



October 31, 2024

To: Greg Barnes, Principal Planner
Community and Economic Development, Adams County, Colorado
4430 S Adams County Parkway, 1st Floor, Suite W2000A, Brighton, CO 80601
(p) 720-523-6853
(e) gjbarnes@adco.gov

Re: Todd Creek PUD Amendment and Filing 1 Preliminary Development/Plat
Project#: PRC2023-00020

Dear Greg,

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

- The Resubmittal Form
- A response to each of the comments within this letter
- Statement of Authority for the Seltzer Farms property
- Title Commitment for Seltzer Farms
- The revised PUD Amendment document
- The revised Preliminary Plat document for Filing No. 1
- Abandoned Well Documentation #1 & #4

Below is a response to the comments received from our 4th submittal:

1. Commenting Division: Planner Review 3rd Review
Name of Reviewer: Greg Barnes
Resubmittal Required - RESPONSE: Acknowledged.

1. PLN01: The intersection of Yosemite and East 168th has a different alignment on the Seltzer Farms, Filing 1 plat than it does on the Todd Creek Village PDP Amendment. This will need to be fixed, and it is my understanding that the version on the PDP is the preferred alignment.

RESPONSE: The alignment on the Seltzer Farms Filing 1 Preliminary Plat is an interim condition. It is our understanding that the realignment of Yosemite would not be required with this filing. Since the realignment of Yosemite Street will require ROW from the properties to the west, we decided it would be best to include it with those property owner's preliminary plat. We believe breaking the preliminary plats out this manner should not cause additional applications and allow the realignment of Yosemite Street to be constructed as agreed.

2. PLN02: On page 5 of the PDP Amendment, can the overall map be panned slightly to show the entirety of PA-10 on that page?

RESPONSE: We have updated the map to show the entirety of PA-10.



3. PLN03: On Page 9 of the PDP, Are any architectural requirements being contemplated?
RESPONSE: We plan to have a Design Review Committee to review architecture. We had architectural requirements in the first several submittals but were directed to remove them and we agreed with staff that we would remove these. The requirements would defer to Adams County code and the DRC.
4. PLN04: On Page 9 of the PDP, Are any lot coverage maximums being contemplated? I would recommend this.
RESPONSE: Lot coverage maximums have been added.
5. PLN05: How are setbacks assessed for corner lots? This should be clarified on the PDP.
RESPONSE: Within the Development Standards, the corner lot setbacks are provided for each type of dwelling unit. This can be found in the written outline and the Lot Typicals. i.e. Single Family Detached typical side setback is 5'; however, the corner lot is 10'.
6. PLN06: On Page 10, is it a typo that Section B is for attached and detached? Arent detached SF dwellings addressed on Page 9?
RESPONSE: Section B is the zoning district for SFa which includes both **attached** and **detached** single family homes. We refer back to the guidelines for Single Family Detached (Section B.2.a) and then continue with the guidelines for Single Family Attached.
7. PLN07: I'm concerned about foster care being conditional and not permitted. I thought we had previously discussed this already. I am concerned that it does not look good to put foster care families through a CUP process (page 13 of the PDP).
RESPONSE: In your previous comment, the "foster care" was not mentioned specifically. However, we agree with your concern and have changed "foster care" to a permitted use. Although the Adams County code for all residential uses has "foster care" as a conditional use.
8. PLN08: Can you add a note that says although Home Occupations are permitted (on Page 13 of the PDP), that they will need to conform to Adams County Standards for Home Occupations.
RESPONSE: The note has been added.
9. PLN09: On Page 13 of the PDP, Section G3e identifies that signs are allowed as permitted. This is a slight problem, based on the County's sign regulations. Our regulations vary depending on the zone district. Since this is a PUD, there is not a zone district that is applicable. This is going to create issues when we get sign permits. Let's resolve this now.
RESPONSE: We will follow the same sign requirements as other parts of this PUD. We have added a note to refer to the standards in section IV. Signage.
10. PLN10: On Page 13 of the PDP, will you change Section IX to reflect the version of County Regs adopted on October 3, 2024? We had an amendment last week to more heavily regulate the storage of commercial vehicles on residential properties. I'm certain you'll want to capture those requirements in this type of development.
RESPONSE: The date has been updated.
11. PLN11: Lot sizes, as required on your PDP (page 2) do not seem to conform to your Filing 1 plat. Is Block 1 Single-family residential? The PDP says that it is supposed to be. Perhaps you should consider (on the PDP) minimum lot sizes (in sq ft) rather

than minimum dimensions?

RESPONSE: Block 1 has duplex units which fall under the category of Single Family Detached and are within the SFa zoning district. The minimum lot size is 35'x90'; however, on the concept plan (page 2) and Filing 1 Plat, we have decided to use a 35'x105' product which is still in adherence to the PUD since we are above the minimum lot size. We prefer to keep the dimensions, as opposed to the square footage, since the product types are more easily identifiable by the dimensions. We have added the minimum lot size to the product charts to show that we are above the minimum.

12. PLN12: Explain the platting of lots on Page 11 of the plat inside the required well setback.

RESPONSE: We were trying to show what the Final Plat would ultimately look like once the wells are plugged and abandoned. The smaller setbacks have now been removed and encumbered lots have been labeled.

2. Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Matthew Emmens

Resubmittal Required – RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged. Currently we are preparing a preliminary plat for the property west of Yosemite Street that will include the Yosemite Street improvements. We hope to have it submitted soon and have the preliminary and final plats track closely behind the Seltzer Farms Filing 1 project.

8. ENG8: COMMENT CLOSED.
9. ENG9: COMMENT CLOSED.
10. ENG10: COMMENT CLOSED.
11. ENG11: COMMENT CLOSED.
12. ENG12: COMMENT CLOSED.
13. ENG13 (New Comment 6-24-2024): After further review of the Traffic Impact Study, County staff disagrees with the assumptions used for traffic distribution form 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.
 - a. APPLICANT RESPONSE: The directional distribution has been revised as requested.
 - b. COUNTY COMMENT: Figure 6 of the Tis shows that only the West bound trip generation has been revised but does not increase the traffic flow to the East. The TIS will need to be revised to include more traffic flow to the East.

RESPONSE: Following receipt of the 6-24-2024 comments we received an email from Matt Emmens that stated "I think I had it backwards in my comments. He wants to see a balance of the West bound traffic, splitting the 168th and Hwy 7 traffic more evenly." The distribution we used in our traffic study dated August 28, 2024 is consistent with the distribution provided to us in that email. LSC has reached out to Matt @ CDOT to again confirm.

3. Commenting Division: Environmental Analyst Review 3rd Review

Name of Reviewer: Megan Grant

Resubmittal Required – RESPONSE: Acknowledged.

1. ENV4-1: Please provide the DWR response to the letter and data sent by Jehn Water Consultants (dated May 2, 2024).
 - a. APPLICANT RESPONSE: Updated documents addressing DWR comments have been provided to the DWR. We are waiting for a response.
 - b. **RESPONSE:** A response letter dated 9/10/24 was included with the comment letter from Greg Barnes on 10/16/2024.
2. ENV4-2: Please refer to ROW comments. Only the current setbacks for oil and gas wells should be shown on the plat. Future setbacks cannot be shown on the current plat. After approved changes are made to the status of the oil and gas wells, a plat amendment would be required to include the updated setbacks. Until then, the current setbacks and regulations apply.
 - a. From the Adams County Development Standards and Regulations, Section 4-11-02-03-03-05, Residential Construction Standards: The Director of Community and Economic Development may impose any one (1) or more of the following standards on a specific site basis as a condition of subdivision approval and/or building permits on platted or unplatted land:
 - i. The active oil and gas well location shall include a two-hundred-fifty (250) foot

- buffer in the form of an easement on the Final Plat. No structures may be constructed within the buffer area.
- ii. Access to the oil and gas well location shall be provided by a public street or recorded easement for private access.
 - iii. The Final Plat shall include notice to prospective buyers of the location of the oil and gas well and associated easements.
 - iv. All oil and gas well flow lines and/or easements shall be graphically depicted on the Final Plat.
 - v. All surface and subsurface agreements shall be noted on the Final Plat by the recorded book and page number.
 - vi. Pursuant to Section 4-07-01-02-01-12, where a new home and/or other permanent structure with plumbing is constructed within three hundred (300) feet of an existing oil and gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.
- b. Any well with the following status is considered "Inactive" and subject to the smaller 50-foot setback: plugged and abandoned or dry and abandoned. Prior to submittal of a final plat or site-specific development plan, each plugged and abandoned well shall be located and surveyed. A well maintenance and workover setback shall be depicted on the final plat or site-specific development plan, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No permanent structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet. Refer to Adams County Development Standards and Regulations Section 4-11-02-03-03-05.2c.

RESPONSE: The applicant acknowledges these requirements.

4. Commenting Division: Right-of-Way 3rd Review

Name of Reviewer:

Resubmittal Required – RESPONSE: Acknowledged.

