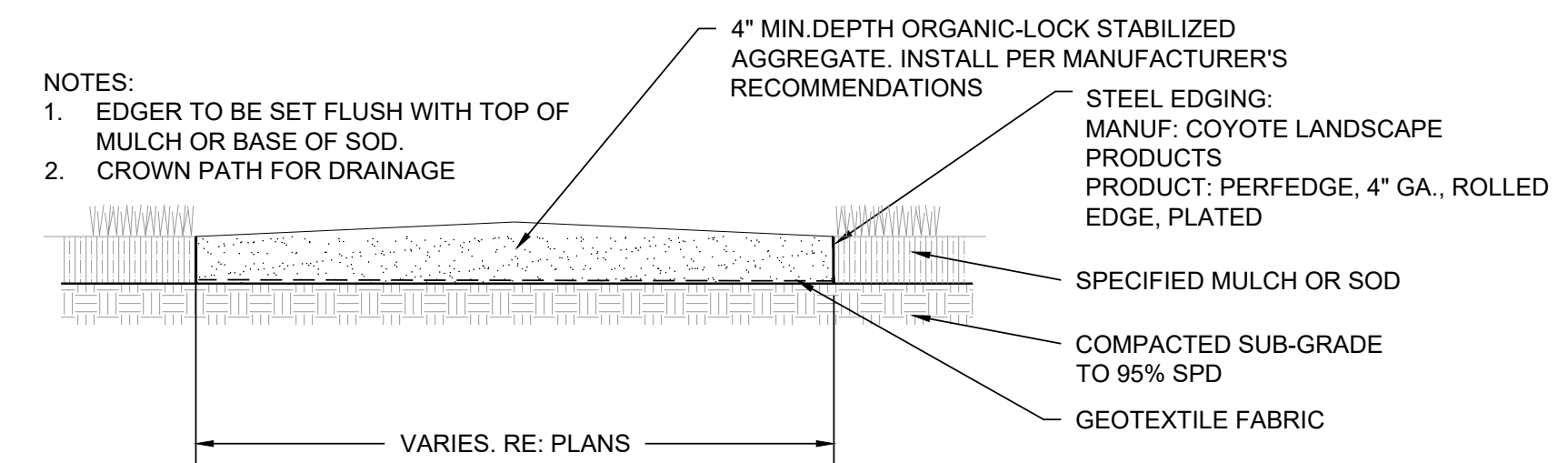
TRAIL IN NATIVE/SEEDED AREAS



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

4 PICNIC TABLE

NOT TO SCALE



- NOTES:
1. EDGER TO BE SET FLUSH WITH TOP OF MULCH OR BASE OF SOD.
 2. CROWN PATH FOR DRAINAGE

TRAIL IN ROCK/WOOD MULCH BEDS

5 CRUSHER FINE TRAIL

NOT TO SCALE

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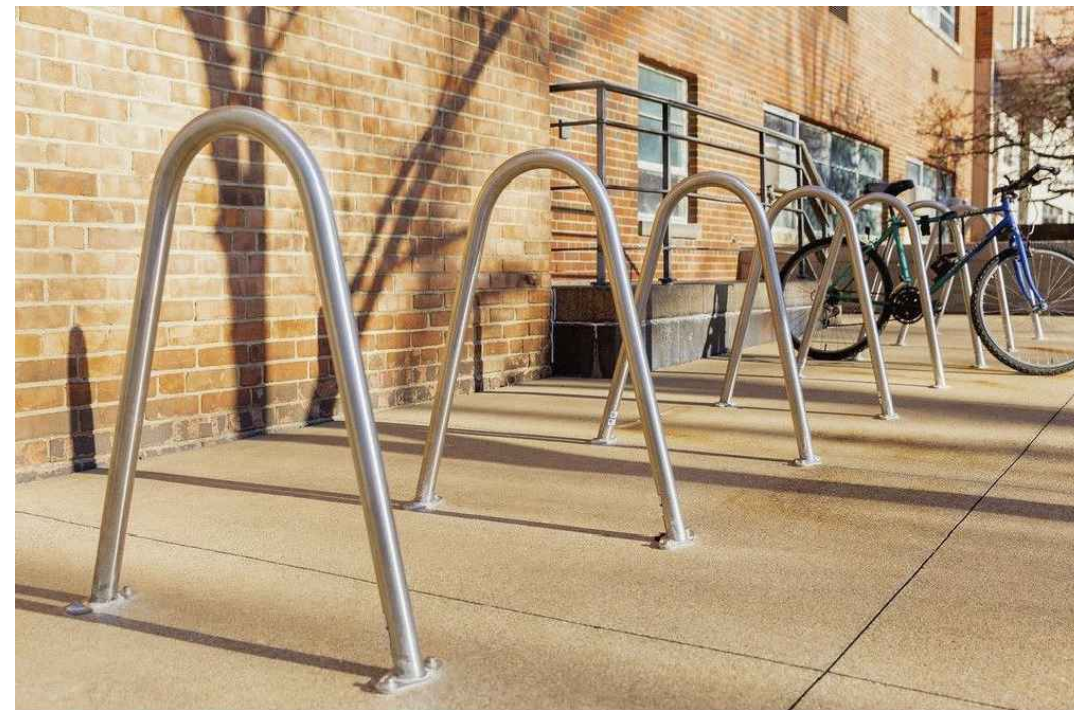
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2	
3	

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LANDSCAPE &
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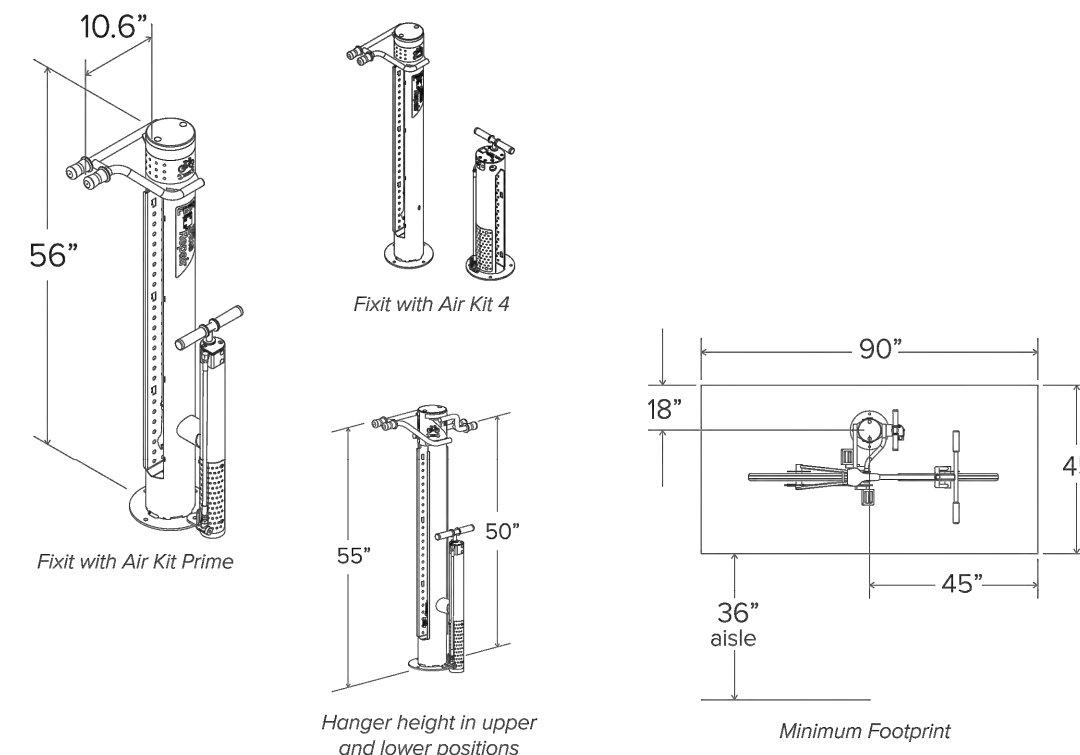
L2.2



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

1 BIKE RACK

NOT TO SCALE



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

2 BIKE REPAIR STATION

NOT TO SCALE



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

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

3 PET WASTE STATION

NOT TO SCALE



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

4 TRASH RECEPTACLE

NOT TO SCALE



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

5 PARK GRILL

NOT TO SCALE



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

6 HIP ROOF SUNSHELTER (SMALL)

NOT TO SCALE

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2	
3	

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Sheet Name
**LANDSCAPE &
SITE DETAILS**

Sheet Number

L2.3



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

1 GABLE SHADE SHELTER

NOT TO SCALE

PINWHEEL SQUARE SAILS



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

2 PINWHEEL SQUARE SHELTER

NOT TO SCALE



3 BASKETBALL COURT

NOT TO SCALE



4 HORSESHOE GAME

NOT TO SCALE



5 BOULDER SEATING

NOT TO SCALE



6 TRIKE TRACK

NOT TO SCALE

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT SELTZER FARMS INVESTMENT, LLC., BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL ONE: THAT PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE EAST ON THE NORTH LINE OF SAID SECTION, 3,055.00 FEET; THENCE SOUTH 2,385.80 FEET TO A POINT ON THE EAST AND WEST CENTER LINE OF SAID SECTION; THENCE WEST 3,073.00 FEET TO THE CENTER OF THE WEST LINE OF SAID SECTION; THENCE NORTH 2,377.60 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM, ANY PORTION OF SAID LAND AS CONTAINED WITHIN EAST 168TH AVENUE, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL TWO: THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM, THAT PORTION AS CONTAINED WITHIN THE SIGNAL DITCH AS THE SAME NOW EXISTS ON SAID LAND, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL THREE: THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 152.00 FEET; THENCE S21°57'00"E 413.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 383.00 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL ONE, TWO, AND THREE ALSO DESCRIBED AS FOLLOWS:

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

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

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

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

BEGINNING THE NORTHWEST CORNER OF SECTION 3;

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

THENCE N89°33'48 E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 A DISTANCE OF 422.14 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000035868;

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

THENCE S89°37'55" W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 3 A DISTANCE OF 422.14 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 3;

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

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

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

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

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

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

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

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

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

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SELTZER FARMS FILING NO. 1.

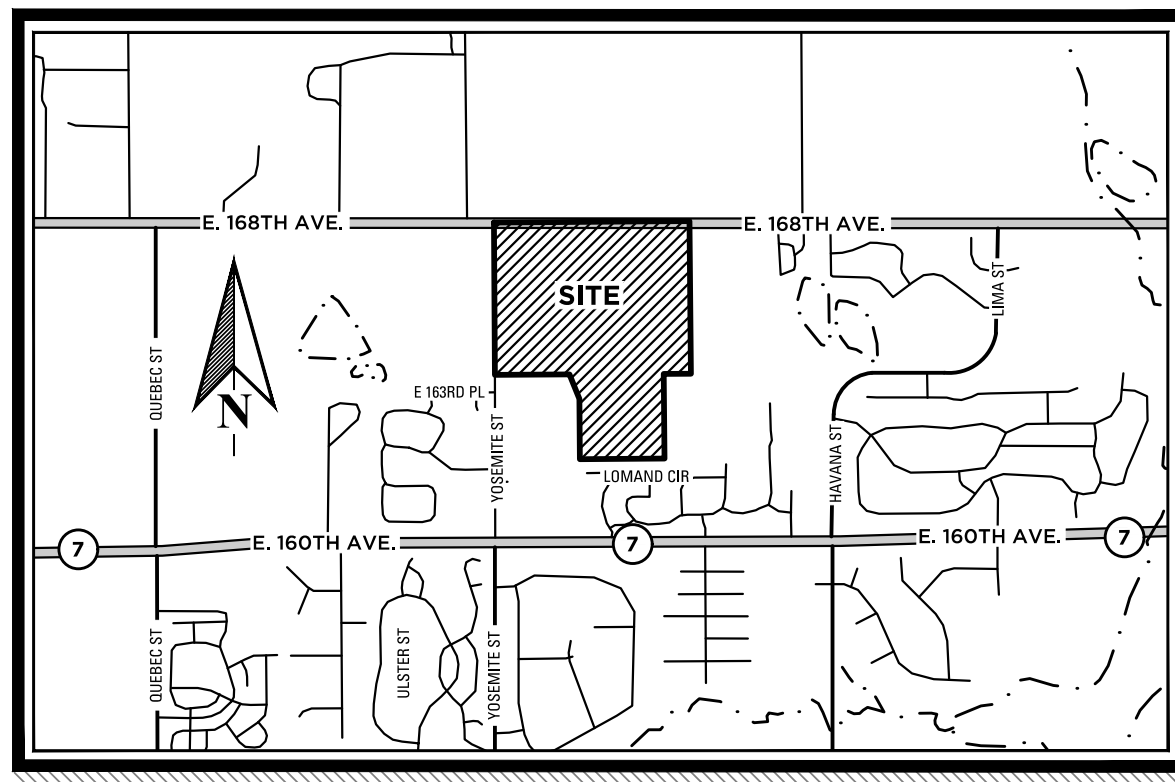
ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

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

PRELIMINARY PLAT SELTZER FARMS FILING NO. 1

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

SHEET 1 OF 19



VICINITY MAP 1" = 3000'

SHEET INDEX

- 1. COVER SHEET
2. NOTE SHEET
3. OVERALL SHEET INDEX
4. DETAILED PLAN SHEET
5. DETAILED PLAN SHEET
6. DETAILED PLAN SHEET
7. DETAILED PLAN SHEET
8. DETAILED PLAN SHEET
9. DETAILED PLAN SHEET
10. DETAILED PLAN SHEET
11. DETAILED PLAN SHEET
12. DETAILED PLAN SHEET
13. DETAILED PLAN SHEET
14. DETAILED PLAN SHEET
15. DETAILED PLAN SHEET
16. DETAILED PLAN SHEET
17. DETAILED PLAN SHEET
18. CURVE TAG TABLES
19. CURVE TAG TABLES

OWNER:

SELTZER FARMS INVESTMENT, LLC

BY: GUILLAUME POUCHOT AS MANAGER

NOTARY:

STATE OF)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20

BY GUILLAUME POUCHOT AS MANAGER, SELTZER FARMS INVESTMENT LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES

PLANNING COMMISSION APPROVAL:

APPROVED BY ADAMS COUNTY PLANNING COMMISSION THIS DAY OF A.D. 2024.

CHAIR

BOARD OF COUNTY COMMISSIONRES' APPROVAL:

APPROVED BY ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS DAY OF A.D. 2024.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

SURVEYOR'S CERTIFICATE:

I CHRISTOPHER H. McELVAIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SELTZER FARMS FILING NO. 1 SUBDIVISION WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

CHRISTOPHER H. McELVAIN, P.L.S. 36561 FOR AND ON BEHALF OF KT ENGINEERING, LLC

TITLE CERTIFICATION:

I, AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL TITLE INSURANCE COMPANY DULY FORMED AND EXISTING PURSUANT TO THE STATUTES OF COLORADO FOR THE PURPOSE OF INSURING TITLES TO REAL PROPERTY IN COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT THE TITLE TO SUCH LANDS IS THAT OF THE DEDICATOR'S, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES OF RECORD, EXCEPT THOSE LIENS AND ENCUMBRANCES SHOWN IN TITLE INSURANCE COMMITMENT FILE NO. 100-NO037848-020-CN1, AMENDMENT NO. 7 WITH AN EFFECTIVE DATE OF JANUARY 29, 2024.

SIGNED AND DATED THIS DAY OF 20

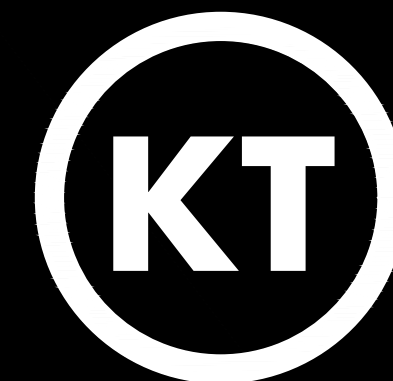
FIDELITY NATION TITLE INSURANCE COMPANY:

SIGNATURE

NAME

TITLE

Table with 3 columns: DATE SUBMITTED, REVISION NO., DATE, PREPARED FOR, SCALE, JOB NO., BY. Includes details for Remington Homes, Inc. and sheet information.



KT ENGINEERING ENGINEERS • SURVEYORS

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

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

PRELIMINARY PLAT
SELTZER FARMS
FILING NO. 1

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

SHEET 2 OF 19

GENERAL NOTES:

1. NOTICE: ACCORDING TO THE COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, LLC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NUMBER: 100-N0037848-020-CN1, AMENDMENT NO. 7 WITH AN EFFECTIVE DATE OF JANUARY 29, 2024. WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
3. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUS 18-4-508, C.R.S.
5. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 BEING N 89°32'59" E AND MONUMENTED AS FOLLOWS:

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

 -NORTH 1/4 CORNER OF SECTION 3, BEING A POUND 2" ALUMINUM CAP, PLS 25937, PER MONUMENT RECORD DATED 2-23-18.
6. NO STRUCTURES, INCLUDING RESIDENCES AND STRUCTURES, MAY BE CONSTRUCTED WITHIN THE DESIGNED 150 FOOT BUFFER AREA AROUND AN EXISTING OIL/GAS WELL OR TANK BATTERY (SECTION 4-09-02-03-02 (9A), ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS). THIS PROVISION DOES NOT APPLY TO THE FENCES, AND DOES NOT APPLY IF THE WELL HAS BEEN PLUGGED AND ABANDONED, OR THE TANK BATTERY HAS BEEN REMOVED.
7. THE OWNER SHALL COMPLY WITH ALL OIL AND GAS RELATED DESIGN AND PERFORMANCE STANDARDS OUTLINED IN SECTION 4-11-02-03-03 OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS INCLUDING:
 - 7.1. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER SETBACK.
 - 7.2. NO STRUCTURES, INCLUDING RESIDENCES AND STRUCTURES, MAY BE CONSTRUCTED WITHIN THE DESIGNED 150 FOOT BUFFER AREA AROUND AN EXISTING OIL/GAS WELL OR TANK BATTERY (SECTION 4-09-02-03-02 (9A), ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS). THIS PROVISION DOES NOT APPLY TO THE FENCES, AND DOES NOT APPLY IF THE WELL HAS BEEN PLUGGED AND ABANDONED, OR THE TANK BATTERY HAS BEEN REMOVED.
8. NO PORTION OF THE PROPERTY LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP NO. 08001C0326H, EFFECTIVE: OCTOBER 05, 2007 AND MAP NO. 08001C0307H, EFFECTIVE: OCTOBER 05, 2007.
9. NO LOT SHALL HAVE DIRECT ACCESS TO E. 168TH AVENUE OR YOSEMITE STREET.
10. THE OWNER SHALL COMPLY WITH TITLE 25-10-101, ET SEQ. COLORADO REVISED STATUTES AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL COMMISSION ON-SITE WASTEWATER TREATMENT SYSTEM REGULATION #43, 5 CCR-1002-43.

GENERAL NOTES CONTINUED:

11. THERE IS RECORDED EVIDENCE THAT A MINERAL ESTATE HAS BEEN SEVERED, LEASED, OR OTHERWISE CONVEYED FROM THE SURFACE ESTATE AND THAT THERE IS A SUBSTANTIAL LIKELIHOOD THAT A THIRD PARTY HOLDS SOME OR ALL INTEREST IN OIL, GAS, OTHER MINERALS, SURFACE AND SUBSURFACE AGREEMENTS THAT AFFECT THE PROPERTY INCLUDING:
 - 11.1 A RESERVATIONS MADE BY THE UNION PACIFIC RAILWAY COMPANY, BOOK 11 AT PAGE 502.
 - 11.2 REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT BY RME PETROLEUM COMPANY, RECEPTION NO. C0971622.
 - 11.3 AN OIL ABD GAS LEASE IN FAVOR OF T.S. PACE, BOOK 1614 AT PAGE 156, BOOK 3170 AT PAGE 695, BOOK 3349 AT PAGE 772 AND BOOK 4000 AT PAGE 9777.
 - 11.4 MINERALS AND MINERAL RIGHTS GRANTED, BOOK 4290 AT PAGE 273.
 - 11.5 MINERAL DEED, BOOK 4366 AT PAGE 714.
 - 11.6 MINERAL DEED, BOOK 5272 AT PAGE 182.
 - 11.7 NOTICE OF OIL AND GAS INTERESTS AND SURFACE USE FILED BY HS RESOURCES, INC., BOOK 6346 AT PAGE 784 AND BOOK 6346 AT PAGE 787.
 - 11.8 REQUEST FOR NOTIFICATION KERR-MCGEE OIL & GAS ONSHORE LP, RECEPTION NO. 2007000076064.
 - 11.9 PERSONAL REPRESENTATIVE'S DEED, RECEPTION NO. 2015000066762.
 - 11.10 MINERAL AND ROYALTY QUIT CLAIM DEED, RECEPTION NO. 201700007963.
 - 11.11 ROYALTY ASSIGNMENT, RECEPTION NO. 2019000044848.
 - 11.12 ASSIGNMENT, BILL OF CONVEYANCE AND DEED, RECEPTION NO. 2019000066661.
 - 11.13 PERSONAL REPRESENTATIVE'S DEED, RECEPTION NO. 2022000054964.
 - 11.14 SPECIAL MINERAL WARRANT DEED, RECEPTION NO. 202300002742.
 - 11.15 REQUEST FOR NOTIFICATION K.P. KAUFFMAN COMPANY, INC., RECEPTION NO. 2007000076064.
 - 11.16 SUBSURFACE EASEMENT AGREEMENT IN FAVOR OF PETROSHARE CORP., RECEPTION NO. 2016000110382.

