



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

BOARD OF COUNTY COMMISSIONERS

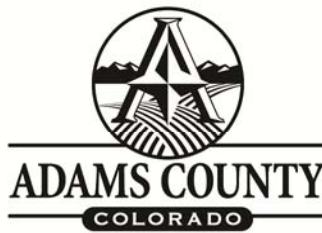
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Doriso
DISTRICT 4

Lynn E. Baca
DISTRICT 5



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

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

Community & Economic
Development Department
www.adcogov.org



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Development Review Team Comments

Date: 6/28/2024

Project Number: PRC2023-00020

Project Name: Todd Creek Farms Preliminary Applications and Rezone

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: Greg Barnes

Date: 06/28/2024

Email: gjbarnes@adcogov.org

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 06/28/2024

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN3-01: All color from the PUD amendment maps and the plat should be removed. The maps will ultimately be recorded in black and white, and when recorded in gray scale, they will be hard to read. You should get ahead of this now.

PLN3-02: Please remove the "Director of Planning & Development" signature line from the first page of the PUD Amendment.

PLN3-03: Is Page 2 of the PUD Amendment even necessary? It contains all of the same information that is found on Page 1.

PLN3-04: The map on Page 3 of the PUD Amendment is confusing. If no land use changes are proposed for areas outside of the PUD Amendment boundary, then why is there land use designations illustrated for areas outside of the amendment, but not all of those areas? What are the areas intended for that are inside the amendment boundary but that do not have a designated land use? Is there a way to more clearly differentiate trails and collector roadways on this map?

PLN3-05: On Pages 5-6 of the PUD Amendment, will you duplicate the column labels so that the right side of the table is easier to understand?

PLN3-06: On Page 8 of the PUD Amendment, I think should read something like "ultimate roadway design and widths are up to the discretion of Adams County and are not subject to regulation by this Planned Unit Development." I don't like that the current wording gives the developer this discretion after approval. Is there a uniform fence design for the development?

PLN3-07: Page 19 of the PUD Amendment, Section IE1 states "Vehicles shall not be parked and/or stored on unapproved parking surfaces or within required front and side yard landscape areas." Please clarify the term "unapproved". Who approves these surfaces? I do not believe that the County looks at this.

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 06/28/2024

Email: gjbarnes@adcogov.org

Comment

PLN3-08: On Page 19 of the PUD Amendment you identify parking requirements, but it should be clarified that these are minimum required spaces. How did you land on the minimum open space and amenity parking ratios found in IB1 and IG1? My instincts tell me that these numbers are excessively high, so I'm curious about your rationale.

PLN3-09: I would like a commitment in writing of when all active recreation open space amenities will be constructed in relation to number of lots or filings. I would like assurances that the active recreation amenities will be provided in some general proportion to the residential components, and will not all be constructed after the residential products are all built.

PLN3-10: On Page 19 of the PUD Amendment, In Section IIIC24, you state "Landscaping shall be installed no later than one year after issuance of the Certificate of Occupancy for the home". In my opinion, this is not acceptable. Who would enforce this? What would prevent a builder from walking away with meeting the obligation?

PLN3-11: On Page 19 of the PUD Amendment, the language in Section IVA states that "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." This looks like original language. If this was not done as part of the original PUD then it needs to be cleaned up now. Variances do not apply to PUDs. Additionally, Section IVE1 states that signs will be setback 4 feet from sidewalks. Please add language that also states that these signs are never allowed in public right-of-way.

PLN3-12: On Page 19 of the PUD Amendment, Section VE states "E. A fencing plan, design and typical lot shall be indicated at the time of the Final P.U.D. Plan". This was original language and needs to be updated.

PLN3-13: On Page 19 of the PUD Amendment, I think the Architectural Standards in Section V1 are great, but I don't think the County should be enforcing these matters during building permits or afterwards. The PUD requirements should be the County's responsibility to enforce. Anything else, should be done through covenants or a neighborhood design committee. Please reconsider this section.

PLN3-14: Please remove Section VII of Page 20 of the PUD Amendment. The PUD should be enforceable standards only, and an estimated timetable for development can be communicated without being codified.

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 06/28/2024

Email: gjbarnes@adcogov.org

Comment

PLN3-15: On Pages 21-24 of the PUD Amendment, I think we should have a meeting to discuss how these pages are displayed. Ultimately, when the project is approved and built out, these are going to be the most referred to pages by County Staff and future residents. I think the information on these pages should be as clear as possible, and scrutinized for future conflicts. Upon the sending of comments, I will set up a 30-minute meeting to discuss these pages in greater depth. Several pages related to Multi-Family Standards are labeled as Single-Family at the beginning. This is confusing and should be corrected.

PLN3-16: All references to the "Director of Planning & Development" should be changed to the "Director of Community & Economic Development".

PLN3-17: The use table on Page 24 of the PUD Amendment can be cleaned up. Having two dogs is not a use. If there are proposed animal keeping limits, this belongs in the performance standards and not in a use table. It also creates confusion around cats or other pets. Certificate of Designation can be removed from the legend if they are not shown on the table. Additionally, some of the uses on the use table do not seem like something we would want to allow in these areas. The language at the beginning of the page references single-family and mobile home districts. I think this needs correction.

PLN3-18 Pages 36-63 of the PUD amendment appear to only apply to Filing 1? I find this confusing. If it does just apply to this one filing, then what about the remaining portions that have yet to be submitted for plats? I think we need to have a conversation about this entire section and what is and is not necessary.,

PLN3-19: I feel like the mid-block locations of Tracts B, C, D, and E (and potentially Tract I) will create increased pedestrian traffic crossing Roads mid-block. This seems unsafe. Tell me more about your plans to ensure for safe pedestrian and bicycle crosswalks in these areas. The same can be said for Tract F's adjacency to the neighborhood park crossing a curved roadway mid-block.

PLN3-20: Have you given any thought to traffic speeds on Roads O and Q. These look like long straight roadways with few opportunities for traffic calming and lots of driveways.

PLN3-21: Ultimately all the maps will need to be recorded in 18x24" size per the Adams County Clerk & Recorder. Please make all of these maps 18x24" now. File size has continued to be a problem in this review, and I think reducing the overall size of these documents will alleviate some of these file size issues.

PLN3-22: Water and sewer service for Filing 1 will need to be demonstrated for the Planning Commission and Board of County Commissioners to feel comfortable approving. Please continue to work on these issues.

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Matthew Emmens

Date: 06/24/2024

Email: memmens@adcogov.org

Resubmittal Required

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.

- APPLICANT RESPONSE: (KT) The applicants acknowledge these requirements. Please refer to the included construction plans for proposed improvements.

- COUNTY COMMENT: Construction documents were not found in the February 26th re-submittal. However, construction documents won't be reviewed or approved until the final plat stage. The documents submitted are sufficient for the Preliminary Development Plan review.

Comment closed.

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.

- APPLICANT 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.

- COUNTY COMMENT: The applicant will need to continue working with CDOT to obtain approval and permits for any work within the CDOT ROW. Staff have spoken to MHFD concerning this development and understands their position.

Comment closed.

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Matthew Emmens

Date: 06/24/2024

Email: memmens@adcogov.org

Comment

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.

- APPLICANT 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.

- COUNTY COMMENT: Staff has reviewed the Master Drainage and Traffic Impact Studies and are in general agreement with the methodologies used to create these studies, and in general agreement with the conclusions of these studies. Applicant should be aware that the requirement in the preliminary stage is to show what impacts the development will have on County infrastructure, and that these impacts can be mitigated. A more in-depth review of the drainage study, traffic impact study and construction plans will not be done until the final development stages.

Comment closed.

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.

- APPLICANT RESPONSE: (KT) Noted.

- COUNTY COMMENT: Comment closed.

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.

- APPLICANT RESPONSE: (KT) Acknowledged, the applicant will abide by all Federal, State, and Local water quality construction requirements.

- COUNTY COMMENT: Comment closed.

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Matthew Emmens

Date: 06/24/2024

Email: memmens@adcogov.org

Comment

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>.

- APPLICANT 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.

- COUNTY COMMENT: Construction documents were not found in the February 26th re-submittal. However, construction documents won't be reviewed or approved until the final plat stage. The documents submitted are sufficient for the Preliminary Development Plan review. At the time of submittal for the Final Development Plan a full Engineering Review (EGR) submittal will be required and construction documents and design studies reviewed at that time.

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.

- 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.

- 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.

- APPLICANT 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.

- COUNTY COMMENT: The County typically ties required improvements to filings, not building permits. However, in this case, the area adjacent to Yosemite St will need to be re-platted in the future to allow for development of those area. Therefore, the Yosemite St improvements could be delayed until that plat is applied for.

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.

- APPLICANT RESPONSE: (KT) The applicants acknowledge this requirement.

- COUNTY COMMENT: Comment closed.

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.

- APPLICANT RESPONSE: (KT) The applicants acknowledge this requirement.

- COUNTY COMMENT: Comment closed.

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.

- APPLICANT RESPONSE: (KT) The applicants acknowledge this requirement.

- COUNTY COMMENT: Comment closed.

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:

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

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

- COUNTY COMMENT: Comment closed.

ENG12: <New Comment> 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.

- APPLICANT RESPONSE: Weld County has reviewed the Phase II Drainage report and has no objections. Please see the included email from Weld County.

- COUNTY COMMENT: The email from Weld County was received. As long as Weld County is aware of the intention to outfall storm water from Adams County into Weld County, the case can move forward. However, additional coordination with Weld County may be needed during the final platting stages.

ENG13 (New Comment 6-24-2024): After further review of the Traffic Impact Study, County staff disagrees with the assumptions used for traffic distribution from this development. Specifically, County staff believe that more traffic will flow east into Brighton, than is currently planned for in the Traffic Impact Study (TIS). The TIS will need to be revised to include a higher percentage of traffic flowing to the east.

Commenting Division: Environmental Analyst Review 3rd Review

Name of Reviewer: Megan Grant

Date: 06/12/2024

Email:

Resubmittal Required

ENV3-1. Please indicate where the oil and gas plat note(s) are included. Responses to comments on previous submittal indicate notes were added.

ENV3-2. Please provide the DWR response to the letter and data sent by Jehn Water Consultants (dated May 2, 2024).

PRC2023-00020 SELTZER FARMS FILING NO 1
3RD SUBMITTAL ROW COMEMENTS

- ROW1: Must revise ownership to that as provided on the Title Commitment. Stated entity has no legal interest in the property.
- ROW2: A recorded copy of a Statement of Authority for Seltzer Farms, Inc must be provided to verify the signatory's ability to encumber the corporation, or a copy of the operating agreement.
- ROW3: The title commitment provided must be updated 30 days prior to final hearing of the final plat to verify no changes to ownership, encumbrances and entitlement remain unchanged.
- ROW4: Remove "TRACTS" from the Dedication statement as no tracts will be dedicated to the county for fee simple ownership.
- ROW5: Add "-PRELIMINARY PLAT" under name and style in the ownership certificate.
- ROW6: Add 'EXECUTED THIS _____ DAY OF _____, 202__, prior to owners' signature
- ROW7: Correct name of owner at signatory block, remove title reference.
- ROW8: The Acknowledgement and Affirmation must state: THE FOREGOING OWNERSHIP AND DEDICATION WAS.....
- ROW9: Revise the Planning Commission recommendation block as requested.
- ROW10: Correct grammar on BoCC approval block.
- ROW11: Revise the revision block. This is the 3rd submittal.
- ROW12: The Title Certification is not a requirement. As there is no Note on the property not sure why the title company would want to be a signatory.
- ROW13: See application checklist, guidelines and regulation concerning oil and gas notes as required.
- 7.2 is not correct. Battery and well are not the same.
 - Removal of any/all pipelines within boundary of any lot is the Developers responsibility to have removed
 - No OWTS located within any oil and gas setback or easement (if applicable)
 - Remove "PUBLIC" for any access easement to subsequent operations setback locations
 - Due to existing production and/or shut-in well locations, the Final Plat will have to be amended to remove the "no build" setback to that of the P&A'd setback
- *See Environmental comments*
- ROW14: Verify with Environment Note 10 is sufficient.
- ROW15: Remove superfluous information regarding chain of record title and severance of the mineral estate.
- ROW16: Flood Plain Note, In or out
- ROW17: Revise all references to W. 168th Avenue to correct cardinal direction.
- ROW18: Begin providing road naming as follows:
- | | |
|----------|---|
| Road AC: | Seltzer Plaza Drive? |
| Road L: | Alton Street |
| Road M: | Beeler Street |
| Road N: | Boston Street |
| Road O: | Chester Street |
| Road S: | Clinton Street |
| Road T: | Seltzer Way |
| Road Q: | East 167 th Place |
| Road R: | East 167 th Avenue |
| Road C: | East 166 th Avenue (Revise portion of Road V to this on the same parallel) |
| Road X: | East 165 th Avenue |
| Road Y: | Dallas Street |

Road U: Dallas Way
Road V: Dayton Street
Road V: East 164th Avenue: Portion of road labeled as Road V (SE Corner of property)

ROW19: The surveyor's note on Sheet 3 should be located within the NOTES section of Sheet 1 or 2 to provide better notice of this discrepancy.

ROW20: Revise the ownership and maintenance in the Land Use Summary to current owner of record.

ROW21: East 168th Avenue and Yosemite Street. Cite the following:

The Title Commitment provided does not include the following citation, as such, this must be revised prior to final BoCC hearing of the Final Plat and verify thorough research has been provided:

Recorded: Book 101, Page 527

Grantor: Louise J. Oppegard

Grantee: Adams County Colorado

Recorded: 3/10/1923

Conveyance: Quit Claim deed for ROW located in Section 4, Township 1 South, Range 67 West

ROW22: You cannot plat both an active well setback and a plugged and abandoned well setback within the same boundary. If the well is active (producing or shut-in) the setback regulations apply and will affect all lots within the that boundary of "no build". If the well has been previously plugged and abandoned those setbacks apply and should be mapped appropriately. Once the producing well is abandoned, a Plat Amendment will be required to remove the production setback to that of the plugged and abandoned requirement.

ROW23: The Oil and Gas pipeline easement that runs through the property, stated to be abandoned/released by separate document is a two-part situation. The statement "To be vacated by separate documents" will suffice for the Preliminary Plat. For the Final Plat, this vacation must be completed to provide a developable lot pursuant to Planning review.

ROW24: Need access easement to setback location for P&A'd well Sheet 9

ROW25: The statement of "Future 50' x 100' well setback" cannot be stated. The well is currently producing, or capable of producing, or plugged and abandoned pursuant to the COGCC at the date of hearing. Revise locations as required pursuant to Environmental comments.

ROW26: Remove "Public" on access to active well location sheet 12.

ROW27: Need to add the vacation statement for the oil and gas pipeline that needs to be vacated on sheet 12, 13.

ROW28: SHEET 17:

-The vacation of the Signal Ditch rights must be completed for Final Platting.

-Need to use the pipeline easement to access the setback for subsequent operation area and provide the access easement to it.

ROW 29: Addressing will be provided for final platting. Review of the road naming convention and continued use of the road names should be used along with their current and revised designations requested.

Additional comments may be provided with subsequent reviews not include herein

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: TITLE COMMITMENT STATES OWNERSHIP AS SELTZER FARMS, INC. NOT "FARMS INVESTMENT LLC - REVISE"
THAT PART OF THE NORTHWEST 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:
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;
CAN'T FIND COPY OF RECORDED SOA FOR SELTZER FARMS INC. NEED COPY OF THIS OR COPY OF THE OPERATING AGREEMENT TO VERIFY SIGNATORIES ABILITY TO ENCUMBER THE ENTITY
TH AVENUE,

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 ILLEGIBLE, 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 OF 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 **NO TRACTS** PARCELS CONTAINS A GROSS AREA OF 9,059,142 SQUARE FEET OR 207.9693

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED **NAME AND STYLE -PRELIMINARY PLAT** EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SELTZER FARMS FILING NO. 1.

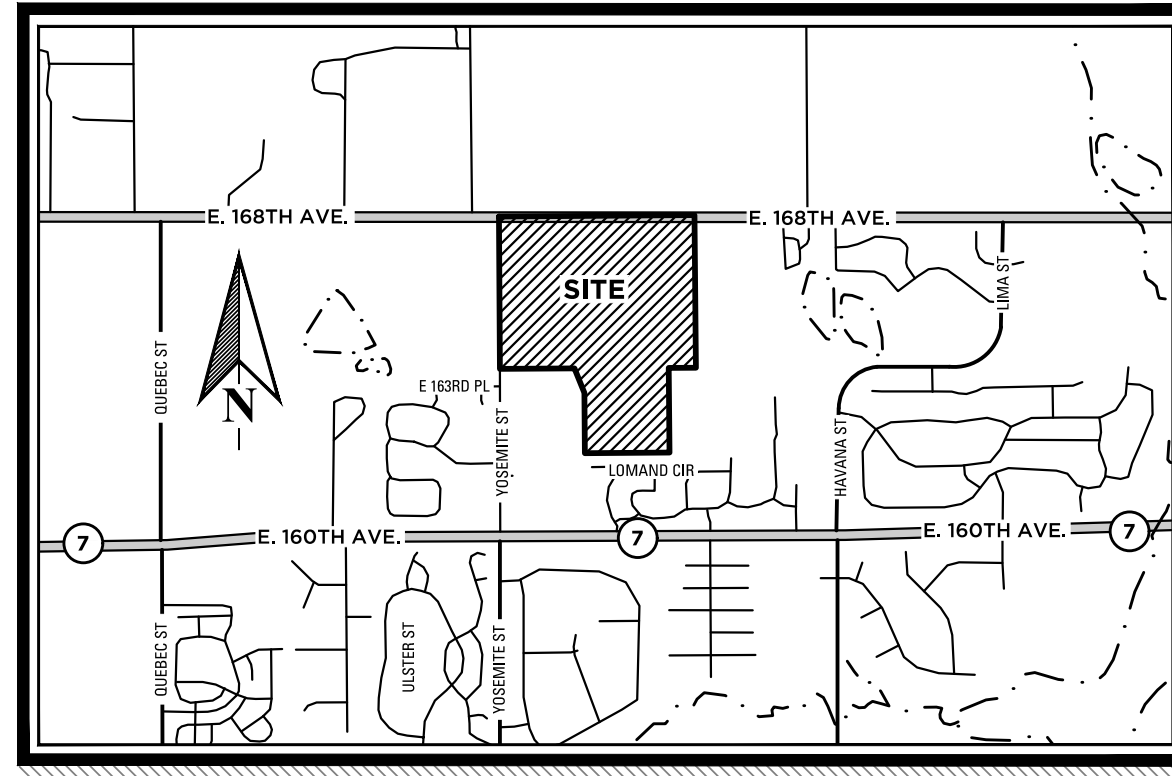
ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

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

EXECUTED THIS _____ DAY OF _____, 20__

OWNER:

~~SELTZER FARMS INVESTMENT, LLC~~

BY: _____
GUILLAUME POUCHOT AS ~~MANAGER~~

NOTARY:

STATE OF _____)
COUNTY OF _____ **FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS**

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 _____

REVISE AS REQUESTED --RECOMMENDED FOR APPROVAL

CASE NO: PRC2023-00020

PLANNING COMMISSION APPROVAL:

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

CHAIR _____ **SPELLING**

BOARD OF COUNTY COMMISSIONERS' 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 _____

WE ARE REVIEWING THE 3RD SUBMITTAL AND ONLY ONE REVISION SHOWN. SHOULD BE TWO

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: 1" = N/A JOB NO: 0109-2207 BY: BSS

SHEET 1 OF 19



KT ENGINEERING
ENGINEERS • SURVEYORS

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

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 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 5 OF 101 FT CFC, COLORADO REVISED STATUTES AND THE ENVIRONMENTAL PROTECTION ACT AND THE ENVIRONMENTAL TREATMENT SYSTEMS ACT.