1. ROW1: Are using two different title styles on the sheets. Maintain consistency.
RESPONSE: All titles are now consistent.
2. ROW2: Revise new boundary legal as Parcels one and two no longer exist. Should read "NOW DESCRIBED AS", or similar. Heavy pen weight to draw the eye to the new legal.
RESPONSE: Changed per comment and made bold.
3. ROW3: You are platting TRACTS. This must be included in the statement as to what is being platted. Do not dedicate any TRACT to the county.
RESPONSE: Added tracts to the statement, no tracts are dedicated to the county.
4. ROW4: Must add "-PRELIMINARY PLAT" under the name and style of the subdivision.
RESPONSE: "Preliminary" has been added to the text.
5. ROW5: The owner's execution block must match the requested recorded copy of the SOA for Seltzer Farms, Inc. It is missing the comma.
RESPONSE: Added a comma to match SOA.
6. ROW6: Guillaume Pouchot is not the name as contained in the SOA provided, that cannot be accepted until recordation. See SOA and provide one, or all of these parties as signatory.
RESPONSE: Changed signer's name to be one of the accepted signatories from the SOA. The

- recorded SOA is included with this submittal.
7. ROW7: Need to complete revision block for each submittal.
RESPONSE: Added dates to the revision block.
 8. ROW8: The Title Commitment must be updated to within 30 days of the case application date or more current. Pending duration and final BoCC hearing for FINAL PLAT approval, it may be required to be updated again.
RESPONSE: Noted, the title commitment has been updated.
 9. ROW9: Numerous typos.
RESPONSE: Fixed typos.
 10. ROW10: See environmental comments, however, I believe the setbacks for any well capable of production (producing or shut-in) a 300' setback will be required if you are not planning on constructing a SFD without plumbing. Revise setbacks accordingly. The NOTE 7 and the 250' setback statement must be revised to include No Plumbing, or make the proper statement.
RESPONSE: Changed note 7 to 300 feet and added No Plumbing to another bullet point.
 11. ROW11: The setbacks approved on the Final Plat must be removed by amending the final plat. You cannot summarily dismiss these setbacks and move to the plugged and abandoned setback from producing to plugged. All plugged and abandoned wells need to cite the plugging and abandonment report filed with the ECMC.
RESPONSE: Noted, we were trying to show what the Final Plat would ultimately look like once the wells are Plugged and Abandoned. The smaller setbacks have now been removed and encumbered lots have been labeled as non-buildable.
 12. ROW12: Need to provide a NOTE as to construction of a new OWTS, it's backup, and must be within a developable lot.
RESPONSE: No new OWTS will be constructed.
 13. ROW13: All ROW dedication statements should be the same throughout. Revise accordingly.
RESPONSE: All ROW dedication statements are now the same.
 14. ROW14: For the Preliminary Plat, the notes for the vacation/abandonment of the Oil and Gas pipelines are sufficient, however, the Final Plat will not be approved with these stipulations. They must be vacated and the vacation document cited on the plat, and the updated Title Commitment must also cite these vacations. The lots must be buildable at the time of recording the Final Plat except those with the subsequent operation setbacks.
RESPONSE: Noted, title commitment will be updated with needed easement vacations prior to final plat recordation.
 15. ROW15: What appear to be OG pipelines as shadowed on the plat, are not located within a recorded easement are flow lines? The inclusion of these clouds the plat with information that is not pertinent as the developer/owner must provide a developable lot. These pipelines must be removed, and a NOTE
RESPONSE: Noted, the oil and gas pipes will be removed before the final plat is recorded. Note 10 on sheet 2 has a note about the removal of the flow lines.
 16. ROW16: Must provide the access to the setback locations of any operating or plugged and abandoned well (TRACT F)

RESPONSE: Added an access easement to the oil well setback within Tract F.

17. ROW17: Verify all sheets with pipeline easement to be vacated is stated on all sheets.

RESPONSE: Added to be vacated by separate document on all sheets.

18. ROW18: See comments provided on the 4th submittal plat for additional ones not covered herein.

RESPONSE: Noted.

19. ROW19: Once a title commitment is provided for review, if the lands are encumbered by a NOTE, the lien holder must approve the dedications contained within plat, and approve the changes.

RESPONSE: Noted.

5. Commenting Division: Thornton City Development

Name of Reviewer: Erinn Rogowski, Planner II / Darrell Alston, Traffic Engineer

1. Comment (Sheet 4) – recommend providing adequate ROW for a roundabout.

RESPONSE: A roundabout is not planned at this location. Yosemite Street is being realigned to the west to align with the northern leg. This intersection will ultimately be abandoned.

2. Comment (Sheet 7) – recommend providing adequate ROW for a roundabout.

RESPONSE: A roundabout is not planned at this location. Roundabouts are planned at Yosemite Street and Lima Street.

3. Comment (Sheet 6 – Detailed Intersections) – Crosswalk not shown.

RESPONSE: Removed text for the crosswalk.

4. Comment (Sheet 6 – Detailed Intersections) – Striping adjacent to the raised median should be 4" yellow.

RESPONSE: Changed striping text to be yellow instead of white.

6. Commenting Division: Colorado Division of Water Resources

Name of Reviewer: Ioana Comaniciu, P.E.

RESPONSE: The DWR letter appears to state that the water district does have sufficient water to serve the project.

7. Commenting Division: Xcel Energy

Name of Reviewer: Violeta Ciocanu, Right of Way and Permits

RESPONSE: The applicant is aware of Xcel's requirements and has made accommodations for them.

8. Commenting Division: Colorado Department of Transportation

Name of Reviewer: Aaron Eyl

RESPONSE: LSC has submitted a separate response to comments letter directly via email to Matt Emmens for clarification on the CDOT comments. We only have one remaining comment from the County and it looks like that comment was rescinded previously through email correspondence on 7/10/2024.

LSC sent a response to CDOT comments on the same Todd Creek Village Master TIS. It feels like most of their comments would be more appropriate for an access permit

application or other action that would result in construction rather than on a Master TIS. Please review our responses and let us know if those are sufficient at this time. We can coordinate further with CDOT if required but are hoping we can punt on most of their comments until we have an access permit application in process.

9. Response to Community Comments and Concerns – Letter from Debbie W.

1. Please just dumb it down for me -- confirm what we think you are stating in the latest response, that you are not adding a connecting road at Nome and Paris to the Baseline Lakes East development.

RESPONSE: We do not intend to connect to Nome Street. This is depicted in our conceptual site plan.

2. Please confirm the future upgrades to “Lima” described are the outside road where Havana curves back into Lima at 168th. Otherwise, it is inferring you may change the road at Hwy 7 and Lima which goes directly through our neighborhood. We just want a simple answer that there are no road changes within the Todd Creek Riverside (TCR) community.

RESPONSE: We are not proposing any changes to the existing roads within the Todd Creek Riverside at all.

3. How did you lower the County’s 3% growth rate to 2%?

RESPONSE: We have not changed the County growth rate.

4. If this is still in the submission phase, why are there “grading” stakes in the lot at the end of the dead end at Nome and Paris streets (I was informed by someone knowledgeable that these are grading stakes, but correct me if mistaken)? See images 1 – 3 below.

RESPONSE: We have no idea what those stakes are. They have nothing to do with this application.

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

1 OF 26
CASE NO. _____

COVER SHEET

CERTIFICATE OF OWNERSHIP

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

(OWNERS SIGNATURE)

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

STATE) _____

COUNTY)SS _____

CITY) _____

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL:

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

CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIRMAN

CERTIFICATE OF THE CLERK AND RECORDER:

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

ON THE _____, DAY OF _____, 20__.

COUNTY CLERK AND RECORDER

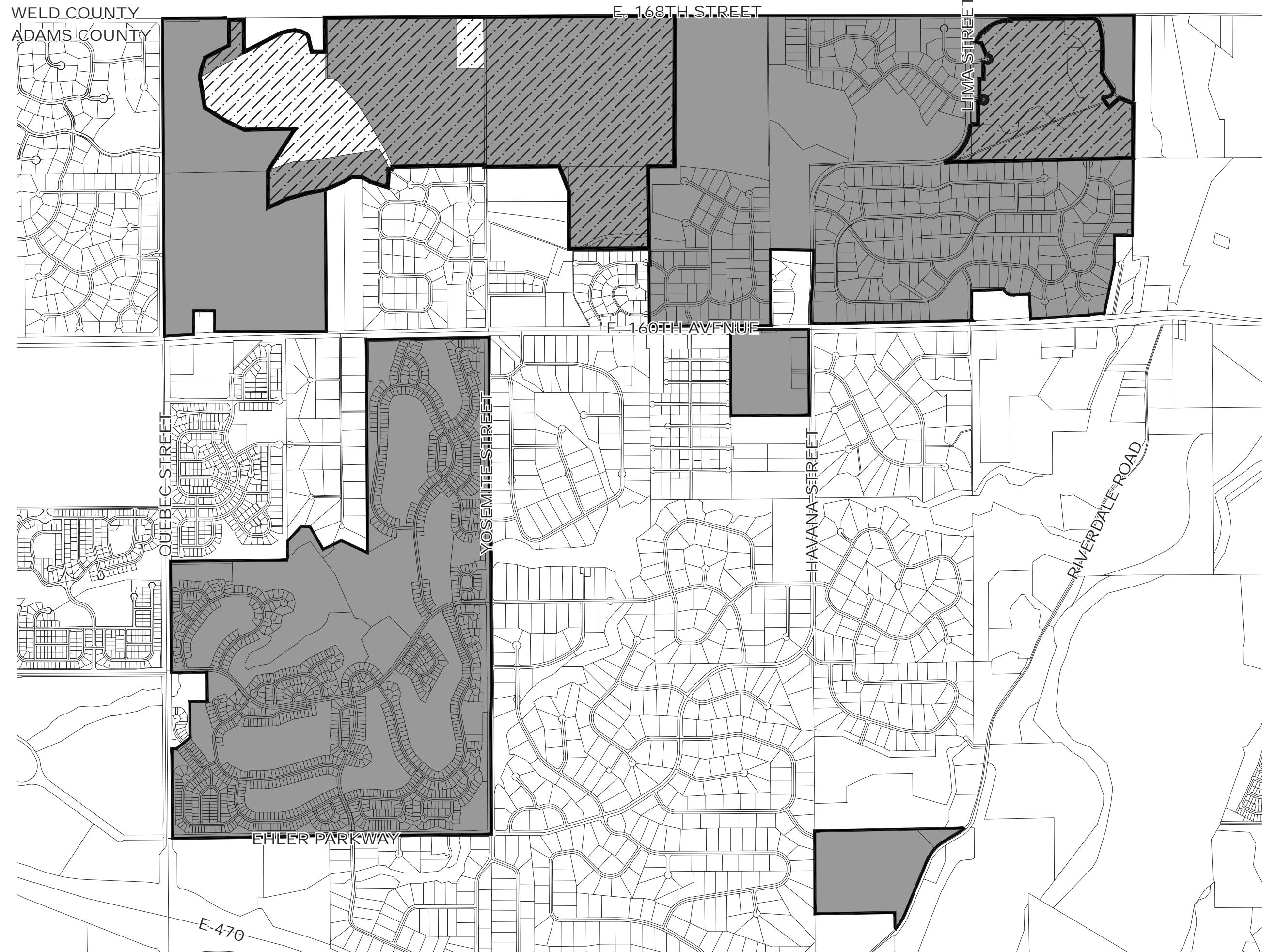
ADDITIONS AND DELETIONS BLOCK

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

STAFF REVIEW:

APPROVED AS TO FORM BY:


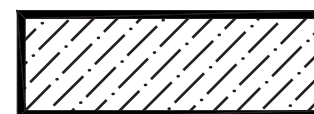
COUNTY ATTORNEY



SHEET INDEX

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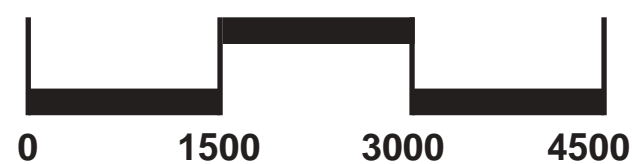
LEGEND

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



NORTH

SCALE: 1" = 1,500'



pcs group
LAND PLANNING / LANDSCAPE ARCHITECTURE
200 KALAMATH ST. DENVER, CO 80223
(303) 531-4905
WWW.PCSGROUPCO.COM

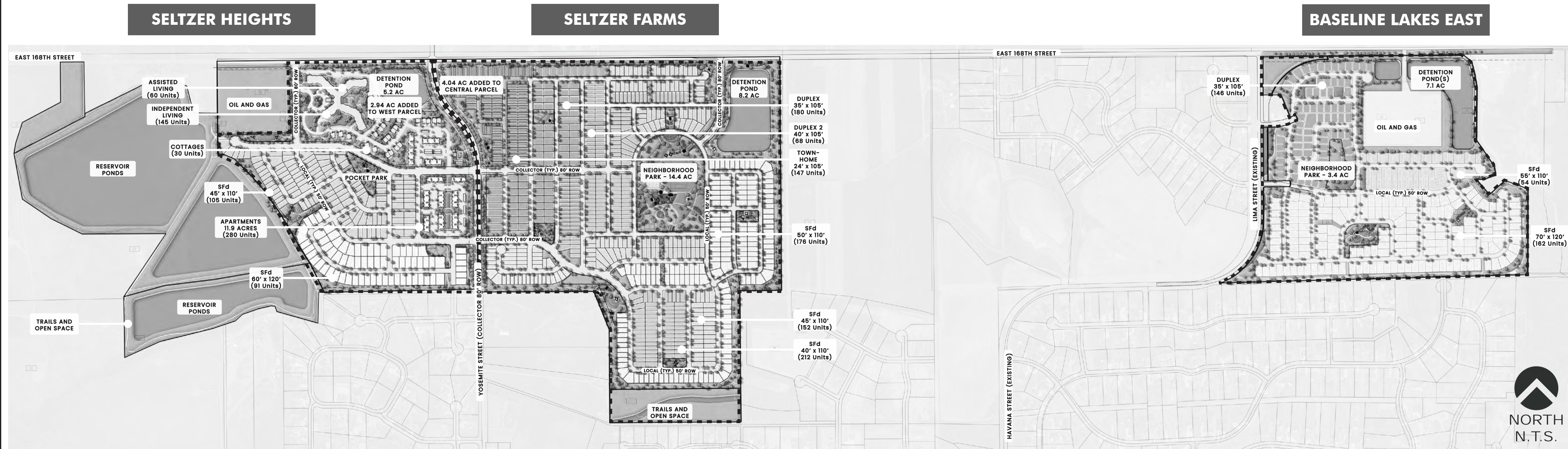
KT
KT ENGINEERING
ENGINEERS + SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

| DATE | REV |
|------------|-------|
| 6-9-2023 | REV-1 |
| 2-9-2024 | REV-2 |
| 4-29-2024 | REV-3 |
| 9-9-2024 | REV-4 |
| 10-31-2024 | |

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

CONCEPT PLAN



| SELTZER HEIGHTS | | | |
|---|-------------------|--------------------------|---------------|
| HOUSING TYPE | PROPOSED LOT SIZE | MINIMUM LOT SIZE PER PUD | DU'S DEPICTED |
| SFD FRONT LOAD | 45' X 110' | 40'X90' | 105 UNITS |
| SFD FRONT LOAD | 60' X 120' | | 91 UNITS |
| Sub Total | | | 196 |
| APARTMENTS | 12.80 ACRES | | 280 UNITS |
| 394 PARKING SPOTS DEPICTED 1.4 SPOTS PER UNIT | | | |
| Sub Total | | | 280 |
| ASSISTED LIVING CAMPUS | 18.70 ACRES | | 235 UNITS |
| INDEPENDENT LIVING | 145 UNITS | | |
| ASSISTED LIVING | 60 UNITS | | |
| COTTAGES | 30 UNITS | | |
| Sub Total | | | 235 |
| TOTAL | | | 711 |

| SELTZER FARMS | | | |
|----------------|-------------------|--------------------------|---------------|
| HOUSE TYPE | PROPOSED LOT SIZE | MINIMUM LOT SIZE PER PUD | DU'S DEPICTED |
| SFD FRONT LOAD | 50' X 110' | 40'X90' | 176 |
| SFD FRONT LOAD | 45' X 105' | | 152 |
| SFD FRONT LOAD | 40' X 105' | | 212 |
| DUPLEX | 35' X 105' | 35'X90' | 180 |
| DUPLEX 2 | 40' X 105' | | 68 |
| TOWNHOME | 24' X 105' | 24'X80' | 147 |
| Total | | | 935 |

| BASELINE LAKES EAST | | | |
|---------------------|-------------------|--------------------------|---------------|
| HOUSE TYPE | PROPOSED LOT SIZE | MINIMUM LOT SIZE PER PUD | DU'S DEPICTED |
| SFD FRONT LOAD | 70' X 120' | 40'X90' | 162 |
| SFD FRONT LOAD | 55' X 110' | | 54 |
| DUPLEX | 35' X 105' | 35'X90' | 146 |
| Total | | | 362 |

| TODD CREEK OVERALL PROPERTY | | | |
|-----------------------------|-------------------|--------------------------|---------------|
| HOUSE TYPE | PROPOSED LOT SIZE | MINIMUM LOT SIZE PER PUD | DU'S DEPICTED |
| SFD FRONT LOAD | 70' X 120' | 40' X 90' | 162 |
| SFD FRONT LOAD | 60' X 120' | | 91 |
| SFD FRONT LOAD | 55' X 110' | | 54 |
| SFD FRONT LOAD | 50' X 110' | | 176 |
| SFD FRONT LOAD | 45' X 105' | | 257 |
| SFD FRONT LOAD | 40' X 105' | | 212 |
| DUPLEX | 35' X 105' | 35' X 90' | 326 |
| DUPLEX 2 | 40' X 105' | | 68 |
| TOWNHOME | 24' X 105' | 24' X 80' | 147 |
| Sub Total | | | 1,493 |
| ASSISTED LIVING CAMPUS | 20.80 ACRES | | 235 UNITS |
| INDEPENDENT LIVING | 145 UNITS | | |
| ASSISTED LIVING | 60 UNITS | | |
| COTTAGES | 30 UNITS | | |
| Sub Total | | | 235 |
| TOTAL | | | 1,728 |

NOTE:

- This graphic is for illustrative and concept purposes only and may be subject to change with the design development. However, densities, # of units and planning area acreages shall remain within 10% of the proposed design without a PUD Amendment.
- The ultimate roadway design and widths are up to the discretion of Adams County and are not subject to regulation by this Planned Unit Development.



LAND PLANNING / LANDSCAPE ARCHITECTURE
200 KALAMATH ST. DENVER, CO 80223
(303) 531-4905
WWW.PCSGROUPCO.COM



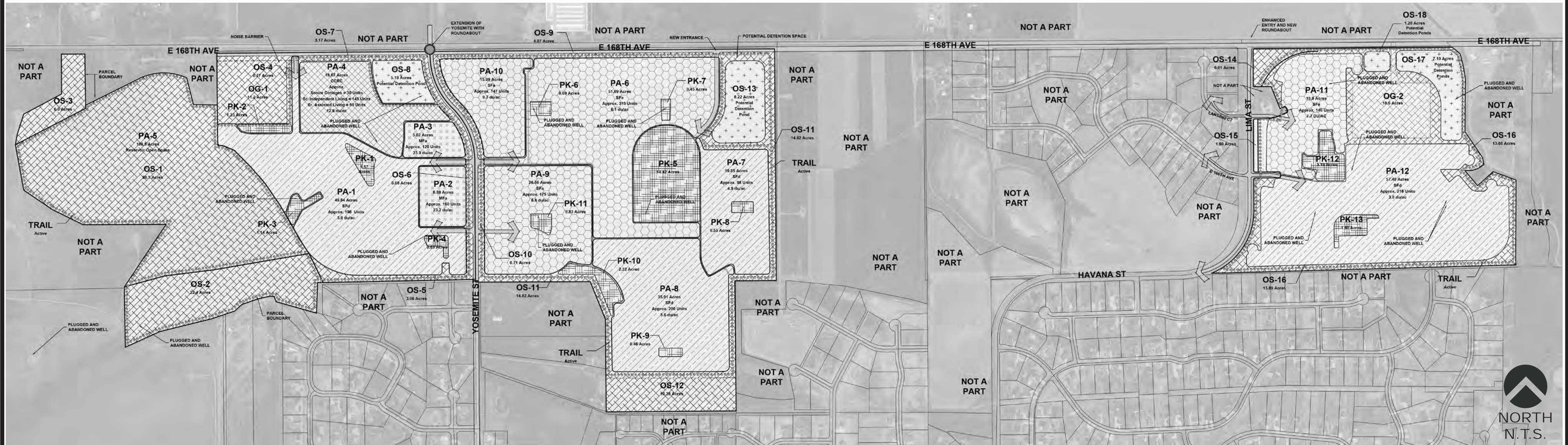
KT ENGINEERING
ENGINEERS + SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

| DATE | REVISION |
|------------|----------|
| 6-9-2023 | |
| 2-9-2024 | REV-1 |
| 4-29-2024 | REV-2 |
| 9-9-2024 | REV-3 |
| 10-31-2024 | REV-4 |

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE SUMMARY



LAND USE MATRIX
10/15/2024

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

NOTE:

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| A. Land Use Item | B. Planning Area Map Number | C. Map Area Code | D. Gross Land Area in Acres | E. Percentage of Total Land Area | F. Land Use Formula (DU/AC) | G. Proposed Maximum Density (In DUs) | H. Details and Comments |
|---|-----------------------------|------------------|-----------------------------|----------------------------------|-----------------------------|--------------------------------------|---------------------------|
| 3. DEVELOPMENT AREAS | PA-1 | SFd | 49.8 | 9.0% | 3.9 DU/AC | 196 | |
| | PA-2 | MFa | 6.9 | 1.2% | 23.2 DU/AC | 160 | |
| | PA-3 | MFa | 5.0 | 0.9% | 23.9 DU/AC | 120 | |
| | PA-4 | CCRC | 18.7 | 3.4% | 12.6 DU/AC | 30 | Senior Cottages |
| | | | | | | 145 | Senior Independent Living |
| | PA-4 | CCRC | 18.7 | 3.4% | 12.6 DU/AC | 60 | Senior Assisted Living |
| | | | | | | | |
| | PA-5 | N/A | | 0.0% | 0.0 DU/AC | 0 | |
| | PA-6 | SFa | 51.7 | 9.3% | 6.1 DU/AC | 315 | |
| | PA-7 | SFd | 19.9 | 3.6% | 5.0 DU/AC | 99 | |
| | PA-8 | Sfd | 35.9 | 6.5% | 5.6 DU/AC | 200 | |
| | PA-9 | SFa | 26.6 | 4.8% | 6.6 DU/AC | 175 | |
| PA-10 | SFa | 15.1 | 2.7% | 9.7 DU/AC | 147 | | |
| PA-11 | SFa | 18.9 | 3.4% | 7.7 DU/AC | 146 | | |
| PA-12 | SFd | 57.5 | 10.4% | 3.8 DU/AC | 216 | | |
| 4. ADJACENT ROW (YOSEMITE ST. & E. 168TH AVE) | | | 8.8 | 1.6% | | | |
| 5. TOTAL DEVELOPMENT AREAS - MINUS ADJACENT ROW (YOSEMITE, E-168TH AVE) | | | 546.4 | 98.4% | | | |
| 6. Total Map Acreage (Total figures above) | | | 555.2 | 100.0% | 3.62 SITE DU/AC | 2,009 | |
| 7. Applicant's Acreage Listed in Application | | | 555.2 | | | | |
| 8. REQUIRED Open Space & Park Acreage | | | 166.6 | 30% | | | |
| 9. PROPOSED Open Space & Park Acreage within Property Boundaries | | | 240.5 | 43.3% | | | |

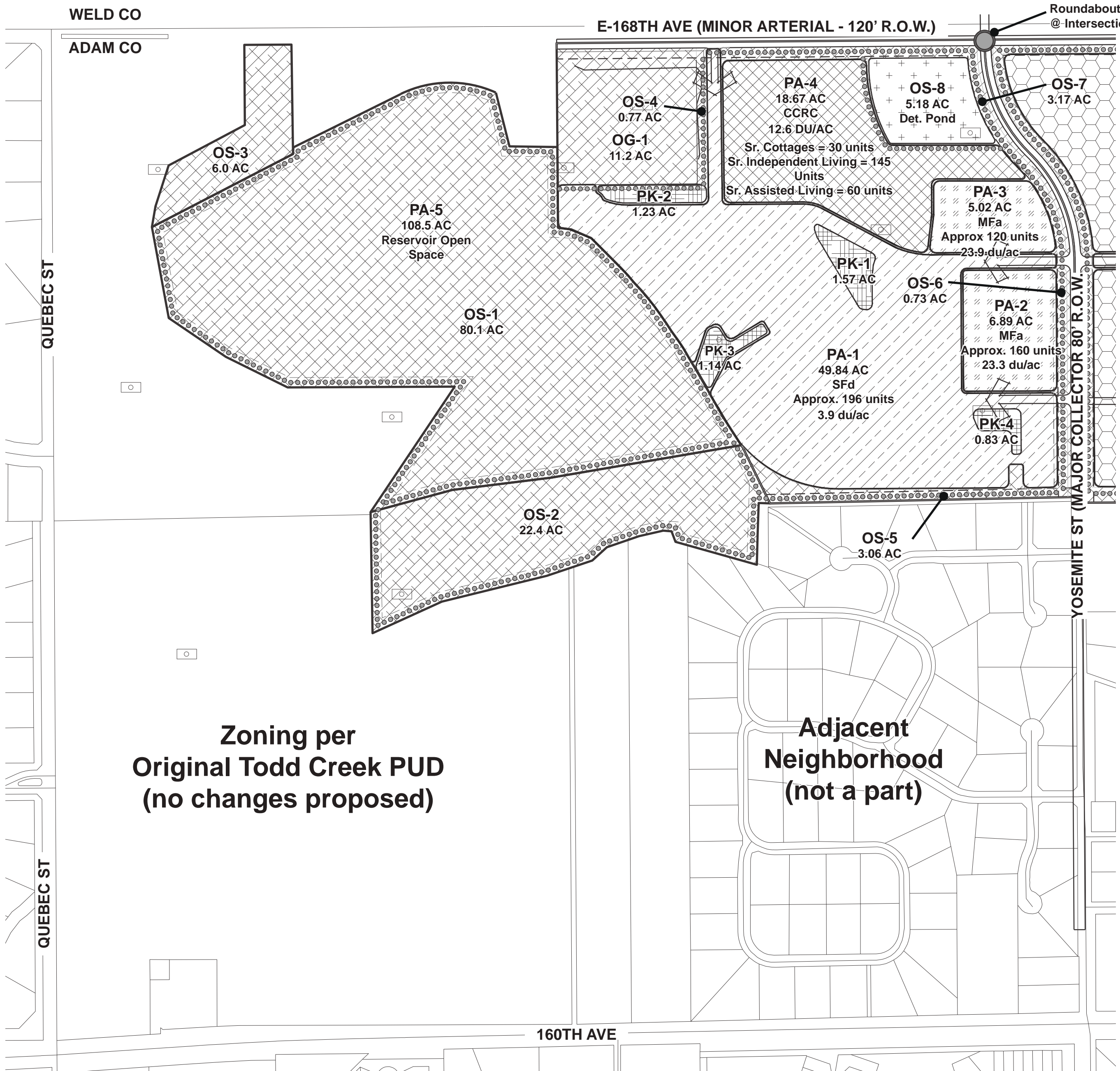


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| REV-2 | 4-29-2024 |
| REV-3 | 9-9-2024 |
| REV-4 | 10-31-2024 |

TODD CREEK VILLAGE

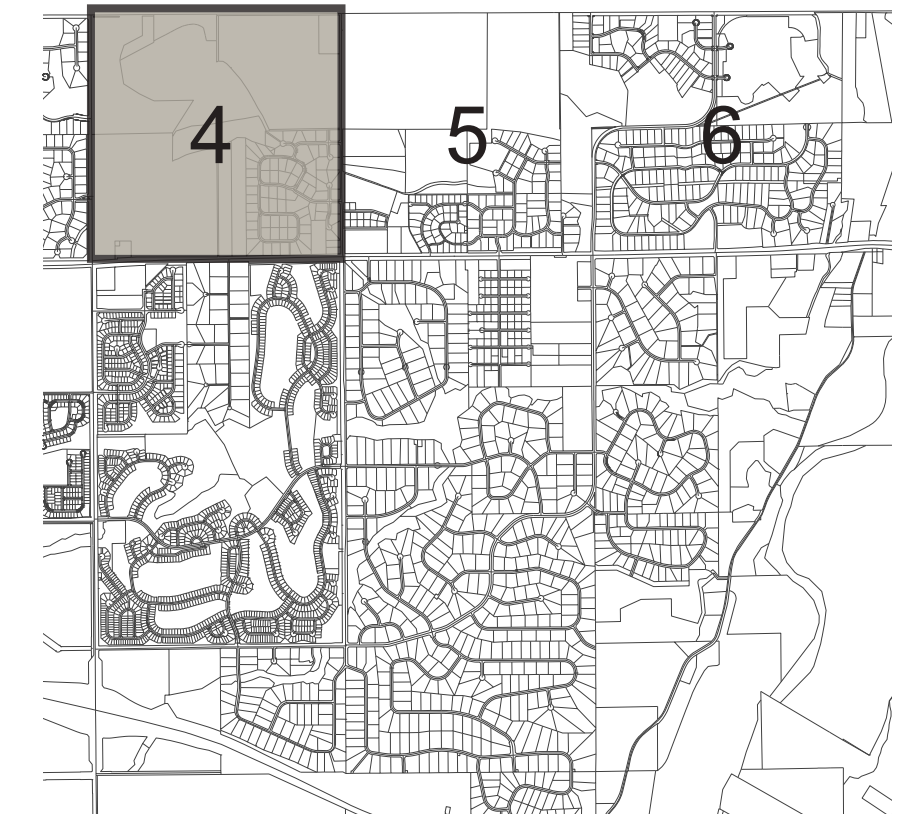
PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



Zoning per
Original Todd Creek PUD
(no changes proposed)

Adjacent
Neighborhood
(not a part)



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

- SF_d, SF_a, MF_a, CCRC PROPOSED ZONING FOR PARCEL
- PA-# PLANNING AREA
- OS-# OPEN SPACE AREA
- PK-# PARK AREA
- 29.5 AC APPROXIMATE ACREAGE OF PARCEL

SUMMARY - SELTZER HEIGHTS

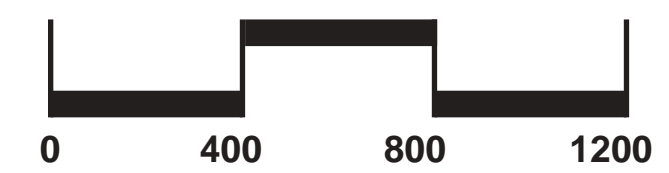
TOTAL ACREAGE: 217.80 AC
 PA-1 (SF_d) @ max. 6.0 DU/AC = 49.84 AC
 PA-2 (MF_a) @ max. 24.0 DU/AC = 6.89 AC
 PA-3 (MF_a) @ max. 24.0 DU/AC = 5.02 AC
 PA-4 (CCRC) @ max. 15.0 DU/AC = 18.67 AC
 OS = 121.41 AC
 PK = 4.77 AC
 O&G = 11.20 AC

NOTE:

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SCALE: 1" - 400'