EASEMENT STATEMENT:

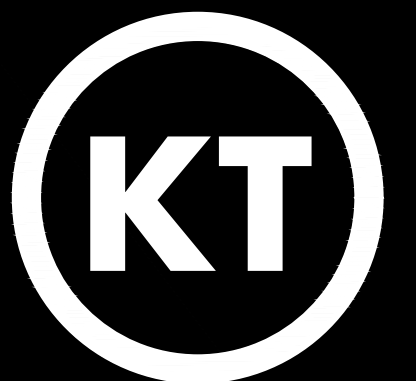
SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE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

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

STORM DRAINAGE FACILITY STATEMENT:

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

DATE SUBMITTED: 02.02.2024		
REVISION NO.	DATE	
1	04-26-24	
2		
3		
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5		
PREPARED FOR: REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: 1" = N/A	JOB NO: 0109-2207	BY: BSS
SHEET 2 OF 19		



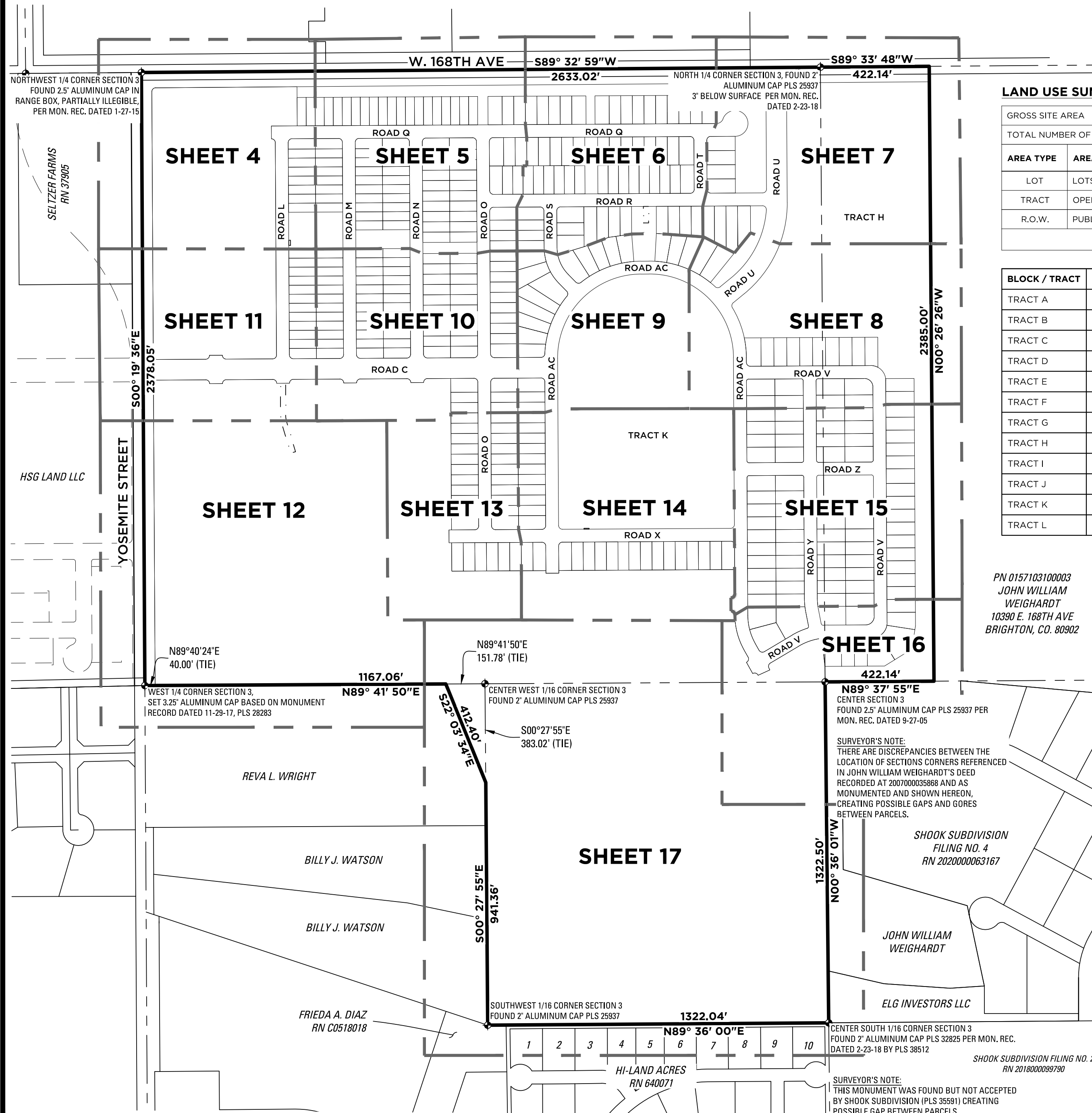
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 ARVADA, CO 80002
 PH: 720.638.5190

TODD CREEK FARMS FILING NO. 1

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

SHEET 3 OF 19



LAND USE SUMMARY:

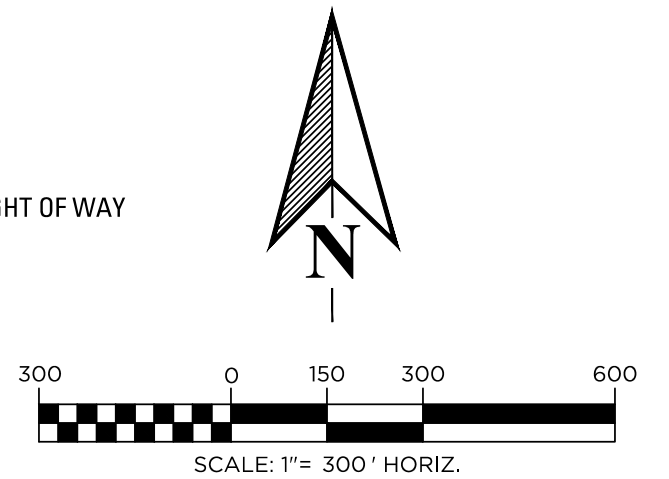
GROSS SITE AREA		9,059,143 SF		207.97 AC	
TOTAL NUMBER OF LOTS		413			
AREA TYPE	AREA USE	AREA SF	AREA AC	COMMUNITY COVERAGE	
LOT	LOTS	6,181,706 SF	141.91 AC	68.3%	68.3%
TRACT	OPEN SPACE	1,643,886 SF	37.74 AC	18.2%	18.2%
R.O.W.	PUBLIC STREET	1,233,551 SF	28.32 AC	13.5%	13.5%
TOTALS:		9,059,143 SF	207.97 AC	100.0%	100.0%

BLOCK / TRACT	OWNERSHIP & MAINTENANCE	AREA SF	AREA AC	USE / BLANKET EASEMENT
TRACT A	SELTZER FARMS INVESTMENT, LLC	135,755 SF	3.117 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT B	SELTZER FARMS INVESTMENT, LLC	30,061 SF	0.690 AC	OPEN SPACE / UTILITY, DRAINAGE & PUBLIC ACCESS
TRACT C	SELTZER FARMS INVESTMENT, LLC	15,361 SF	0.353 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT D	SELTZER FARMS INVESTMENT, LLC	9,061 SF	0.208 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT E	SELTZER FARMS INVESTMENT, LLC	10,947 SF	0.251 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT F	SELTZER FARMS INVESTMENT, LLC	19,584 SF	0.450 AC	OPEN SPACE / UTILITY, DRAINAGE & PUBLIC ACCESS
TRACT G	SELTZER FARMS INVESTMENT, LLC	19,222 SF	0.441 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT H	SELTZER FARMS INVESTMENT, LLC	739,815 SF	16.984 AC	OPEN SPACE & DETENTION POND / UTILITY & DRAINAGE
TRACT I	SELTZER FARMS INVESTMENT, LLC	23,917 SF	0.549 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT J	SELTZER FARMS INVESTMENT, LLC	4,596 SF	0.106 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT K	SELTZER FARMS INVESTMENT, LLC	628,210 SF	14.422 AC	OPEN SPACE / UTILITY, DRAINAGE & PUBLIC ACCESS
TRACT L	SELTZER FARMS INVESTMENT, LLC	7,357 SF	0.169 AC	OPEN SPACE / UTILITY & DRAINAGE

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

LEGEND

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

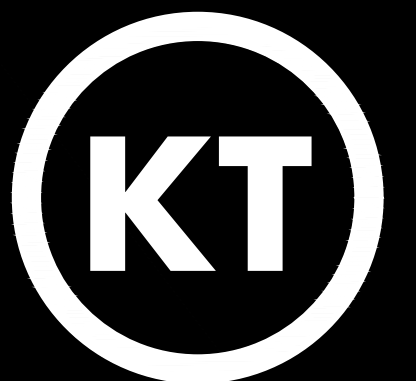


SURVEYOR'S NOTE:
 THERE ARE DISCREPANCIES BETWEEN THE LOCATION OF SECTIONS CORNERS REFERENCED IN JOHN WILLIAM WEIGHARDT'S DEED RECORDED AT 2007000035868 AND AS MONUMENTED AND SHOWN HEREON, CREATING POSSIBLE GAPS AND GORES BETWEEN PARCELS.

SHOOK SUBDIVISION
 FILING NO. 4
 RN 2020000063167
 JOHN WILLIAM WEIGHARDT
 ELG INVESTORS LLC

SURVEYOR'S NOTE:
 THIS MONUMENT WAS FOUND BUT NOT ACCEPTED BY SHOOK SUBDIVISION (PLS 35591) CREATING POSSIBLE GAP BETWEEN PARCELS.

DATE SUBMITTED:		02.02.2024	
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1	04-26-24		
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5			
PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002			
303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 300'	0109-2207	BSS	
SHEET 3 OF 19			



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J:\0109\FILING 1 SELTZER SURVEY\PLAT\DRAWINGS\PLAT SHEETS\2027-PRELIMINARY-SHEETS-OVERALL.DWG

SELTZER FARMS FILING NO. 1

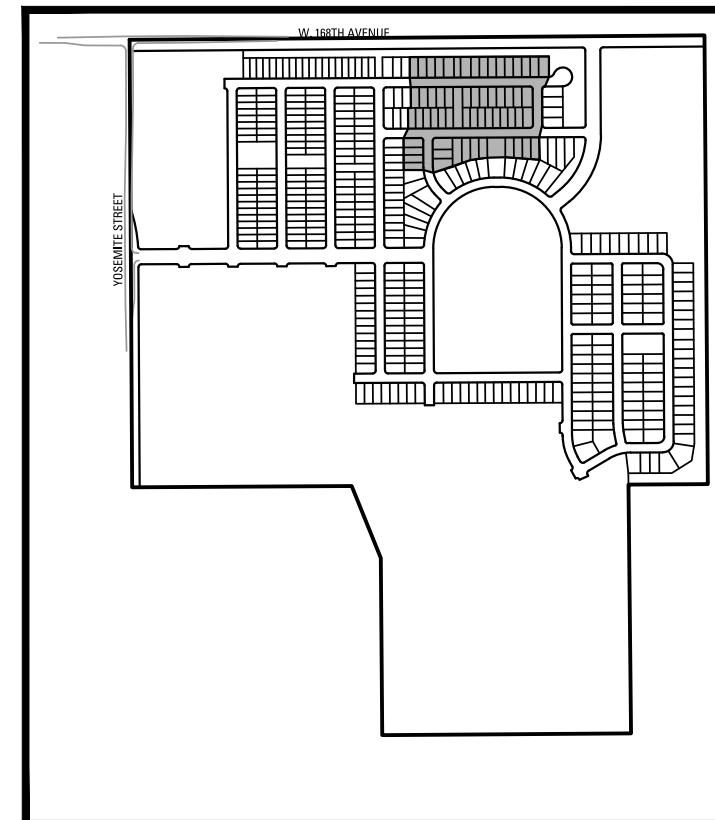
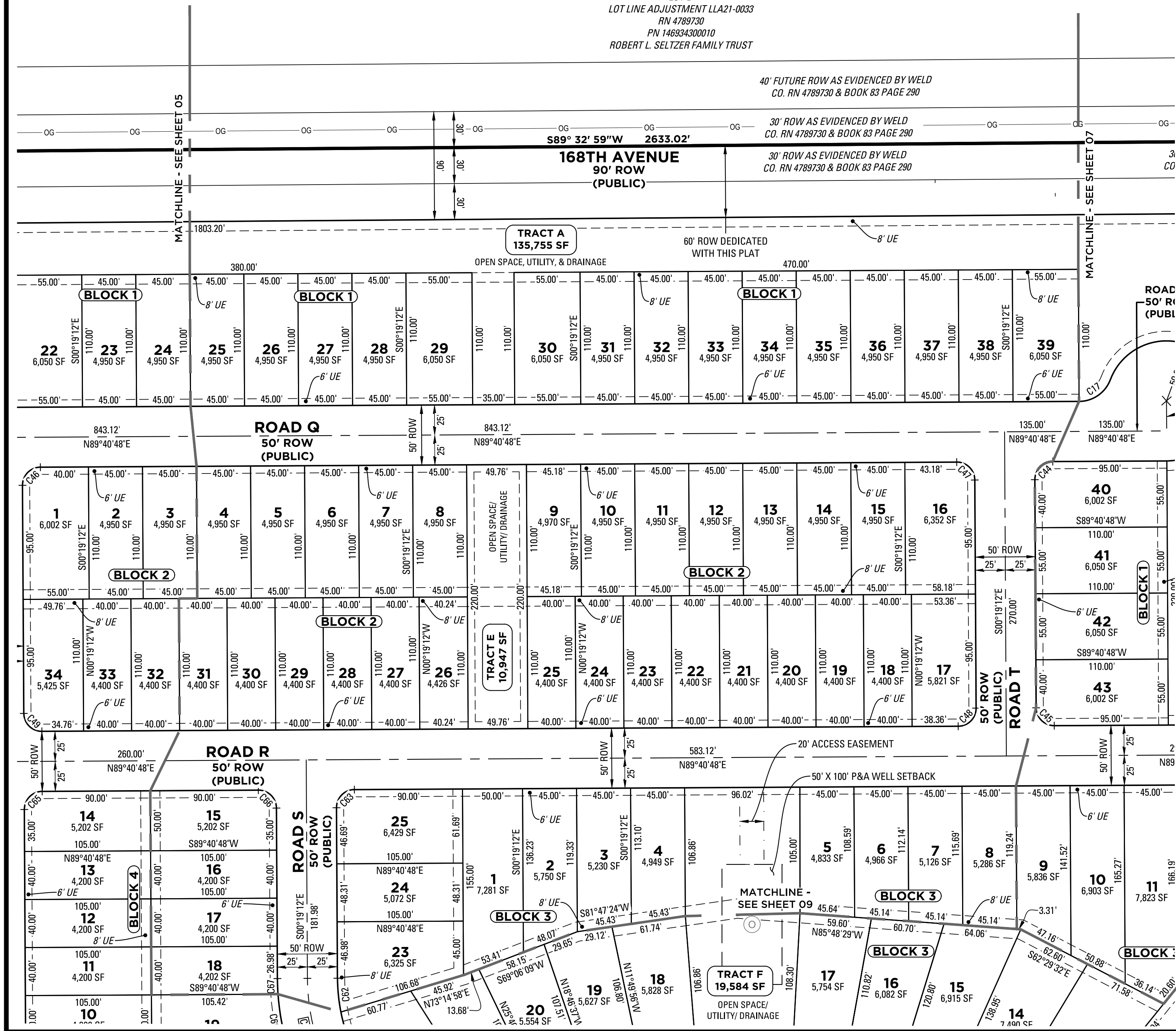
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

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

40' FUTURE ROW AS EVIDENCED BY WELD
CO. RN 4789730 & BOOK 83 PAGE 290

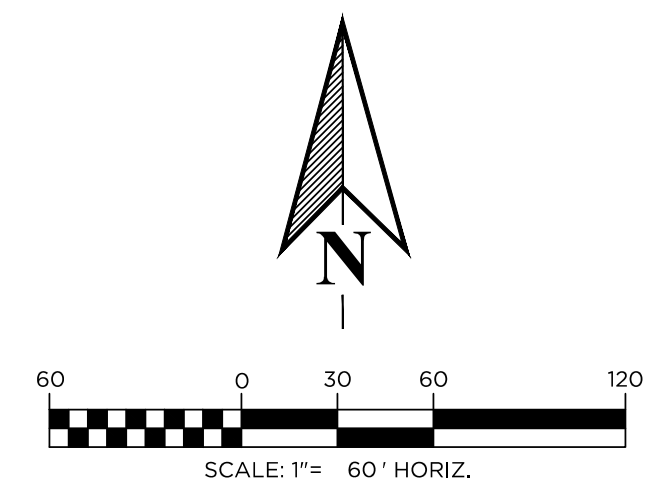
30' ROW AS EVIDENCED BY WELD
CO. RN 4789730 & BOOK 83 PAGE 290

30' ROW AS EVIDENCED BY WELD
CO. RN 4789730 & BOOK 83 PAGE 290

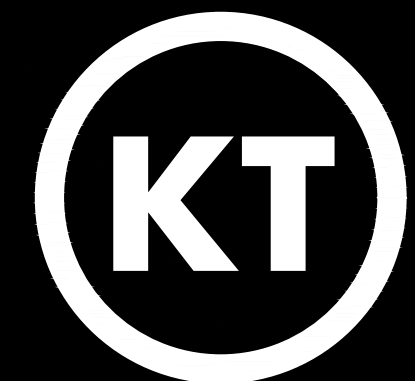


LEGEND

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



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5740 OLDE WADSWORTH			
BLVD, ARVADA, CO 80002			
303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 6 OF 19			

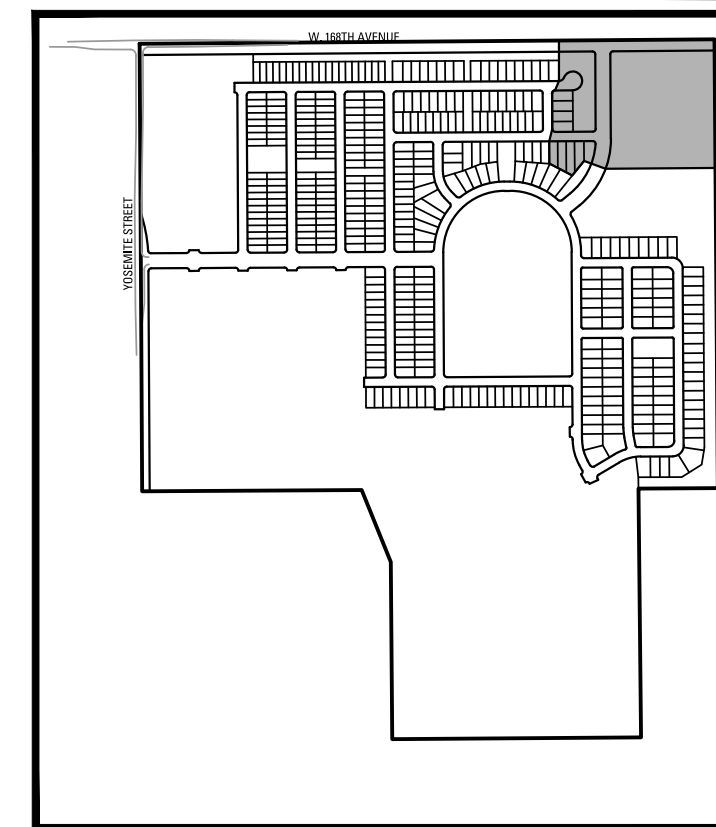


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SELTZER FARMS FILING NO. 1

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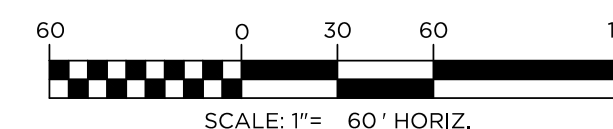
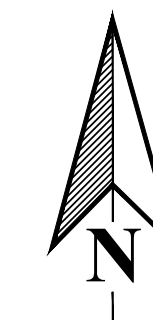


KEYMAP
NTS

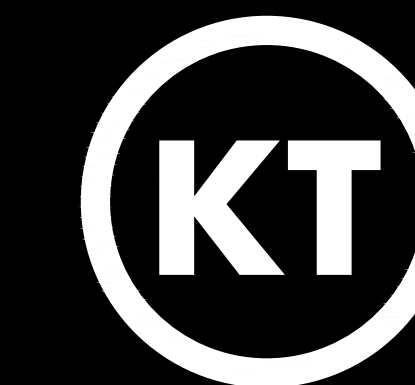
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PN 0157103100003
JOHN WILLIAM
WEIGHARDT
10390 E. 168TH AVE
BRIGHTON, CO. 80902

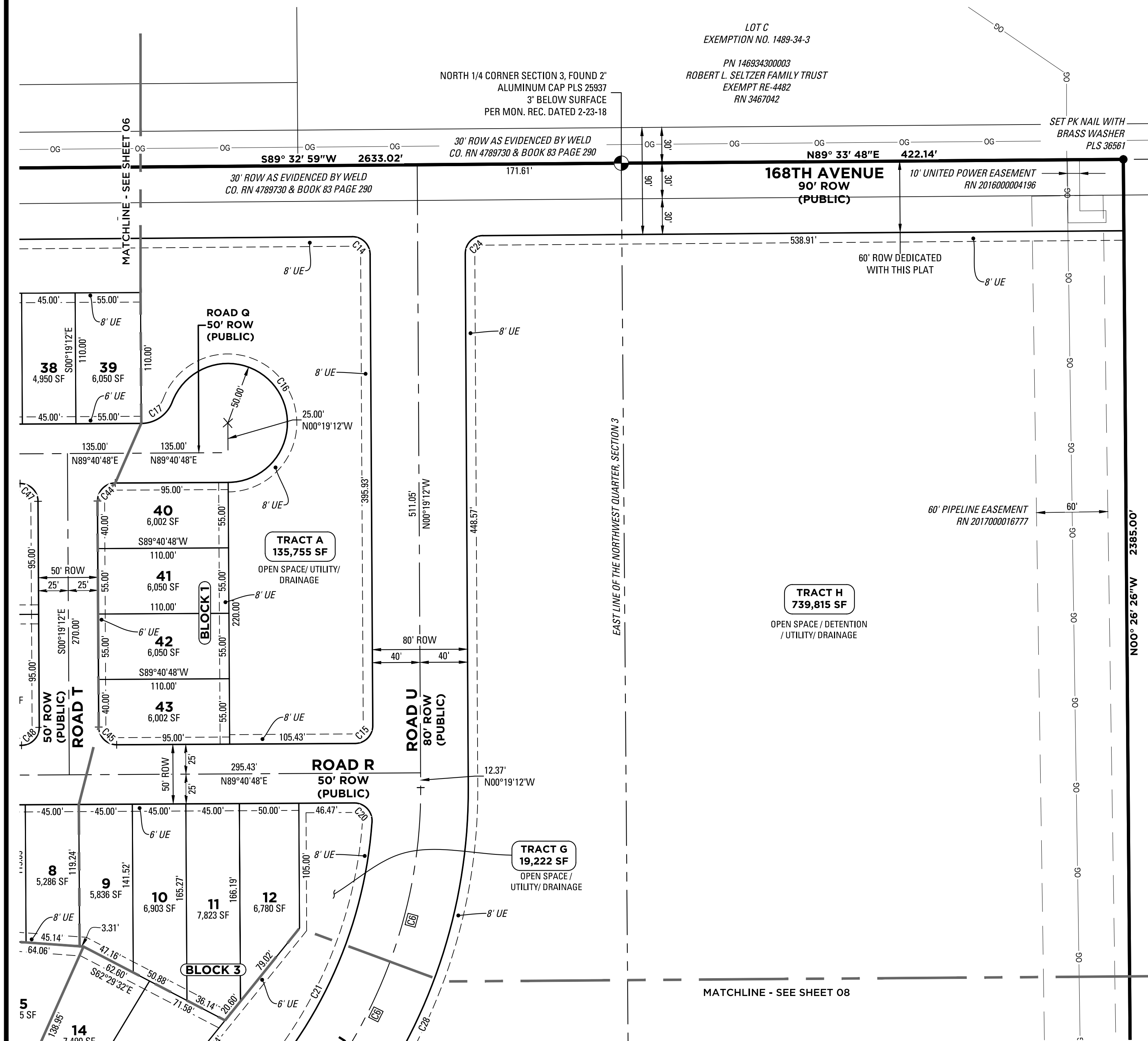


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SHEET 7 OF 19			



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LOT C
EXEMPTION NO. 1489-34-3

PN 146934300003
ROBERT L. SELTZER FAMILY TRUST
EXEMPT RE-4482
RN 3467042

NORTH 1/4 CORNER SECTION 3, FOUND 2"
ALUMINUM CAP PLS 25937
3" BELOW SURFACE
PER MON. REC. DATED 2-23-18

30' ROW AS EVIDENCED BY WELD
CO. RN 4789730 & BOOK 83 PAGE 290

SET PK NAIL WITH
BRASS WASHER
PLS 36561

168TH AVENUE
90' ROW
(PUBLIC)

10' UNITED POWER EASEMENT
RN 2016000004196

60' ROW DEDICATED
WITH THIS PLAT

60' PIPELINE EASEMENT
RN 2017000016777

TRACT H
739,815 SF

OPEN SPACE / DETENTION
/ UTILITY / DRAINAGE

TRACT A
135,755 SF

OPEN SPACE / UTILITY/
DRAINAGE

TRACT G
19,222 SF

OPEN SPACE /
UTILITY / DRAINAGE

MATCHLINE - SEE SHEET 08

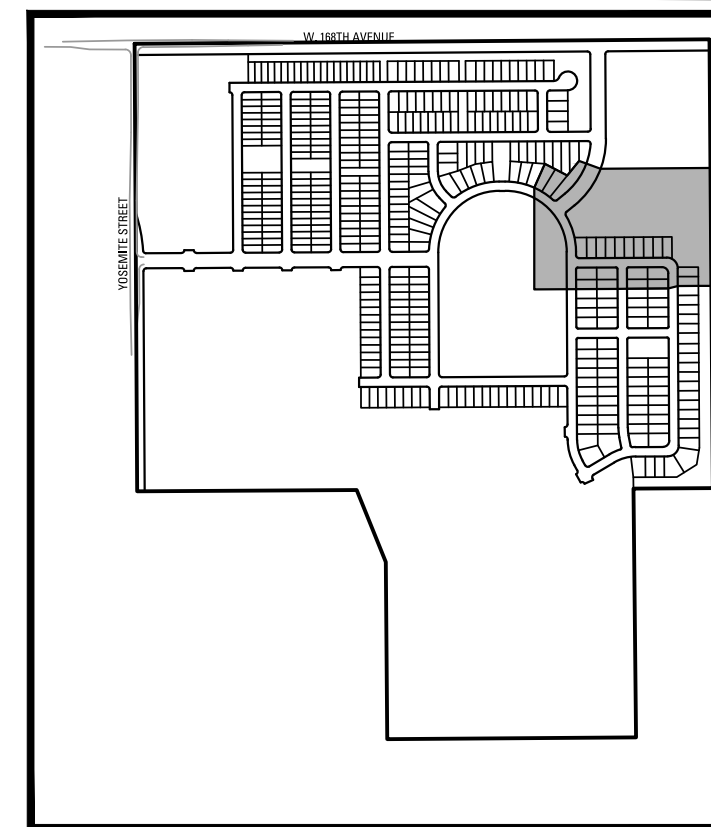
PRELIMINARY PLAT

SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
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SHEET 8 OF 19