REVISE PER APPROVED STATEMENTS REGARDING SETBACKS FROM ACTIVE AND PLUGGED AND ABANDONED WELLS. SEE ADAMS COUNTY DSR FOR APPROVED STATEMENTS

VERIFY WITH ENVIRONMENTAL THAT THIS STATEMENT IS COMPLETE FOR OWTS USE

GENERAL NOTES CONTINUED:

- 11. THERE IS RECORD OF AN OIL AND GAS LEASE, OR OTHER INTEREST IN THE SUBDIVISION. THERE IS A SURFACE EASEMENT AGREEMENT IN RECORD FOR THE SUBDIVISION. THIS IS TITLE RELATED AND OF PUBLIC RECORD.
11.1 A RESERVATION 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 AND 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 WARRANTY 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.

REMOVE - SUPERFLOUS NOTES NOT PERTINANT TO THE SUBDIVISION. THIS IS TITLE RELATED AND OF PUBLIC RECORD

MUST PROVIDE STATEMENT THAT THE DEVELOPER/OWNER IS TO PROVIDE DEVELOPABLE LOTS BY REMOVING ANY OIL AND GAS PIPELINES NO BUILD ZONE MUST BE STATED FOR ALL SUBSEQUENT OPERATIONS AREA WITH P&A'd WELLS. THEY CAN BE EITHER A 50' RADIUS OR A 50' x 100' RECTANGLE (WELL CENTERED) FOR PREFERENCE IN DEVELOPMENT IMPACTS

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 STREET EASEMENTS FOR UTILITIES, IMPROVEMENTS, OBJECTS, BUILDINGS, AND OTHER INTERFERING OBJECTS THAT MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

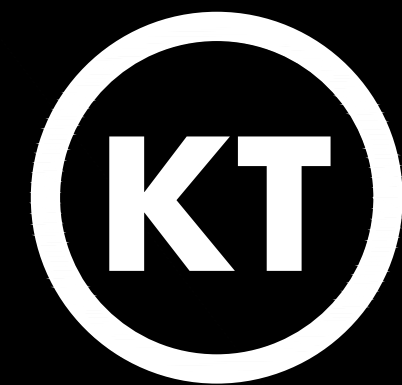
IF ALL ROADS ARE PUBLIC WHY THIS NOTE? REMOVE THIS REFERENCE TO PRIVATELY OWNED ROADS

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.

FLOOD PLAIN NOTE- IN OR OUT

Table with columns: DATE SUBMITTED (02.02.2024), REVISION NO., DATE, PREPARED FOR (REMINGTON HOMES, INC.), SCALE (1" = N/A), JOB NO (0109-2207), BY (BSS), SHEET 2 OF 19



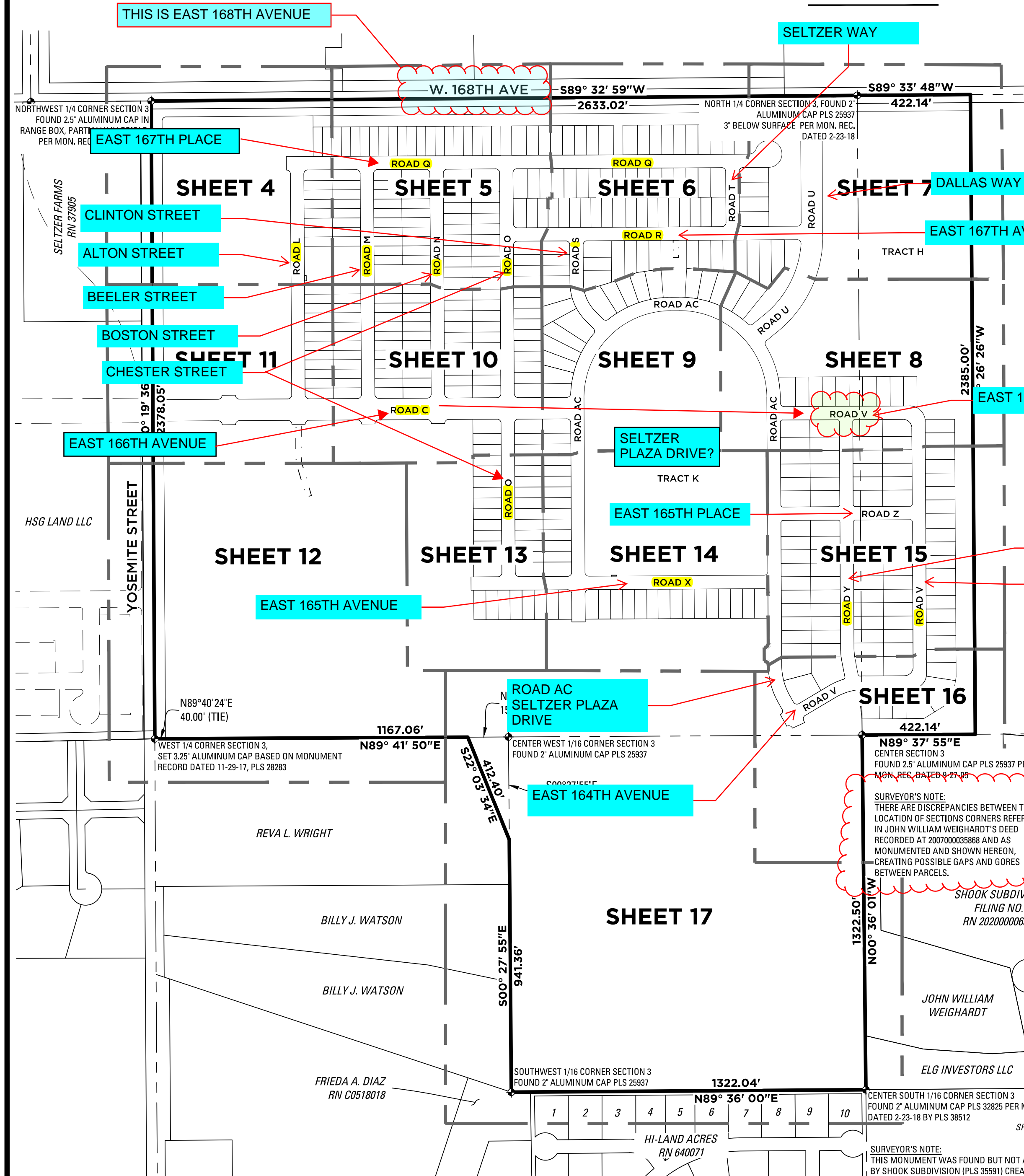
KT ENGINEERING ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230 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%
TRACT	OPEN SPACE	1,643,886 SF	37.74 AC	18.2%
R.O.W.	PUBLIC STREET	1,233,551 SF	28.32 AC	13.5%
				100.0%

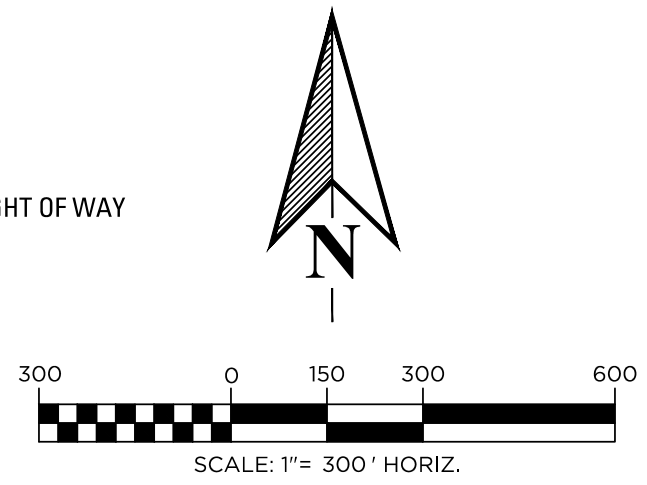
REVISE OWNERSHIP TO CURRENT OWNER OF RECORD

BLOCK / TRACT	OWNERSHIP & MAINTENANCE	AREA SF	AREA AC	USE / BLANKET EASEMENT
TRACT A	SELTZER FARMS INVESTMENT, LLC	15,755 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	15,222 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	7,257 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.

THIS SHOULD BE NOTED WITHIN THE NOTES TO PROVIDE BETTER PUBLIC NOTICE

DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	04-26-24		
2			
3			
4			
5			
PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BVL D, ARVADA, CO 80002			
303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 300'	0109-2207	BSS	
SHEET 3 OF 19			



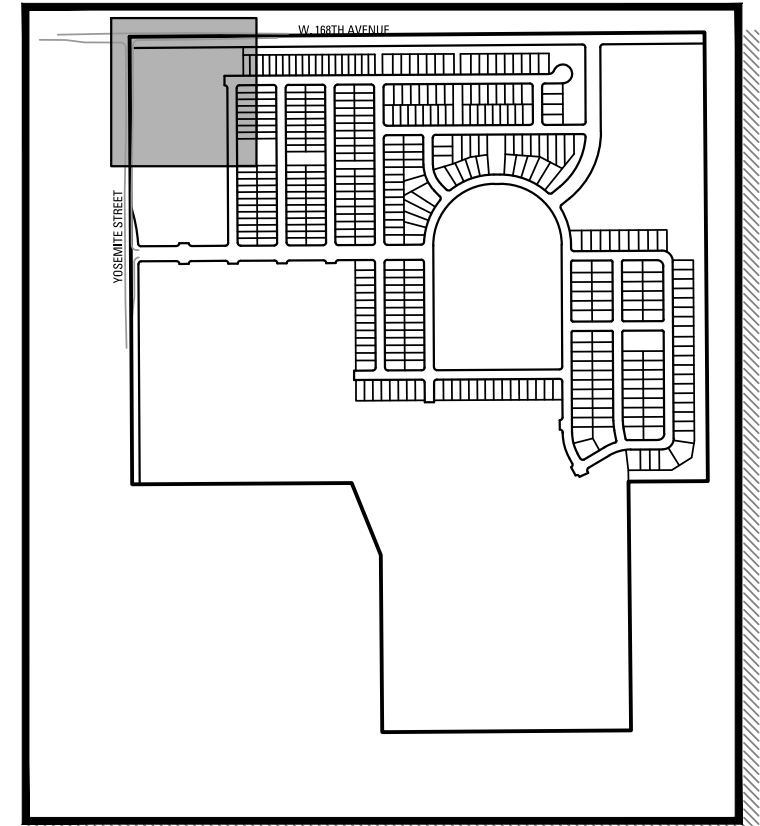
KT ENGINEERING
ENGINEERS • SURVEYORS

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

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

SELTZER FARMS FILING NO. 1

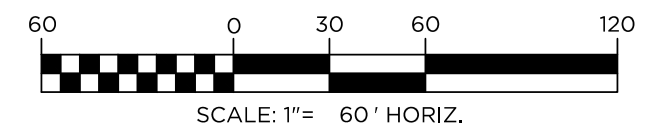
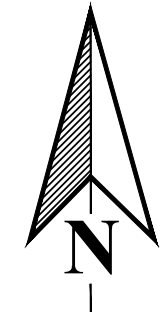
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
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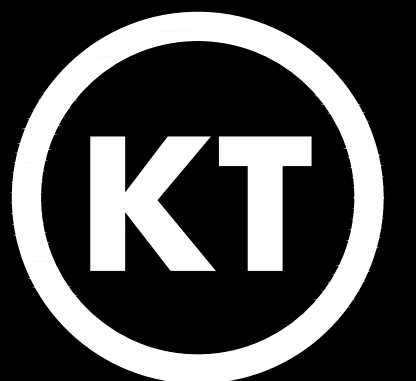
KEYMAP
NTS

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)

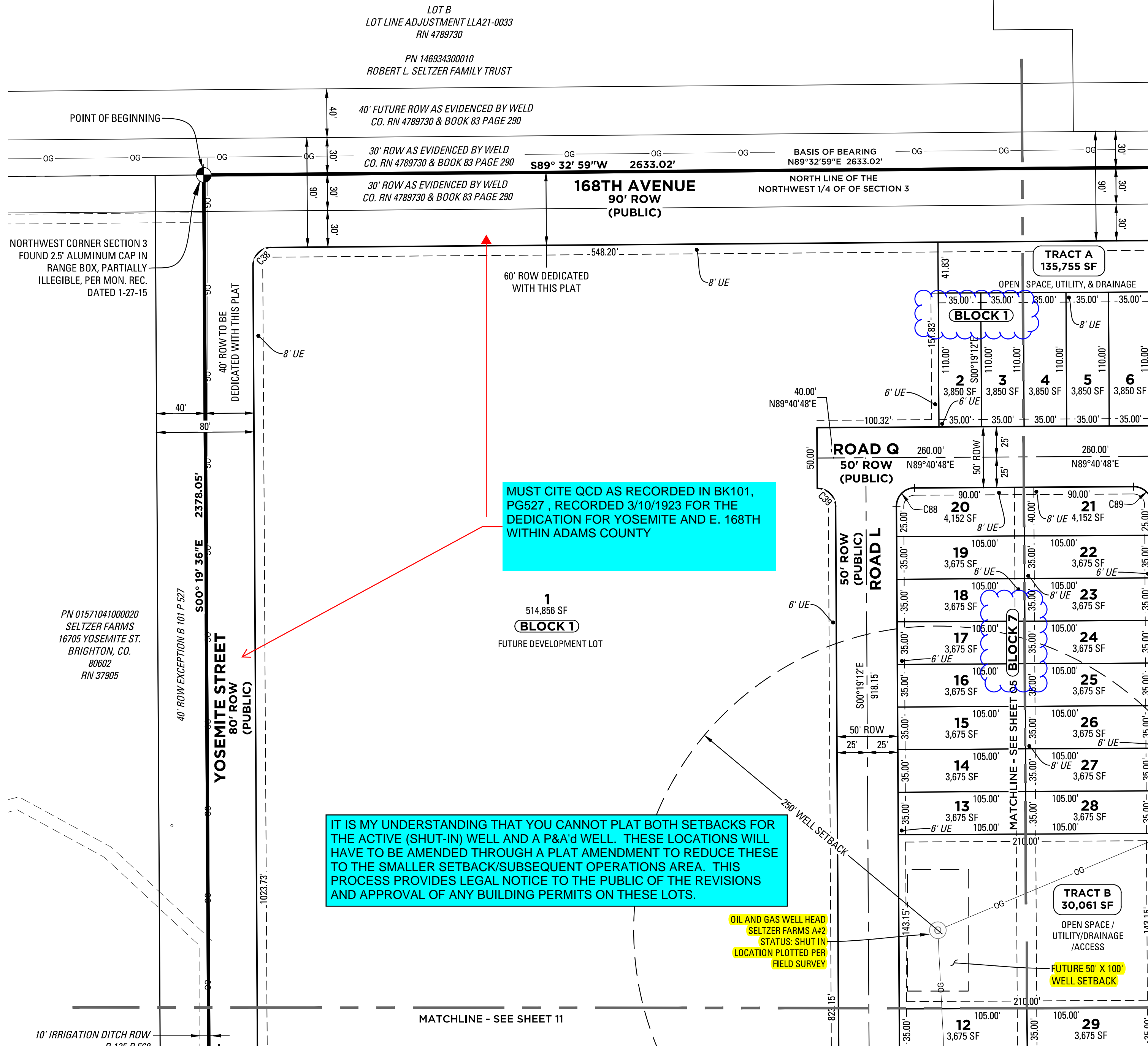


DATE SUBMITTED:		02.02.2024	
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PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS	
SHEET 4 OF 19			



KT ENGINEERING
ENGINEERS • SURVEYORS

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



LOT B
LOT LINE ADJUSTMENT LLA21-0033
RN 4789730

PN 146934300010
ROBERT L. SELTZER FAMILY TRUST

POINT OF BEGINNING

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

589° 32' 59"W 2633.02'

BASIS OF BEARING
N89°32'59"E 2633.02'

168TH AVENUE
90' ROW
(PUBLIC)

NORTH LINE OF THE
NORTHWEST 1/4 OF SECTION 3

NORTHWEST CORNER SECTION 3
FOUND 2.5" ALUMINUM CAP IN
RANGE BOX, PARTIALLY
ILLEGIBLE, PER MON. REC.
DATED 1-27-15

40' ROW TO BE
DEDICATED WITH THIS PLAT

40' ROW EXCEPTION B 101 P 527

500° 19' 36"E 2378.05'

YOSEMITE STREET
80' ROW
(PUBLIC)

PN 01571041000020
SELTZER FARMS
16705 YOSEMITE ST.
BRIGHTON, CO.
80602
RN 37905

MUST CITE QCD AS RECORDED IN BK101,
PG527, RECORDED 3/10/1923 FOR THE
DEDICATION FOR YOSEMITE AND E. 168TH
WITHIN ADAMS COUNTY

1
514,856 SF
BLOCK 1
FUTURE DEVELOPMENT LOT

IT IS MY UNDERSTANDING THAT YOU CANNOT PLAT BOTH SETBACKS FOR
THE ACTIVE (SHUT-IN) WELL AND A P&A'd WELL. THESE LOCATIONS WILL
HAVE TO BE AMENDED THROUGH A PLAT AMENDMENT TO REDUCE THESE
TO THE SMALLER SETBACK/SUBSEQUENT OPERATIONS AREA. THIS
PROCESS PROVIDES LEGAL NOTICE TO THE PUBLIC OF THE REVISIONS
AND APPROVAL OF ANY BUILDING PERMITS ON THESE LOTS.

OIL AND GAS WELL HEAD
SELTZER FARMS A#2
STATUS: SHUT IN
LOCATION PLOTTED PER
FIELD SURVEY

TRACT B
30,061 SF

OPEN SPACE /
UTILITY/DRAINAGE
ACCESS

FUTURE 50' X 100'
WELL SETBACK

10' IRRIGATION DITCH ROW
D. 195 P. 559

MATCHLINE - SEE SHEET 11

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

SELTZER FARMS FILING NO. 1

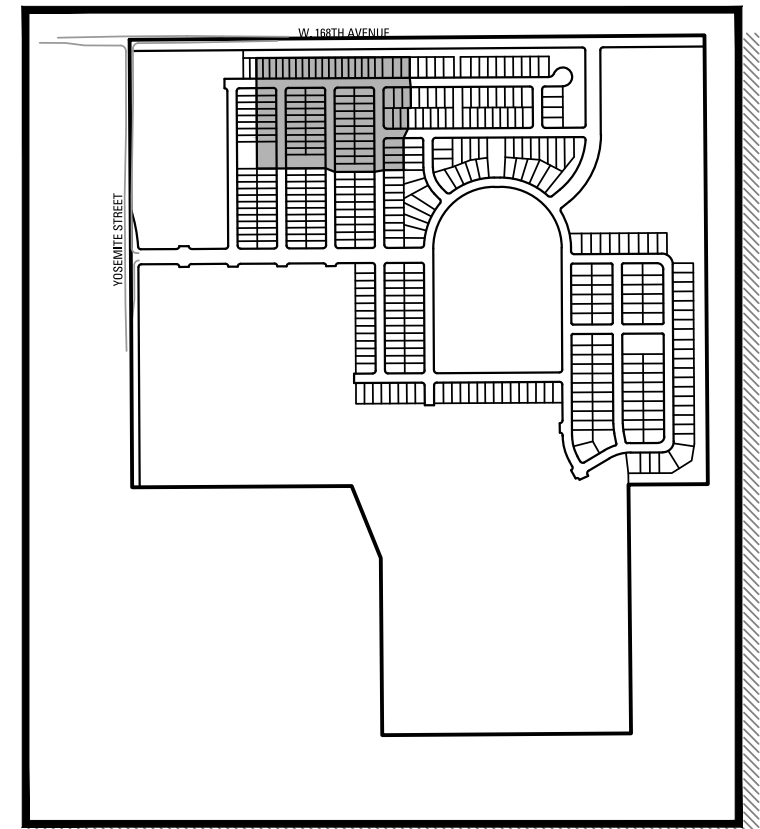
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 19

LOT A
LOT LINE ADJUSTMENT LLA21-0033
RN 4789730
PN 146934300009
9191CR LLC
9191 COUNTY ROAD 2

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

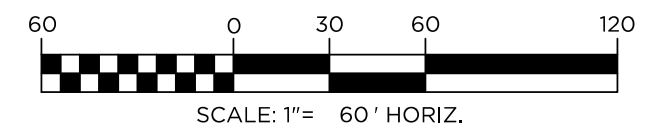
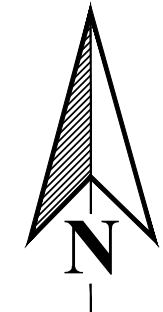
THIS IS A FUTHER DISCUSSION TOPIC. FOR THE PRELIMINARY PLAT I BELIEVE THIS IS ACCEPTABLE, HOWEVER, WITH FINAL PLATTING THIS ABANDONMENT SHOULD BE COMPLETE AND THE DOCUMENT CITED. OTHERWISE FOR EVERY LOT AFFECTED BY THIS (THESE) EASEMENTS, A COPY OF THE RECORDED ABANDONMENT MUST ACCOMPANY THE BUIDING PERMIT FOR EACH LOT. SINCE A PLAT AMENDMENT WILL BE REQUIRED TO REMOVE THE ACTIVE WELL SETBACKS, THESE CAN BE CITED ON THAT AMENDMENT.