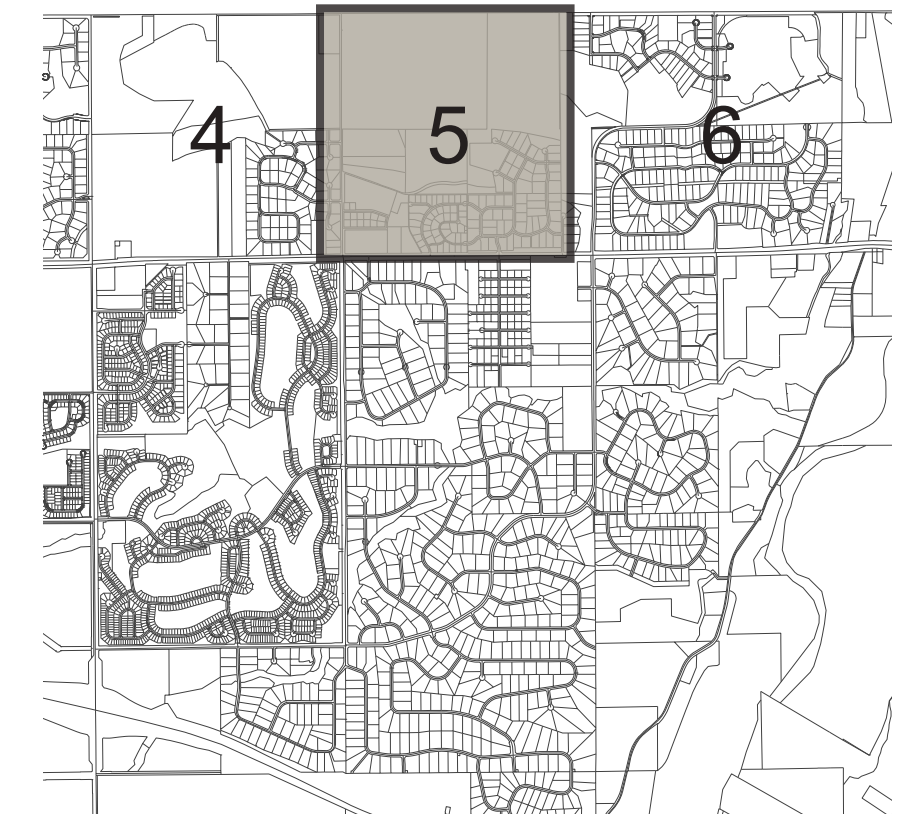
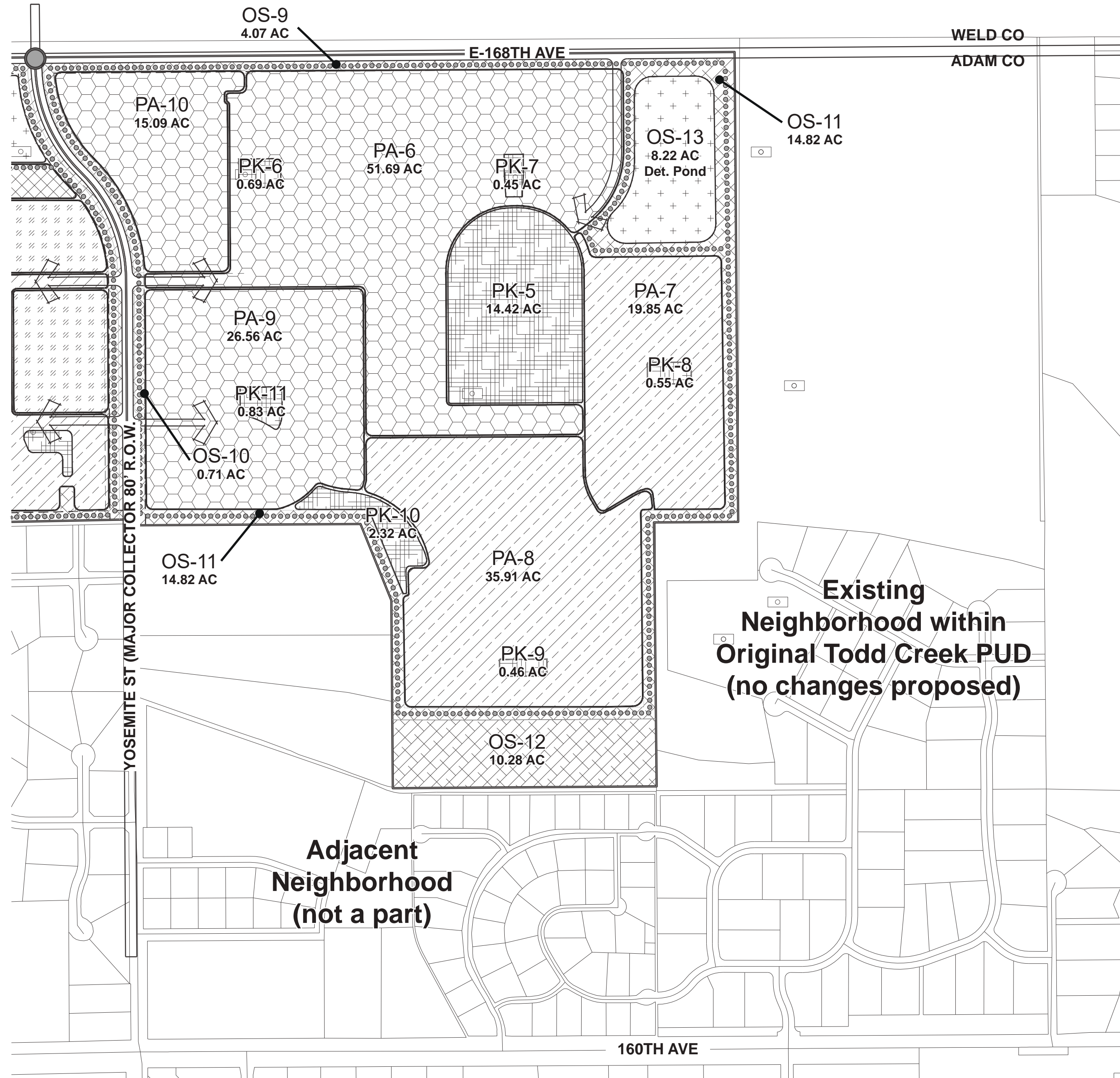
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 ARVADA, CO 80002
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TODD CREEK VILLAGE PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

SF_d, SF_a,
MF_a, CCRC

PROPOSED ZONING FOR PARCEL

PA-# PLANNING AREA

OS-# OPEN SPACE AREA

PK-# PARK AREA

29.5 AC APPROXIMATE ACREAGE OF PARCEL

SUMMARY - SELTZER FARMS

TOTAL ACREAGE: 207.46 AC
 PA-6 (SF_a) @ max. 11.0 DU/AC = 51.69 AC
 PA-7 (SF_d) @ max. 6.0 DU/AC = 19.85 AC
 PA-8 (SF_d) @ max. 6.0 DU/AC = 35.91 AC
 PA-9 (SF_a) @ max. 11.0 DU/AC = 26.56 AC
 PA-10 (SF_a) @ max. 11.0 DU/AC = 15.09 AC
 OS = 38.64 AC
 PK = 19.72 AC

NOTE:

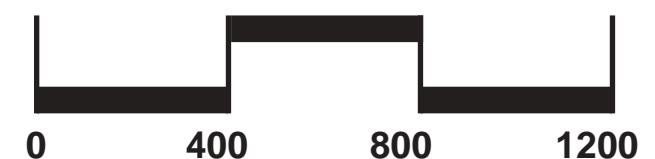
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Existing
Neighborhood within
Original Todd Creek PUD
(no changes proposed)

Adjacent
Neighborhood
(not a part)



SCALE: 1" - 400'