CASE NO: PRC2023-00020

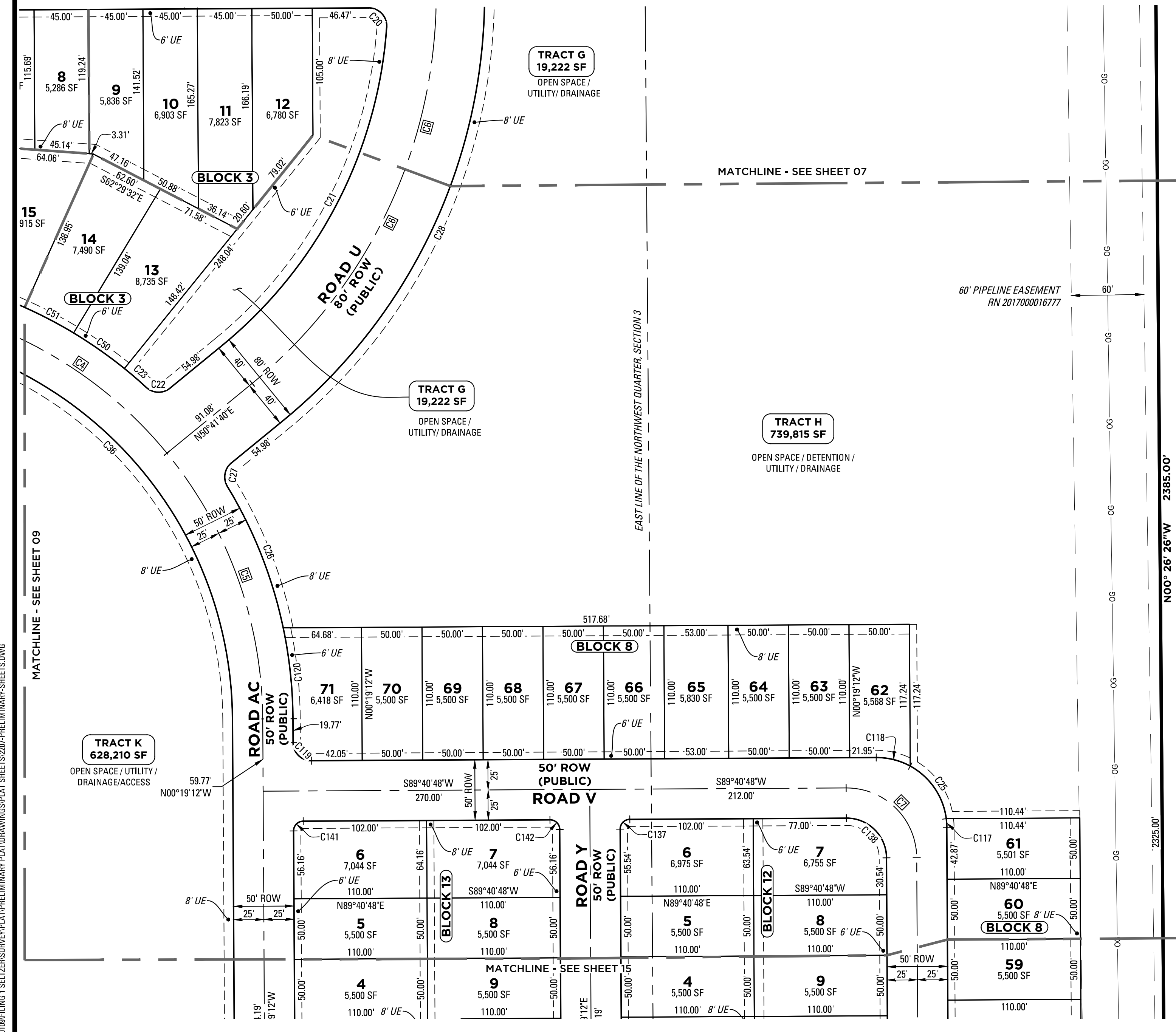
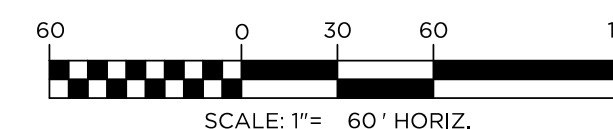
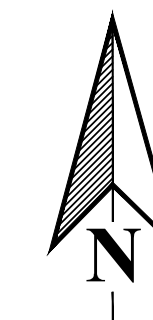


KEYMAP
NTS

LEGEND

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PREPARED FOR: REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899	
SCALE: 1" = 60'	JOB NO: 0109-2207
	BY: BSS
SHEET 8 OF 19	

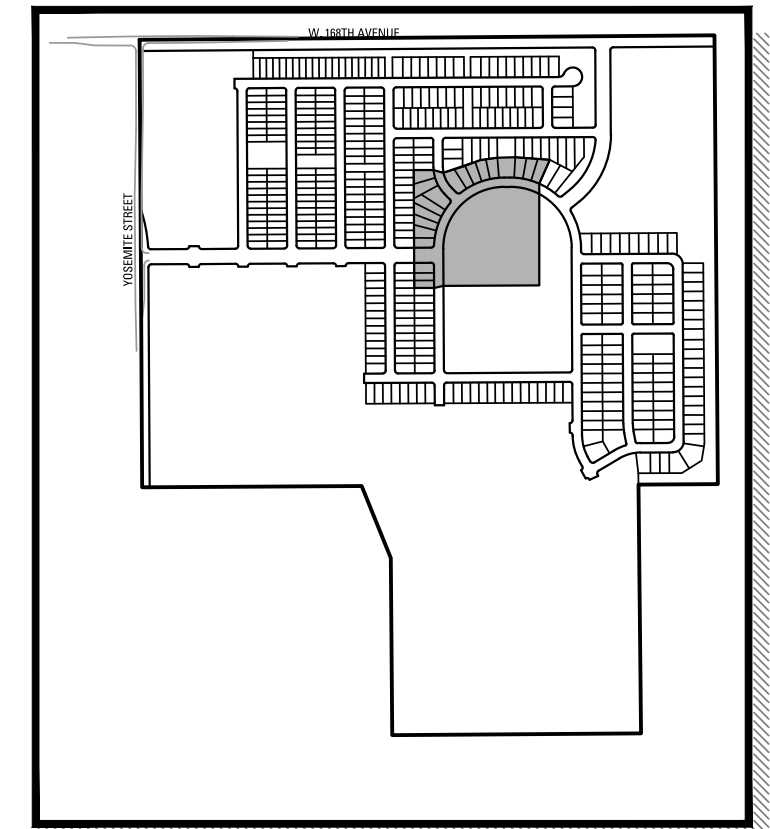
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12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

SELTZER FARMS FILING NO. 1

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

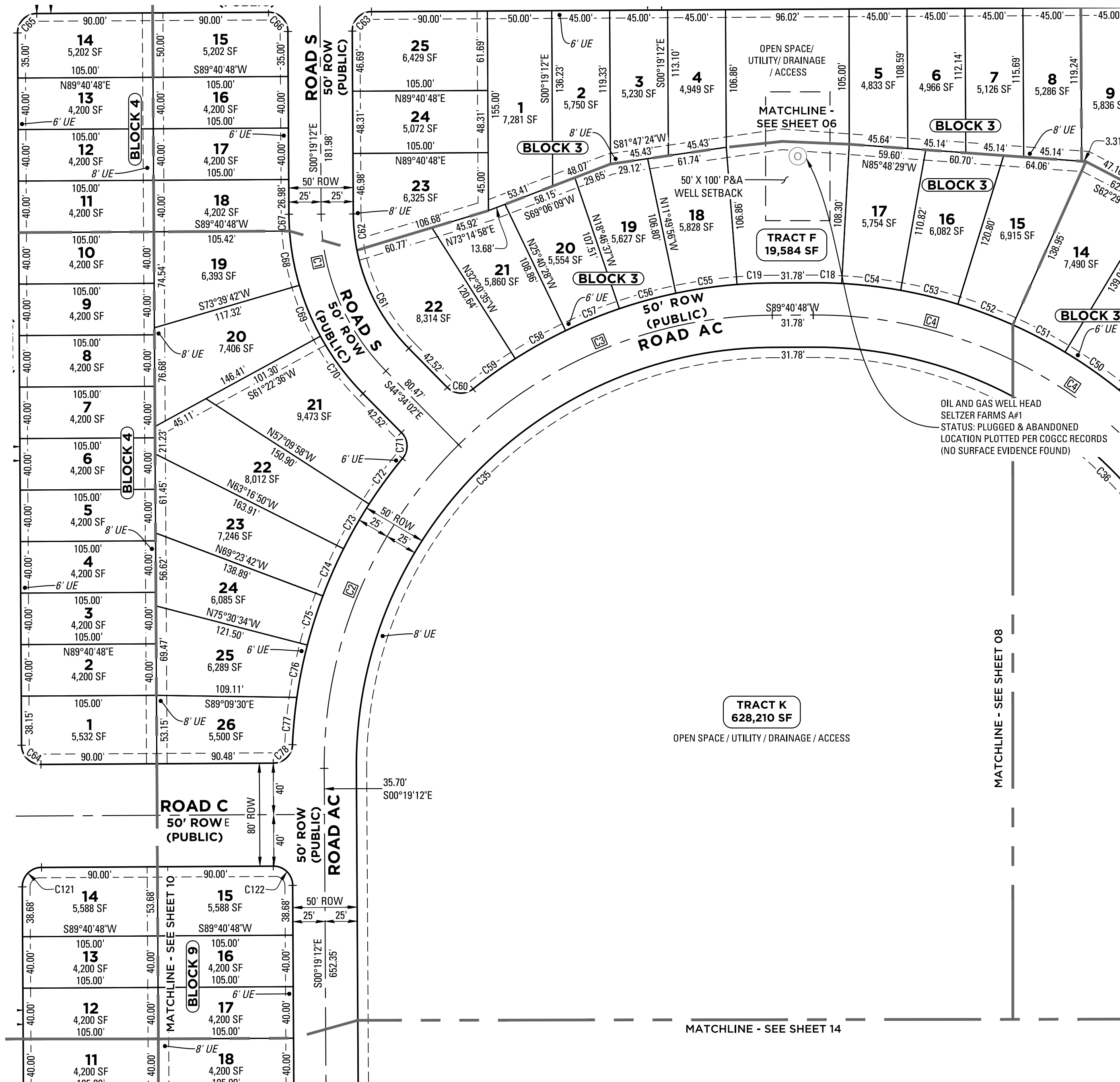
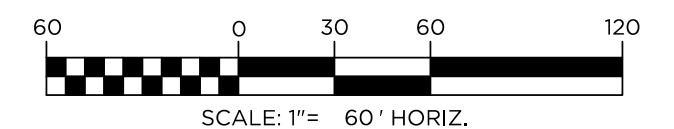
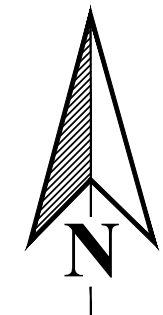
SHEET 9 OF 19



KEYMAP
NTS

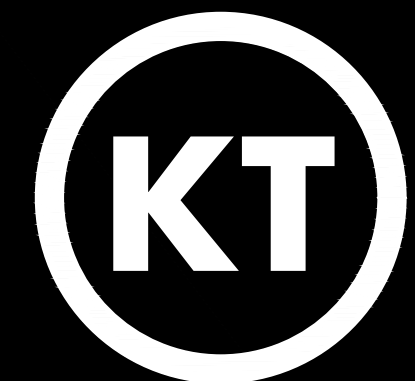
LEGEND

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



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DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	04-26-24		
2			
3			
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5			
PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BVLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 9 OF 19			

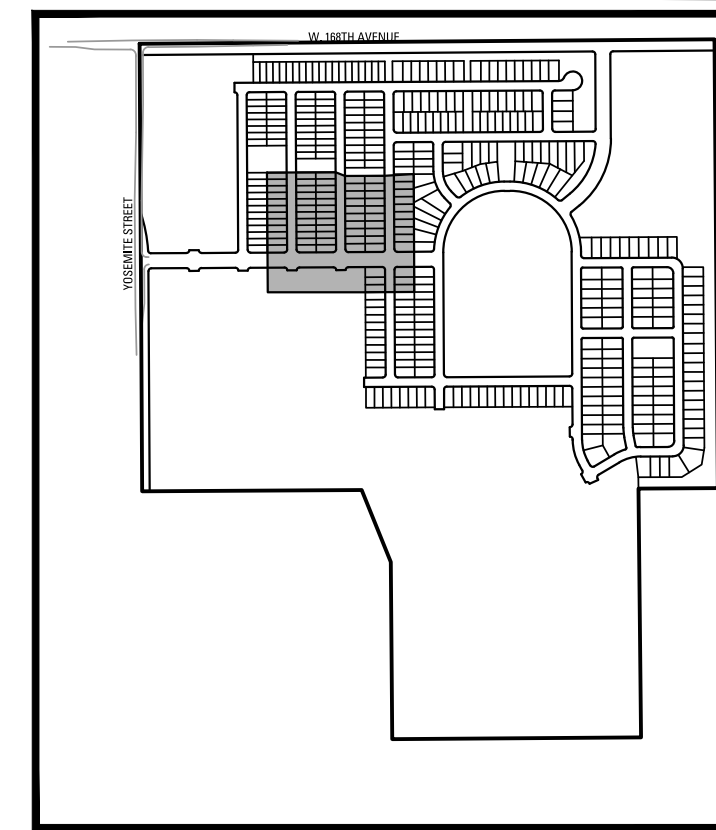


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SELTZER FARMS FILING NO. 1

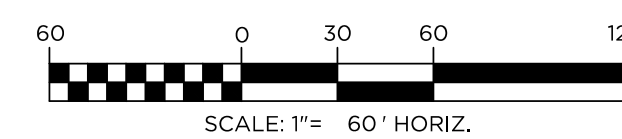
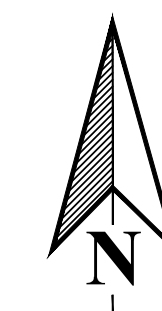
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



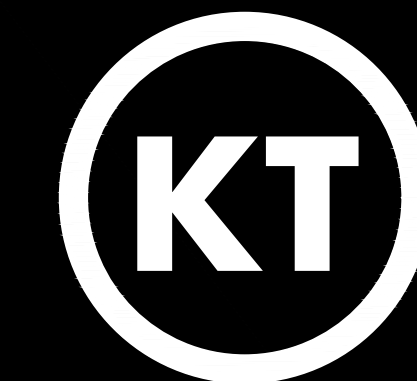
KEYMAP
NTS

LEGEND

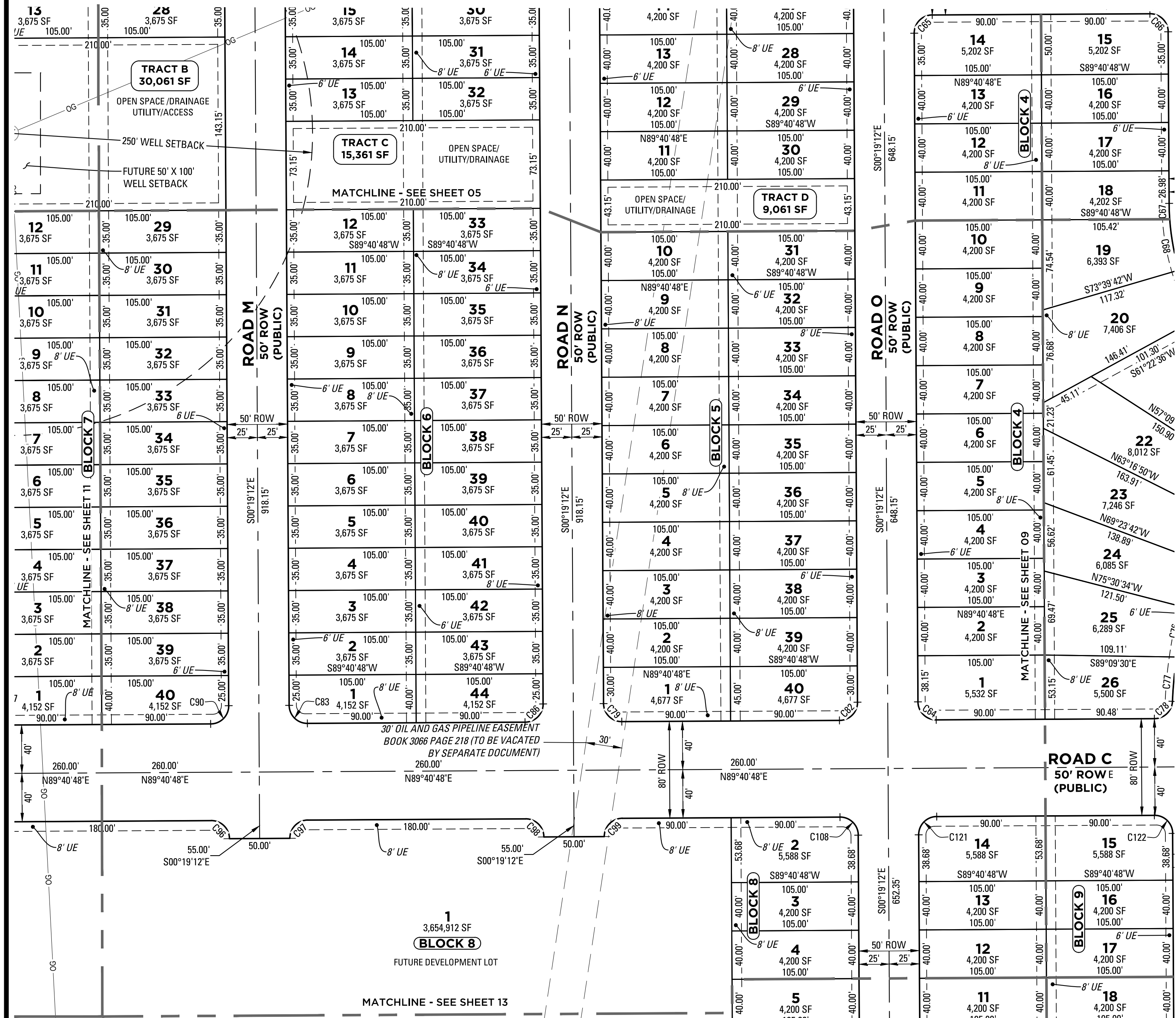
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SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 10 OF 19			



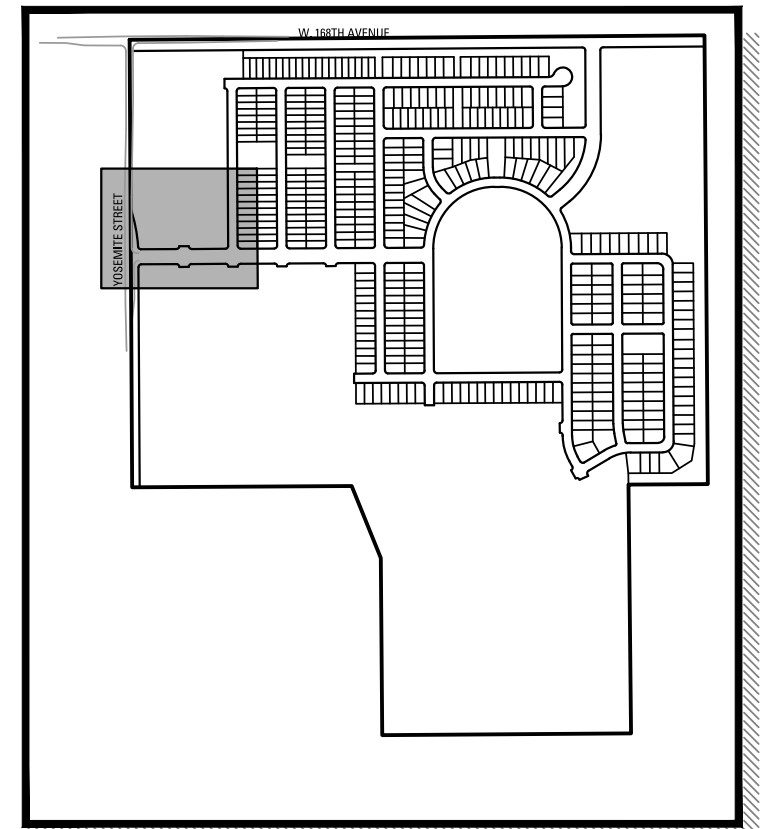
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SELTZER FARMS FILING NO. 1

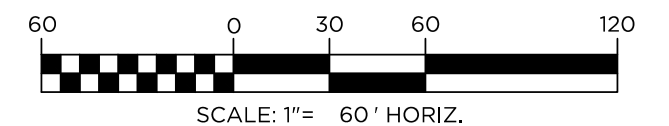
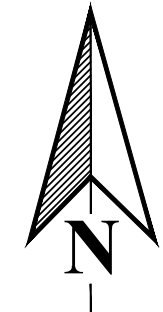
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
NTS

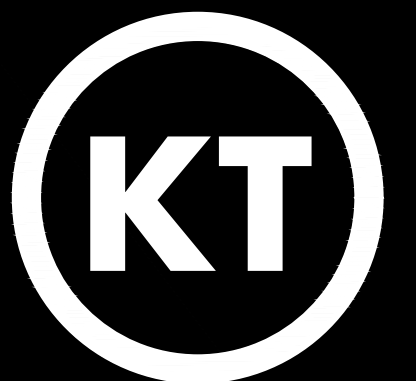
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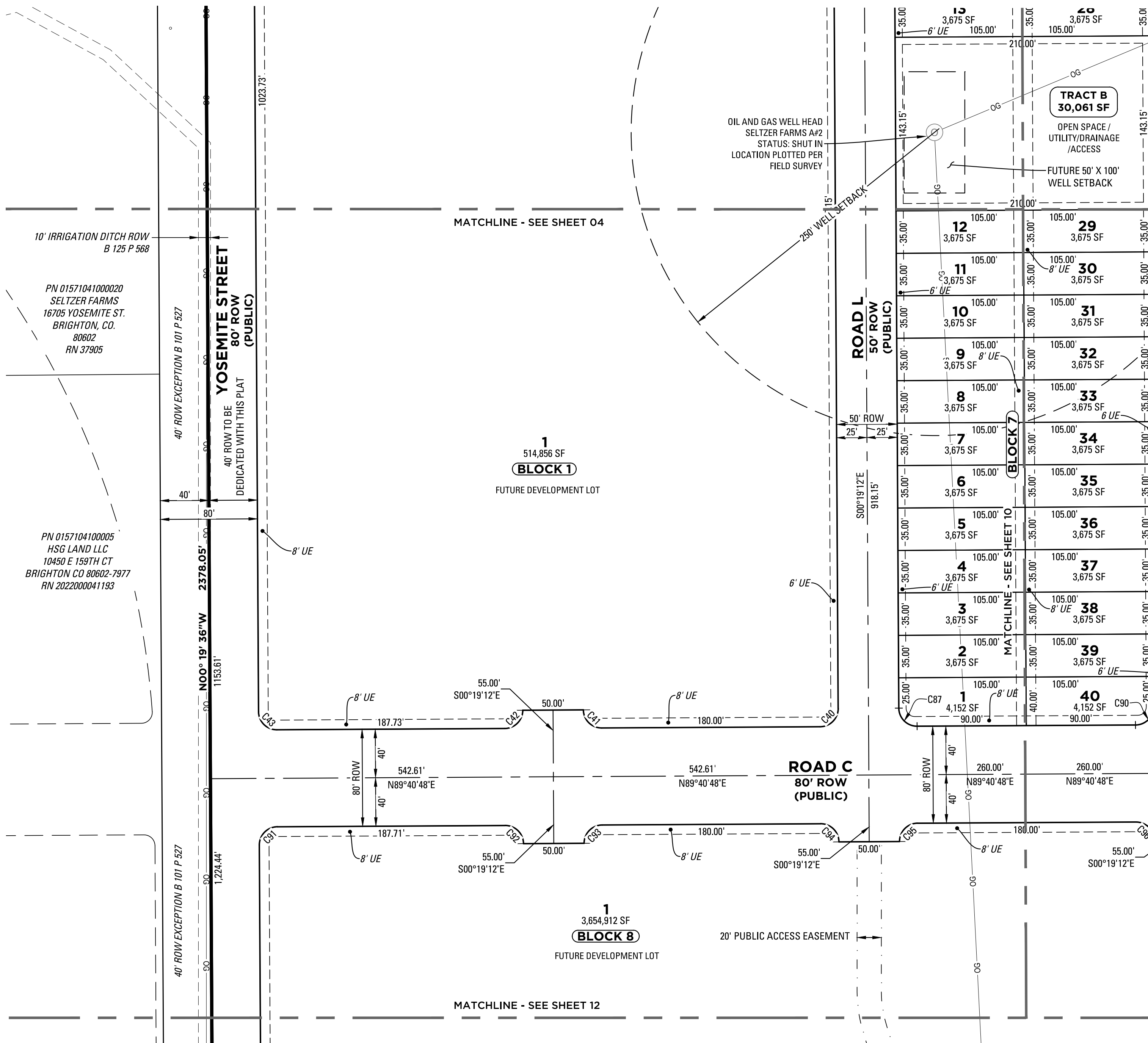
SCALE: 1" = 60' HORIZ.