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)



SCALE: 1" = 60' HORIZ.

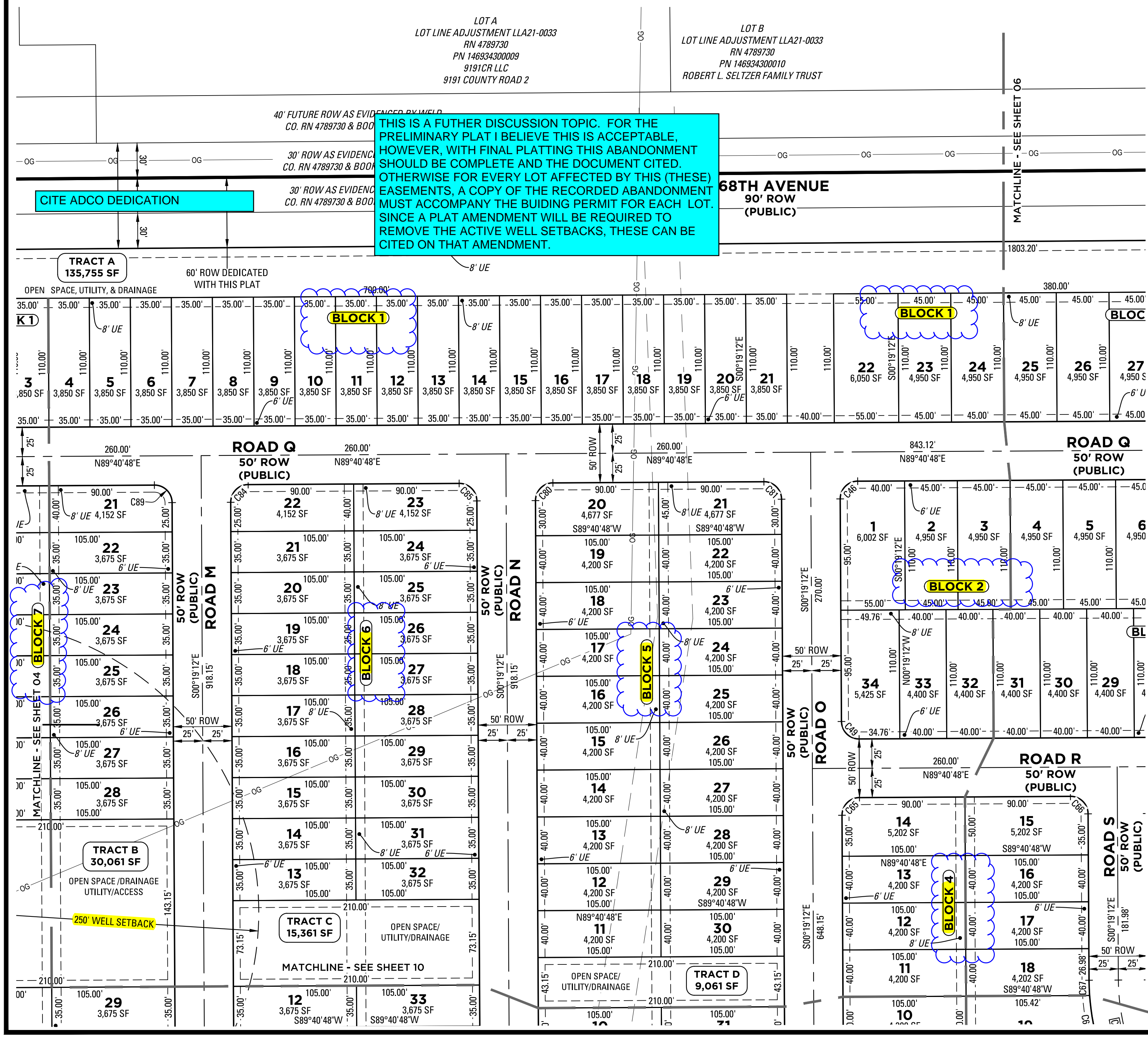
DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	04-26-24		
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PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH			
BLVD, ARVADA, CO 80002			
303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 5 OF 19			



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PH: 720.638.5190

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CITE ADCO DEDICATION

TRACT A
135,755 SF

TRACT B
30,061 SF

TRACT C
15,361 SF

TRACT D
9,061 SF

BLOCK 1

BLOCK 1

BLOCK 2

BLOCK 5

BLOCK 4

K1

BLOC

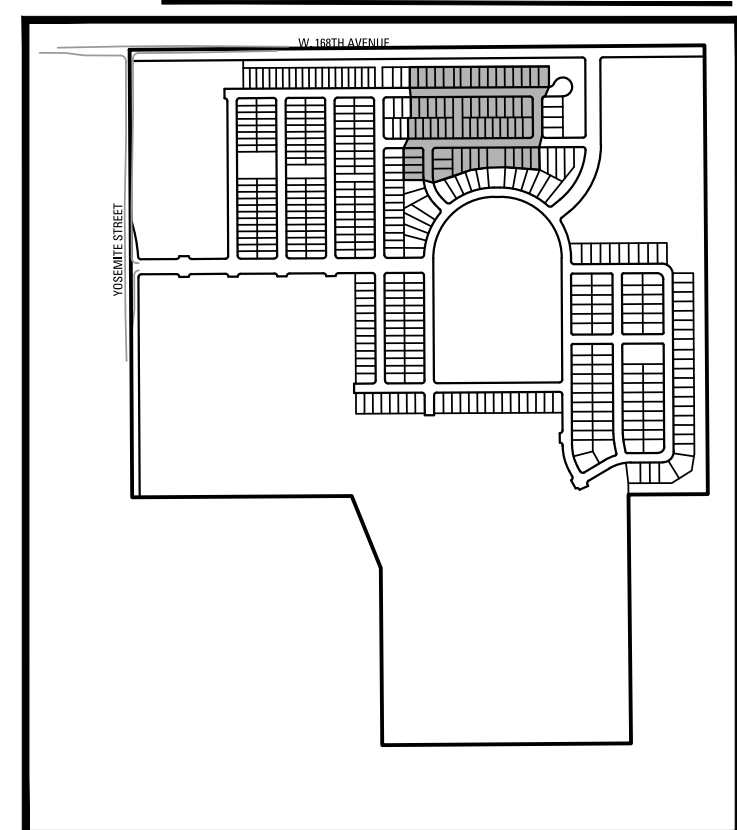
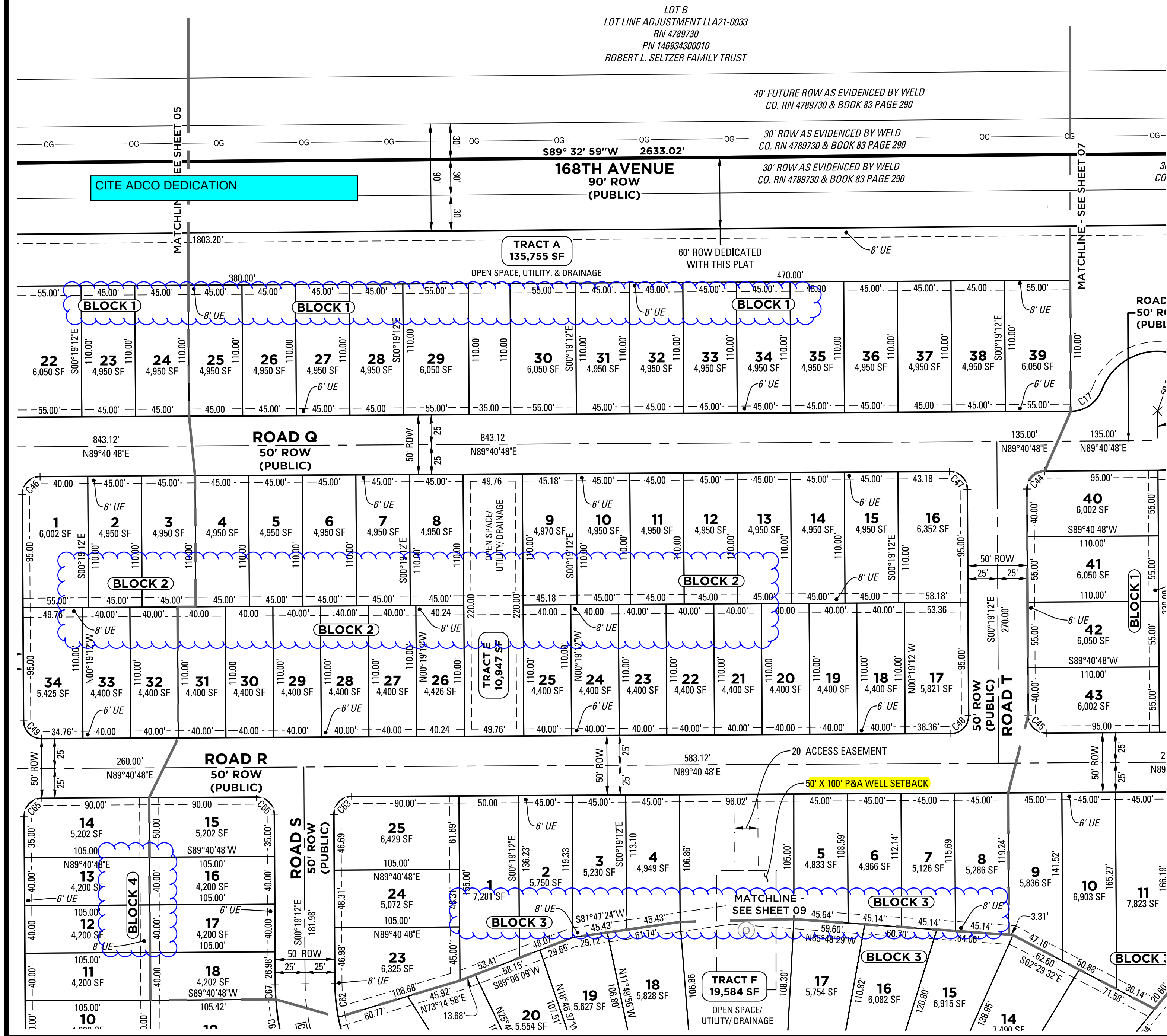
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ROAD S

SELTZER FARMS FILING NO. 1

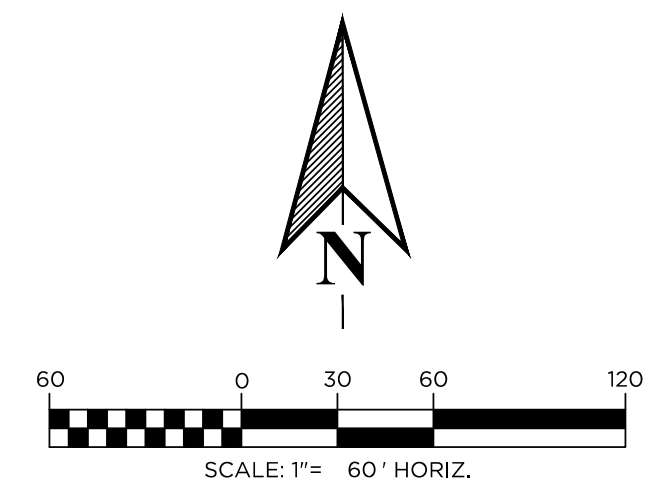
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

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



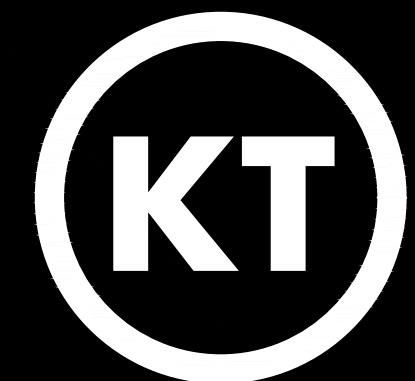
LEGEND

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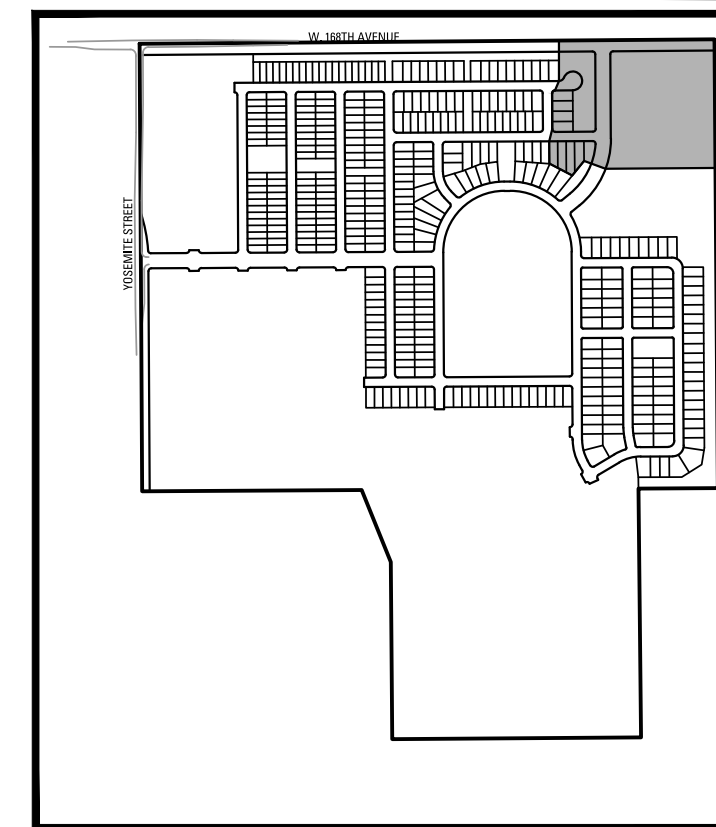
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PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH			
BLVD, ARVADA, CO 80002			
303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 6 OF 19			



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

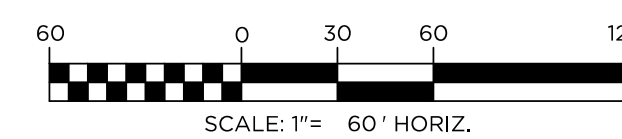
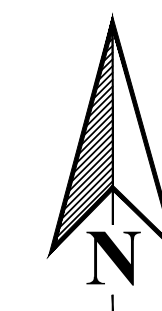


KEYMAP
NTS

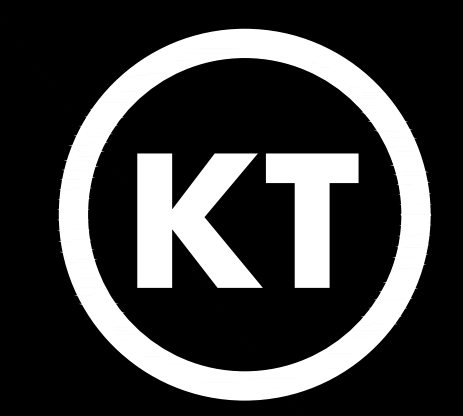
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PN 0157103100003
JOHN WILLIAM
WEIGHARDT
10390 E. 168TH AVE
BRIGHTON, CO. 80902

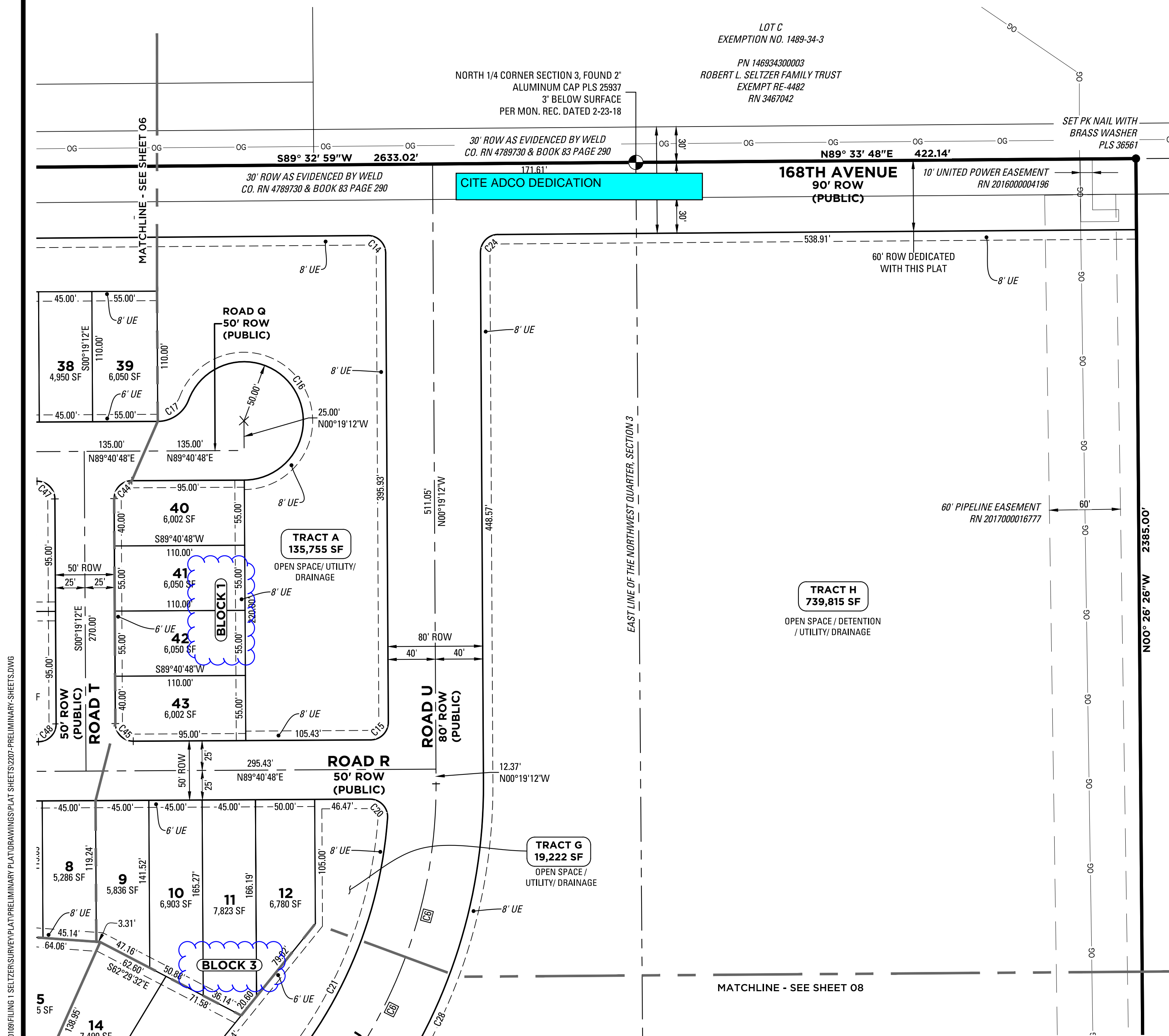


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5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 7 OF 19			