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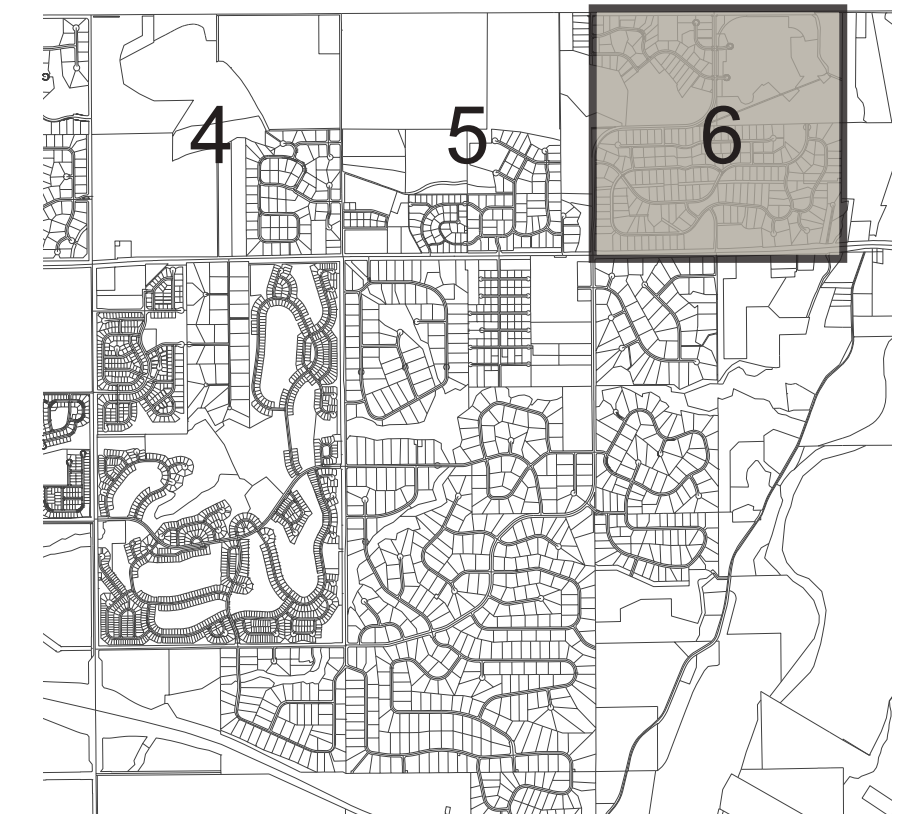
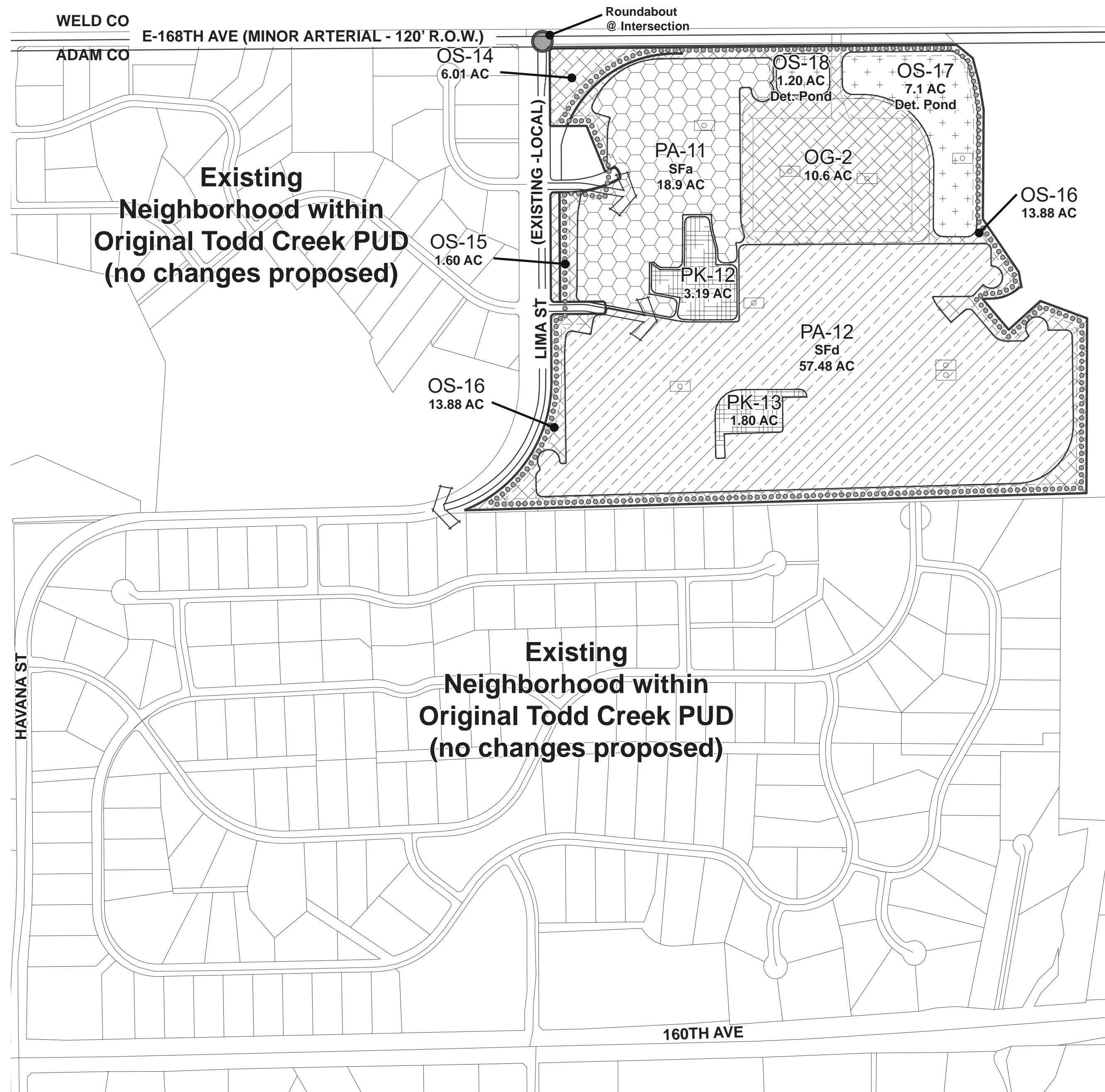
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

LAND USE ZONING MAP



LOCATION MAP
SCALE: 1"=4,000'



LEGEND

- SFd, SFa, MFa, CCRC PROPOSED ZONING FOR PARCEL
- PA-# PLANNING AREA
- OS-# OPEN SPACE AREA
- PK-# PARK AREA
- 29.5 AC APPROXIMATE ACREAGE OF PARCEL

SUMMARY - BASELINE LAKES EAST

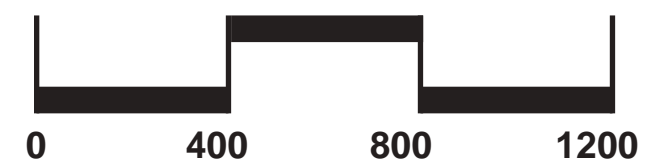
TOTAL ACREAGE: 121.77 AC
 PA-11 (SFa) @ max. 11.0 DU/AC = 18.90 AC
 PA-12 (SFd) @ max. 6.0 DU/AC = 57.48 AC
 OS = 29.8 AC
 PK = 4.99 AC
 O&G = 10.60 AC

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SCALE: 1" - 400'



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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS

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

INTENT OF THIS PUD

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

(PA) Planning Areas, PA-1 through PA-12 are being established with this PUD Major Amendment. Development within PA-1 through PA-12, excluding PA-5, will be subject to SFd, SFa, MFa or CCRC (senior assisted/independent living) standards depending on the product types that are established with the Preliminary Development Plans for the site specific areas. PA-5 will be a unique open space planning area that will accommodate the reservoirs and facilities that will be required to manage them. A conceptual illustrative planning study has been provided to depict the general intent for the future Preliminary Development Plans on Sheet 2.
 SFd - Single Family Residential - Detached = 3.5 - 6.0 du/ac max.
 SFa - Single Family Residential - Detached & Attached = 6.0 - 11.0 du/ac max.
 MFa - Multifamily Residential = up to 24.0 du/ac max.
 CCRC - Senior Assisted/Independent Living = up to 15.0 du/ac max.
 Reservoir Open Space

PREVIOUS APPROVALS

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

PUD DEVELOPMENT PARAMETERS

I. PARKING

- A. SFd/SFa - Single Family Residential - Detached
 - Two (2) off street parking spaces to be provided to each dwelling unit, in addition to the parking spaces provided within the garage attached to each unit.
 - These spaces shall be provided for in the driveway.
- B. SFa - Single Family Residential - Attached - Duplex
 - Two (2) off street parking spaces to be provided to each dwelling unit, in addition to the parking spaces provided within the garage attached to each unit.
 - These spaces shall be provided for in the driveway.
- C. SFa - Single Family Residential - Attached - Townhome
 - Two (2) off street parking spaces to be provided to each dwelling unit, in addition to the parking spaces provided within the garage attached to each unit.
 - Plus, one (1) additional guest parking space per every three (3) dwelling units.
 - These spaces shall be provided for in the driveway; or
 - A designated off-street parking area located within 250 feet of the primary entrance to the unit; or
 - Located on-street within 250 feet of the primary entrance to the unit (only applicable where on-street parking is allowed).
- D. MFa - Multi-Family Residential
 - For Multi-Family development the requirements shall defer to Section 4-15-04 of the Adams County Development Standards and Regulations.
- E. CCRC - see CCRC standards sheet 24
- F. Off-Street Parking Requirements for all Residential Districts:
 1. The off-street parking area shall be provided in the garage/carport and or on a paved driveway surface/parking pad such as concrete or pavers.
 2. Vehicles shall not be parked and/or stored on required front and side yard landscape areas.
- G. PK & OS - Parks and Open Spaces
 1. The # of Parking Spaces will be determined by use within a park or open space area, as follows:
 - a. Multi-purpose/sports field: 5 spaces per field
 - b. Tennis court, or similar: 1 per court
 - c. Basketball courts: 2 per court
 - d. Swimming pool deck: 2 spaces per 2,000 s.f.
 - e. Playground: 1 space per 1,000 s.f.
 - f. Picnic shelter: 1 space per 200 s.f. or 1 space per shelter (if shelter is less than 200 s.f.)
 2. The above required parking spaces may include on-street parking adjacent to the park or open space.
- H. Reservoir Open Space / PA-5
 1. Two (2) parking space for every mile of trail. The required parking spaces may include on-street parking adjacent to the Reservoir Open Space.
 2. Any buildings located on-site will follow Adams County Standards per primary use parking requirements.

II. STREET STANDARDS

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

III. LANDSCAPING AND OPEN SPACE

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

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

B. Residential Landscape Standards

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

For Lots larger than 5,000 s.f.

Front: 10 shrubs
 2 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

Front and Corner:

15 shrubs
 3 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

For Lots smaller than 5,000 s.f.

Front: 5 shrubs
 1 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

Front and Corner:

8 shrubs
 2 trees (shade, ornamental, or evergreen)
 Automatic irrigation system

- b. Landscaping shall be installed no later than the next growing season of the Certificate of Occupancy for the home.

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

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

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

2. For Green Court Areas:

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

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



D. For all Zone Districts

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

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

IV. SIGNS

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

| | | | |
|---|--|-------|------------|
|  LAND PLANNING / LANDSCAPE ARCHITECTURE 200 KALAMATH ST. DENVER, CO 80223 (303) 531-4905 WWW.PCSGROUPPCO.COM |  KT ENGINEERING ENGINEERS • SURVEYORS 12500 W. 58th AVE. #230 ARVADA, CO 80002 PH: 720.638.5190 | DATE | 6-9-2023 |
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TODD CREEK VILLAGE