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5740 OLDE WADSWORTH BULD, ARVADA, CO 80002			
303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 11 OF 19			



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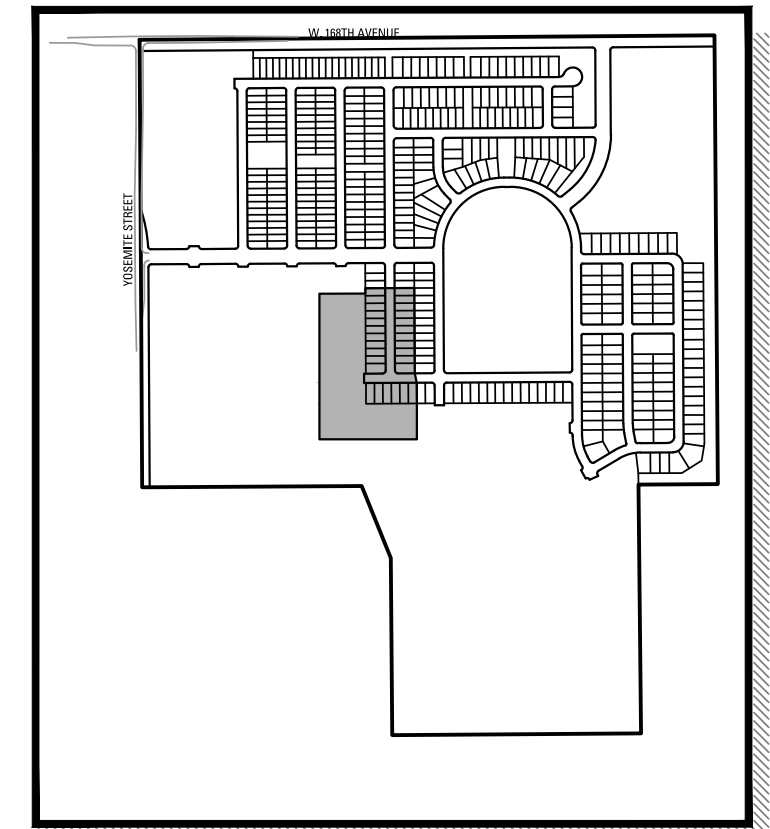


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SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
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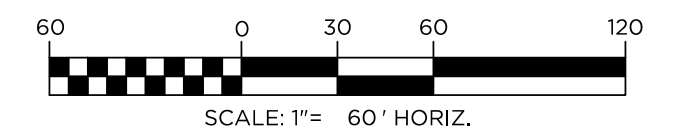
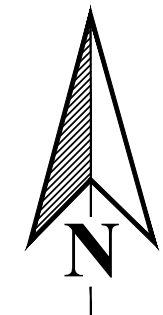
SHEET 13 OF 19



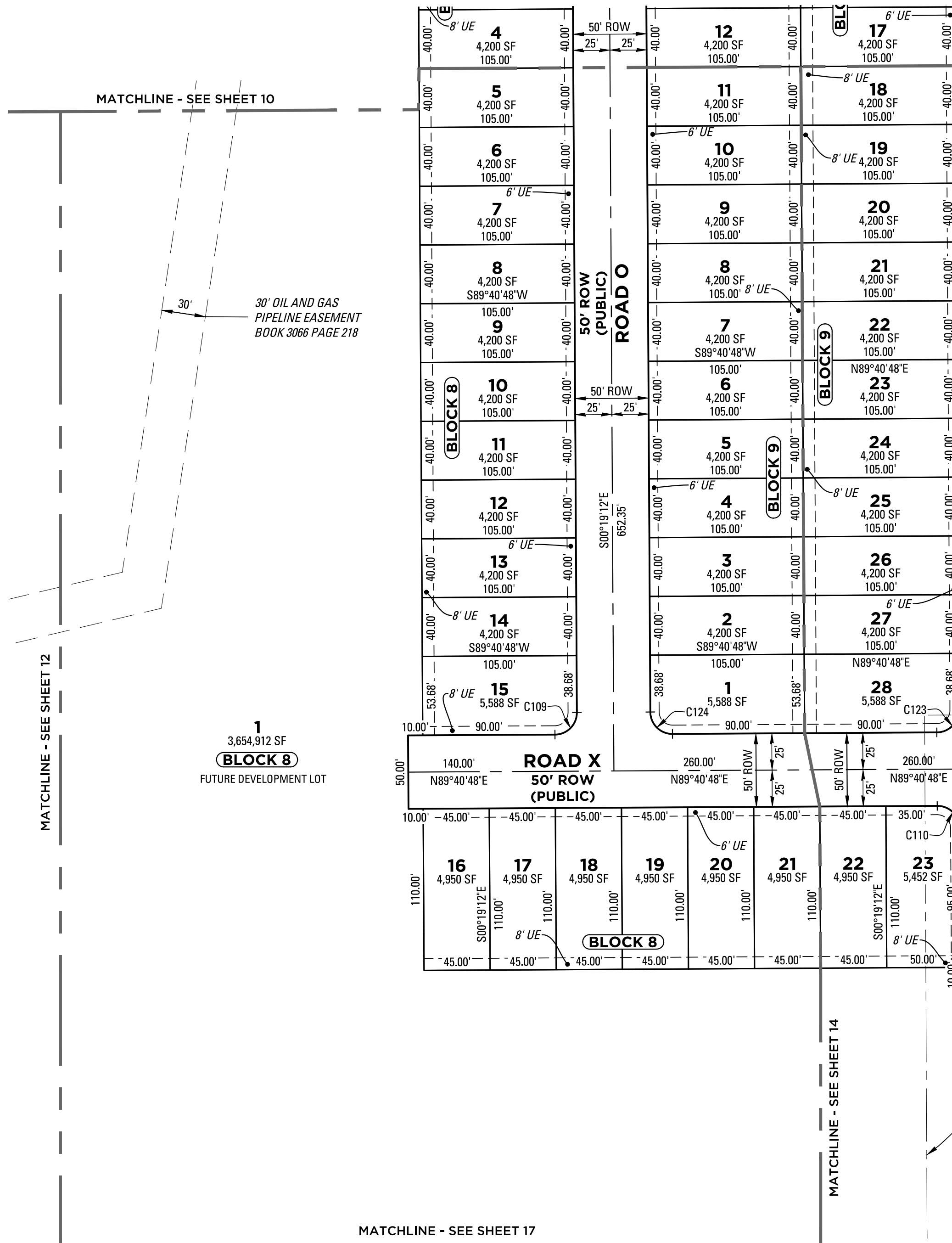
KEYMAP
NTS

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SCALE: 1" = 60' HORIZ.



MATCHLINE - SEE SHEET 12

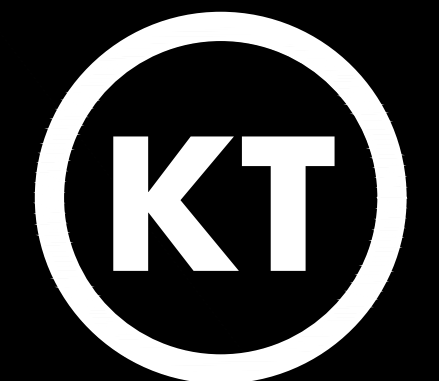
MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 14

1
3,654,912 SF
BLOCK 8
FUTURE DEVELOPMENT LOT

DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
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PREPARED FOR:			
REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS	
SHEET 13 OF 19			



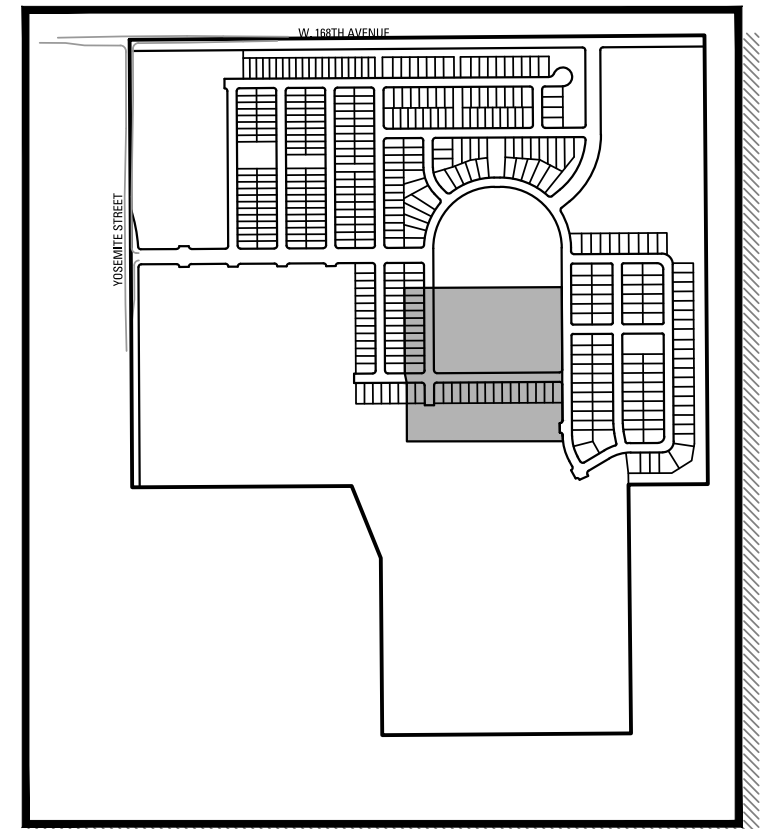
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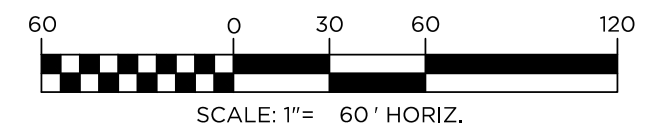
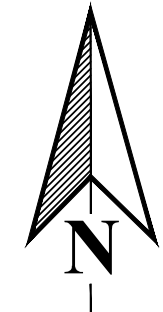
SHEET 14 OF 19



KEYMAP
NTS

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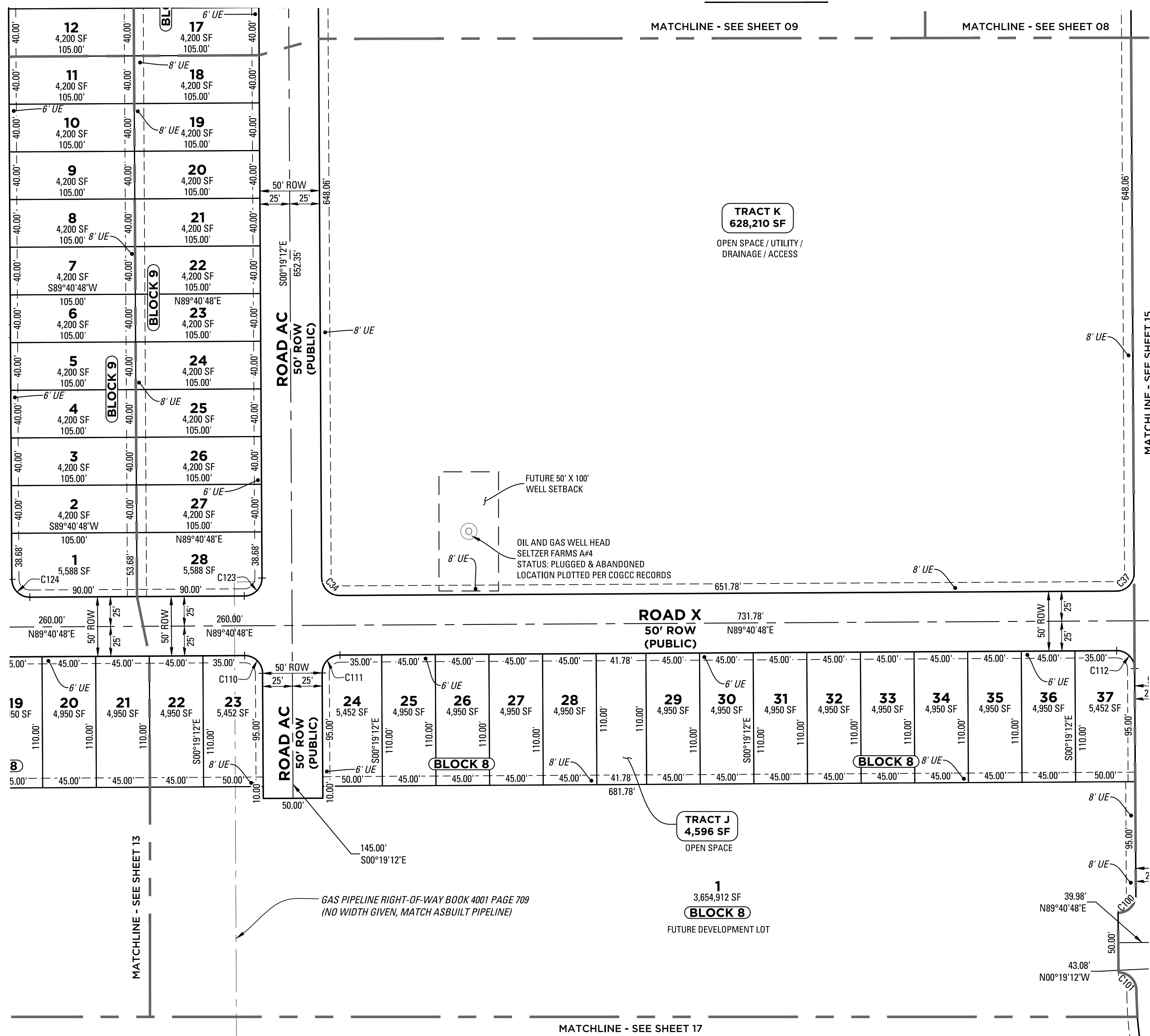
SCALE: 1" = 60' HORIZ.

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SHEET 14 OF 19			



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ARVADA, CO 80002
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MATCHLINE - SEE SHEET 09

MATCHLINE - SEE SHEET 08

TRACT K
628,210 SF

OPEN SPACE / UTILITY /
DRAINAGE / ACCESS

FUTURE 50' X 100'
WELL SETBACK

OIL AND GAS WELL HEAD
SELTZER FARMS A#4
STATUS: PLUGGED & ABANDONED
LOCATION PLOTTED PER COGCC RECORDS

ROAD X
50' ROW (PUBLIC)

ROAD AC
50' ROW (PUBLIC)

TRACT J
4,596 SF

1
3,654,912 SF
BLOCK 8
FUTURE DEVELOPMENT LOT

GAS PIPELINE RIGHT-OF-WAY BOOK 4001 PAGE 709
(NO WIDTH GIVEN, MATCH ASBUILT PIPELINE)

MATCHLINE - SEE SHEET 17

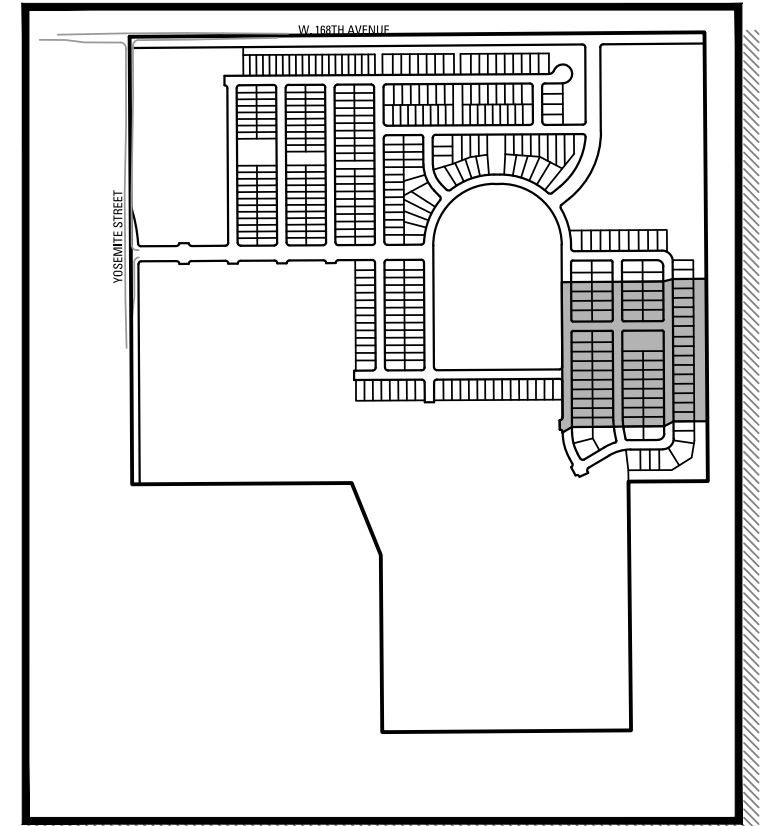
MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 15

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SELTZER FARMS FILING NO. 1

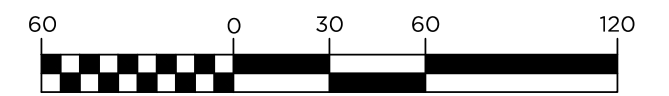
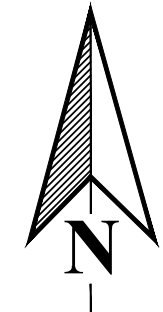
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
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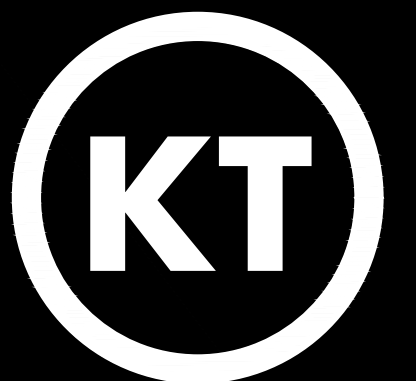
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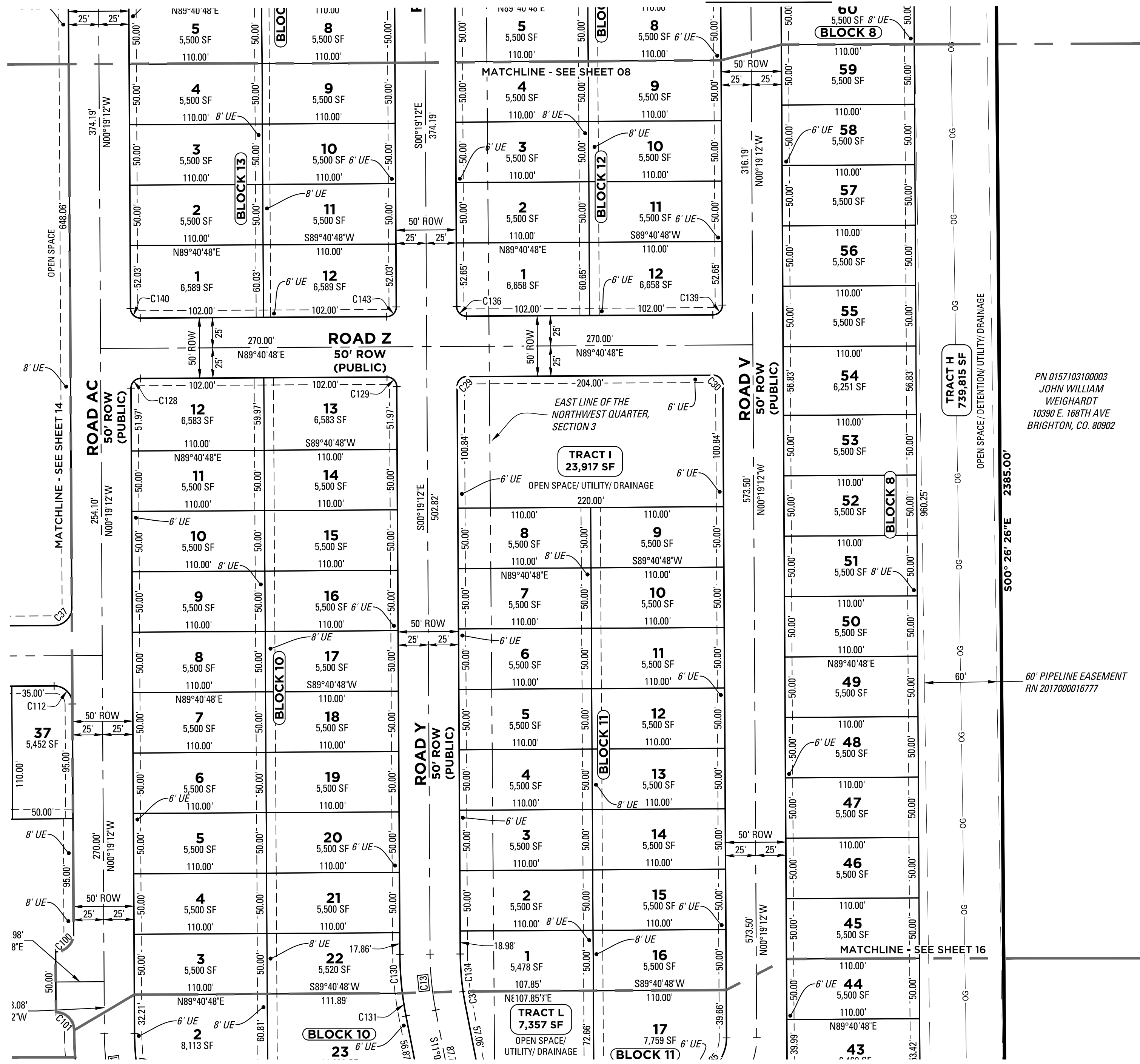
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5740 OLDE WADSWORTH BVLVD, ARVADA, CO 80002 303.420.2899			
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS	
SHEET 15 OF 19			