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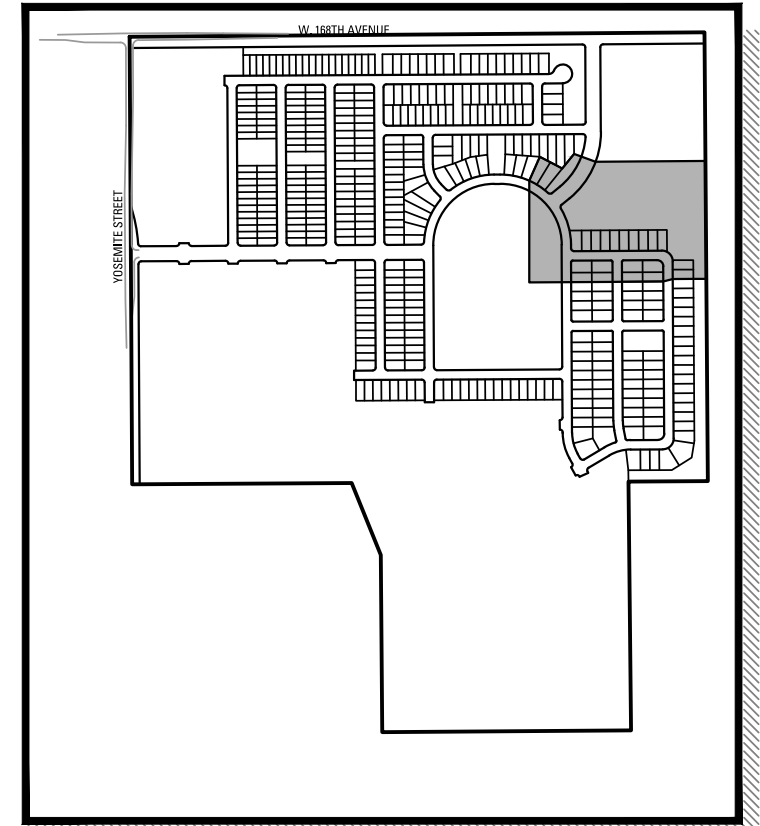
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PH: 720.638.5190



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

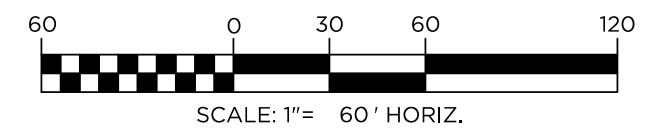
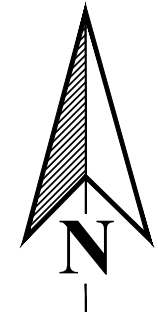


KEYMAP
NTS

LEGEND

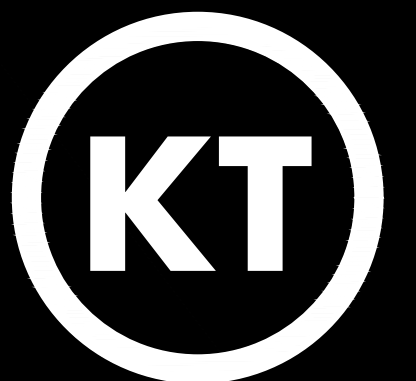
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PN 0157103100003
JOHN WILLIAM
WEIGHARDT
10390 E. 168TH AVE
BRIGHTON, CO. 80902



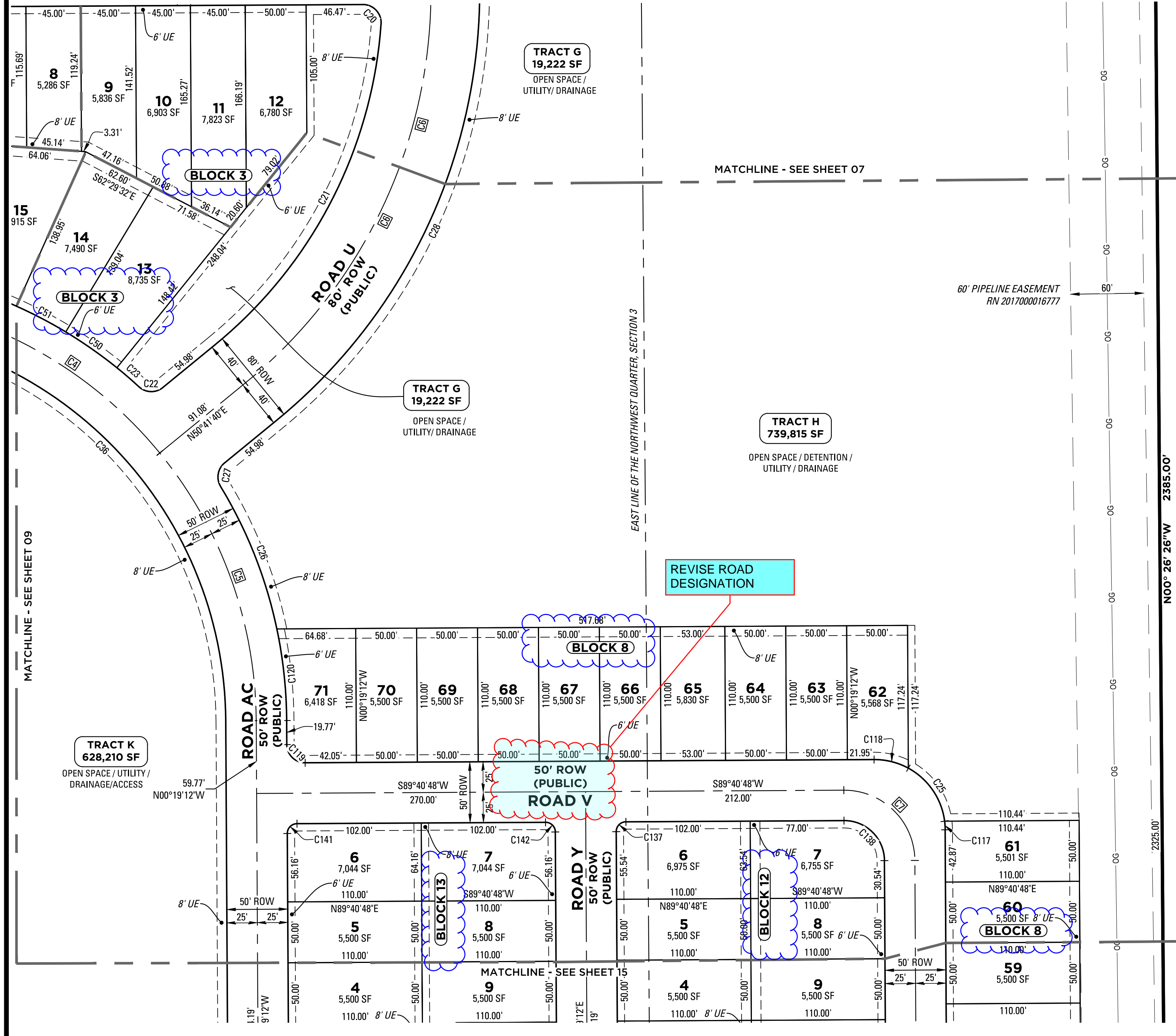
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DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
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PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 8 OF 19			



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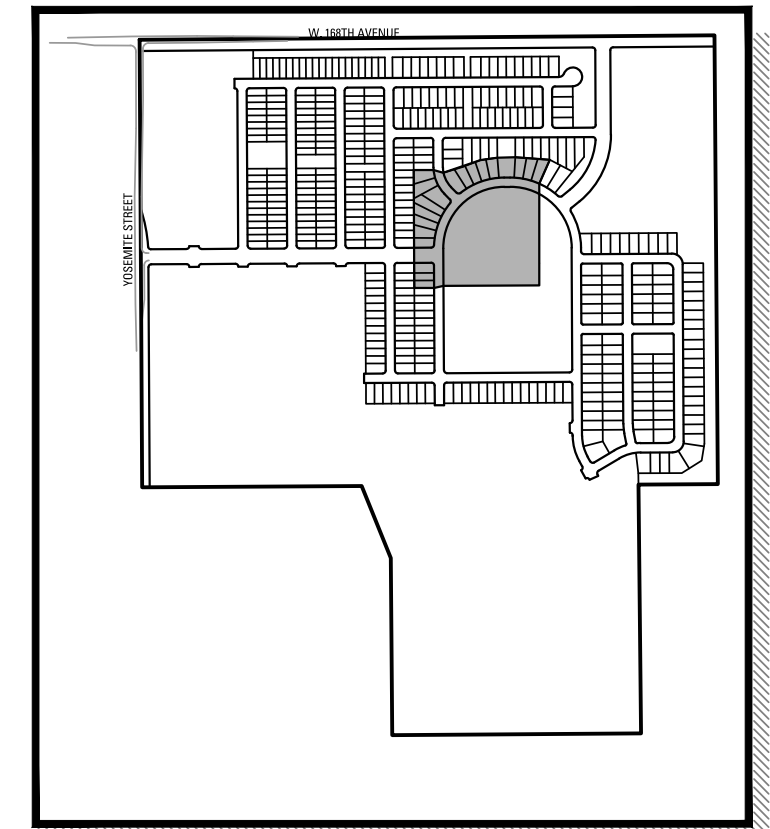


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SELTZER FARMS FILING NO. 1

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

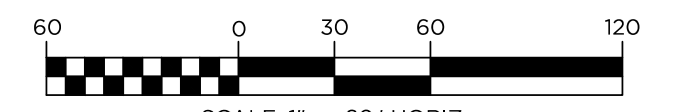
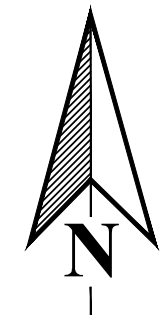
SHEET 9 OF 19



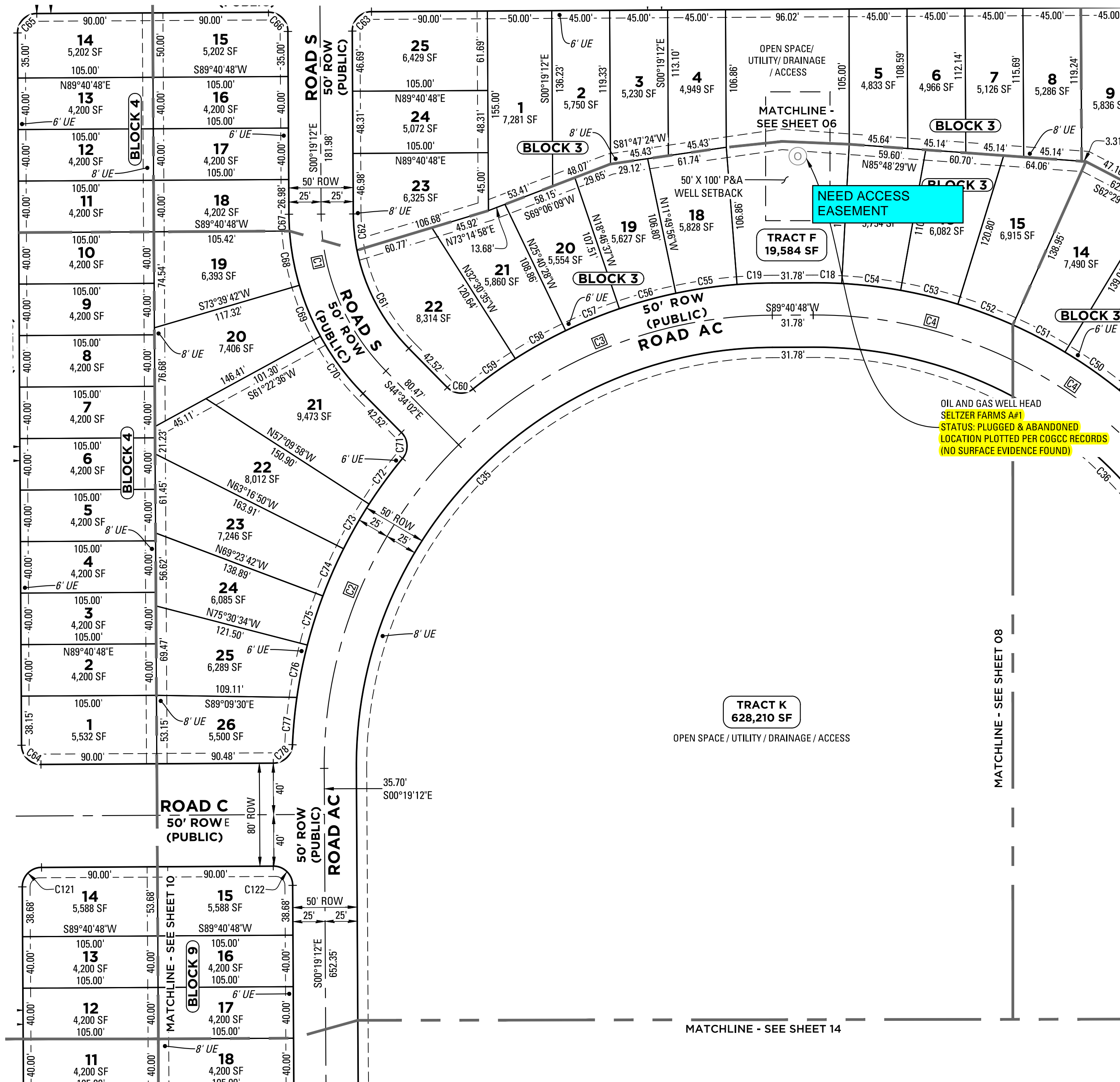
KEYMAP
NTS

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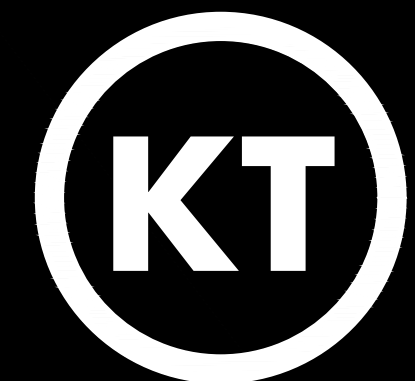


SCALE: 1" = 60' HORIZ.



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DATE SUBMITTED:		02.02.2024	
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PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH			
BLVD, ARVADA, CO 80002			
303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 9 OF 19			