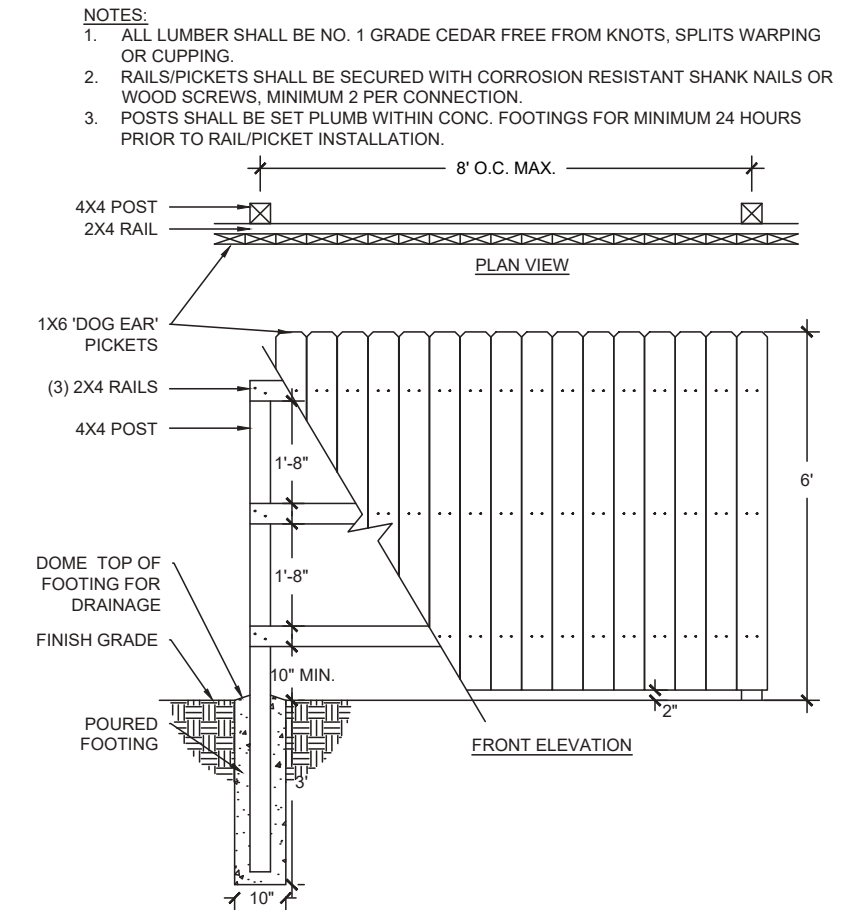
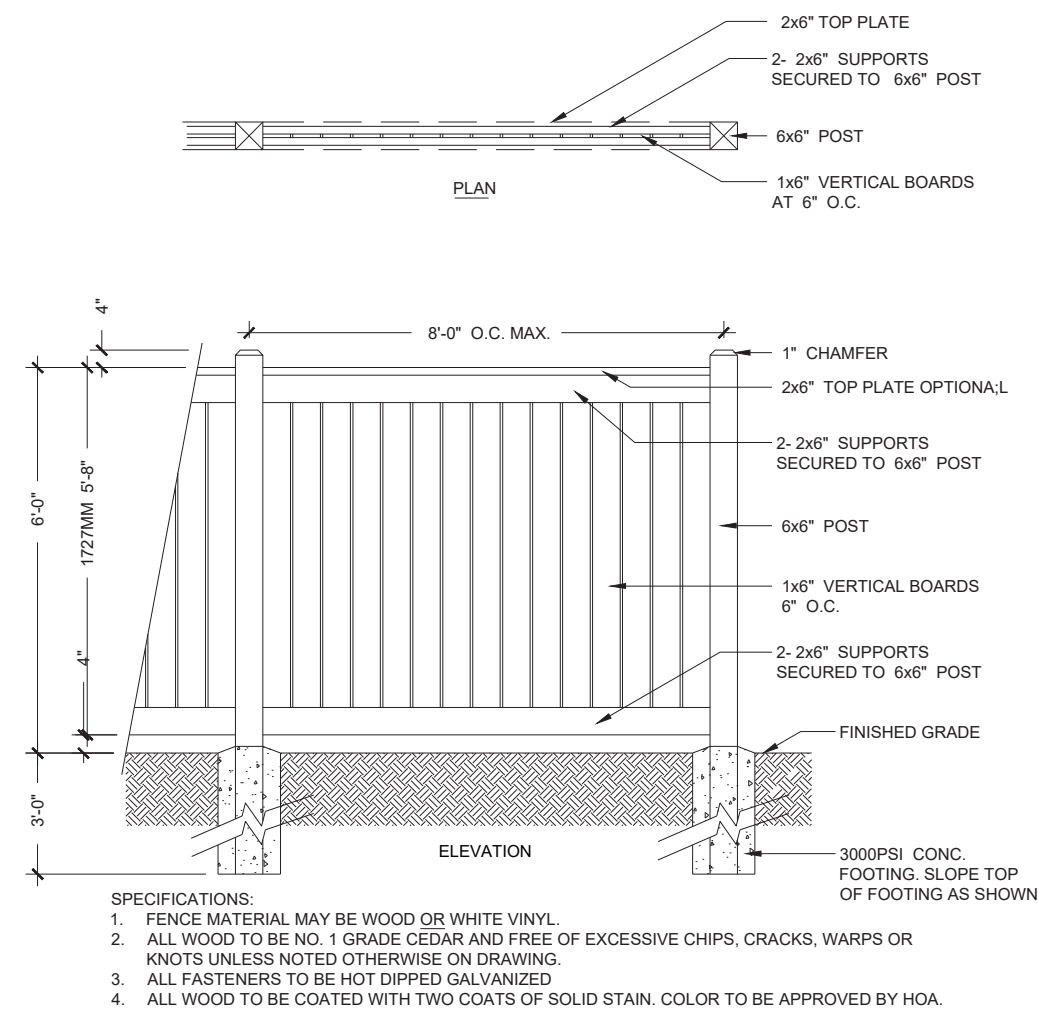
PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS

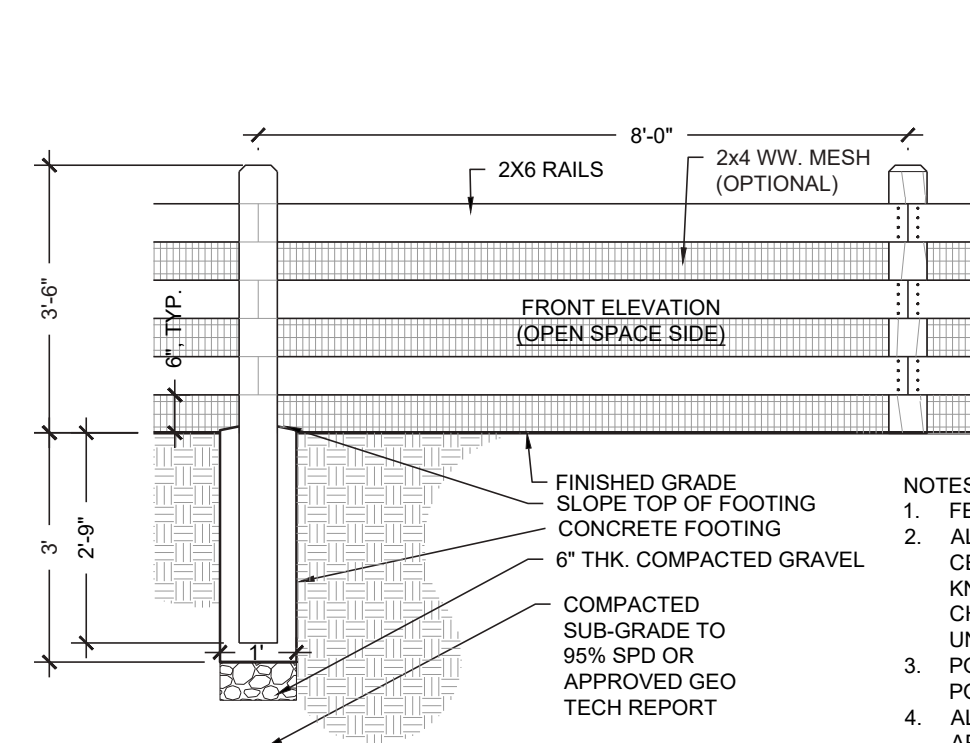
V. FENCING

- A. Fencing adjacent to parks or open space shall be the responsibility of the homebuilder or developer.
- B. Fencing with residential areas adjacent to the street shall be the responsibility of the homebuilder and/or respective metro district/HOA.
- C. Wing fencing between the homes facing the street shall be the responsibility of the homebuilder and/or respective metro district/HOA.
- D. All fencing installed by the homebuilder and/or respective metro district/HOA shall be completed within 30 days after issuance of a Certificate of Occupancy for the home, depending on weather conditions.
- E. A final fencing plan, design and typical lot shall be indicated at the time of the Final Plat.
- F. Fence Standards and Requirements:
 - 1. All fences and walls over 42" in height require a building permit.
 - 2. Any retaining walls over four (4) feet in height shall require preparation by a professional engineer as a condition for a building permit except where waived by the Building Inspections Section.
 - 3. No fence of any type more than 42" in height shall be permitted between the front setback line and a front property line. In Single Family Attached and Detached Districts, fences up to 72" in height may be permitted on the common street side of corner lots where houses are back to back.
 - 4. Neither barbed wire nor electric fences shall be permitted as an external boundary fence in any residential Zone District.
 - 5. The maximum height of any fence within a residential zone is 72" except where such development is adjacent to existing or proposed arterial streets or state highways in which case fences bordering such street may be uniformly built higher with the written permission of the Director of Community and Economic Development.
 - 6. Traffic view obstruction as outlined in Section 4.290 shall prevail in all cases relating to fence construction.

EXAMPLES OF PRIVACY FENCE OPTIONS



EXAMPLE OF AN OPEN SPACE FENCE OPTION OR PRIVATE YARD



NOTE:

The fence options listed here are examples of types of fences and materials that may be used within the Todd Creek Amendment Areas. Similar styles/materials shall be acceptable. Each neighborhood will have future Design Guidelines that may be more restrictive in terms of colors, materials, and types of fences. The final fence design, layout, and lot typical will be determined with the Final Plat.