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

60' PIPELINE EASEMENT
RN 2017000016777

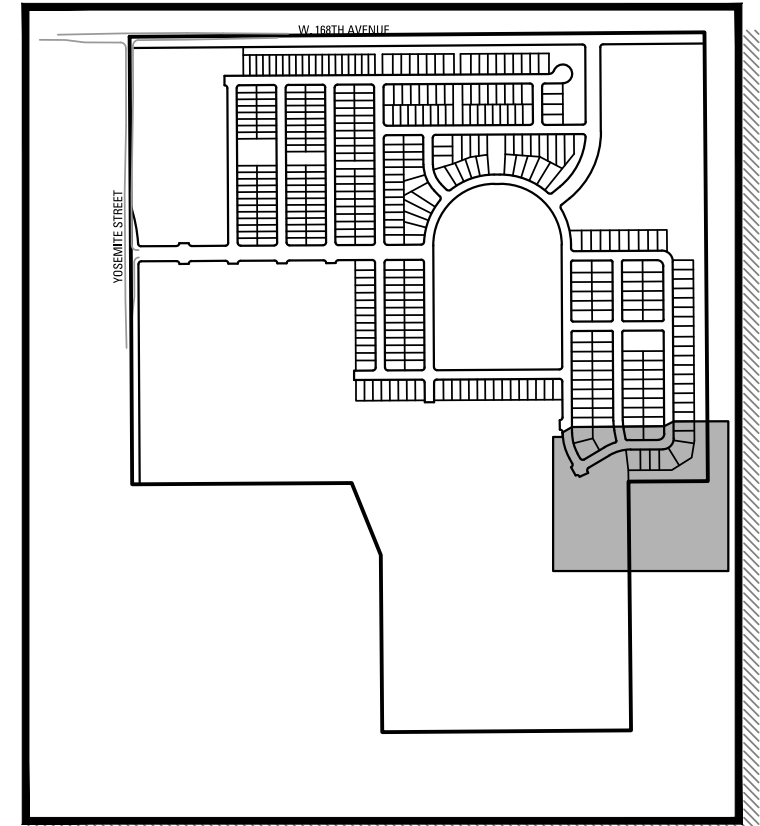
TRACT H
739,815 SF

TRACT I
23,917 SF

TRACT L
7,357 SF

SELTZER FARMS FILING NO. 1

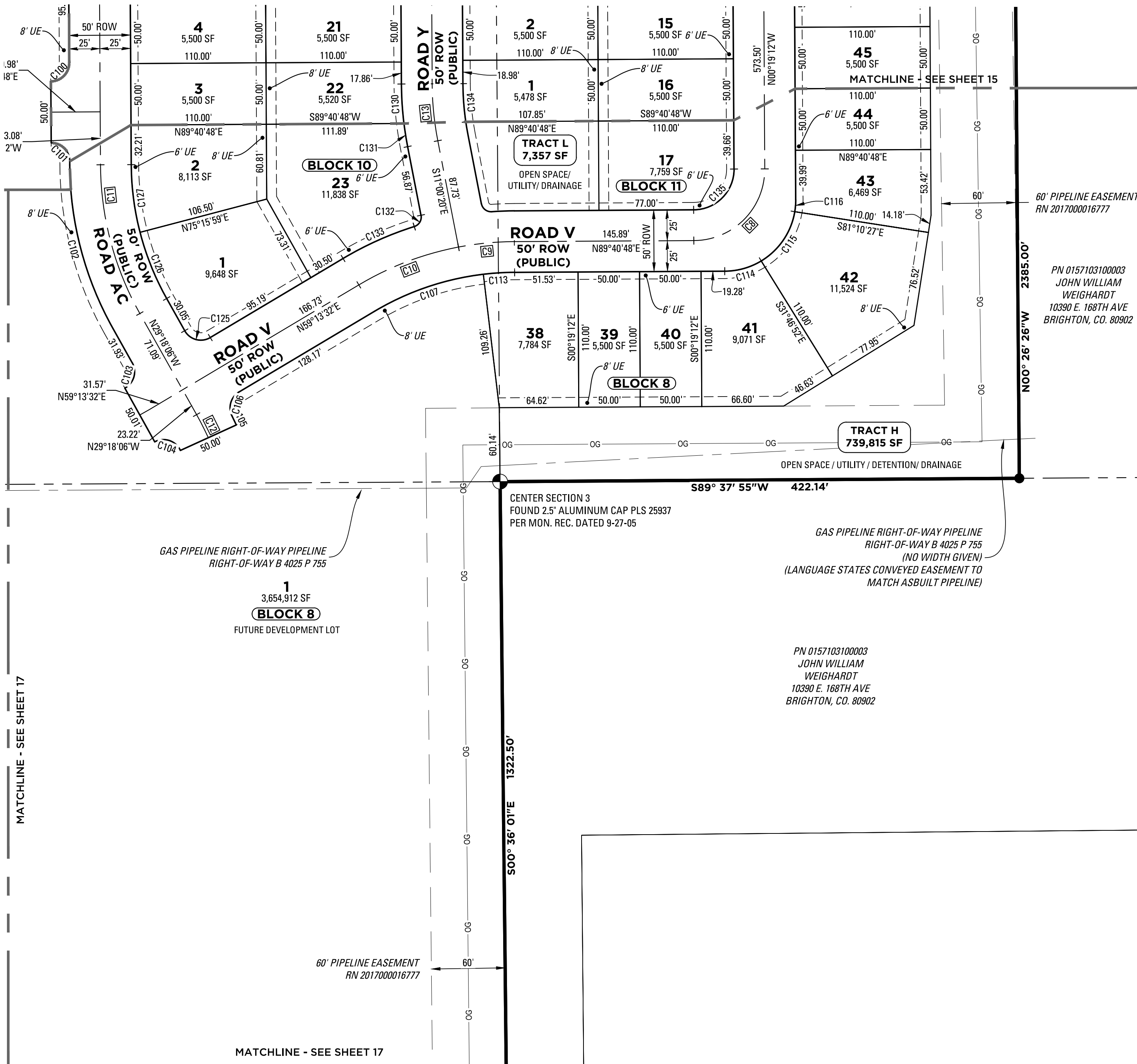
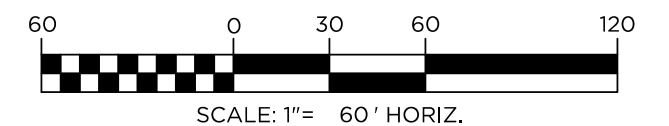
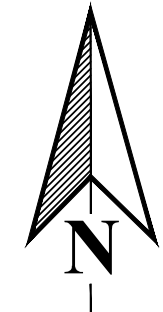
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PN 0157103100003
JOHN WILLIAM
WEIGHARDT
10390 E. 168TH AVE
BRIGHTON, CO. 80902

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

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SHEET 16 OF 19			



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MATCHLINE - SEE SHEET 17

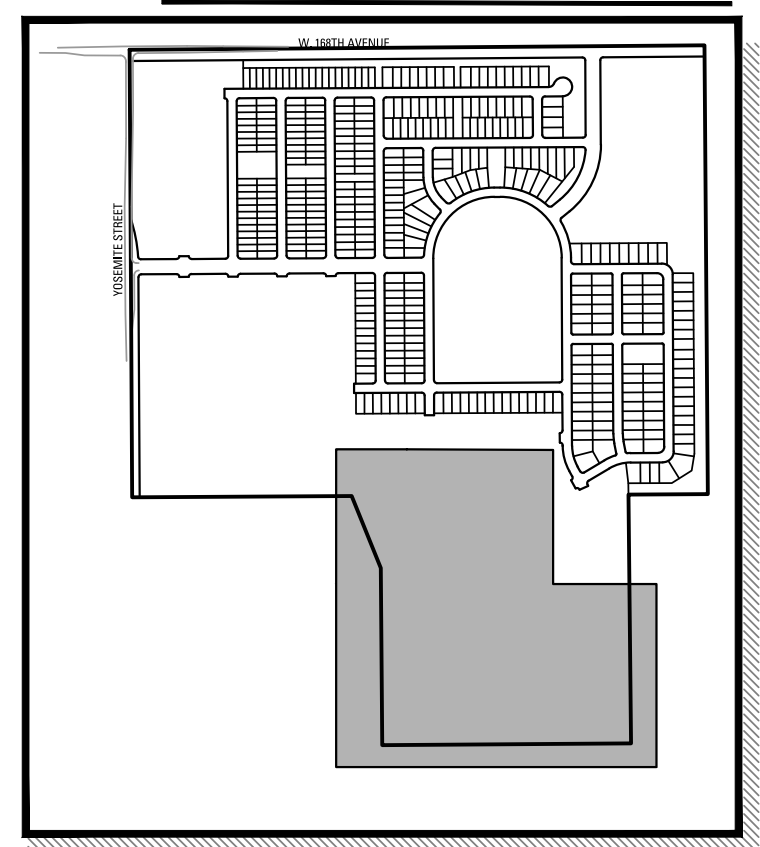
MATCHLINE - SEE SHEET 17

PRELIMINARY PLAT

SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
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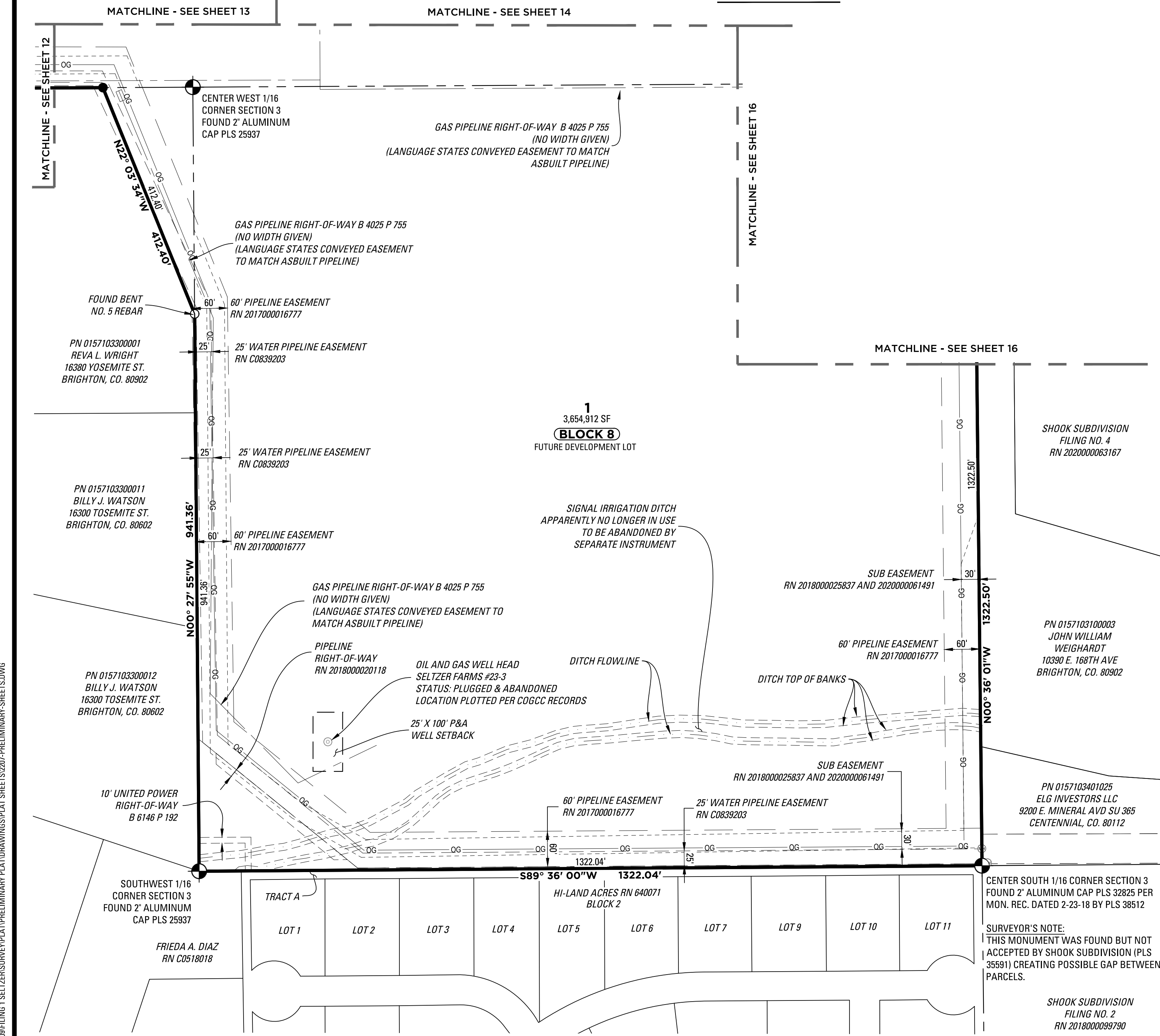
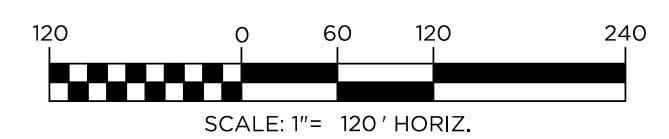
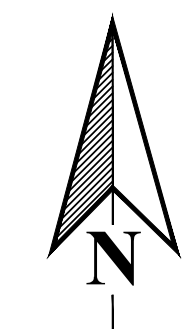
SHEET 17 OF 19



KEYMAP
NTS

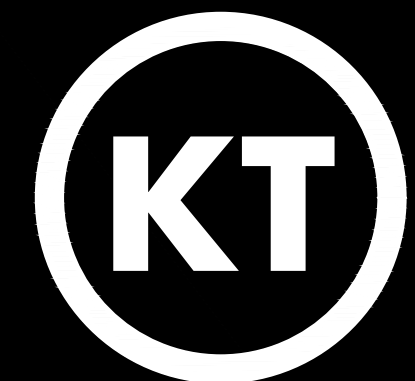
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1" = 120'	0109-2207	BSS	
SHEET 17 OF 19			



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CENTER SOUTH 1/16 CORNER SECTION 3
FOUND 2" ALUMINUM CAP PLS 32825 PER
MON. REC. DATED 2-23-18 BY PLS 38512

SURVEYOR'S NOTE:
THIS MONUMENT WAS FOUND BUT NOT
ACCEPTED BY SHOOK SUBDIVISION (PLS
35591) CREATING POSSIBLE GAP BETWEEN
PARCELS.

SHOOK SUBDIVISION
FILING NO. 2
RN 2018000099790

SELTZER FARMS FILING NO. 1

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

SHEET 18 OF 19

CENTERLINE CURVE TABLE

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

TRACTS CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C14	90°07'49"	15.00'	23.60'	S45°23'07"E	21.24'
C15	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C16	248°57'46"	50.00'	217.26'	N34°48'05"W	82.43'
C17	68°57'46"	28.00'	33.70'	S55°11'55"W	31.70'
C18	3°24'33"	375.00'	22.31'	N88°36'56"W	22.31'
C19	4°09'55"	375.00'	27.26'	S87°35'50"W	27.26'
C20	94°16'57"	15.01'	24.71'	S43°07'09"E	22.01'
C21	46°43'55"	374.10'	305.12'	S27°23'17"W	296.74'
C22	83°22'27"	14.78'	21.51'	N88°21'33"W	19.66'
C23	5°08'04"	266.85'	23.91'	N49°14'21"W	23.90'
C24	89°53'00"	15.00'	23.53'	N44°37'18"E	21.19'
C25	54°01'00"	58.00'	54.68'	N34°23'09"W	52.68'
C26	19°18'18"	375.00'	126.35'	N21°32'45"W	125.75'
C27	81°53'34"	15.00'	21.44'	N9°44'53"E	19.66'
C28	51°00'52"	455.00'	405.12'	N25°11'14"E	391.87'
C29	90°00'00"	8.00'	12.57'	N44°40'48"E	11.31'
C30	90°00'00"	8.00'	12.57'	S45°19'12"E	11.31'
C31	3°49'08"	275.00'	18.33'	S87°46'14"W	18.33'
C32	83°08'00"	8.00'	11.61'	N52°34'20"W	10.62'
C33	2°45'44"	225.00'	10.85'	N9°37'28"W	10.85'
C34	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C35	90°00'00"	325.00'	510.51'	N44°40'48"E	459.62'
C36	90°00'00"	325.00'	510.51'	S45°19'12"E	459.62'
C37	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'

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

DATE SUBMITTED: 02.02.2024		
REVISION NO.	DATE	
1	04-26-24	
2		
3		
4		
5		
PREPARED FOR: REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: NA	JOB NO: 0109-2207	BY: BSS
SHEET 18 OF 19		



KT ENGINEERING
ENGINEERS • SURVEYORS

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

SELTZER FARMS FILING NO. 1

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

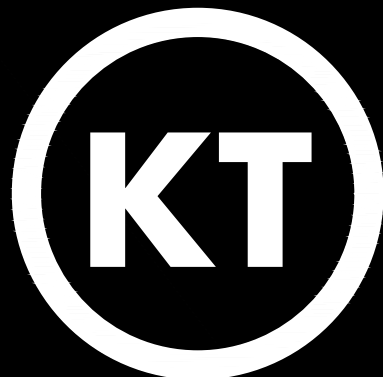
SHEET 19 OF 19

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C38	89°52'35"	15.00'	23.53'	N44°36'42"E	21.19'
C39	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C40	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C41	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C42	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C43	89°59'36"	15.00'	23.56'	N45°19'24"W	21.21'
C44	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C45	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C46	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C47	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C48	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C49	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C50	7°50'43"	375.00'	51.35'	N54°59'18"W	51.31'
C51	6°58'57"	375.00'	45.70'	N62°24'08"W	45.67'
C52	6°58'40"	375.00'	45.67'	N69°22'56"W	45.64'
C53	6°59'38"	375.00'	45.78'	N76°22'05"W	45.75'
C54	7°02'45"	375.00'	46.11'	N83°23'17"W	46.09'
C55	7°20'48"	375.00'	48.08'	S81°50'28"W	48.05'
C56	6°56'41"	375.00'	45.45'	S74°41'44"W	45.43'
C57	6°53'51"	375.00'	45.14'	S67°46'27"W	45.12'
C58	6°50'07"	375.00'	44.74'	S60°54'28"W	44.71'
C59	6°10'14"	375.00'	40.39'	S54°24'18"W	40.37'
C60	84°06'47"	15.00'	22.02'	N86°37'25"W	20.10'
C61	33°24'46"	150.00'	87.47'	N27°51'39"W	86.24'
C62	10°50'03"	150.00'	28.36'	N5°44'14"W	28.32'
C63	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C64	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C65	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C66	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C67	3°43'57"	200.00'	13.03'	S2°11'11"E	13.03'
C68	12°17'09"	200.00'	42.89'	S10°11'44"E	42.80'
C69	12°17'06"	200.00'	42.88'	S22°28'51"E	42.80'
C70	15°56'38"	200.00'	55.65'	S36°35'43"E	55.47'
C71	84°06'47"	15.00'	22.02'	S2°30'38"E	20.10'
C72	6°42'44"	375.00'	43.93'	S36°11'24"W	43.91'
C73	6°06'52"	375.00'	40.02'	S29°46'36"W	40.00'
C74	6°06'52"	375.00'	40.02'	S23°39'44"W	40.00'
C75	6°06'52"	375.00'	40.02'	S17°32'52"W	40.00'
C76	6°20'26"	375.00'	41.50'	S11°19'13"W	41.48'
C77	5°38'01"	375.00'	36.87'	S5°19'59"W	36.86'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C78	87°09'49"	15.00'	22.82'	S46°05'53"W	20.68'
C79	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C80	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C81	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C82	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C83	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C84	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C85	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C86	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C87	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C88	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C89	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C90	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C91	90°00'24"	15.00'	23.56'	N44°40'36"E	21.21'
C92	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C93	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C94	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C95	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C96	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C97	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C98	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C99	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C100	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C101	90°27'31"	15.00'	23.68'	S44°56'25"E	21.30'
C102	29°35'30"	275.00'	142.03'	S14°30'47"E	140.46'
C103	91°10'49"	15.00'	23.87'	S16°17'18"W	21.43'
C104	93°51'05"	15.00'	24.57'	S71°24'44"E	21.91'
C105	1°41'45"	275.00'	8.14'	N25°20'04"W	8.14'
C106	85°24'29"	15.00'	22.36'	N16°31'17"E	20.35'
C107	23°57'37"	225.00'	94.09'	N71°12'21"E	93.41'
C108	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C109	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C110	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C111	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C112	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C113	6°29'38"	225.00'	25.50'	N86°25'59"E	25.49'
C114	30°46'53"	58.00'	31.16'	N74°17'21"E	30.79'
C115	49°20'52"	58.00'	49.95'	N34°13'29"E	48.42'
C116	9°52'15"	58.00'	9.99'	N4°36'55"E	9.98'
C117	8°21'37"	48.97'	7.15'	N3°50'56"W	7.14'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C118	27°07'29"	61.77'	29.24'	N75°51'26"W	28.97'
C119	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C120	11°34'24"	375.00'	75.75'	N6°06'24"W	75.62'
C121	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C122	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C123	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C124	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C125	91°28'22"	15.00'	23.95'	N75°02'17"W	21.48'
C126	14°48'20"	225.00'	58.14'	N21°53'57"W	57.98'
C127	14°10'35"	225.00'	55.67'	N7°24'30"W	55.53'
C128	90°00'00"	8.00'	12.57'	N44°40'48"E	11.31'
C129	90°00'00"	8.00'	12.57'	S45°19'12"E	11.31'
C130	6°42'45"	275.00'	32.22'	S3°40'34"E	32.20'
C131	3°58'23"	275.00'	19.07'	S9°01'08"E	19.07'
C132	83°28'26"	8.00'	11.66'	S30°43'53"W	10.65'
C133	13°14'34"	275.00'	63.56'	S65°50'49"W	63.42'
C134	7°55'24"	225.00'	31.11'	N4°16'54"W	31.09'
C135	90°00'00"	33.00'	51.84'	S44°40'48"W	46.67'
C136	90°00'00"	8.00'	12.57'	N45°19'12"W	11.31'
C137	90°00'00"	8.00'	12.57'	N44°40'48"E	11.31'
C138	90°00'00"	33.00'	51.84'	S45°19'12"E	46.67'
C139	90°00'00"	8.00'	12.57'	S44°40'48"W	11.31'
C140	90°00'00"	8.00'	12.57'	N45°19'12"W	11.31'
C141	90°00'00"	8.00'	12.57'	N44°40'48"E	11.31'
C142	90°00'00"	8.00'	12.57'	S45°19'12"E	11.31'
C143	90°00'00"	8.00'	12.57'	S44°40'48"W	11.31'

DATE SUBMITTED: 02.02.2024		
REVISION NO.	DATE	
1	04-26-24	
2		
3		
4		
5		
PREPARED FOR: REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: NA	JOB NO: 0109-2207	BY: BSS
SHEET 19 OF 19		



KT ENGINEERING
ENGINEERS • SURVEYORS

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

Seltzer Farms Filing No. 1 - Boundary Closure

Starting Point 1: N 1243579.04 E 3172462.79 Z 0.00

Point# Bearing HorzDist

2 N 89°32'59" E 2633.02

3 N 89°33'48" E 422.14

4 S 00°26'26" E 2385.00

5 S 89°37'55" W 422.14

6 S 00°36'01" E 1322.50

7 S 89°36'00" W 1322.04

8 N 00°27'55" W 941.36

9 N 22°03'34" W 412.40

10 S 89°41'50" W 1167.06

1 N 00°19'36" W 2378.05

Closure Results

Starting Point 1: N 1243579.04 E 3172462.79 Z 0.00

Ending Point 1: N 1243579.04 E 3172462.79 Z 0.00

Azimuth Of Error: 263°12'12"

North Error : -0.00087

East Error : -0.00726

Vertical Error : -0.00000

Hz Dist Error : 0.00732

Sl Dist Error : 0.00732

Traverse Lines : 10

SideShots : 1

Store Points : 1

Horiz Dist Traversed: 13405.72

Slope Dist Traversed: 13405.72

Closure Precision: 1 in 1832512

LEGAL DESCRIPTION:

PARCEL ONE:

THAT PART OF THE NORTH ½ OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE EAST ON THE NORTH LINE OF SAID SECTION, 3,055.00 FEET;

THENCE SOUTH 2,385.80 FEET TO A POINT ON THE EAST AND WEST CENTER LINE OF SAID SECTION;

THENCE WEST 3,073.00 FEET TO THE CENTER OF THE WEST LINE OF SAID SECTION;

THENCE NORTH 2,377.60 FEET TO THE PLACE OF BEGINNING,

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

PARCEL TWO:

THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM, THAT PORTION AS CONTAINED WITHIN THE SIGNAL DITCH AS THE SAME NOW EXISTS ON SAID LAND, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL THREE:

THAT PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 3;

THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼ A DISTANCE OF 152.00 FEET;

THENCE S21°57'00"E 413.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼;

THENCE NORTH 383.00 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

PARCELS ONE, TWO, AND THREE ALSO DESCRIBED AS FOLLOWS:

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

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

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

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

BEGINNING THE NORTHWEST CORNER OF SECTION 3;

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

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

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

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

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

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

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

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

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

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

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

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

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



DATE: January 31, 2024
FILE NUMBER: 100-N0037848-020-CN1, Amendment No. 7
PROPERTY ADDRESS: Seltzer Farms - Remington Homes 207 Acres, Aurora, CO
BUYER/BORROWER: Remington Homes of Colorado, Inc., a Colorado corporation
OWNER(S): Seltzer Farms, Inc., a Colorado corporation
YOUR REFERENCE NUMBER:
ASSESSOR PARCEL NUMBER: R0008111 R0008126 R0008121

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

None.