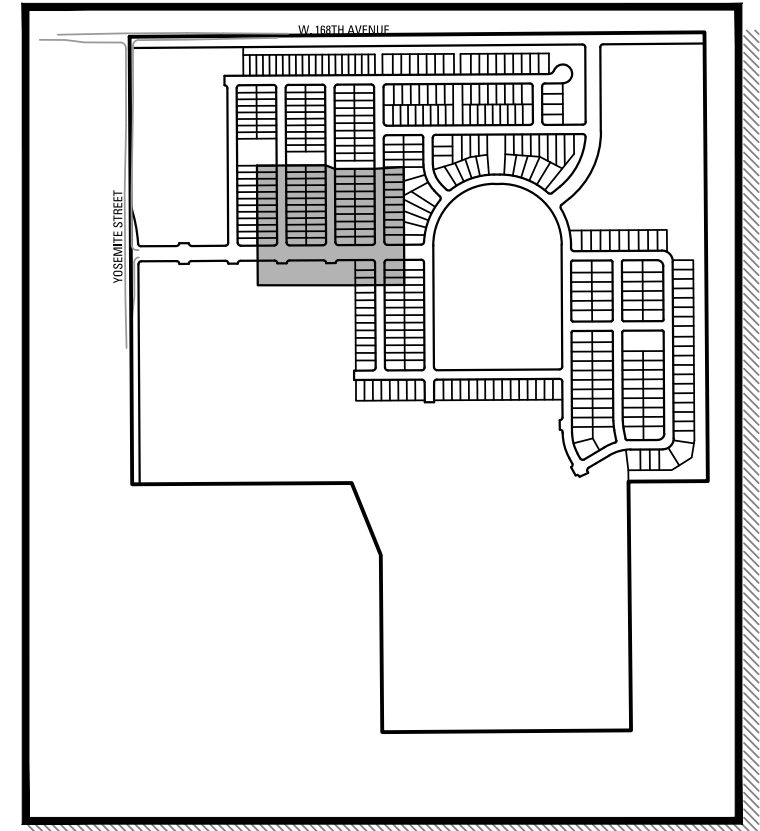


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PH: 720.638.5190

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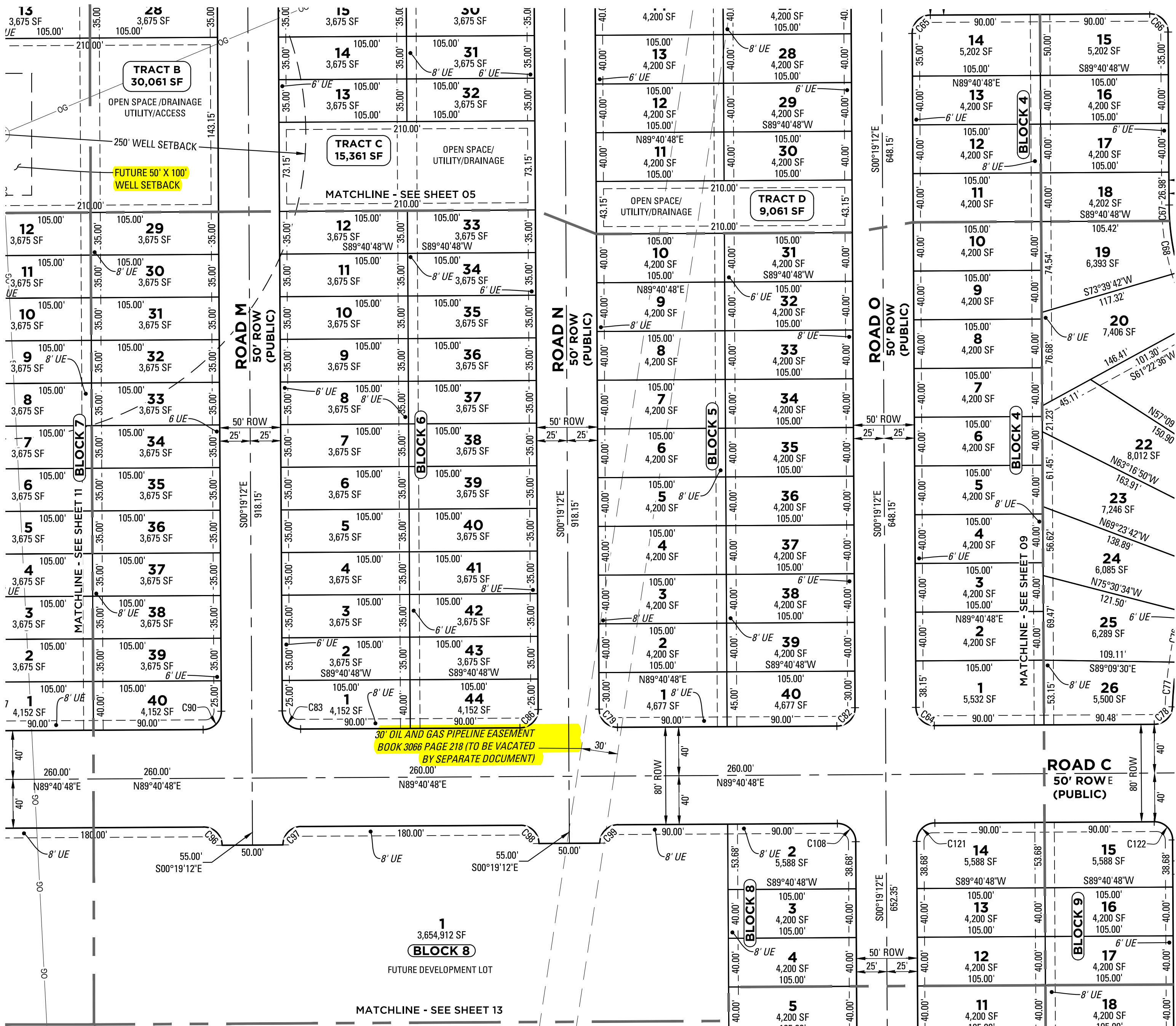
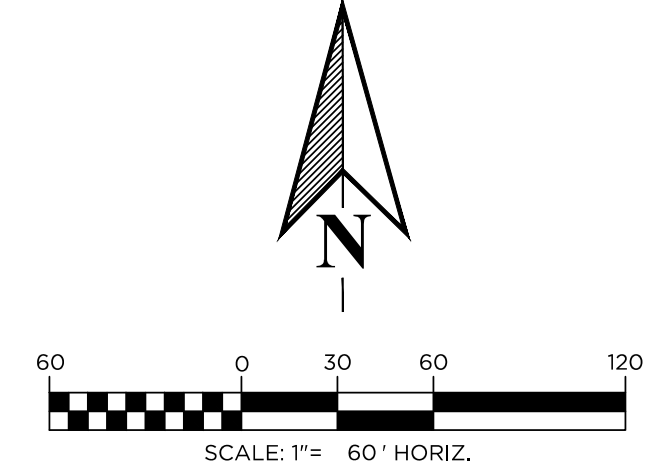
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
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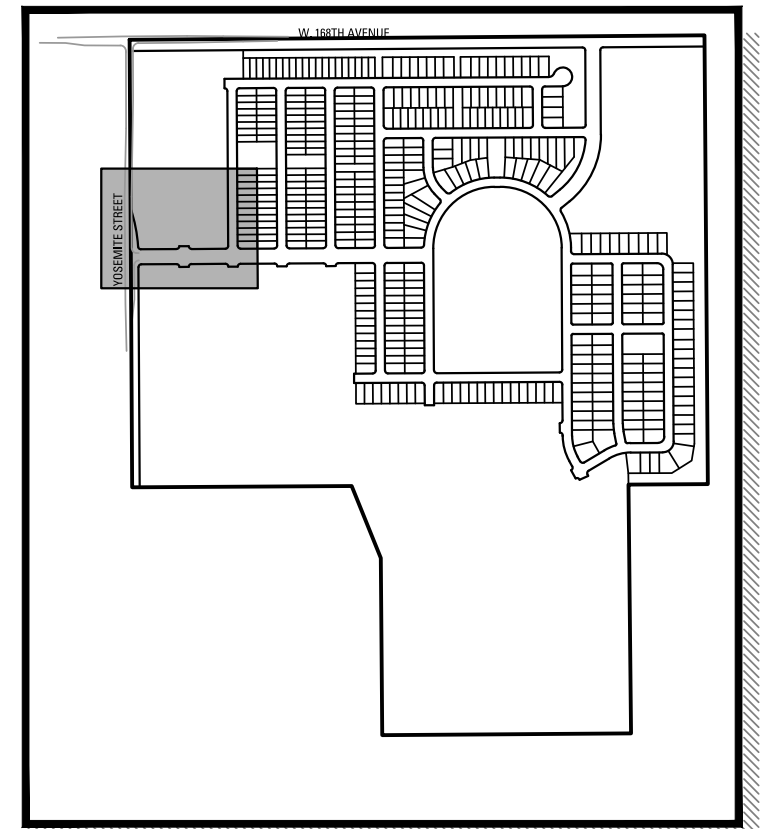
DATE SUBMITTED: 02.02.2024	
REVISION NO.	DATE
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PREPARED FOR: REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899	
SCALE: 1" = 60'	JOB NO: 0109-2207
	BY: BSS
SHEET 10 OF 19	



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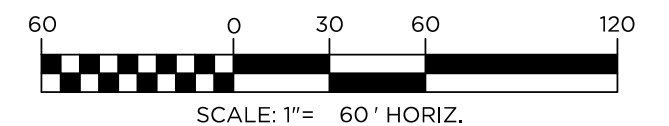
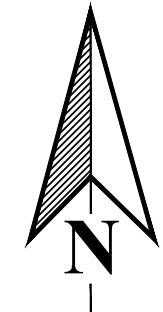
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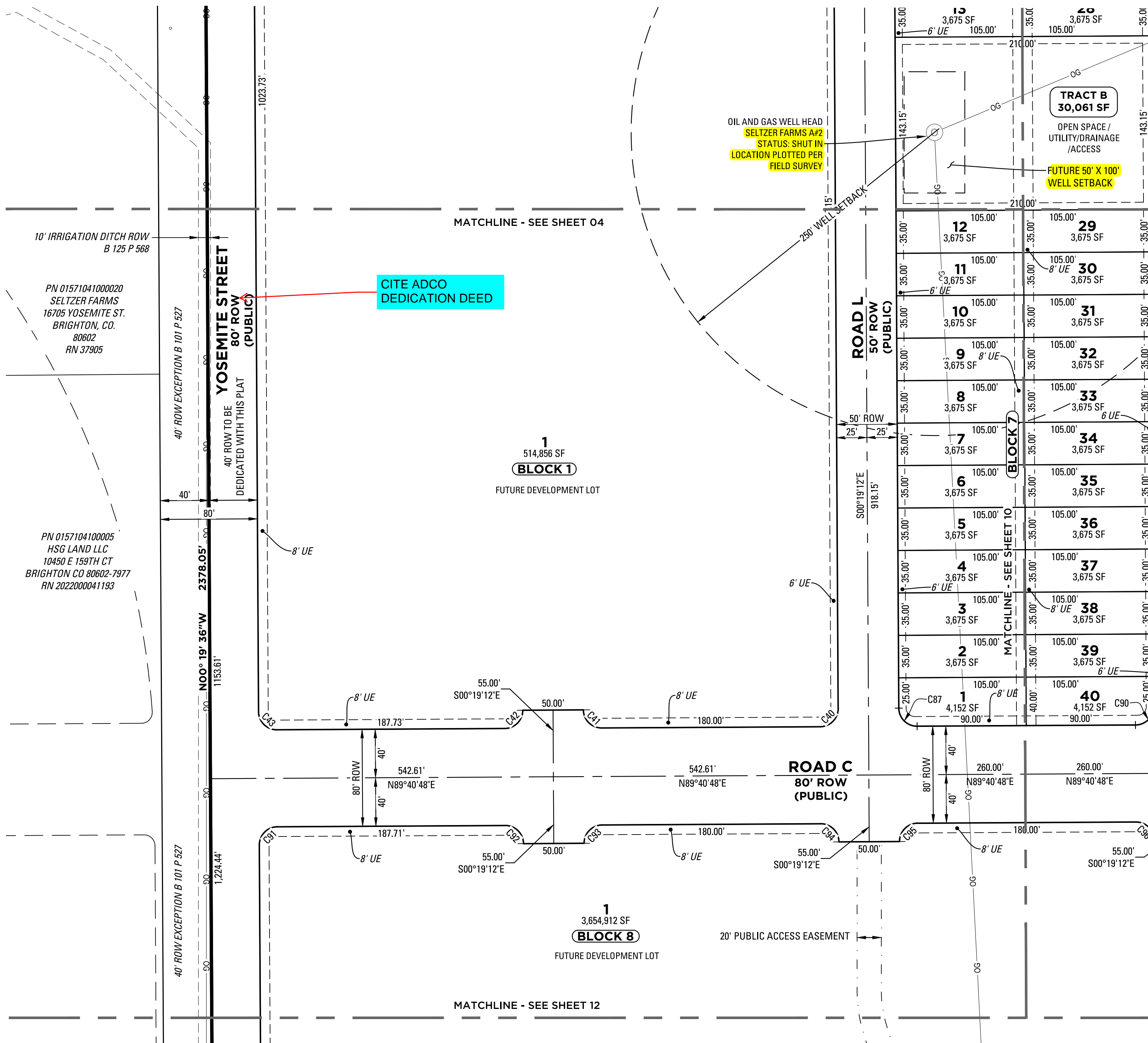
SCALE: 1" = 60' HORIZ.

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



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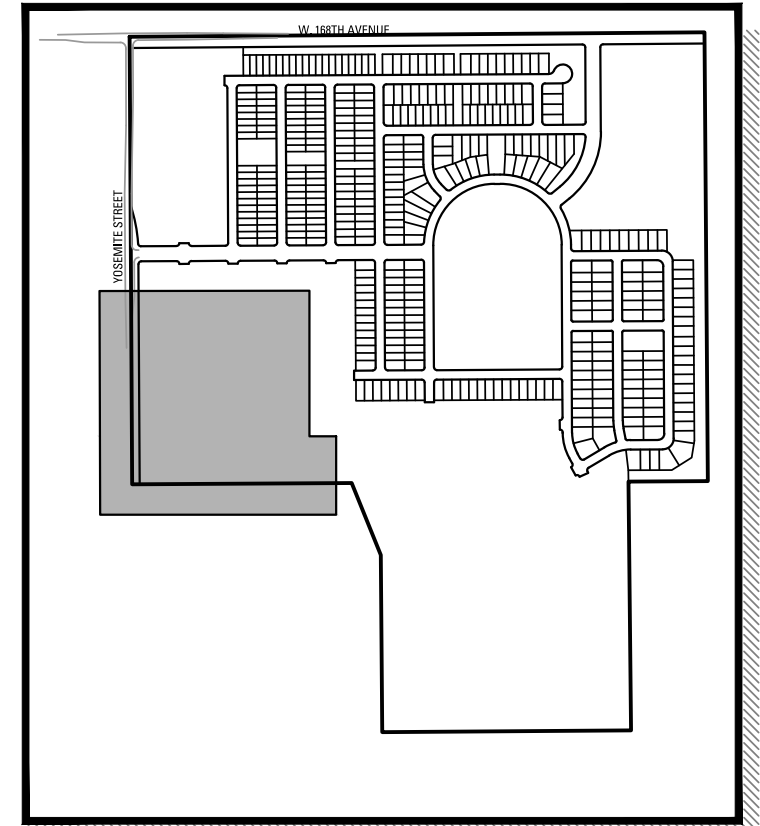


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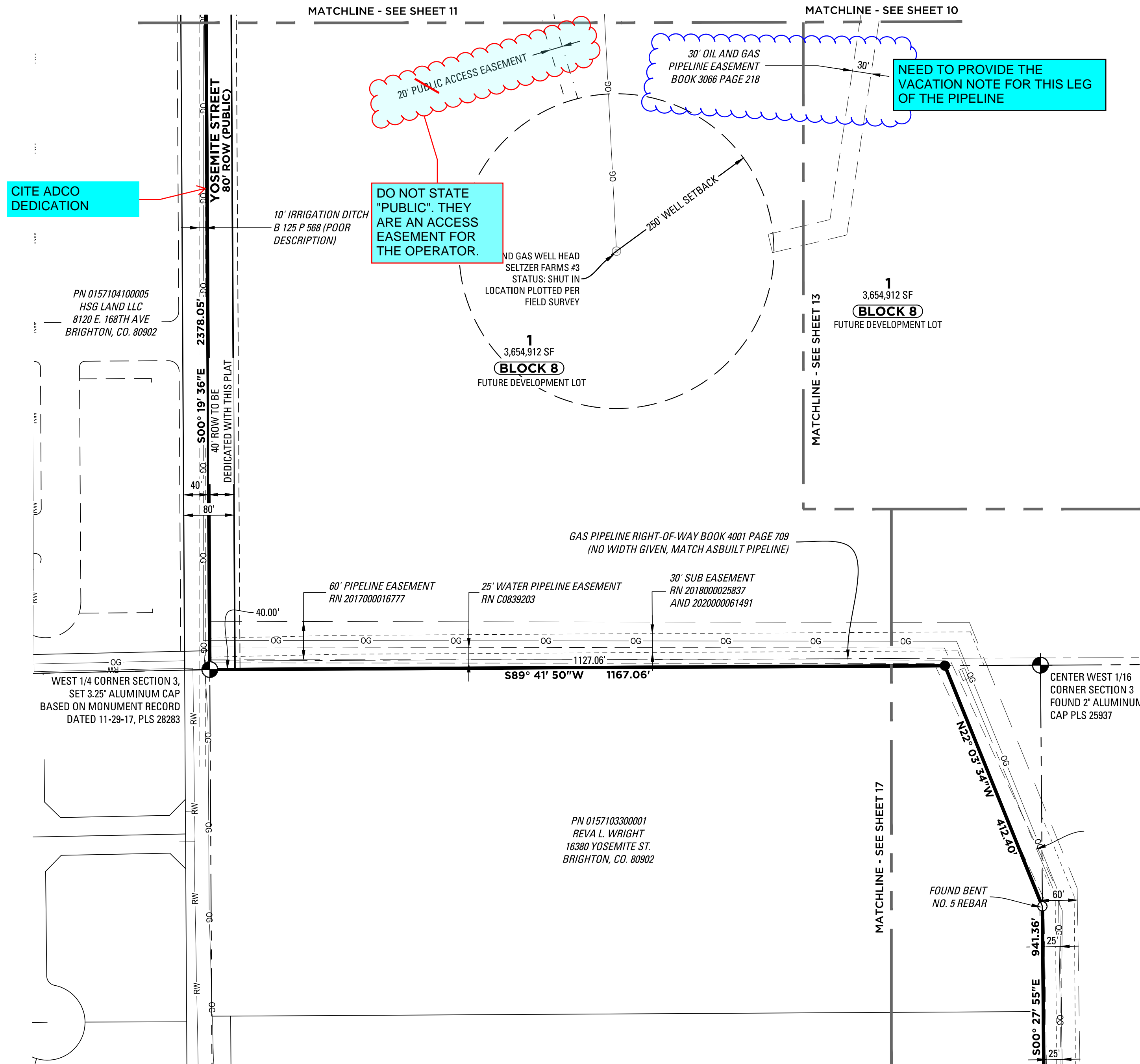
SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
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SHEET 12 OF 19

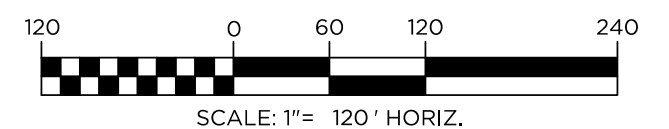
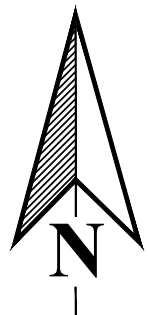


KEYMAP
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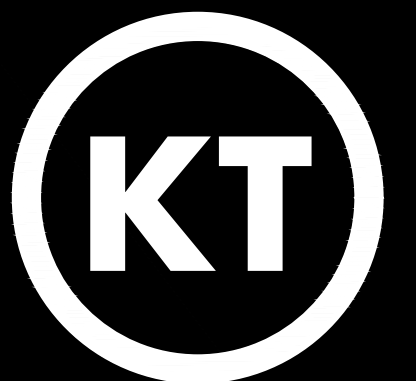


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REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 120'	0109-2207	BSS	
SHEET 12 OF 19			



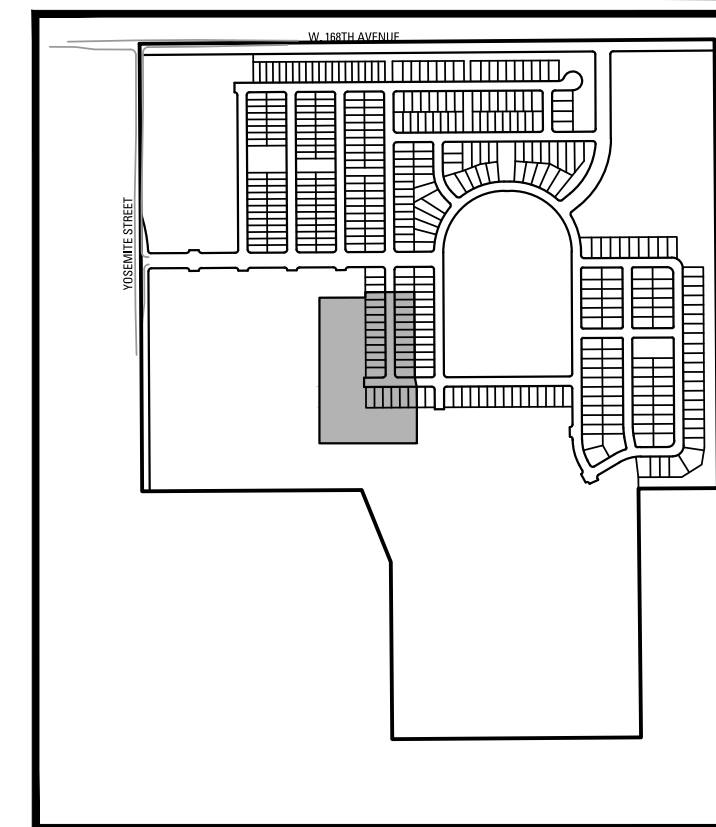
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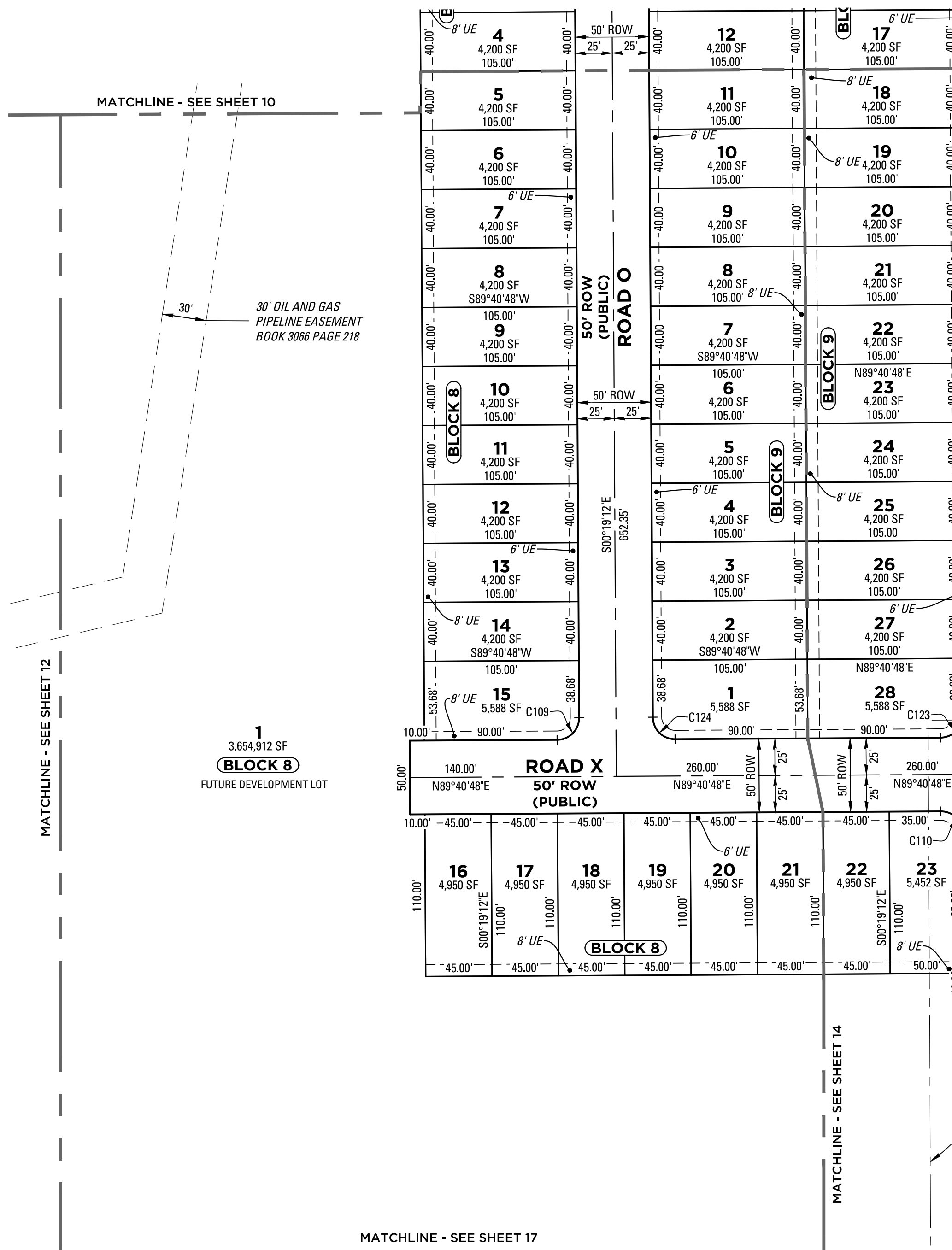
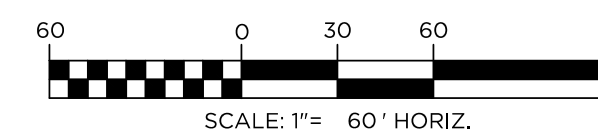
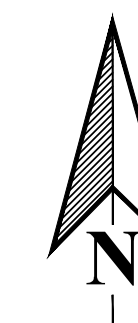
SHEET 13 OF 19