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

TO: Escrow Officer	ATTN: Chandra Nay PHONE: (303) 692-6787 FAX: (303) 628-1644 E-MAIL: cnay@fnf.com
Escrow Assistant	ATTN: Sarah Ratliff PHONE: (303) 244-9197 E-MAIL: Sarah.Ratliff@fnf.com
Title Officer	ATTN: Eric Stearns PHONE: (303) 692-6778 E-MAIL: estearns@fnf.com
Sales Executive	ATTN: John Ellis E-MAIL: jfellis@fnf.com

TO: Fairfield and Woods, P.C. 1801 California St. Suite 2600 Denver, CO 80202	ATTN: Sarah C. Paradise, Esq. PHONE: FAX: E-MAIL: SParadis@fwlaw.com
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TO: Berg Hill Greenleaf Ruscitti LLP 1712 Pearl Street Boulder, CO 80302	ATTN: Liz Petersen PHONE: FAX: E-MAIL: liz.petersen@bhgrlaw.com
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TO: Berg Hill Greenleaf Ruscitti LLP 1712 Pearl Street Boulder, CO 80302	ATTN: Jessica Pendergrass PHONE: FAX: E-MAIL: jp@bhgrlaw.com
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TO: Fairfield and Woods, P.C. 1801 California St. Suite 2600 Denver, CO 80202	ATTN: Jack Reutzel PHONE: (303) 830-2400 FAX: (303) 830-1033 E-MAIL: jreutzel@fwlaw.com
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Commitment Transmittal
(Continued)

TO:	Berg Hill Greenleaf Ruscitti LLP 1712 Pearl Street Boulder, CO 80302	ATTN: PHONE: FAX: E-MAIL:	George V. Berg, Jr. gvb@bhgrlaw.com
TO:	Berg Hill Greenleaf Ruscitti LLP 1712 Pearl Street Boulder, CO 80302	ATTN: PHONE: FAX: E-MAIL:	Juliana Massaro jmhm@bhgrlaw.com
TO:	Fairfield and Woods, P.C. 1801 California St. Suite 2600 Denver, CO 80202	ATTN: PHONE: FAX: E-MAIL:	Sherry Sickles (303) 894-4455 (303) 830-1033 ssickles@fwlaw.com
TO:	Seltzer Farms, Inc., a Colorado corporation 9390 E. 168th Ave. Brighton, CO 80602	ATTN: PHONE: FAX: E-MAIL:	Sherry Kreutzer Flowerchild1@protonmail.com
TO:	Remington Homes of Colorado, Inc., a Colorado corporation 5740 Olde Wadsworth Boulevard Arvada, CO	ATTN: PHONE: FAX: E-MAIL:	Guillaume Pouchot gp@remingtonhomes.net
TO:	Remington Homes of Colorado, Inc., a Colorado corporation 5740 Olde Wadsworth Boulevard Arvada, CO	ATTN: PHONE: FAX: E-MAIL:	Matt Cavanaugh (303) 472-4633 mattc@remingtonhomes.net
TO:	Brokers Guild Real Estate 3360 S. Wadsworth Blvd. Lakewood, CO 80227	ATTN: PHONE: FAX: E-MAIL:	Mark Scanlan jmarkscanlan@aol.com
TO:	Re/Max Alliance 512 4th Avenue, Suite 101 Longmont, CO 80503	ATTN: PHONE: FAX: E-MAIL:	Don Newton Agentdn@aol.com
TO:	Remington Homes of Colorado, Inc., a Colorado corporation 5740 Olde Wadsworth Boulevard Arvada, CO	ATTN: PHONE: FAX: E-MAIL:	Doug Edwards (303) 351-5041 dedwards@remingtonhomes.net
TO:	National Commercial Services Main 8055 E Tufts Ave Suite 900 Denver, CO 80237	ATTN: PHONE: FAX: E-MAIL:	Chandra Nay (303) 291-9977 (303) 633-7720 cnay@fnf.com

END OF TRANSMITTAL



COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

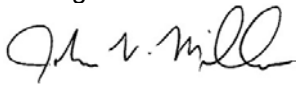
THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **Fidelity National Title Insurance Company**, a Florida Corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

Countersigned

By: 
John Miller
Authorized Signature

Fidelity National Title Insurance Company

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.

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- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <<http://www.alta.org/arbitration>>.

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Transaction Identification Data for reference only:

Issuing Agent: Fidelity National Title, National Commercial Services
Issuing Office: 8055 E Tufts Ave, Suite 900, Denver, CO 80237
Loan ID Number:
Issuing Office File Number: 100-N0037848-020-CN1, Amendment No. 7
Property Address: Seltzer Farms - Remington Homes 207 Acres, Aurora, CO
Revision Number: Amendment No. 7, Amendment Date: January 31, 2024

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: **January 29, 2024**
2. Policy to be issued:
 - (a) ALTA Owners Policy 6-17-06
Proposed Insured: **Remington Homes of Colorado, Inc., a Colorado corporation**
Proposed Policy Amount:
 - (b) None
Proposed Insured:
Proposed Policy Amount: **\$0.00**
 - (c) None
Proposed Insured:
Proposed Policy Amount: **\$0.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, [vested in](#):
Seltzer Farms, Inc., a Colorado corporation
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

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SCHEDULE A

(Continued)

PREMIUMS:

Owners Policy	14,435.00
Deletion of 1 - 4 upon requirements met and provided there is no recent, ongoing or anticipated construction on the land	75.00
Tax Certificates (4)	72.00
ALTA 9.1-06 - Covenants, Conditions and Restrictions - Unimproved Land - Owner's Policy	2,000.00
ALTA 19-06 (Form 116.4.1-06) - Contiguity - Multiple Parcels	2,000.00
ALTA 35.3-06 - Minerals and Other Subsurface Substances - Land Under Development	2,887.00
ALTA 39-06 - Policy Authentication	0.00
Form 100.31 - Surface Damage - Minerals	1,444.00

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27C165 Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

Page 2

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EXHIBIT A
LEGAL DESCRIPTION

Parcel One:

That part of the North $\frac{1}{2}$ of Section 3, Township 1 South, Range 67 West of the Sixth Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3;

Thence East on the North line of said Section, 3,055.00 feet;
Thence South 2,385.80 feet to a point on the East and West Center line of said Section;
Thence West 3,073.00 feet to the center of the West line of said Section;
Thence North 2,377.60 feet to the place of beginning,
EXCEPTING therefrom, any portion of said land as contained within East 168th Avenue,
County of Adams, State of Colorado.

FOR INFORMATIONAL PURPOSES ONLY: Assessor Parcel No. R0008111 / 0157103000014

Parcel Two:

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 1 South, Range 67 West of the Sixth Principal Meridian, EXCEPTING therefrom, that portion as contained within the Signal Ditch as the same now exists on said land, County of Adams, State of Colorado.

FOR INFORMATIONAL PURPOSES ONLY: Assessor Parcel No. R0008126 / 0157103300009

Parcel Three:

That part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 1 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3;
Thence West along the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 152.00 feet;
Thence S21°57'00"E 413.00 feet to a point on the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
Thence North 383.00 feet along said East line to the true point of beginning,
County of Adams, State of Colorado

FOR INFORMATIONAL PURPOSES ONLY: Assessor Parcel No. R0008121 / 0157103300003

Said parcel also being described as Parcel A of the Recorded Exemption Case No. 124-91-E-Z recorded April 14, 1992 at Reception No. B1059706.

FOR INFORMATIONAL PURPOSES ONLY: Assessor Parcel No. R0008224 / 0157104000020

Parcel One Two and Three also described as follows:

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EXHIBIT A
(Continued)

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

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

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

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

BEGINNING THE NORTHWEST CORNER OF SECTION 3;

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

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

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

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

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

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

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

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

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

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EXHIBIT A
(Continued)

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

EXCEPTING THEREFROM, ANY PORTION OF SAID LAND AS CONTAINED WITHIN EAST 168TH AVENUE. EXCEPTING THEREFROM, THAT PORTION AS CONTAINED WITHIN THE SIGNAL DITCH AS THE SAME NOW EXISTS ON SAID LAND, COUNTY OF ADAMS, STATE OF COLORADO.

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SCHEDULE B
PART I – REQUIREMENTS

All of the following Requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
- d. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- e. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Seltzer Farms, Inc., a Colorado corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- f. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Remington Homes of Colorado, Inc., a Colorado corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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SCHEDULE B
PART I – Requirements
(Continued)

- g. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Seltzer Farms, Inc., a Colorado corporation

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

- h. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- i. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- l. In consideration of the issuance of ALTA Endorsement 35.3-06 the Company must receive a copy of the signed and approved "Plans", means those site and elevation plans made by the architect or engineer please provide all sheets/ pages as are approved from the appropriate governing authority providing the following information with respect to the Land:
- a. Zoning and permitted uses, if a separate zoning letter or report is not furnished.
 - b. Location and placement of contemplated buildings or structures
 - c. Any restrictions of said development, such as set backs, height restrictions, composition and structural requirements, access, parking or other required development standards.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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SCHEDULE B
PART I – Requirements
(Continued)

j. Recordation of properly executed plat for the land described herein with the approval of the proper governing authorities noted thereon.

Note: When the above requirement is met, the legal description shown as Item No. 5 of Schedule A will be amended.

Note: This Commitment, and the policy to be issued, are subject to such further requirements and/or exceptions as may be necessary upon review of the plat, by the Company.

k. In consideration of the issuance the 100.31 and 35.3 Endorsement as to platted residential lots only as contemplated in Schedule A (5) the following shall be required:

1. Provide a copy of the Mineral Search and Ownership report that is the basis of all notifications pursuant to 24-65.5-103 CRS .
2. Provide copies of all Notifications
3. Provide copies of all responses to said Notifications
4. Provide a copy of the certification as to notification as to be required as part of the platting of the subject property.
5. A fully approved and recorded subdivision plat creating the residential lots as contemplated .

The Company reserves the right to add additional items or make further requirements upon review of the above requested items and may include:

A relinquishment of Surface rights by all Mineral Rights owners and lessees as applicable, in a form acceptable to the Company.

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

END OF REQUIREMENTS

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SCHEDULE B PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment..
6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.

Note: The following documents affecting water rights are some that were found of record:

1. Quit Claim Deed from Seltzer Farms, Inc., to The Estate of Robert L. Seltzer recorded April 4, 1994 in [Book 4290 at Page 274](#), affecting Parcels One through Three.
7. All taxes and assessments, now or heretofore assessed, due or payable.
8. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.

NOTE: Items No. 1-3 & 5 of Standard Exceptions shall be deleted on the Final 2006 ALTA Owners Policy upon satisfaction of the requirements set forth in Schedule B-1 herein.

Upon regional underwriting approval and satisfaction of the requirements set forth in schedule B-1 of the commitment No. 4 above will be amended as follows:

Any lien, or right of a lien, for services, labor or material heretofore or hereafter furnished, to the extent such lien or claim of lien arises out of or is in connection with the construction work

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SCHEDULE B
PART II – Exceptions
(Continued)

performed on the Land by or at the request of the Insured, its contractors, subcontractors or agents.

Item No. 7 will be amended to read as follows upon proof of payment of all taxes and assessments;

“Taxes and assessments for the year 2024 and subsequent years, a lien, but not yet due or payable.”

Item No. 8 will be deleted upon receipt of a final affidavit and indemnity stating and affirming there are no lease or tenancies associated with the property recorded or unrecorded

9. Right of way for the Signal Ditch, as the same now exists on said land as shown on the survey as prepared by KT Engineering Dated June 12, 2022 as Project No 00009-2270.

Affects Parcel Two

10. Reservations made by the Union Pacific Railway Company in the deed set forth below, providing substantially as follows: Reserving unto the company and its assigns all coal that may be found underneath surface of the Land and the exclusive right to prospect and mine for same, also such right of way and other grounds as may appear necessary for proper working of any coal mines that may be developed upon the Land, and for transportation of coal from same, and any and all assignments thereof or interests therein:

Recording Date: June 18, 1889
Recording No.: [Book A11 at Page 502](#)

Affects Parcels One through Three

Note: Quitclaim Deed from Union Pacific Railroad Company to Union Pacific Land Resources Corporation recorded April 14, 1971 in [Book 1684 at Page 281](#).

Note: Release and Quitclaim Deed from Union Pacific railroad Company to Union Pacific Land Resources Corporation recorded November 23, 1998 in [Book 5547 at Page 272](#).

Note: Request For Notification of Surface Development by RME Petroleum Company and/or RME Land Corp. recorded May 20, 2002 at [Reception No. C0971622](#).

11. Terms, conditions, provisions, agreements and obligations contained in the Right of Way Agreement from John Weigandt, Jr., Mary Martha Weigandt and John H. Weigandt to Carl C. Seltzer as set forth below:

Recording Date: June 3, 1963
Recording No.: [Book 1070 at Page 501](#)

Affects a portion of Parcel One

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SCHEDULE B
PART II – Exceptions
(Continued)

Note: Said easement was conveyed by Seltzer Farms, Inc. in instrument recorded March 22, 1972 in [Book 1786 at Page 970](#).

Note: Said easement was further conveyed to Todd Creek Farms Metropolitan District No. 1 by instrument recorded August 7, 2001 at [Reception No. C0839204](#).

- 12. An oil and gas lease in favor of T.S. Pace for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, and any and all assignments thereof or interests therein.

Recording Date: July 20, 1970
Recording No: [Book 1614 at Page 156](#)

Affects Parcels Two and Three

Note: Amendment to Oil and Gas Lease recorded July 14, 1986 in [Book 3170 at Page 695](#).

Note: Amendment to Oil and Gas Lease recorded July 30, 1987 in [Book 3349 at Page 772](#).

Note: Affidavit of Extension of Oil and Gas Leases recorded December 18, 1992 in [Book 4000 at Page 977](#).

- 13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Amoco Production Company
Purpose: pipeline
Recording Date: October 28, 1985
Recording No: [Book 3066 at Page 218](#)

Affects Parcel One

- 14. Subject to the effect of the Notice of General Description of Area Served By Panhandle Eastern Pipe Line Company recorded June 25, 1986 in [Book 3162 at Page 961](#) and by United Power, Inc., a/k/a Union Rural Electric Association, Inc., a Colorado cooperative association recorded March 15, 2022 at [Reception No. 2022000022986](#).

Affects all Parcels

- 15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Associated Natural Gas, Inc.
Purpose: pipelines
Recording Date: December 18, 1992
Recording No: [Book 4001 at Page 709](#)

Affects Parcel One

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SCHEDULE B
PART II – Exceptions
(Continued)

16. Terms, conditions, provisions, agreements and obligations contained in the Valve Site Contract in favor of Associated Natural Gas, Inc. as set forth below:

Recording Date: February 11, 1993
Recording No.: [Book 4025 at Page 752](#)

Affects Parcels One through Three

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Associated Natural Gas, Inc.
Purpose: pipelines
Recording Date: February 11, 1993
Recording No: [Book 4025 at Page 755](#)

Affects Parcels One through Three

18. Minerals and mineral rights granted to The Estate of Robert L. Seltzer, Jack Seltzer and Timothy R. Seltzer, Co-Personal Representatives, by Seltzer Farms, Inc., in Mineral Deed, dated February 15, 1994, recorded April 4, 1994 at [Book 4290 at Page 273](#).

Affects Parcels One through Three

Note: The following documents affecting the mineral rights were found as follows:

1. Personal Representative's Mineral Deed from the Estate of Robert L. Seltzer to the Robert L. Seltzer Family Trust recorded August 3, 1994 in [Book 4366 at Page 714](#), affecting Parcels One through Three.
2. Mineral Deed from the Estate of Earl A. Saurini to the Trustees of the Teresa Saurini Trust recorded March 25, 1998 in [Book 5273 at Page 182](#), affecting Parcels Two and Three.
3. Notice of Oil and Gas Interests and Surface Use filed by HS Resources, Inc. recorded December 5, 2000 in [Book 6346 at Page 784](#), affecting Parcel One.
4. Notice of Oil and Gas Interests and Surface Use filed by HS Resources, Inc. recorded December 5, 2000 in [Book 6346 at Page 787](#), affecting Parcels Two and Three.
5. Request for Notification (Mineral Estate Owner) by Kerr-McGee Oil & Gas Onshore LP recorded December 24, 2007 at [Reception No. 2007000116902](#). Affects All Parcels.
6. Request for Notification of Pending Surface Development by K.P. Kauffman Company, Inc. (KPK) recorded August 7, 2007 at [Reception No. 2007000076064](#). Affects Parcel One through Three.

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SCHEDULE B
PART II – Exceptions
(Continued)

7. Personal Representative’s Deed from the Estate of Lena Mae Grant to the Lena Mae Grant Irrevocable Trust Under Agreement Dated November 11, 1998, recorded August 12, 2015 at [Reception No. 2015000066762](#), affecting Parcels One through Three.

8. Mineral and Royalty Quit Claim Deed from the CES Trust Dtd 11/13/1987 to the Audrey L. Hlaus Family Trust, Angela K. Richison, the Parker M. Inman Trust, the Molly B. Inman Trust and the Carson H. Inman Trust recorded February 28, 2017 at [Reception No. 2017000017963](#), affecting all Parcels.

9. Wellbore Royalty Assignment from Lincoln Energy Partners II, LLC to Del Rio Royalty Company, LLC recorded June 19, 2019 at [Reception No. 2019000044848](#). Affecting Parcels One through Three.

10. Assignment, Bill of Conveyance and Deed and Assignment from Vincent F. Connelly to Francis G. Capece Interest, recorded August 16, 2019 at [Reception No. 2019000066661](#), affecting Parcel One.

11. Personal Representative’s Deed recorded June 22, 2022 at [Reception No. 2022000054964](#).

12. Special Mineral Warranty Deed recorded January 13, 2023 at [Reception No. 2023000002742](#). Affects Parcel One and Two.

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United Power, Inc.
Purpose: electric facilities
Recording Date: June 2, 2000
Recording No: [Book 6146 at Page 192](#)

Affects Parcel Two

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Todd Creek Farms Metropolitan District No. 1
Purpose: water pipeline
Recording Date: August 7, 2001
Recording No: [Reception No. C0839203](#)

Affects Parcel Two

21. ~~Terms, conditions, provisions, agreements and obligations contained in the Todd Creek Village Preliminary PUD Plan as set forth below:~~

~~Recording Date: August 23, 2002
Recording No.: Reception No. C1014679~~

~~Affects all Parcels~~

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SCHEDULE B
PART II – Exceptions
(Continued)

~~Note: upon approval of a new site plan or PUD for subject property exception No. 21 above shall be deleted.~~

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United Power, Inc.
Purpose: utility, electrical and communications facilities
Recording Date: January 19, 2016
Recording No.: [Reception No. 201600004196](#)

Affects Parcel One

23. Terms, conditions, provisions, agreements and obligations contained in the Subsurface Easement Agreement in favor of PetroShare Corp. as set forth below:

Recording Date: December 19, 2016
Recording No.: [Reception No. 2016000110382](#)

Affects Parcels Two and Three

24. Terms, conditions, provisions, agreements and obligations contained in the Easement Deed and Agreement in favor of Todd Creek Village Metropolitan District for pipelines as set forth below:

Recording Date: February 23, 2017
Recording No.: [Reception No. 2017000016777](#)

Affects Parcels One through Three

25. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Right of Way Agreement in favor of Discovery DJ Services, LLC as set forth below:

Recording Date: March 12, 2018
Recording No.: [Reception No. 2018000020118](#)

Affects Parcels Two and Three

26. Terms, conditions, provisions, agreements and obligations contained in the Nonexclusive Sub-Easement Agreement by and between Discovery DJ Services, LLC and Todd Creek Village Metropolitan District as set forth below:

Recording Date: March 30, 2018
Recording No.: [Reception No. 2018000025837](#)

Amendment to Nonexclusive Sub-Easement Agreement:

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SCHEDULE B
PART II – Exceptions
(Continued)

Recording Date: July 07, 2020
Recording No: [Reception No.2020000061491](#)

Affects Parcels One through Three

27. The following items as set forth on the ALTA//NSPS survey as prepared by KT Engineering Dated June 12, 2022 as Project No 00009-2270
- a. location of fence lines and any boundary discrepancy due to the location of fence lines and the effect of any right, title or interest that may be claimed due to any said discrepancy.
 - b. Irrigation ditches in various locations with no apparent easements of record
 - c. Gravel roads traversing subject property, appearing to provide access to various wells and and various Oil and Gas development structures and facilities
 - d. Right-of-way for Yosemite street laying east of centerline as noted

Affects Parcel One through Three

END OF EXCEPTIONS

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title, National Commercial Services conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.
 - A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
 - Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



Articles of Organization for a Limited Liability Company

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is Seltzer Farms Investment LLC

The principal office street address is

5740 Olde Wadsworth Blvd Apt A
Arvada CO 80002
US

The principal office mailing address is

5740 Olde Wadsworth Blvd Apt A
Arvada CO 80002
US

The name of the registered agent is Dennis Polk

The registered agent's street address is

1667 Cole Blvd Ste 100
Lakewood CO 80401
US

The registered agent's mailing address is

1667 Cole Blvd Ste 100
Lakewood CO 80401
US

The person above has agreed to be appointed as the registered agent for this entity.

The management of the limited liability company is vested in Managers

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

Guillaume Pouchot
5740 Olde Wadsworth Blvd Apt A
Arvada CO 80002
US

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

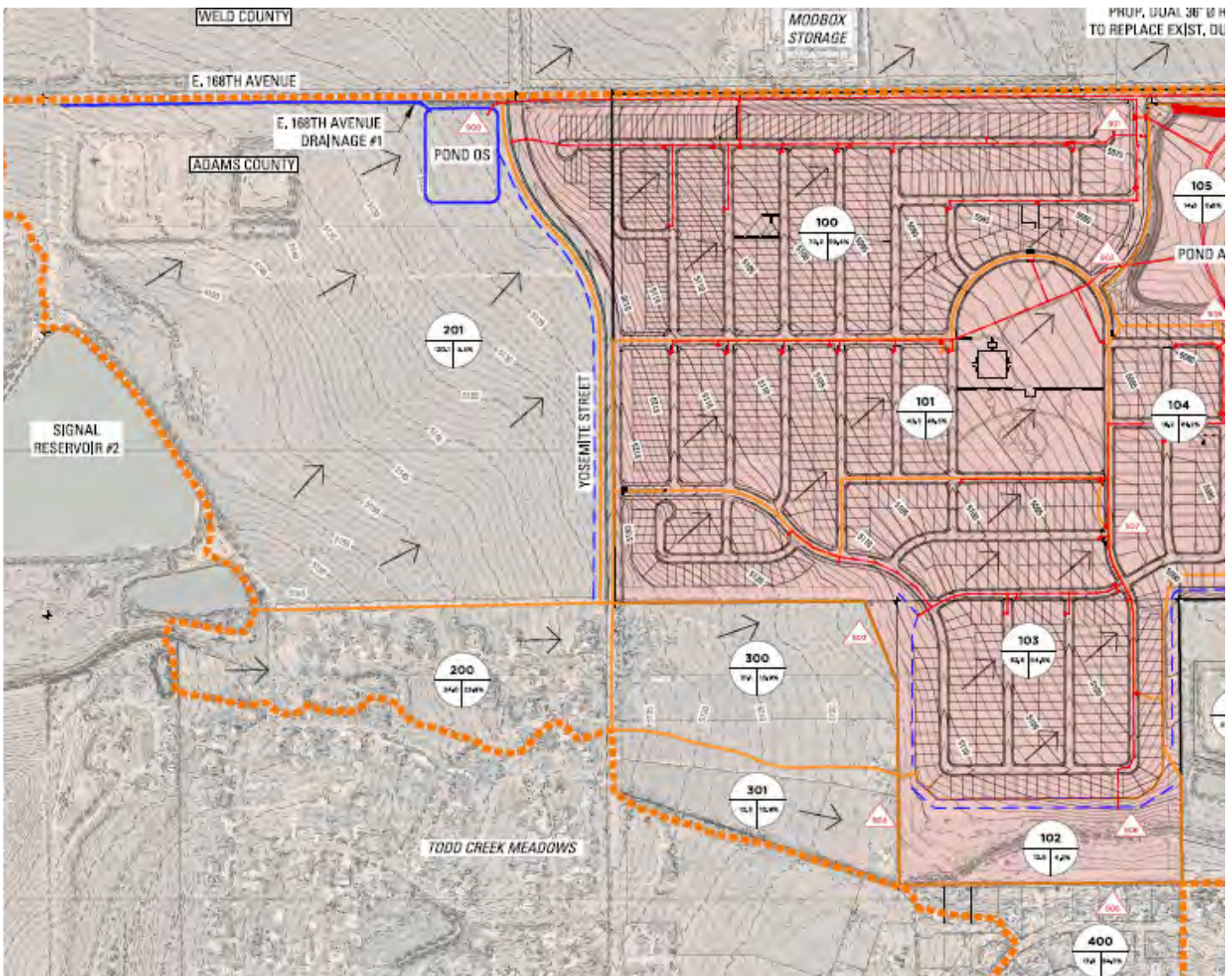
Kate Taylor
5740 Olde Wadsworth Blvd Apt A
Arvada CO 80002
US

Carli Garcia-Rodriguez

From: Mike McRoberts <mmicroberts@weld.gov>
Sent: Wednesday, April 17, 2024 8:48 AM
To: Jim Flesher
Cc: Dawn Anderson; Evan Pinkham
Subject: Adams County Referral - Todd Creek Farms - NO DRAINAGE CONCERNS

Jim,

I have reviewed the drainage report for the Adams County Todd Creek Farms project that is located south of and adjacent to County Road 2 and east of and adjacent to Yosemite Street, which will be adjusted to tie-in to County Road 19. See the site plan below.