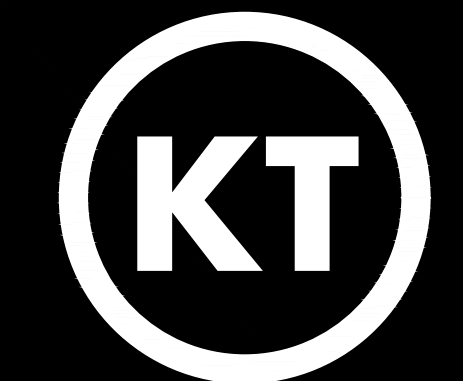
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- - - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



DATE SUBMITTED: 02.02.2024	
REVISION NO.	DATE
1	04-26-24
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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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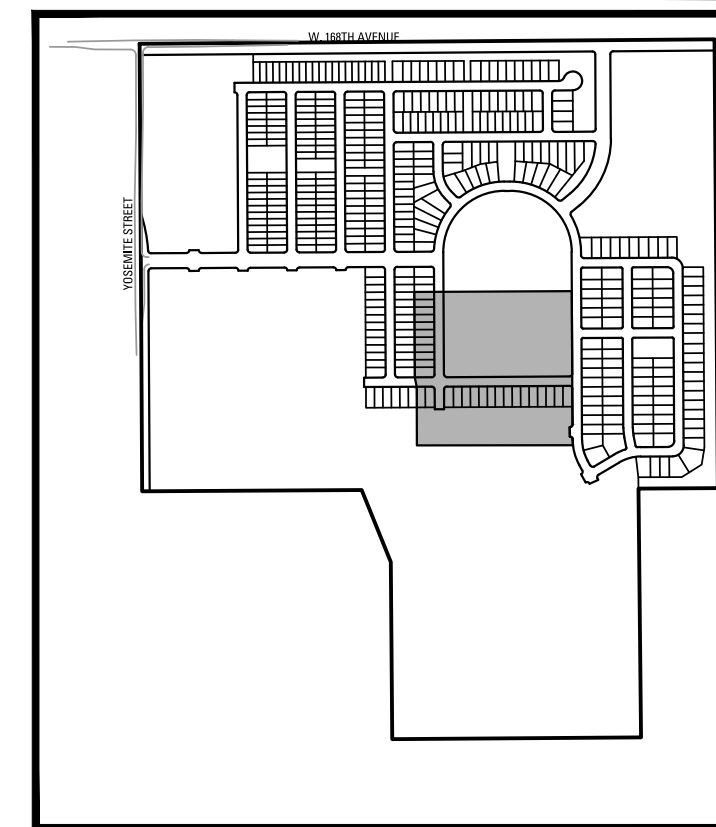
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

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

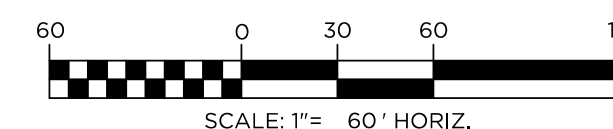
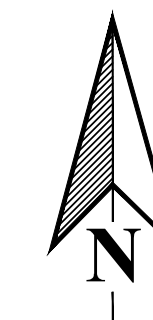
SHEET 14 OF 19



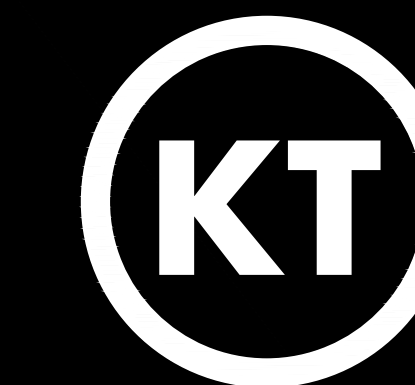
KEYMAP
NTS

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
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- - - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)

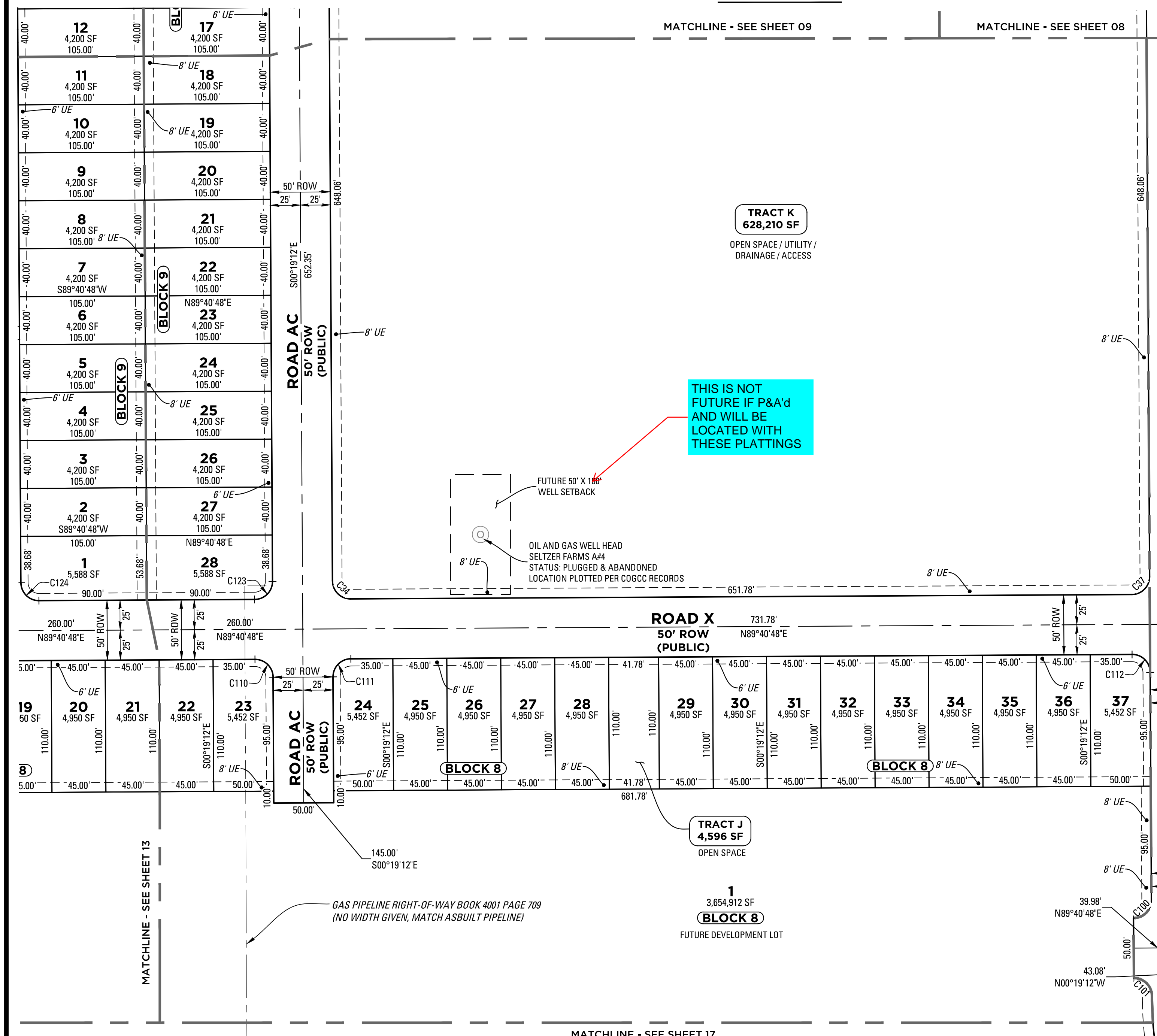


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REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
SHEET 14 OF 19			



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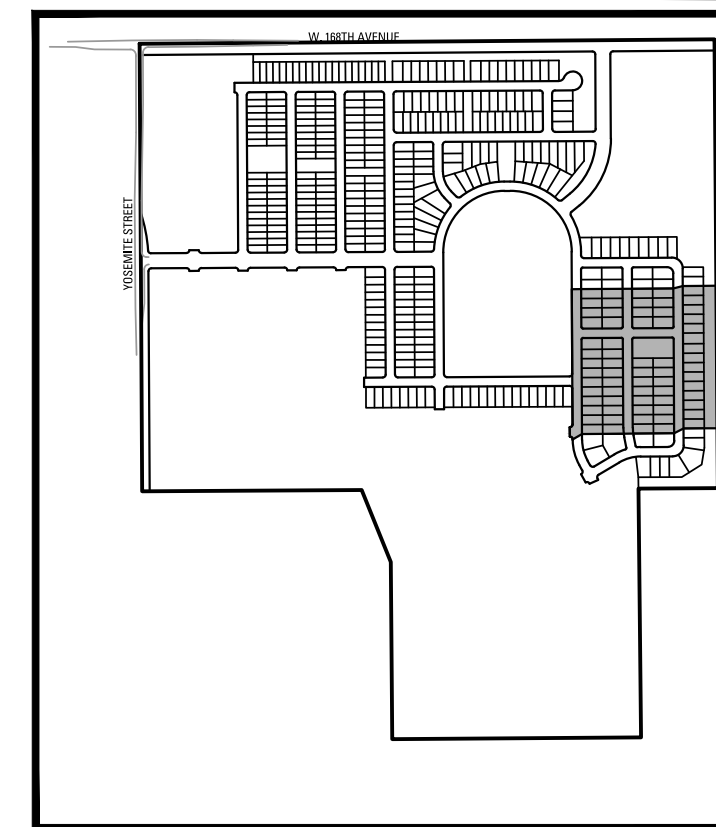
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SELTZER FARMS FILING NO. 1

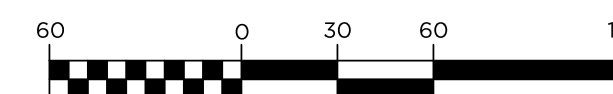
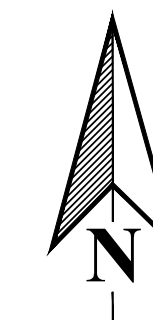
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
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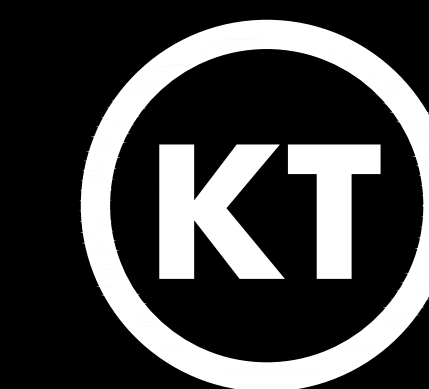
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SCALE: 1" = 60' HORIZ.

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REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BVL D, ARVADA, CO 80002 303.420.2899			
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS	
SHEET 15 OF 19			

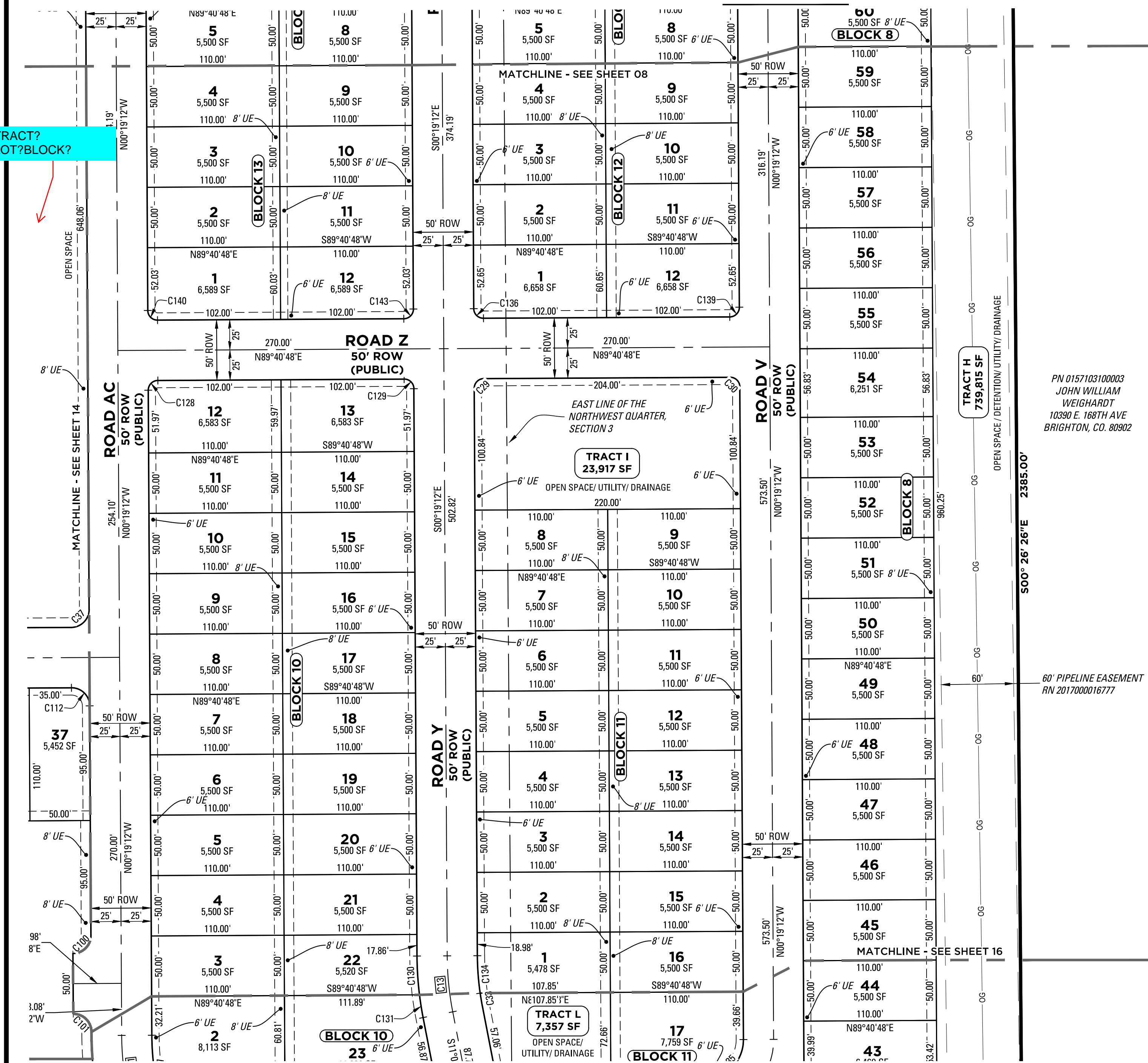


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TRACT?
LOT?BLOCK?

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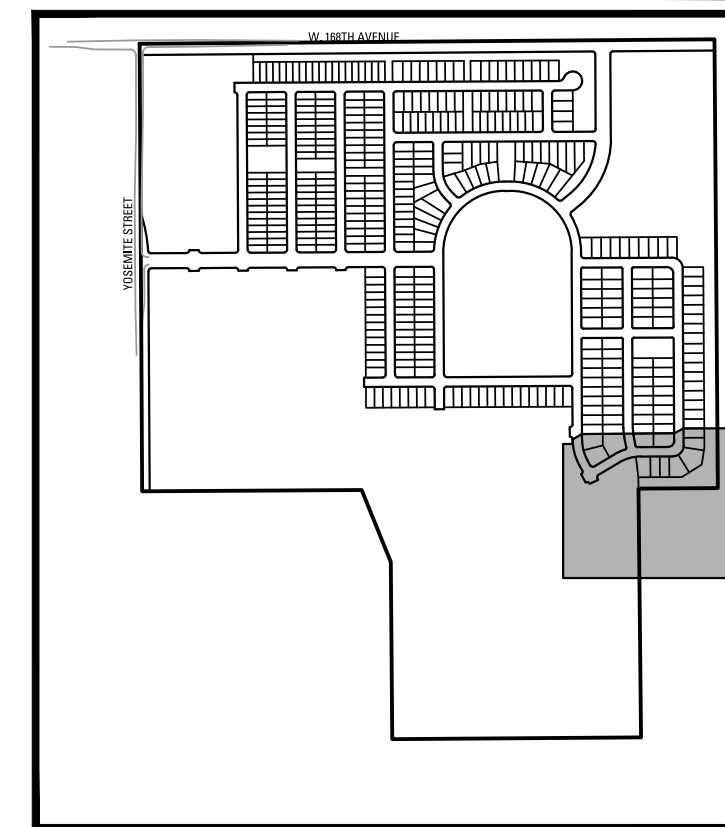


PN 0157103100003
JOHN WILLIAM
WEIGHARDT
10390 E. 168TH AVE
BRIGHTON, CO. 80902

60' PIPELINE EASEMENT
RN 2017000016777

SELTZER FARMS FILING NO. 1

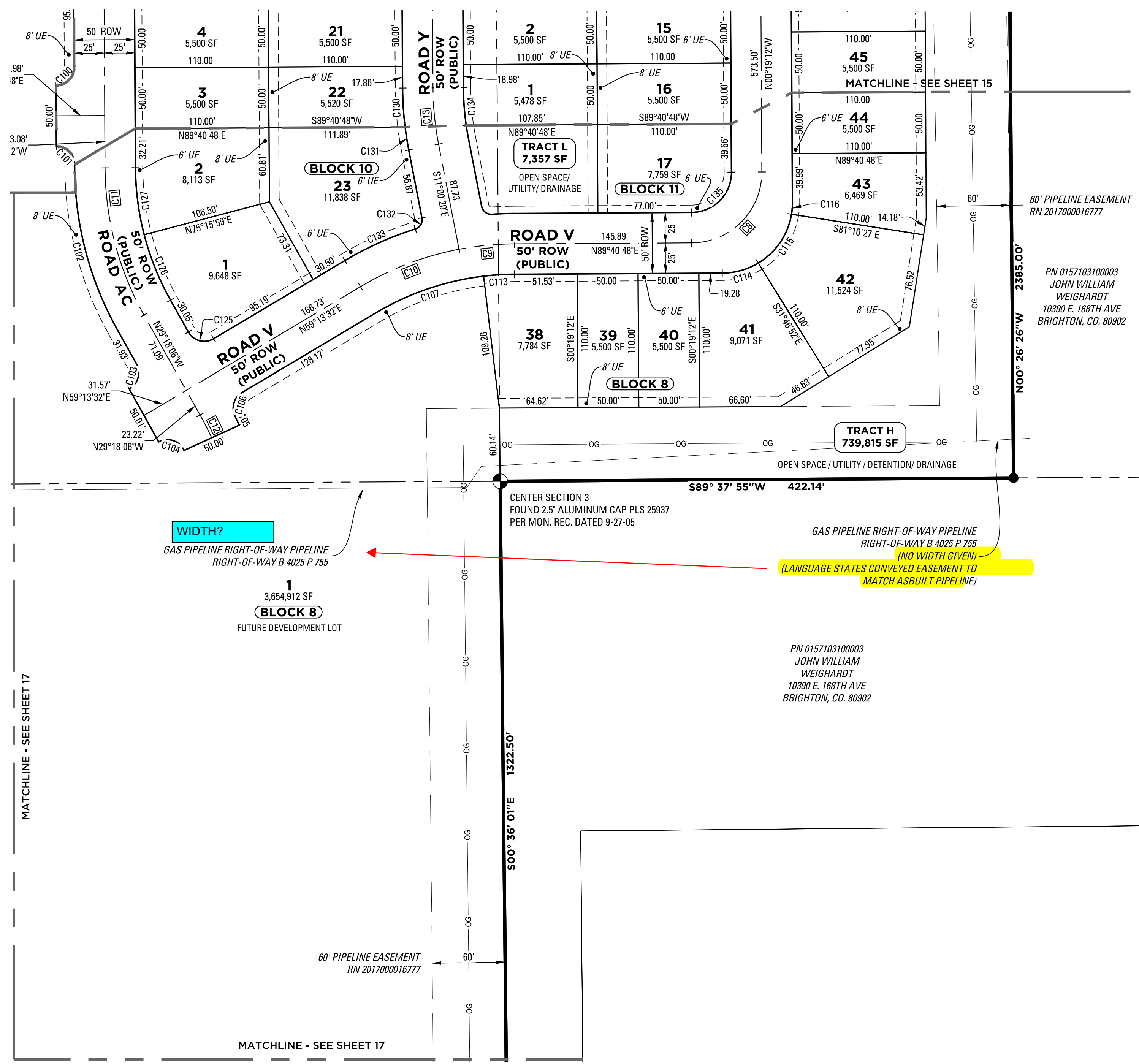
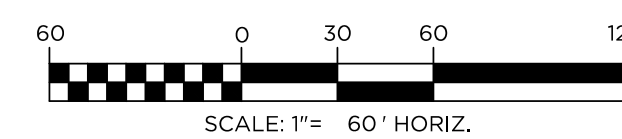
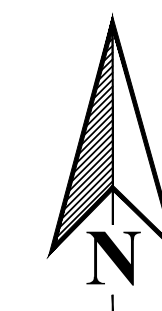
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



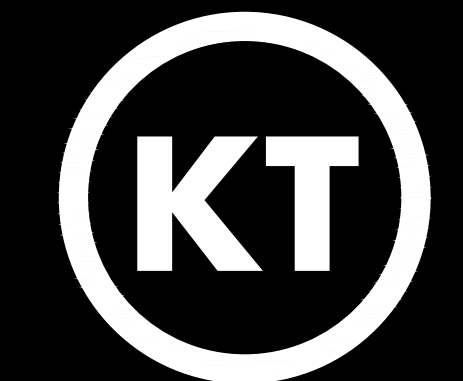
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REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BVLD, ARVADA, CO 80002 303.420.2899		
SCALE:	JOB NO:	BY:
1" = 60'	0109-2207	BSS
SHEET 16 OF 19		



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MATCHLINE - SEE SHEET 17

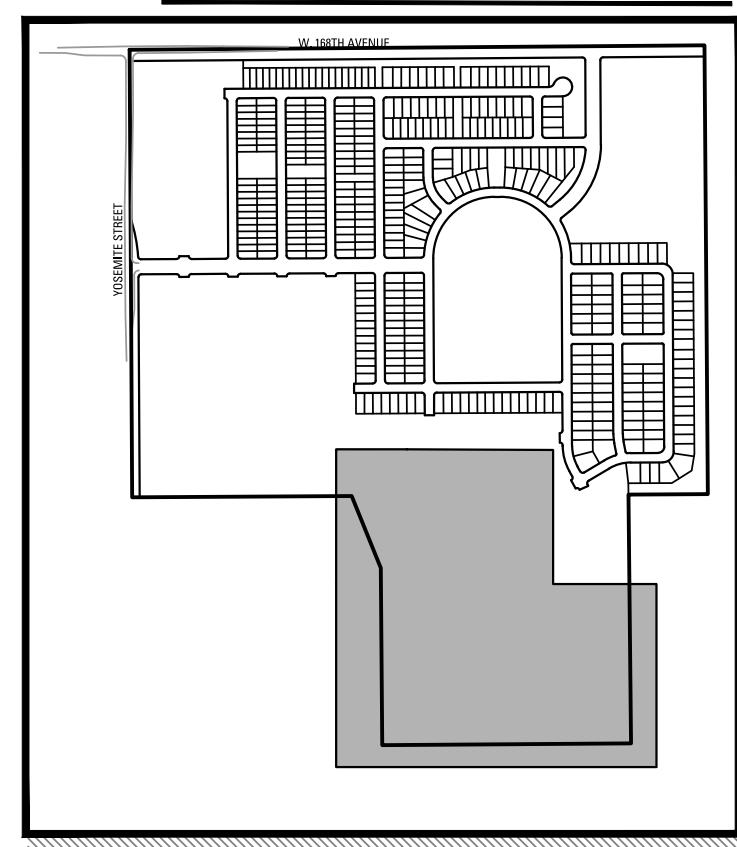
MATCHLINE - SEE SHEET 17

PRELIMINARY PLAT

SELTZER FARMS FILING NO. 1

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

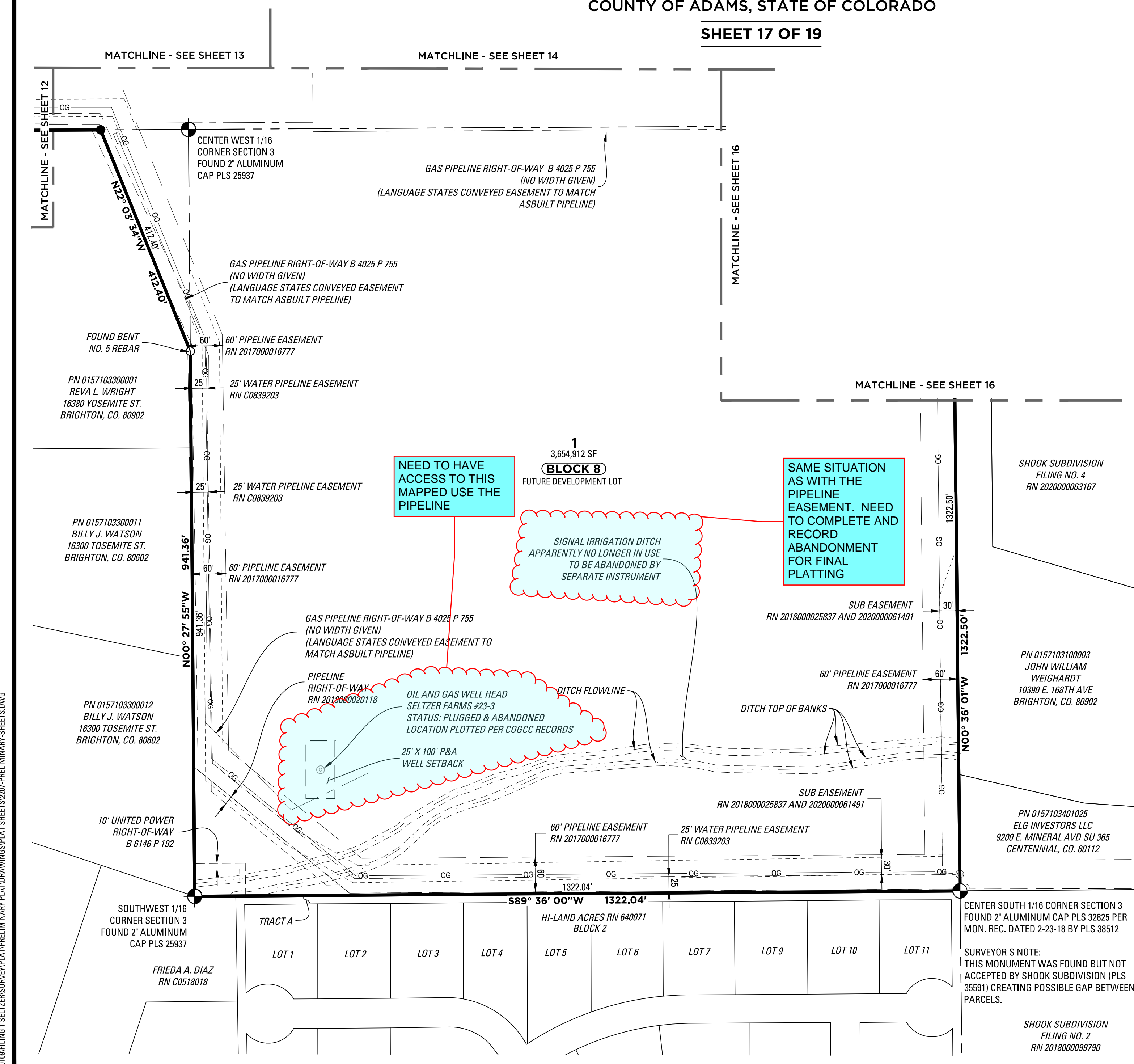
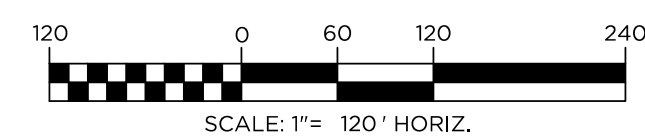
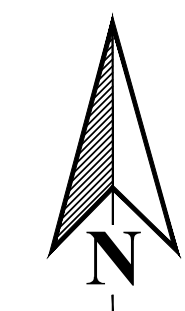
SHEET 17 OF 19



KEYMAP
NTS

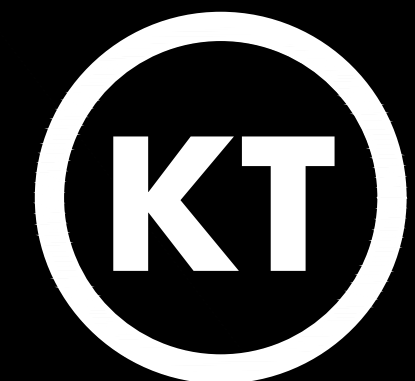
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PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 120'	0109-2207	BSS	
SHEET 17 OF 19			



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ARVADA, CO 80002
PH: 720.638.5190

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'

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

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'

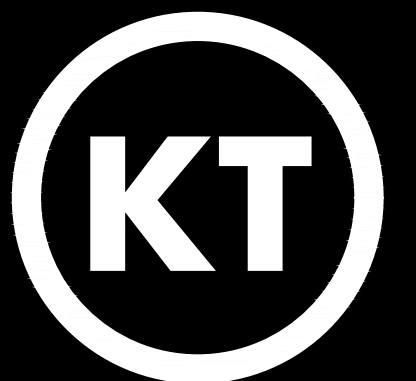
LOTS CURVE TABLE

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

Greg Barnes

From: Gene Claps
Sent: Tuesday, June 4, 2024 12:35 PM
To: Greg Barnes
Subject: RE: Todd Creek (PRC2023-00020)

Greg,

I am not familiar with any concerns in this area. Like other areas around the county where growth occurs, we may need to adjust or request additional personnel if required.



Gene Claps

Sheriff

Adams County Sheriff's Office

4430 S. Adams County Parkway Suite W5400

Brighton, CO. 80601

Office: 303.655.3215 | GClaps@adcogov.org

www.adamssheriff.org



From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, June 4, 2024 12:18 PM
To: Gene Claps <GClaps@adcogov.org>
Subject: Todd Creek (PRC2023-00020)

Sheriff Claps,

I'm currently assigned as the case manager on a development proposal for a redevelopment area within Todd Creek. You were initially sent a notification of this application back in September 2023 and again in March 2024. Earlier this morning, I received a phone call from Debbie Werth who lives in the area. She indicated that she has had conversations with your office and that your office is concerned about staffing this increased density. I told Ms. Werth that I had not received any indication that this was true. We haven't received any indication that the Sheriff's Department has any opinion on this development proposal. I told Ms. Werth that I would reach out again to you, but unless I specifically hear of any opposition from your department regarding this case, then any information is just considered hearsay.

I've attached the request for comments letter from March 2024, and you can view any of the application materials at: <https://adcogov.org/current-land-use-cases>.



June 11, 2024

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 additional information submitted on May 22, 2024 for the referral concerning the above referenced proposal to rezone 97 acres to PUD and to amend the Todd Creek Preliminary Plan to allow more types of housing. Our office previously commented on the subject referral in a letter dated September 18, 2023, this letter supersedes the previous letter.

Water Supply Demand

According to the updated Water Demand Table for Todd Creek Village Metropolitan District provided, the proposed water demand for 935 residential units is 280.5 acre-feet per year for potable water and 317.90 acre-feet per year for non-potable irrigation water.

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 15, 2024 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. 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.

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
File for well permit no. 69543

Traffic & Safety

Region 1
2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Todd Creek Farms

Print Date: 6/10/2024

Highway: 7

Mile Marker: 72.847

A comment response letter is REQUIRED along with the next submittal.

Review POC: Eyl, Aaron

Permits Comments:

10-27-23 All work in CDOT ROW is by either access, utility/ special use permit.

Access permit application can be found at:

<https://www.codot.gov/business/permits/accesspermits/forms/cdot0137>

Application for utility/special use permit is made online at the following

link:<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

The State Highway Access Code requires a developer to apply for a new State Highway Access Permit for an existing private access or public street intersection if their new development will increase the traffic volumes of the access by 20 percent or more.

Per the State High Access Code Section 3.1 (4).....No traffic signal shall be authorized without the completion of an analysis of traffic signal system operation, construction feasibility, and safety as well as meeting M.U.T.C.D. signal warrants. AE 10-27-23

No comments at this time. RLW October 27 2023

5-28-2024

Adams County should be aware of the cumulative impact on County road intersections with Highway 7 through development in this area and be prepared to make any warranted improvements.

--Steve Loeffler, 5-28-2024

No comments. RLW Jun 4 2024

6.5.24 - This development is outside of CDOT ROW however, the traffic volume carted by this development may have an impact on Highway 7 and Highway 85. CDOT continues to encourage the opening of a discussion with Adams County regarding the cumulative impact of this and other developments in area.

Please provide a comments response letter addressing all of CDOTs comments individually. -- Aaron Eyl 6.5.24

Traffic Comments:

Page 1, Land Use and Access says 186 duplex dwelling units, and Figure 2b says 196 duplex dwelling units. Confirm.

Add discussion on NBHD Park, and why it was not included in the trip generation analysis.

Page 2, under the Area Roadways section (E 160th Ave paragraph) it states that the speed limit for 160th Ave is 50mph, figure 3b says 50mph. Which one is correct? It also states, "Adams County plans for a four-lane roadway in the future ". When in the future? Cite Source.

Page two, under the Area Roadways section (Yosemite Street paragraph) it states "E. 168th Avenue is stop-sign controlled with auxiliary turn lanes." This is not accurate. Add discussion on Yosemite St realignment (design speed, super elevation, horizontal curves, vertical curves, other design standards, etc.)

Heavy vehicle percentages were not collected. Collect heavy vehicle counts, or add discussion justifying the 2% heavy vehicle assumption.

Provide more information for all growth rates and factors used for the analysis. Where did 3% come from? What growth rates were used from the other reports?

Recommend using intersection ID number along with intersection name for all instances within the text body to allow for easier tracking between the documents and the figure.

Add discussion on "Assumed Improvements" for each intersection. Why the improvement is needed, who is responsible for the improvement, and why are they responsible for the improvement. Mitigations should be evaluated for both the 2028 and 2043 scenarios.

Mitigation recommendations should be discussed for both the 2028 and 2043 scenarios in the intersection LOS tables.

Provide more details on the warrants used to recommended turn lanes.

Provide queuing analysis for unsignalized intersections as well.

Clarify why no other intersections were chosen for signal warrant analysis.

Page eight, paragraph 4 states "This intersection will not likely meet any of the traffic signal warrants based on vehicular traffic volumes. However, signalization may be possible based on maintaining a coordinated roadway network." Provide signal warrant analysis. Incorporate all recommended improvements in the final traffic analysis and assign responsibilities.

Page nine, paragraph 5 states "This intersection is anticipated to meet multiple traffic signal warrants based on the 2028 total traffic volumes". Expand on existing signal warrant analysis and give a date on when warrants are anticipated to meet in the future.

Add discussion on how the development will operate if improvements by "Others" are not installed by the time the development is fully built out.

Add discussion on impact to pedestrians, bicycles, and transit. Will the development accommodate any existing transit routes? How will the internal roadway network help to accommodate non-motorized vehicles? Are there any internal shared-use paths connecting to an existing multi-modal system?

Add discussion on existing crash history for the roadway network around the proposed development. Are there any existing safety concerns that will be exacerbated by traffic from the development?



27J Schools

Kerrie Monti – Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO 80601
Superintendent Chris Fiedler, Ed.D.

27J Schools Board of Education
Tom Green, President
Mandy Thomas, Vice President
Melinda Carbajal, Director
Ashley Conn, Director
Annie Jensen, Director
Starr Trujillo, Director
Rachel Wilhelm, Director

Planner: Greg Barnes
GJBarnes@adcogov.org

DATE: June 13, 2024

SUBDIVISION NAME: Todd Creek Farms

LOCATION:

CASE NO: PRC2023-00020

STATUS:

Dear Greg,

A. STUDENT GENERATION (see attached Table 1 for methodology)

Dwelling Units	Elementary Students	Middle School Students	High School Students	Total
416 SFD	97	51	70	218

(Any discrepancy due to rounding)

**B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS
(See attached Table 1 for methodology)**

The land dedication requirement is 5.30 acres or \$562,300.06. The district requests cash in lieu of land dedication for this subdivision.

C. SCHOOL ATTENDANCE AREA

Students from this proposed development will currently attend:

- Thimmig ES – 11453 Oswego Street, Henderson
- Prairie View MS – 12915 E 120th Avenue, Henderson
- Prairie View HS – 12909 E 120th Avenue, Henderson

Each of these schools will have adequate capacity for the estimated students.

D. CAPITAL FACILITY FEE FOUNDATION (see attached Table 2 for methodology)

The Capital Facility Fee Foundation is a unique public/private nonprofit organization founded in January 2001 to help fund school expansion or new school construction. This program has been developed in partnership with each of the municipalities in the District, developer and builder representatives, and School District 27J. Funding is provided by builders and developers who have agreed to contribute per residential dwelling unit based on the current fee structure. The current **(through December 31, 2024)** fees negotiated for this program are as follows: \$980 per single family residential unit and \$560 per multi-family unit.