Below are screenshots from the Todd Creek Farms, *Phase II Drainage Report*, issued on February 9, 2024. As you will see in the screenshots, the project is designed to detain the 100-year storm event (in Pond A) and release the detained stormwater at Weld County's required historic release rate of the 1-hour, 5-year storm falling on the undeveloped site having an impervious value of 2% (the County's release rate for urbanizing drainage areas).

Historic Condition

The historic condition assumes all sub-basins are 2% impervious. No existing detention ponds are modeled in this condition. The purpose of this model is to establish a baseline for comparing flowrates in both Todd Creek Farms Phase 1 and Todd Creek Farms Ultimate Buildout models.

Regulations

Pond OS and Pond A have been designed in compliance with criteria set forth in Chapter 5: Drainage Criteria in the Weld County Engineering and Construction Criteria. Other drainage facilities in Adams County have been designed in compliance with criteria set forth in Chapter 9: Storm Drainage Design and Stormwater Quality Control Regulations in the Adams County Development Standards and Regulations.

E. 168th Avenue Drainage #1

The Todd Creek Farms Phase 1 site will discharge to the E. 168th Avenue Drainage #1. Pond A is a proposed Extended Detention Basin (EDB) that will provide WQCV, 5-year, and 100-year detention. The proposed 100-year discharge rate will release at or below the 5-year Historic flowrate per Weld County Drainage Criteria since the site runoff will ultimately discharge to Weld County. The Historic 5-year flow to the existing culverts was calculated as 90.4 cfs per Adams County Drainage Criteria. It is proposed that Pond A will have a maximum 100-year release rate of 52.8 cfs. Another Detention Pond on the HSG Parcel will also be needed in order to reduce flows to the 5-year historic flowrate. The HSG Pond is identified as Pond OS and it has been given an allowable 100-year maximum release rate of 37.6 cfs. This pond will be constructed in coordination with the development of the HSG Parcel.

The 100-year combined maximum discharge rate of Ponds A and OS is 90.4 cfs (Pond A: 52.8 cfs, Pond OS:37.6 cfs). These release rates correspond to the release rates generated in the 5-year historic CUHP/SWMM model (90.4 cfs). Flows from the HSG Parcel will be piped through the Todd Creek Farms site and combine with outflows from Pond A. The existing culvert crossing under W. 168th Avenue will be replaced with a dual 36-inch culverts with adequate capacity to convey 100-year flows under W. 168th Avenue. The SWMM Model shows a peak outflow of Pond A as 50.3 cfs in the Phase 1 condition.

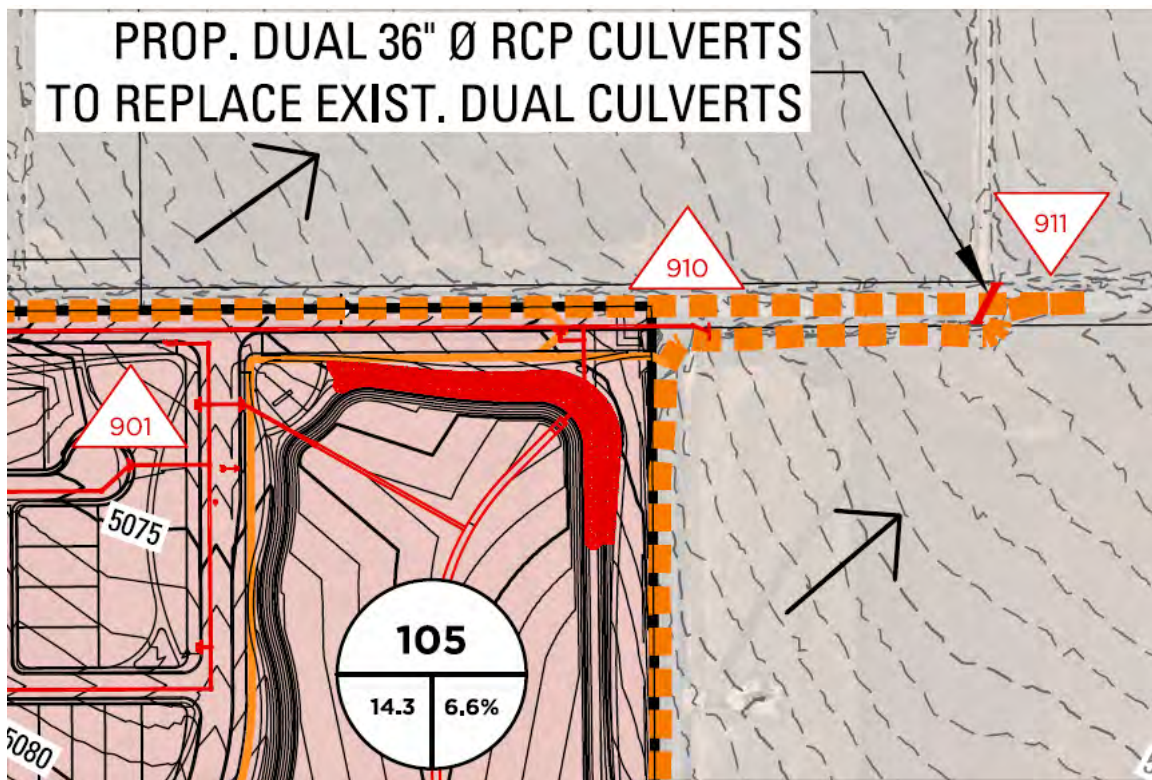
E. 168th Avenue Drainage #1

The Todd Creek Farms Phase 1 site will discharge to the E. 168th Avenue Drainage #1. Pond A is large enough to provide WQCV, 5-year, and 100-year detention for the full 936 unit subdivision. The proposed 100-year discharge rate will release at or below the 5-year Historic flowrate per Weld County Drainage Criteria. The Historic 5-year flow to the existing culverts was calculated at 90.4 cfs

per Adams County Drainage Criteria. It is proposed that Pond A will have a maximum 100-year release rate of 52.8 cfs. Another Detention Pond on the HSG Parcel will also be needed in order to reduce flows to the 5-year historic flowrate. The HSG Pond identified as Pond OS and it has been given an allowable 100-year maximum release rate of 37.6 cfs. This pond will be constructed in coordination with the development of the HSG Parcel.

The 100-year combined maximum discharge rate of Ponds A and OS is 90.4 cfs (Pond A: 52.8 cfs, Pond OS:37.6 cfs). These release rates correspond to the release rates generated in the 5-year historic CUHP/SWMM model (90.4 cfs). Flows from the HSG Parcel will be piped through the Todd Creek Farms site and combine with outflows from Pond A. The Ultimate Buildout scenario will utilize the dual 36-inch culverts installed in Phase 1. The SWMM Model shows a peak outflow of Pond A as 52.4 cfs in the Ultimate Buildout condition.

Pond A is designed to outfall into the existing roadside ditch on the south side of CR 2 and then to drain east until reaching two culverts (which are being upgraded with this project) that drain north under CR 2. Per the drainage report, the water conveyed to the north through the culverts “enters Weld County”. See the exhibit below showing the pond outfall and the culverts.



Because the pond has been designed to release at the 1-hour, 5-year historic release rate, Development Review has no drainage concerns with this project. As a side note, this portion of CR 2 is maintained by Adams County.

Regards,

Mike McRoberts, P.E.
Development Review Engineer
Weld County Planning & Zoning
1555 N. 17th Avenue
Greeley, CO 80631
(970) 400-3798



No. 89977

QUIT-CLAIM DEED.

LOUISE J. OPPEGARD

TO

THE COUNTY OF ADAMS

Filed for record at 8:00 o'clock

AM., Mar 10 19 23

Fred O. Pearce

RECORDER.

By

DEPUTY.

This Deed, Made this 6th day of March in the year of our Lord one thousand nine hundred and twenty-three between Louise J. Oppegard

of the --- County of Adams and State of Colorado, of the first part, and The County of Adams

of the --- County of Adams and State of Colorado, of the second part;

WITNESSETH, That the said part of the first part, for and in consideration of the sum of Two Hundred Twenty five (\$225.00) DOLLARS,

to the said part y of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT-CLAIMED, and by these presents does remise, release, sell, convey and QUIT-CLAIM unto the said part y of the second part, its heirs and assigns forever, all the right, title, interest, claim and demand which the said part y of the first part has in and to the following described land situate, lying and being in the --- County of Adams, and State of Colorado, to-wit:

That portion of Section Four (4), Township One (1) South of Range 67 West of the 6th p.m. described as follows, towit: Commencing at a point 30 feet south of the Northeast corner of the Northeast Quarter (NE4) of said Section thence south 3990 feet thence west 40 feet, thence north 3990 feet, thence east 40 feet to point of beginning;

Also beginning at a point 4020 feet south of the Northeast corner of the said Northeast Quarter (NE4) thence south to a point thirty (30) feet north of the southeast corner of the southeast quarter (SE4) of said Section, thence west twenty (20) feet, thence north to a point 4020 feet south of the northeast corner of the Northeast Quarter (NE4) of said Section, thence east to the point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part y of the second part, its heirs and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Louise J. Oppegard

Seal

Seal

Seal

Seal

STATE OF COLORADO,

County of Adams

SS.

I, Fred O. Pearce, County Clerk and Recorder

in and for said Adams County, in the State aforesaid, do hereby certify that

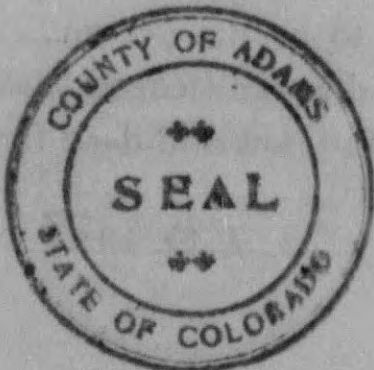
Louise J. Oppegard

whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument of writing as her free and voluntary act and deed for the uses and purposes therein set forth

Given under my hand and official Seal this 6th day of March A. D. 19 23

My commission expires

Fred O. Pearce County Clerk & Recorder



ROAD-VIEWERS' REPORT.

To the Honorable Board of County Commissioners of Weld County, Colorado:

GENTLEMEN:

Your viewers, appointed on the 9th day of August, 1902, to view county road, prayed for in a certain petition presented to your honorable body on the above named day and date, a copy of which has been received by us; viz: Commencing at*
The S.E. corner of Section 35, T₁S., R. 67 W., Thence running due West along county line to the S.W. corner of Section 31, T₁S., R. 67 W. The last named point being the terminus thereof.

Therefore your viewers

Respectfully submit the following report, to-wit: After receiving our authority to act, we met at the starting point of said proposed road, on the 23rd day of September, 1902, at the hour of 10^o o'clock A.M., being the time and place specified in our appointment, and proceeded to view the road prayed for in said petition, as follows: We commenced at the starting point named in said petition, and run

Commencing at the S.E. corner of Sec. 35, T₁S., R. 67 West, and run thence due West along county line to the S.W. corner of Section 31, T₁S., R. 67 W., and your viewers after a careful investigation of the above described road respectfully recommend that the prayer of the petitioners be granted.

The last named point being the terminus thereof, and the road as above laid out and viewed being over the most practicable route which we in our judgment can find. We found it necessary to make the following changes in the proposed route as prayed for, viz:

We have caused to be surveyed and platted, and have herein embodied a plat of said road as viewed by us, and which forms a part of this report, as shown by the following map:

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

Weld County

Arapahoe County

* Description of Road as prayed for.

† Description of the Viewing.

‡ State the changes, if any; if no changes have been made, erase this sentence.

We have taken into account all the damages and benefits to land owners arising from the laying out of said road, and report, in tabular form, as follows:

NAME OF LAND OWNER.	DESCRIPTION OF LAND.		SEC.	T ^p .	RANGE.	NO. ACRES TAKEN.	DAMAGES TO BE PAID TO LAND OWNERS.	DAMAGES TO BE PAID TO RESIDUE OF LAND AND OTHER PROPERTY.	VALUE OF THE BENEFITS.	AMOUNT OF DAMAGES IN EXCESS OF BENEFITS.
	PART OR WIDTH OF STRIP TAKEN.	SUBDIVISION.								
John Jacobucci	30 ft. off S side	SW ⁴	32	1	67			7	6	1
Albert B. Richardson	"	SE ⁴	32	1	67			7	6	1
Stephen A. Clark	"	S ²	33	1	67			7	6	1
Murrian Swrens	"	SW ⁴	34	1	67			7	6	1
Jennie Parker	"	SW ⁴ SE ⁴	34	1	67			7	6	1
John B. Smith	"	SE ⁴ SE ⁴	34	1	67			7	6	1
Emmet A. Bromley	"	SW ⁴	35	1	67			7	6	1
W. P. R. Co	"	SE ⁴	35	1	67			7	6	1
Arapahoe County Lands	30 ft. off N. side	NE ⁴	2	1	67			7	6	1
M. J. Lawrence	"	NW ⁴	2	1	67			7	6	1
R. H. Kester	"	all	3 and 4	1	67			7	6	1
Levi M. Smith	"	N ²	5	1	67			7	6	1
E. J. Richardson	"	NE ⁴	6	1	67			7	6	1
J. Lang	"	NW ⁴	6	1	67			7	6	1

We have taken the following Government lands, viz:

We have taken the following Railroad Grant lands, viz:

We have marked out the line of said road as located by us by turning a furrow on each side of said proposed road. We estimate the probable cost of opening said road to travel to be \$1015.⁰⁰

Between sections 2 and 35	Building culvert and changing wire	\$100.00
Change one mile fence ^{3/4} build one mile		75.00
Between sections 3 and 34	moving fence	25.00
" 4 " 33	build two bridges ^{3/4} work on reservoir	250.00
" 5 " 30	" three " and 1/2 mile fence	250.00
" 6 " 30	bridge culvert and	300.00
	Damages to adjacent owners	15.00
	Total estimate of cost	\$1015.00

Which viewing we have completed this 23rd day of August, 1902

H. J. Parish
E. H. Burger Viewers
L. T. Davis

Filed in the office of the County Clerk
September 9 1902

W. P. Adams County Clerk
By A. J. Smith Deputy

Printed to the Board of Commissioners January 12th 1903
when the following action was taken

The Board having carefully considered the report of the viewers herein, as well as the objections made thereto, and finding the report correct as to form, and believing the public good requires the laying out of the road as recommended by the viewers, it was on motion ordered that the report be approved and adopted, and the road therein described and recommended by the viewers be and is hereby declared a public highway. The Clerk is directed to record the report, plat the road, draw warrants in favor of parties for damages awarded, and cause notices to be posted of opening of said road, and notify the Road Overseer of proper District to open the same to travel in sixty days as required by law.

Filed for record the 20th day of January, A. D. 1903, at 1 o'clock P. M.
No 88939
W. P. Adams Recorder.
By E. H. Abbott Deputy.

Commencing at S.E. corner of Section 35, T₁S., R. 67 W. Thence due west 4 miles along County line to the S.W. corner sec. 31, T₁S., R. 67 W.

4789730 Pages: 1 of 2
12/29/2021 04:27 PM R Fee: \$23.00
Carly Koeses, Clerk and Recorder, Weld County, CO

LOT LINE ADJUSTMENT #LLA21-0033

LOT A AND LOT B OF RECORDED EXEMPTION NO. 1489-34-3 RE-4482, LOCATED WITHIN THE SOUTH HALF OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION:

Lot A and Lot B of Recorded Exemption No. 1489-34-3 RE-4482 recorded April 5, 2007 as Reception No. 3467042 of the Records of Weld County, located within the South Half (S1/2) of Section Thirty-Four (34), Township One North (T.1N.), Range Sixty-seven West (R.67W.) of the 6th Principal Meridian (6th P.M.), County of Weld, State of Colorado.

PROPERTY OWNER'S CERTIFICATE:

I (We), the undersigned, being the sole owners in fee of the above described property, do hereby subdivide the property as laid out in this plat, and dedicate all easements described and/or depicted herein for the benefit of Weld County and the fee owners of any Lot or parcel created by this plat.

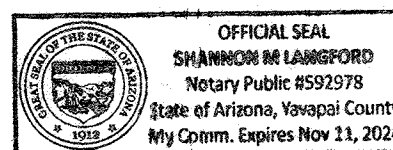
Jack Alden Seltzer TRUSTEE
ROBERT L. SELTZER FAMILY TRUST (JACK ALDEN SELTZER, TRUSTEE)

State of ARIZONA ss.
County of YAVAPAI

The foregoing certification was acknowledged before me this 28 day of December, 2021.

My commission expires 11-11-2024.

Witness my hand and Seal.



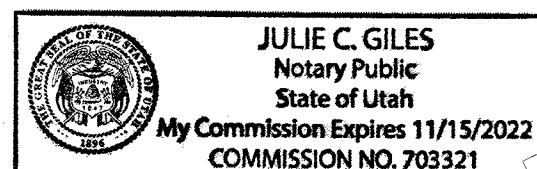
Shannon Manoffo
Notary Public

Kelly Gallacher
FORTRESS SELF STORAGE, LLC (KELLY GALLACHER)
Kelly Gallacher
State of Utah ss.
County of Wasatch

The foregoing certification was acknowledged before me this 28 day of December, 2021.

My commission expires 11/15/2022.

Witness my hand and Seal.



Julie C. Giles
Notary Public

EASEMENT VACATION CERTIFICATE:

I (We), the undersigned, do hereby vacate certain easements as shown or described hereon.

Kelly Gallacher
OWNER Kelly Gallacher
FORTRESS SELF STORAGE, LLC
(KELLY GALLACHER)

Jack Alden Seltzer TRUSTEE
OWNER Jack Seltzer
ROBERT L. SELTZER FAMILY TRUST
(JACK ALDEN SELTZER, TRUSTEE)

DEPARTMENT OF PLANNING SERVICES - ADMINISTRATIVE REVIEW CERTIFICATE OF APPROVAL:

This Lot Line Adjustment is accepted and approved by the Department of Planning Services for filing.

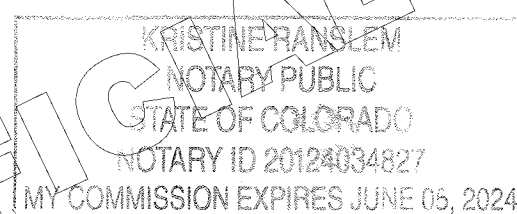
Scott A. Karko
Director, Department of Planning Services

State of Colorado)
County of Weld)

The foregoing certification was acknowledged before me this 28th day of December, 2021.

My commission expires 11/5/24

Witness my hand and Seal



Kristine Ranslem
Notary Public

APPROVAL NOTES:

- The purpose of this Lot Line Adjustment is to adjust the boundaries between Lots A and B of RE 4482 now known as Lots A and B of LLA21-0033.
- This Lot Line Adjustment was approved to bring an illegal parcel into compliance with the Weld County.
- No lot may be amended or divided except in accordance with Chapters 24 or 27 of the Weld County Code, as amended.
- Any future structures or uses on site must obtain the appropriate zoning and building permits.
- The property owner or operator shall be responsible for controlling noxious weeds on the site, pursuant to Chapter 15, Article I and II, of the Weld County Code.
- Weld County will not replace overlapping easements located within existing right-of-way or pay to relocate existing utilities within the existing County right-of-way.
- Access on the site shall be maintained to mitigate any impacts to the public road including damages and/or offsite tracking.
- Prior to the release of building permits, the applicant shall be required to submit a complete access application for a "preliminarily approved" access location as shown on this plat.
- Any work that may occupy and or encroach upon any County rights -of-way or easement shall acquire an approved Right-of-Way Use Permit prior to commencement.
- The historical flow patterns and runoff amounts will be maintained on the site.
- All access and utility easements are dedicated for the benefit of all owners of lots depicted on this plat, including owners of future lots created therefrom, regardless of lot configuration or number of users, and without limitation of the use or intensity of the use of such easements. No lot owner may install a gate or otherwise impede the use of such easements without the approval of all persons with rights of use of such easements.
- Water service may be obtained from Todd Creek Village Metropolitan District.
- The parcels are currently not served by a municipal sanitary sewer system. Sewage disposal may be by on-site wastewater treatment systems (OWTS) designed in accordance with the regulations of the Colorado Department of Public Health and Environment, Water Quality Control Division, and the Weld County Code in effect at the time of construction, repair, replacement, or modification of the system.
- Activity or use on the surface of the ground over any part of the OWTS must be restricted to that which shall allow the system to function as designed and which shall not contribute to compaction of the soil or to structural loading detrimental to the structural integrity or capability of the component to function as designed.
- Prior to the release of building permits, the applicant shall submit a recorded deed describing the Lot upon which the building permit is requested with the building permit applications. The legal description on such deed shall include the Lot designation and Lot Line Adjustment number.
- All proposed or existing structures will or do meet the minimum setback and offset requirements for the zone district in which the property is located. Pursuant to the definition of setback in the Weld County Code, the required setback is measured from the future right-of-way line.

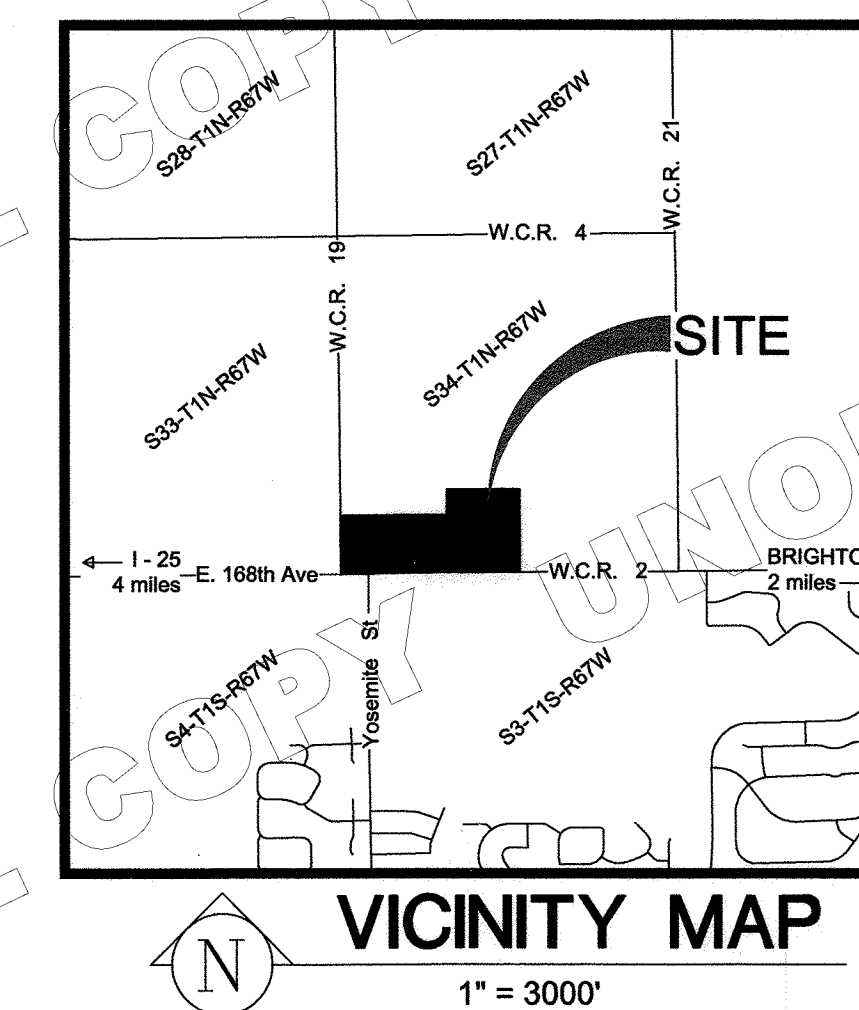
No occupied building or structure shall be constructed within two-hundred (200) feet of any tank battery, within one hundred-fifty (150) feet of any oil and gas wellhead or within twenty-five (25) feet of any plugged or abandoned oil and gas well.