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:

- 1. The land dedication requirement is 5.30 acres or \$562,300.06. The district requests cash in lieu of land dedication for this subdivision to be paid prior to pulling building permits.**
- 2. Prior to the approval of the final subdivision plat, we recommend that the developer enter into an agreement with the Capital Facility Fee Foundation to mitigate the impact of this development on District school facilities. Given the planned 416 residential dwelling units, the tax-deductible capital facility fees are projected to be \$407,680. CFFF fees may be paid in a lump sum or as permits are pulled.**

We appreciate your continuing cooperation and the opportunity to comment upon issues of interest to both the City and the School District. We look forward to receiving updated referrals on this subdivision. Please let me know if you have questions about these comments.

Sincerely,

Kerrie Monti

Kerrie Monti
Planning Manager

Attachment

Todd Creek Farms

Table 1 - School District Enrollment and Site Implications

A. Student Generation Estimates

Dwelling Unit Type	Number of DUs	Elementary		Middle		Senior		Total	
		Student Generation Rate	Number of Students	Student Generation Rate	Number of Students	Student Generation Rate	Number of Students	Student Generation Rate	Total Students
SFD	416	0.233	97	0.123	51	0.168	70	0.524	218
SFA/TH/C	0	0.104	0	0.056	0	0.079	0	0.239	0
Apartment	0	0.146	0	0.083	0	0.113	0	0.342	0
Mobile Home	0	0.335	0	0.151	0	0.209	0	0.695	0
Total	416		97		51		70		218

B. Facilities Requirements

School Type	Students (Part A)	Project Requirements		Proportion of Facility Capacity	Acreage	Land Value per Acre *	Total Cash-in-lieu
		Facility Capacity	Site Size (acres)				
Elementary	97	684	10	0.14	1.42		
Middle	51	825	25	0.06	1.55		
Senior	70	1800	60	0.04	2.33		
Total	218				5.30	\$106,150	\$562,300.06
Land Dedication Provided					0.00		
Remaining Land Needed/Cash-in-Lieu of Land					5.30	\$106,150	\$562,300.06

* Acreage value updated annually on January 1
 Payable to 27J Schools prior to construction

Table 2 - Capital Facility Fee Foundation Contributions

Dwelling Unit Type	Number of DUs	Rate per Unit *	Total Contribution
SFD	416	\$980.00	\$407,680.00
SFA	0	\$980.00	\$0.00
TH/C	0	\$560.00	\$0.00
Apartment	0	\$560.00	\$0.00
Mobile Home	0	\$980.00	\$0.00
Total	416		\$407,680.00

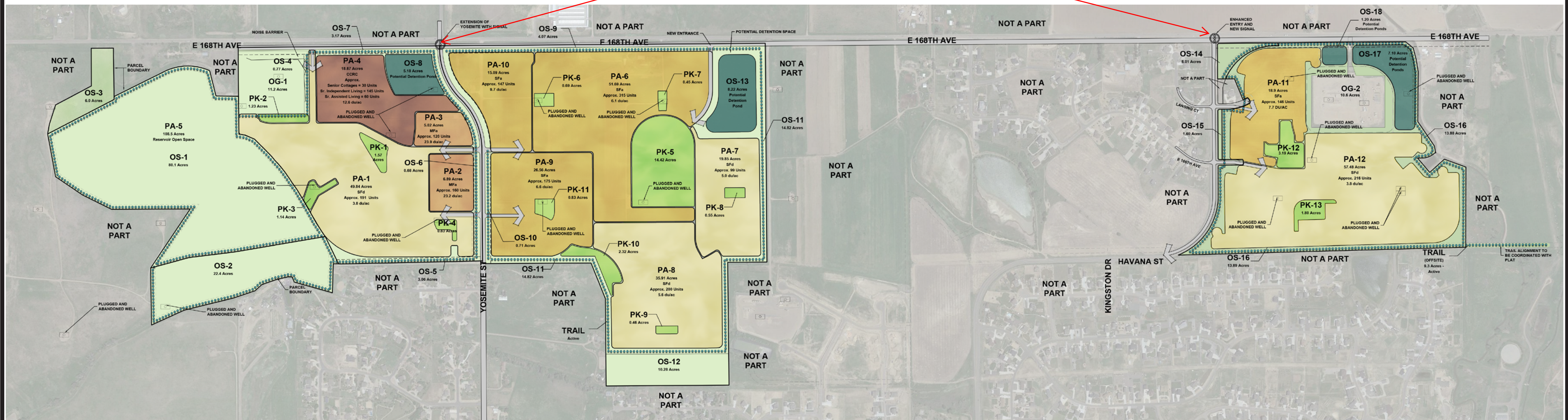
Payable to SD27J Capital Facility Fee Foundation at time of permit
 May assign to builders purchasing lots
 * through December 31, 2024

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN FOR MAJOR AMENDMENT

PUD AMENDMENT SUBMITTAL FOR OPEN SPACE

Recommend a roundabout here instead of a traffic signal.



8. REQUIRED Open Space & Park Acreage	166.6	30%
9. PROPOSED Open Space & Park Acreage within Property Boundaries	240.5	43.3%

PASSIVE VS. ACTIVE OPEN SPACE AREA	Total Area	Active Area		Passive Area		
MINIMUM REQUIRED	166.6	41.6	25.0%	83.3	50.0%	
10. OPEN SPACE AND TRAIL CORRIDORS	OS-1	80.1	8.1	72.0		Gross Open Space With Trail Corridor 1.7 miles of trail with a 40' wide corridor equates to 8.1 acres
	OS-2	22.4	3.1	19.3		Gross Open Space With Trail Corridor 0.6 miles of trail with a 40' wide corridor equates to 3.1 acres
	OS-3	6.0	0.0	6.0		Gross Open Space
	OS-4	0.8	0.6	0.2		Gross Open Space With Trail Corridor 0.1 miles of trail with a 40' wide corridor equates to 0.6 acres
	OS-5	3.1	1.8	1.3		Gross Open Space With Trail Corridor 0.4 miles of trail with a 40' wide corridor equates to 1.8 acres
	OS-6	0.7	0.6	0.1		Gross Open Space With Trail Corridor 0.1 miles of trail with a 40' wide corridor equates to 0.6 acres
	OS-7	3.2	2.3	0.9		Gross Open Space With Trail Corridor 0.5 miles of trail with a 40' wide corridor equates to 2.3 acres
	OS-8	5.2	0.0	5.2		Potential Detention Area
	OS-9	4.1	3.7	0.4		Gross Open Space With Trail Corridor 0.8 miles of trail with a 40' wide corridor equates to 3.7 acres
	OS-10	0.7	0.6	0.1		Gross Open Space With Trail Corridor 0.1 miles of trail with a 40' wide corridor equates to 0.6 acres
	OS-11	14.8	9.0	5.8		Gross Open Space With Trail Corridor 1.8 miles of trail with a 40' wide corridor equates to 9.0 acres
	OS-12	10.3	0.0	10.3		Gross Open Space
	OS-13	8.2	0.0	8.2		Potential Detention Area
	OS-14	6.0	1.8	4.2		Gross Open Space With Trail Corridor 0.4 miles of trail with a 40' wide corridor equates to 1.8 acres
	OS-15	1.6	0.6	1.0		Gross Open Space With Trail Corridor 0.1 miles of trail with a 40' wide corridor equates to 0.6 acres
	OS-16	13.9	7.0	6.9		Gross Open Space With Trail Corridor 1.4 miles of trail with a 40' wide corridor equates to 7.0 acres
	OS-17	7.1	0.0	7.1		Potential Detention Area
	OS-18	1.2	0.0	1.2		Potential Detention Area
OG-1	11.2	0.0	11.2		Oil and Gas	
OG-2	10.6	0.0	10.6		(Will be Open Space when wells are abandoned in future)	

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.

11. PARK & RECREATION AREAS	PK-1	PK-2	PK-3	PK-4	PK-5	PK-6	PK-7	PK-8	PK-9	PK-10	PK-11	PK-12	PK-13	
	1.6	1.2	1.1	0.8	14.4	0.7	0.5	0.6	0.5	2.3	0.8	3.2	1.8	Pocket Park
														Pocket Park
														Pocket Park
														Pocket Park
														Neighborhood Park
														Pocket Park
														Pocket Park
														Pocket Park
														Pocket Park
														Pocket Park
														Neighborhood Park
														Pocket Park
12. Proposed Total Open Space & Park Acreage	240.5	68.2	28.4%	171.9	71.5%									

Note 1) PK-3 Pocket Parks will range in sizes but shall be a minimum of .5 acres to allow for varying sizes and locations spread out across the development in order to better serve residents needs. Neighborhood parks are to be a minimum of 3 acres per Adams County code.



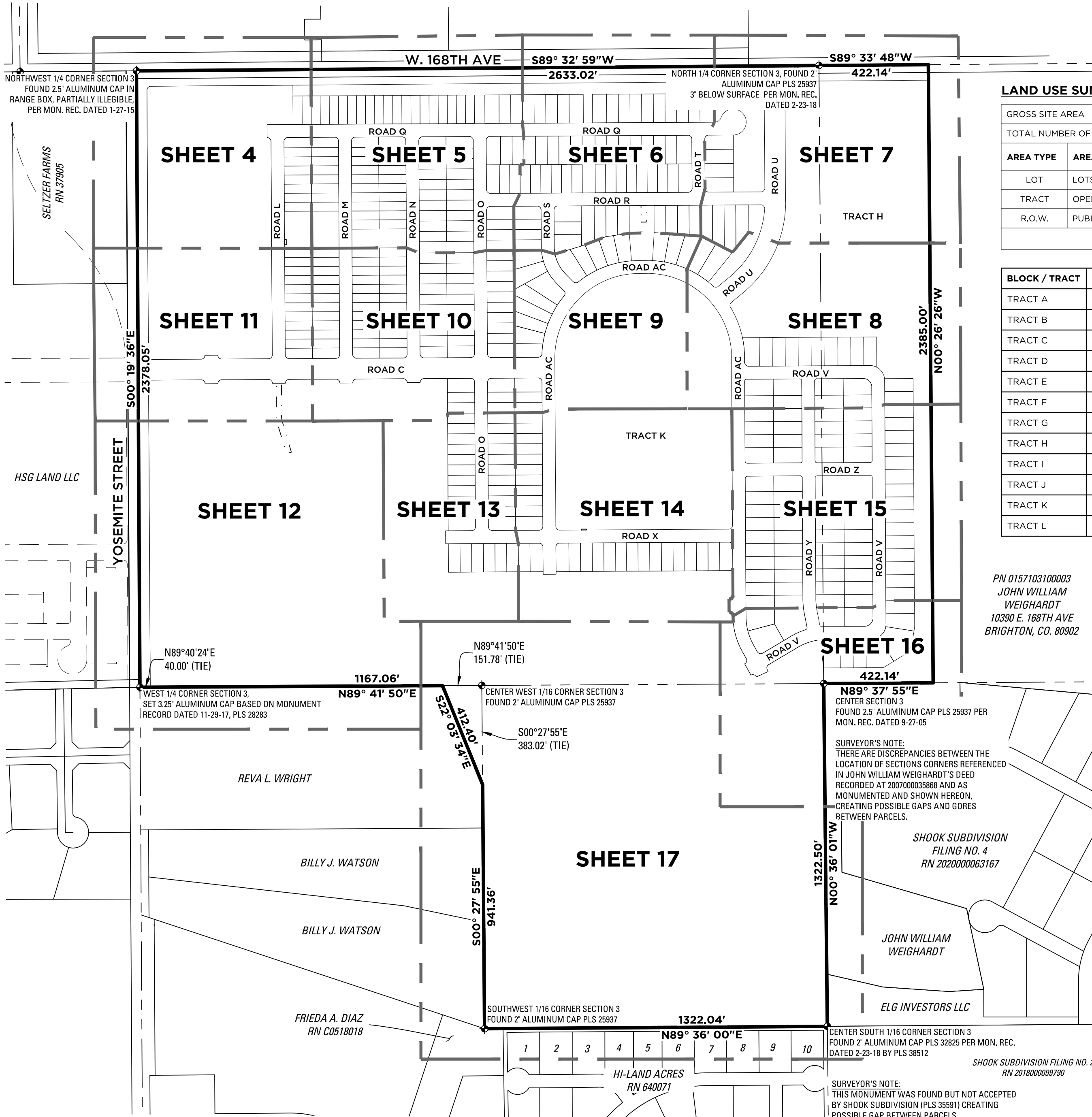
DATE	6-9-2023
REV-1	2-9-2024
REV-2	4-29-2024

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

The name changes from Seltzer Farms on this sheet only



LAND USE SUMMARY:

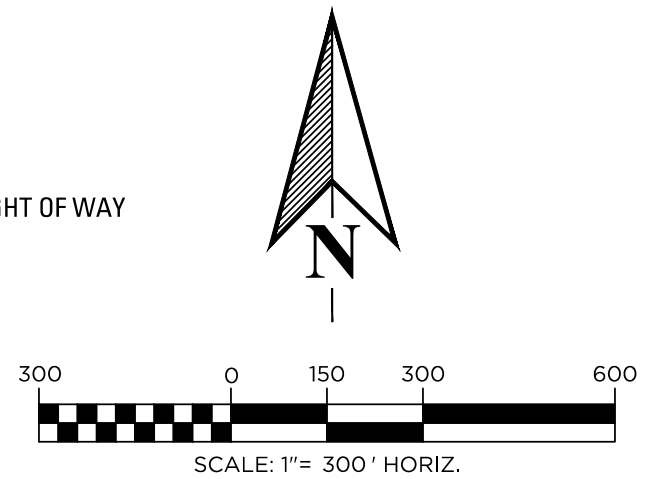
GROSS SITE AREA		9,059,143 SF		207.97 AC	
TOTAL NUMBER OF LOTS		413			
AREA TYPE	AREA USE	AREA SF	AREA AC	COMMUNITY COVERAGE	
LOT	LOTS	6,181,706 SF	141.91 AC	68.3%	68.3%
TRACT	OPEN SPACE	1,643,886 SF	37.74 AC	18.2%	18.2%
R.O.W.	PUBLIC STREET	1,233,551 SF	28.32 AC	13.5%	13.5%
TOTALS:		9,059,143 SF	207.97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

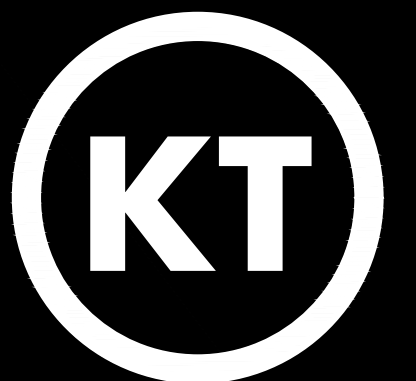
SHOOK SUBDIVISION
FILING NO. 4
RN 2020000063167

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	
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: 1" = 300'	JOB NO: 0109-2207	BY: BSS	
SHEET 3 OF 19			



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\2207-PRELIMINARY-SHEETS-OVERALL.DWG

June 7, 2024

Greg Barnes
Adams County Community and Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80602

RE: Request for comments for Todd Creek Farms (PRC2023-00020) –
PLOS202400346

Dear Mr. Barnes:

City of Thornton staff have reviewed the proposal and have the following comments:

TRAFFIC ENGINEERING (TE)
Traffic Engineer (Darrell Alston, 720-977-6480)

1. See attached red-lines for comments from the city's Traffic Engineer.

END OF COMMENTS

Please feel free to contact me at 303-538-7301, or via e-mail at erinn.rogowski@thorntonco.gov for questions related to this response. You can also reach out to the staff member listed for specific comment information.

Sincerely,



Erinn Rogowski
Planner II

cc: Greg Barnes, GJBarnes@adcogov.org
Mike Garrott, Planning Director
Warren Campbell, Current Planning Manager
Collin Wahab, Principal Planner



Your Touchstone Energy® Cooperative 

June 7, 2024

Adams County | Community & Economic Development
4430 South Adams County Parkway
Brighton, CO 80601

Re: PRC2023-00020 Todd Creek Farms Preliminary Applications

Dear Greg:

On behalf of United Power, Inc., thank you for inviting us to review and comment on Todd Creek Preliminary Application. After review of the information, we have the following comments:

- Front or Rear Lot Distribution – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric.
 - Typically, electric is in the rear of the subdivision lots. We will need 8’ to 10’ wide dry utility easements in the rear of each front-loading lot. These utility easements will need to be on sides of lots abutting roads and tracts and across tracts as well.
 - If gas and electric will be sharing front lot distribution, we will need a 10’ to 15’ wide dry utility easements in the front of all lots. These utility easements will need to be on sides of lots abutting roads and across tracts as well.
 - If there is no gas on the property, an 8’ wide utility easement will be sufficient in the front of all alley-loaded lots.
- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracts on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.
- Tracts/Open Space/Parks – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If Blanket utility easement(s) cannot be given, we request 10’-12’ easements along perimeter of tracts abutting roads, and through tracts between lots.
- When streetlight locations are identified in a subdivision, we need a 5’ wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the

plating process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.

- All dry Utility Easements must be noted and called out clearly in all lots and sections upon future review of all Plats.
- Deep rooting vegetation or trees shall not be planted above underground lines or within utility easements. Landscaping that has shallow roots, such as, bushes, shrubs, and grasses are allowed.
- The trunk/base of a tree(s) should be minimum of 5' away from the underground electric line. Any landscaping should be a minimum clearance distance of 10-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe to pass if needed.

For new electric service or any modification to existing facilities, including relocation and/or removal, an application can be submitted at <https://www.unitedpower.com/construction>.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.



Emily Fore
United Power, Inc.
Right of Way Agent
M: 970-515-0128 | Email: platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.285.6612**
violeta.ciocanu@xcelenergy.com

June 4, 2024

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

Attn: Greg Barnes

Re: Todd Creek, Case # PRC2023-00020 – 3rd Submittal

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Todd Creek**. PSCo acknowledges the changes made, but still needs an **engineering review** for the existing high-pressure natural gas *transmission* pipeline and associated land rights within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at: [encroachment requests \(xcelenergy.com\)](#) (scroll down to Encroachment Requests and click on APPLY NOW).

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](#). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Greg Barnes

From: Debbie W <dj019283@gmail.com>
Sent: Monday, June 10, 2024 8:22 PM
To: Greg Barnes
Subject: Todd Creek (PRC2023-00020) follow up comments due by 6/10

Please be cautious: This email was sent from outside Adams County

Greg,

Thank you for the time you have put into responding to my earlier questions. This is my formal response due 6/10.

Generally, any concerns we initially had still stand so won't reiterate them. However, follow up includes:

1. It's still unclear to me from the latest developer response what is going to happen to the area just north of the Bartley subdivision/Todd Creek Riverside to the northeast of our community where Havana curves north to 168th.
2. The concern of a collector road directly through our residential neighborhood where it meets the proposed/future proposed area described in number 1 above. I understand comments from the engineer he doesn't see that as a benefit to the developer, but it was on the initial proposal, and as the current plan for that area is not clear (at least to me), We just want it watched so it does not get put through our actual neighborhood (see the 9/5/23 letter for detail). I have no concern about Havana itself from Hwy 7 to 168th, that road makes sense.
3. The high density housing still is of concern as noted more specifically earlier (apartments, houses on lots less than 4,000 sq ft. etc.).
4. The latest application at page 3 comments that Adams County has no rezone concerns because "the subject parcels meet the minimum 1-acre requirement." - I still don't see any acre lots at all on this current proposal, let alone it being the entire proposal so leading to no concerns.

Thank you,
Debbie and Steve Wertth