- Building permits shall be obtained prior to the construction of any building. Buildings that meet the definition of an Ag Exempt Building per the requirements of Section 29-1-20 and Section 29-3-20.B.13 of the Weld County Code do not need building permits, however, a Certificate of Compliance must be filed with the Planning Department and an electrical and/or plumbing permit is required for any electrical service to the building or water for watering or washing of livestock or poultry.
- Building Permits issued on the proposed lots will be required to adhere to the fee structure of the County Facility Fee, County-Wide Road Impact Fee, and Drainage Impact Fee Programs.
- RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT:** Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the State's commercial mineral deposits are essential to the State's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state. Mineral resource locations are widespread throughout the County and people moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.
- WELD COUNTY'S RIGHT TO FARM STATEMENT:** Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever. Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production. Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes, or other structures, unless they have an adjudicated right to the water. Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of State and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance, and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers. People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high speed traffic, sand burs, puncture vines, territorial farm dogs and livestock, and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

HISTORY OF LAND DIVISION:

Reception No. 2267251, Recorded Exemption No. 1467-34-3-RE1370, Recording Date: October 28, 1991.
Reception No. 3467042, Recorded Exemption No. 1489-34-3 RE-4482, Recording Date: April 5, 2007.

(*NOTE: Recorded Exemption No. 1467-34-3-RE1370 and Recorded Exemption No. 1489-34-3 RE-4482 were previously named named/delineated according to the Weld County Planning Department. Parcels and plats in the area of the plat described herein should be labeled with parcel numbers beginning with 1469-34-3.... END NOTE*)



NOTES:

- This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Northern Engineering relied upon File No. NCS-948865-1-CO, dated June 30, 2021, prepared by First American Title Insurance Company.
- The lineal unit of measurement for this survey is U. S. Survey Feet.
- Gross land area is ±3,040,216 square feet, or ±69.79 acres
- The Basis of Bearings is the South line of the Southwest Quarter of Section 34 as bearing South 89°33'00" West (assumed bearing), and monumented as shown hereon.
- Field work was completed December 21, 2021.

SURVEYING CERTIFICATE:

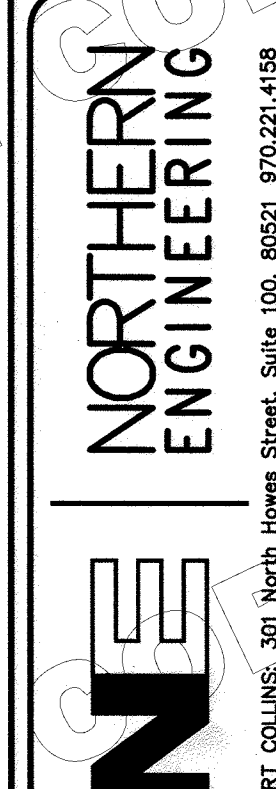
I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my personal supervision, and that this plat is an accurate representation thereof. I further certify that the survey and this plat complies with all applicable rules, regulations and laws of the State of Colorado, State Board of Registration for Professional Engineers and Professional Land Surveyors, and Weld County.



Aaron M. Lund
Colorado Registered Professional
Land Surveyor No. 38670
For and on behalf of Northern Engineering

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 34
TOWNSHIP: 1N
RANGE: 67 W of the 6th PM



DATE: 12/21/2021
SCALE: 1" = 100'
REVIEWED BY: A. Lund
DRAWN BY: L. Smith/S.P.

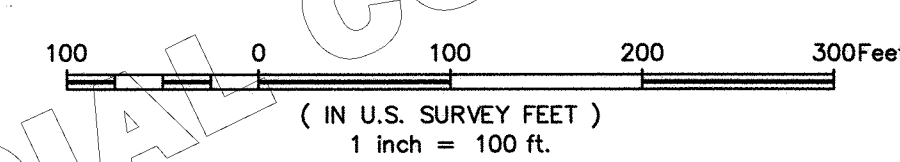
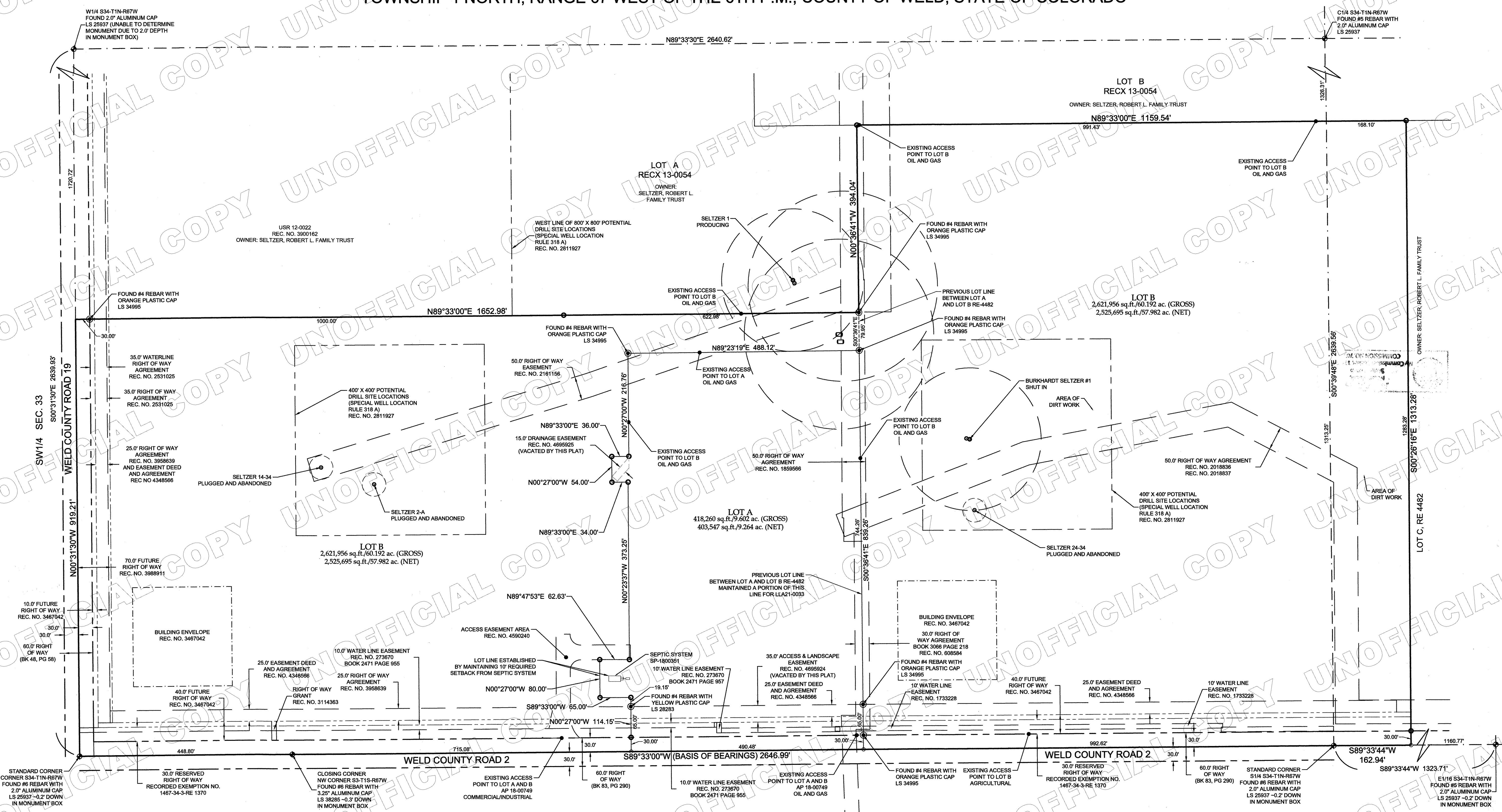
LOT LINE ADJUSTMENT #LLA21-0033
LOTS A & B RECX NO. 1489-34-3 RE-4482
WELD COUNTY, COLORADO

Sheet
1
Of 2 Sheets

4789730 Pages: 2 of 2
12/29/2021 04:27 PM R Fee: \$23.00
Cody Kosloski, C1874 and Recorder, 34th County, CO

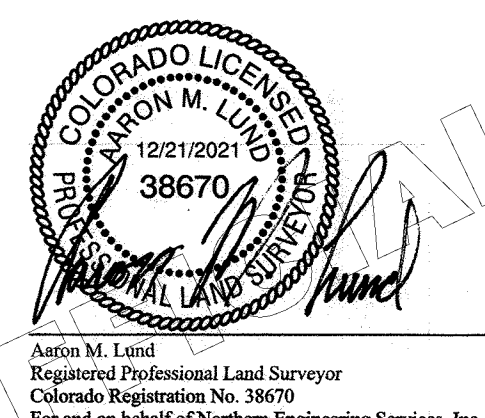
LOT LINE ADJUSTMENT #LLA21-0033

LOT A AND LOT B OF RECORDED EXEMPTION NO. 1489-34-3 RE-4482 LOCATED WITHIN THE SOUTH HALF OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



SYMBOL LEGEND	
⊕	FOUND SECTION CORNER
⊙	FOUND PROPERTY MONUMENT
⊙	SET PROPERTY MONUMENT
⊙	18" OF #4 REBAR WITH 1" DIAMETER YELLOW PLASTIC CAP, LS 38670
○	CALCULATED POSITION
⊙	OIL/GAS WELL

LINE LEGEND	
---	RIGHT OF WAY LINE
---	RESERVED/FUTURE ROW
---	EASEMENT LINE
---	SECTION LINE
---	BOUNDARY LINE
---	LOT LINE
---	VACATED LOT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING ENVELOPE LINE
---	VACATED EASEMENT



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 34
TOWNSHIP: 1N
RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Home Street, Suite 100, 80521 970.221-4158
GREELEY: 820 8th Street, 80631

PROJECT:	1334-002
DATE:	12/21/2021
CLIENT:	A. Lund
SCALE:	1" = 100'
REVIEWED BY:	A. Lund

LOT LINE ADJUSTMENT #LLA21-0033
LOTS A & B REC NO. 1489-34-3 RE-4482
WELD COUNTY, COLORADO



10450 E 159th Ct.
Brighton, Co. 80602

Phone: 303-637-0344
Fax: 303-637-0423
www.toddcreekvillage.org

May 15, 2024

Adams County Planning,

This letter is meant to assist the County in its planning decisions involving properties within the Todd Creek Preliminary PUD.

Water supply-

Todd Creek Village Metropolitan District (TCVMD) utilizes both surface and groundwater supplies to reliably provide water within its service area.

TCVMD has its complete Water Supply Plan(WSP) on file at the Division of Water Resources (DWR).

Included in this package is the latest update to TCVMD's WSP from the District's water resources consulting group Jehn Water. This update, when considered with the existing WSP on file with DWR gives the full scope of TCVMD's water supply reliability both for existing customers as well as future customers.

Sewer Service-

Todd Creek Village Metropolitan District was approved and signed the permanent agreement with Metro Water Recovery to be a Special Connector on December 19, 2023. TCVMD is listed on Metro Water Recovery's website as a Special Connector.

As a Special Connector, TCVMD is allowed to send sanitary sewer flows to the North Treatment plant located at WCR 2 and the South Platte River for treatment.

The collection area TCVMD is allowed to send wastewater flows from is approximately 6850 acres in both Adams and Weld Counties. The collection area in Adams County is approximately 1050 acres. The entire undeveloped area within the Todd Creek Preliminary PUD is included in the identified collection area.

If you have any follow-up questions or concerns, please do not hesitate to contact me.

Todd Creek Village Metropolitan District,

A handwritten signature in blue ink, appearing to read "Don Summers", is written over the printed name.

Don Summers

General Manager,

Todd Creek Village Metropolitan District

cc: Blair Dickhoner, District Counsel
Todd Creek Village Metropolitan District - Board of Directors



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May 15, 2024

RE: Conditional Will-Serve Letter for various Parcels in the Todd Creek Village Preliminary PUD Plan Adams County, Colorado

Dear Owner's Representative:

You are the owner's representatives of several parcels included in an application for a change in the Todd Creek Village Preliminary PUD Plan (the "Owners") in Adams County, Colorado (the "Property"). The Property is generally located south of WCR 2 and between Quebec St. and Tucson St. in Adams County, Colorado. The Property is located within the service area of Todd Creek Village Metropolitan District ("TCVMD" or the "District"). It is the understanding of TCVMD that the Owners may develop certain sites within the Property (the "Site") and seek Service (as defined below) to the Site. Therefore, the Site is the subject of this Conditional Will-Serve Letter from TCVMD.

TCVMD is willing and able to provide potable and non-potable water service and sanitary sewer service to the Site (the "Service") for either residential or commercial uses subject to the following conditions, which shall be conditions precedent to any obligation on the part of TCVMD to provide such Service:

1. The Owners shall pay TCVMD's then current water and sewer tap fees and all other applicable fees, rates, tolls and charges imposed pursuant to TCVMD's then current Rules and Regulations, as may be amended from time-to-time.
2. The Owners shall dedicate all groundwater rights to the District as outlined in TCVMD's Rules & Regulations at such time the District requires.
3. This Conditional Will-Serve Letter, as it relates to sewer service availability, is no longer subject to any approvals from Metro Water Recovery. On December 19, 2023 Metro Water Recovery and TCVMD executed the contract bringing in TCVMD as a Special Connector.
4. The Owners shall design, construct, acquire easements and install any and all infrastructure required or deemed necessary by TCVMD to provide Service to the Site (including but not limited to: service taps, service lines, mainlines or any other improvements and facilities required, including any permits or improvements required by Adams County or Weld County). The Owners shall design all such Owner-installed infrastructure according TCVMD's design standards and in accordance with TCVMD's Rules and Regulations, in place at such time as the design is completed. The Owners shall reimburse TCVMD for any and all costs the District incurs related to its review of the infrastructure design, construction and installation, including reimbursement of its engineering, legal and other consultant fees.



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5. The Owners will be required to pay for any off-site capital improvements deemed necessary by TCVMD to provide Service to the Site including, but not limited to, water storage tanks, pipelines, reservoir improvements, pumps, water treatment plant or upgrades needed to any other District infrastructure.

6. TCVMD will provide the Owners with non-monetary assistance in the acquisition of easements necessary to provide for offsite infrastructure to allow TCVMD to provide Service to the Site. In addition, TCVMD will provide the terms of, and administer, reimbursement or cost recovery agreements related to the installation or upsizing of offsite facilities or infrastructure designed and constructed by the Owners benefiting future development receiving service from TVCMD. The standard life span of such reimbursement agreements is fifteen years.

7. The Service will be provided to the Site, subject to and conditioned upon, compliance with the District's policies and Rules and Regulations as may be amended from time-to-time and the payment of all applicable fees, rates, tolls and charges imposed thereunder. This commitment shall run only to the Site and shall not be transferrable or assignable in any manner whatsoever.

This Conditional Will-Serve Letter shall not be effective until the Owners purchase Taps or execute a Tap Purchase Agreement with TCVMD indicating the Owner's willingness to be bound by the terms set forth therein.

If anyone has any follow-up questions or concerns, please do not hesitate to contact me.

Todd Creek Village Metropolitan District

A handwritten signature in blue ink, appearing to read "Don Summers", is written over a light blue horizontal line.

Don Summers
General Manager,
Todd Creek Village Metropolitan District

cc: Blair Dickhoner, District Counsel
Todd Creek Village Metropolitan District - Board of Directors

Jehn Water Consultants, Inc.
Water Resources Consulting
Celebrating Over 25 Years of Excellence

88 Inverness Circle East
Suite K-102
Englewood, Colorado 80112
(303) 321-8335

May 2, 2024

Ms. Ioana Comaniciu
Division of Water Resources
1313 Sherman Street, Room 821
Denver, CO 80203

Re: Todd Creek Village Metropolitan District Updated Water Supply Plan Report
Job No. 814.1

Dear Ioana:

Attached is the current Table 4 from the Water Supply Plan Report for Todd Creek Village Metropolitan District (TCVMD), dated September 16, 2022. The reason for this letter is that at this time Adams County is processing the Todd Creek Preliminary Development Plan Amendment and Rezoning (Case No. PRC2023-00020) which is rezoning 97 acres to PUD and amending the Todd Creek Preliminary Plan. The total number of planned units has been added to our Table 4 of the Water Supply Plan for Todd Creek Village Metropolitan District, under Seltzer Farms. As shown in the attached Table 4, a total of 935 units are included as future units. TCVMD currently has plans to serve a total of 3,417 af/yr in demands, both current and future, as shown in the attached Table 4. As outlined in the 2022 Water Supply Plan, TCVMD currently has 6,671 af/yr available to meet demands utilizing their senior, junior, ground water and contracted water rights.

For your reference, I have also attached the correspondence between your office and Adams County Community and Economic Development Department, dated September 18, 2023.

After your review, if there are any questions or if you are in need of additional information, please do not hesitate to contact me.

Sincerely,

JEHN WATER CONSULTANTS, INC.



Gina Burke
President

**TABLE 4
TODD CREEK VILLAGE METROPOLITAN DISTRICT
ESTIMATED CURRENT & FUTURE DEMANDS**

	Total units	Currently Served Units	Future Units	Potable af/yr/unit	Current af/yr	Future af/yr	Total Potable af/yr	units	Irrigation af/yr/unit	Current af/yr	Future af/yr	Total Irrigation af/yr	Total Demands af/yr
Development (Platted)													
TCF 1	54	54	0	0.27	14.53	0.00	14.53	54	0.34	18.36	0.00	18.36	32.89
TCF 2	57	57	0	0.27	15.33	0.00	15.33	57	0.34	19.38	0.00	19.38	34.71
TCF 3	62	62	0	0.27	16.68	0.00	16.68	62	0.34	21.08	0.00	21.08	37.76
TCF 4	139	139	0	0.27	37.39	0.00	37.39	139	0.34	47.26	0.00	47.26	84.65
TCF 5	160	160	0	0.27	43.04	0.00	43.04	160	0.34	54.40	0.00	54.40	97.44
Thompson	4	1	3	0.30	0.30	0.90	1.20	4	0.34	0.34	1.02	1.36	2.56
Foxridge	58	58	0	0.27	15.60	0.00	15.60	58	0.34	19.72	0.00	19.72	35.32
Wheatlands	71	71	0	0.27	19.10	0.00	19.10	71	0.34	24.14	0.00	24.14	43.24
Silver Springs	52	52	0	0.27	13.99	0.00	13.99	52	0.34	17.68	0.00	17.68	31.67
Hawk Ridge	48	48	0	0.27	12.91	0.00	12.91	48	0.34	16.32	0.00	16.32	29.23
Jogan Estates	3	2	1	0.30	0.60	0.30	0.90	3	0.25	0.50	0.25	0.75	1.65
ES 1	185	185	0	0.27	49.77	0.00	49.77	185	0.34	62.90	0.00	62.90	112.67
ESS	191	191	0	0.27	51.38	0.00	51.38	191	0.34	64.94	0.00	64.94	116.32
TCM 1	79	75	4	0.27	20.18	1.08	21.25	79	0.34	25.50	1.36	26.86	48.11
Adams	1	1	0	0.27	0.27	0.00	0.27	1	0.34	0.34	0.00	0.34	0.61
TC Shook	64	64	0	0.30	19.20	0.00	19.20	64	0.34	21.76	0.00	21.76	40.96
Riverside	179	175	4	0.30	52.50	1.20	53.70	179	0.34	59.50	1.36	60.86	114.56
Carlson Baseline Lakes	140	0	140	0.30	0.00	42.00	42.00	140	0.34	0.00	47.60	47.60	89.60
Baseline Lakes	54	54	0	0.27	14.53	0.00	14.53	54	0.34	18.36	0.00	18.36	32.89
HTC	1,271	1,271	0	0.27	341.90	0.00	341.90	1,271	0.25	317.75	0.00	317.75	659.65
Seltzer Heights	706	0	706	0.30	0.00	211.80	211.80	706	0.34	0.00	240.04	240.04	451.84
Seltzer Farms	935	0	935	0.30	0.00	280.50	280.50	935	0.34	0.00	317.90	317.90	598.40
Baseline Lakes East	362	0	362	0.30	0.00	108.60	108.60	362	0.34	0.00	123.08	123.08	231.68
Subtotals	4,875	2,720	2,155		739.18	646.38	1385.56	4,875		810.23	732.61	1542.84	2928.40
Commercial (Platted - 2010 Demands)													
HTC Club/Maint							3.65					11.70	15.35
TCVMD office							0.03					-	0.03
NH Church							0.88					-	0.88
Harvest Fellowship							0.24					0.39	0.63
TCVP&R ES Park							-					8.10	8.10
TCVP&R TCM Park							-					3.98	3.98
LS areas							-					69.90	69.90
Future HTC LS areas							-					120.00	120.00
Brighton Fire													
Seltzer Heights LS areas													
Seltzer Farms LS Areas													
Baseline Lakes East LS Areas													
HTC Golf Course							-					270.00	270.00
					Total		1,390.36					2,026.91	3,417.27
					Current		743.99					1,294.30	2,038.28
					Future		646.38					732.61	1,378.99

Notes:

Demands provided by Todd Creek Village Metropolitan District



September 18, 2023

Layla Bajelan
Adams County Community & Economic Development Department
Transmitted via email:
LBajelan@adcogov.org

RE: Todd Creek Preliminary Development Plan Amendment and Rezoning
Case no. PRC2023-00020
Portions Sec. 2, 3, and 4 , T1S, R67W, 6th P.M.
Water Division 1, Water District 2

Dear Layla Bajelan,

We have reviewed the information submitted on August 15, 2023 for the referral concerning the above referenced proposal to rezone 97 acres to PUD and amend the Todd Creek Preliminary Plan to allow more types of housing.

Water Supply Demand

A Water Supply Information Summary Sheet was not provided, therefore the proposed water demand for the Preliminary Planned Development Amendment is unknown.

Source of Water Supply

The proposed water source is the Todd Creek Village Metropolitan District (District). A Conditional Will Serve letter from the District dated May 31, 2023 was provided. The letter indicates the subject properties are located within the service area of the District and the District is willing to serve potable and non-potable water and sewer service subject to the conditions of the letter.

A review of our records found well permit no. 69543 located on the subject property and permitted on June 21, 1973. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. **The applicant must either re-permit well no. 69543 pursuant to a water court approved plan for augmentation or plug and abandon the well in accordance with the Water Well Construction Rules prior to approval of the final plat.**

State Engineer's Office Opinion

This office has no comments regarding the rezoning of the subject property.

Regarding the proposed amendment of the Preliminary Development Plan; based on the above and pursuant to Section 30-28-136(1)(h)(I) and C.R.S. Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed



water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. A water supply plan must be included. Details of necessary information to be included in the subdivision water supply plan can be found on Attachments A and C of the Updated Memorandum Regarding Subdivisions, available online at: <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3565889&dbid=0>.
2. If well no. 69543 will be used to supply water to a subdivision the Applicant must clarify that the well will be re-permitted pursuant to a water court approved augmentation plan, or the well must be plugged and abandoned prior to approval of the subdivision.
3. The District should clarify the amount of water being committed to serve the amended Preliminary Development Plan.

Should you, or the Applicant, have any questions please contact Ailis Thyne in this office at 303-866-3581 x8216.

Sincerely,



Ioana Comaniciu P.E.
Water Resource Engineer

Ec: File for subdivision no. 30946

Sewer

Legend

- Adams Co Sewer Collection area 2
- Adams County Sewer Collection area 1
- TCVMD Service Area
- Weld County Sewer collection area