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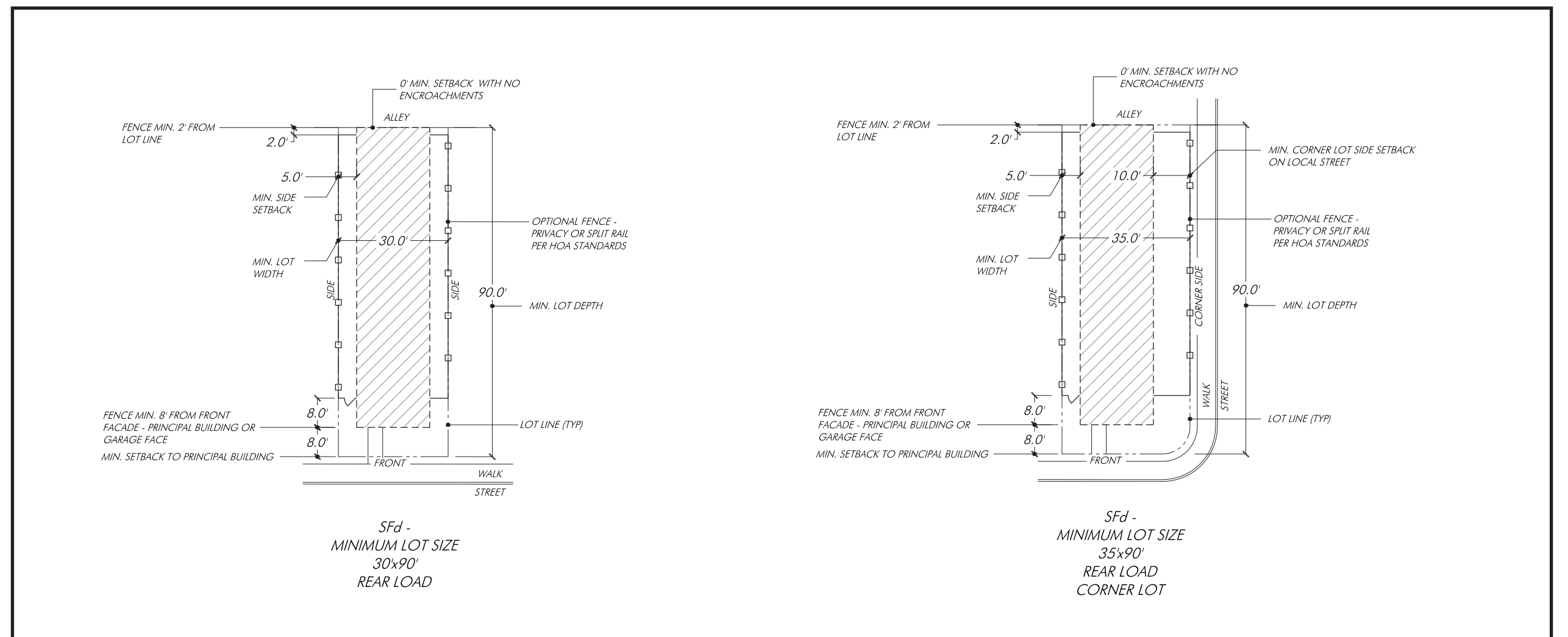
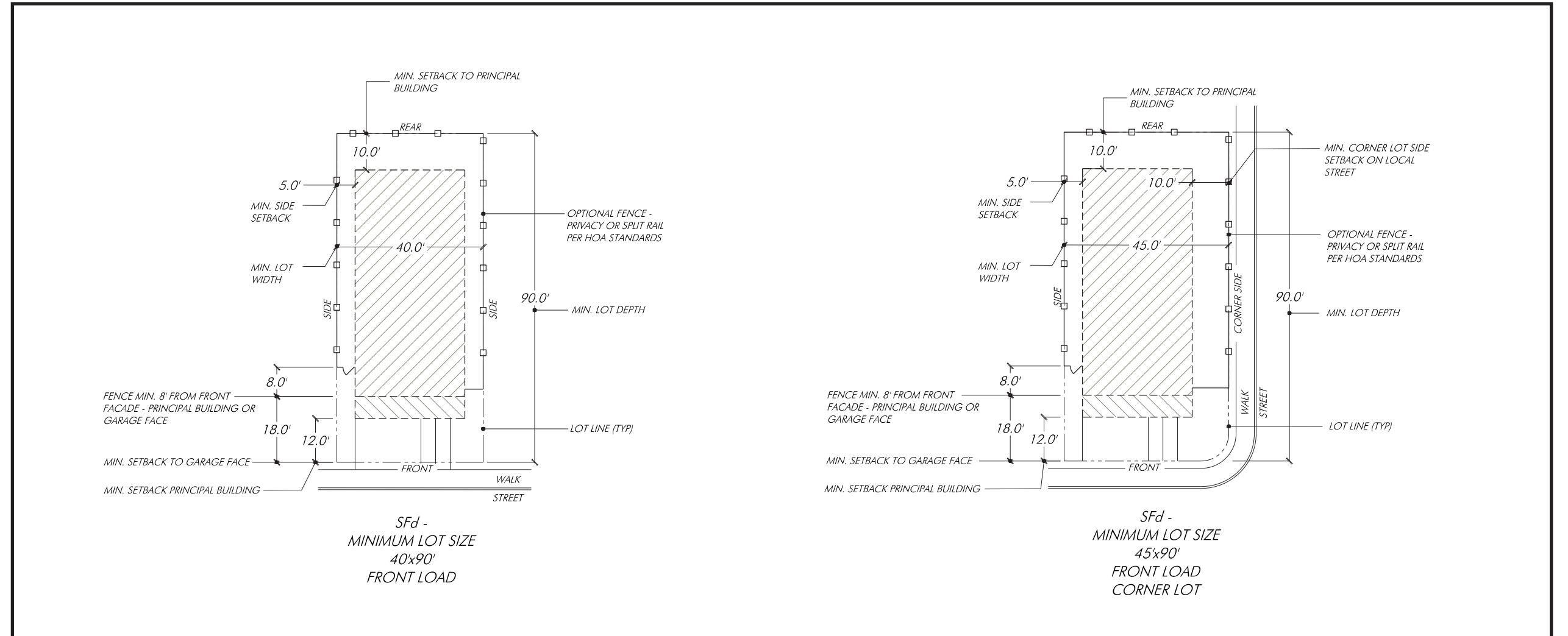
TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

VI. DEVELOPMENT STANDARDS

- A. Residential Single Family District: SFd - Single Family Residential
1. Purpose: Residential district:
Exclusively single-family detached dwellings including the potential for ADU units.
 2. General Requirements - Single Family Detached:
 - a. Minimum Frontage Width at Building Line: Front Load Single Family Dwelling - 40' (45' corner lots), Rear Load Single Family Dwelling - 30' (35' corner lots).
 - b. Maximum Gross Residential Density: 5.5 units per acre.
 - c. Minimum Lot Depth: 90'
 - d. Minimum Setback from property line for a Dwelling or ADU - Front Load:
Front: 12' to the Principal Building, 18' to the Garage Face.
Side: 5' - (10' on corner lot on local street).
Rear: 10' to Principal Building, 20' between structures
 - e. Minimum Setback from property line for a Dwelling or ADU - Rear Load:
Front: 8' to the Principal Building, (50' on state highway or arterial street).
Side: 5' - (10' on corner lot on local street).
Rear: 0' with no permitted encroachments, 20' between structures.
 - f. Minimum Setback from property line for Accessory Building:
Front: Equal to principal dwelling on the lot.
Side: 5'; 25' from street on corner lot.
Rear: 5'
 - g. Minimum Setback from State Highway or Arterial Street for a Dwelling, ADU or Accessory Building: 50'
 - h. Maximum Height - Dwelling or ADU: 35', Accessory: 16'
 - i. Maximum total size of all accessory buildings is 900 square feet.
 - j. A maximum of one single-family dwelling is permitted on each individual lot.
 - k. Minimum Floor Area: 1,250 square feet.
 - l. Maximum Lot Coverage - - (Note: This does not include driveways or patios.)
Front Load Single Family Detached Lot: 55%
Rear Load Single Family Detached Lot: 60%
 - m. SFd Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 - 2. Lot Depth Ratio.
 - n. A single-family residence located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - i. Design Review Criteria.
 - The home should be displayed toward the street in a compatible manner with surrounding homes through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the home facing the street.
 - The exterior materials of the residence shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 - The home must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance.
 - The Community's Design Review Committee shall be determine if the above Design Review Criteria has been met.
 3. See Special Notes on sheet 13
 4. Diagram of Single Family Detached - Lot Typical for Minimum Lot Size (this sheet)



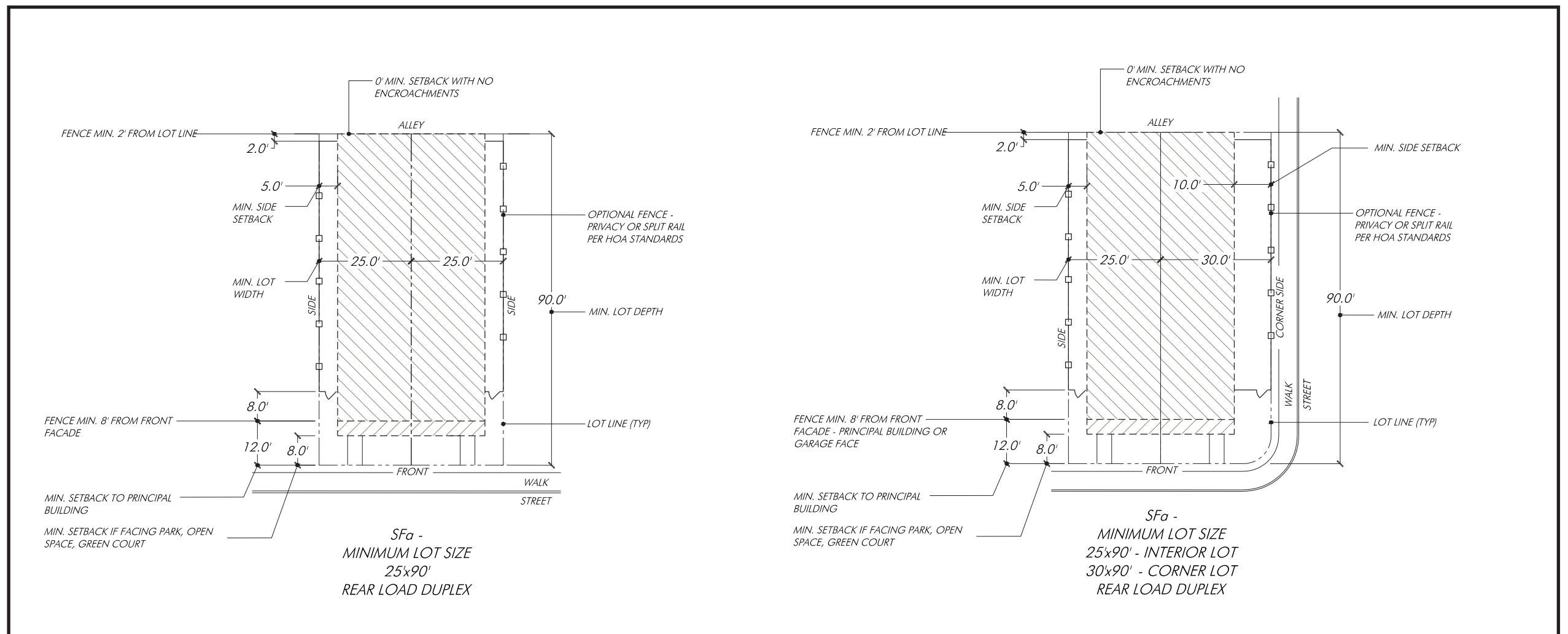
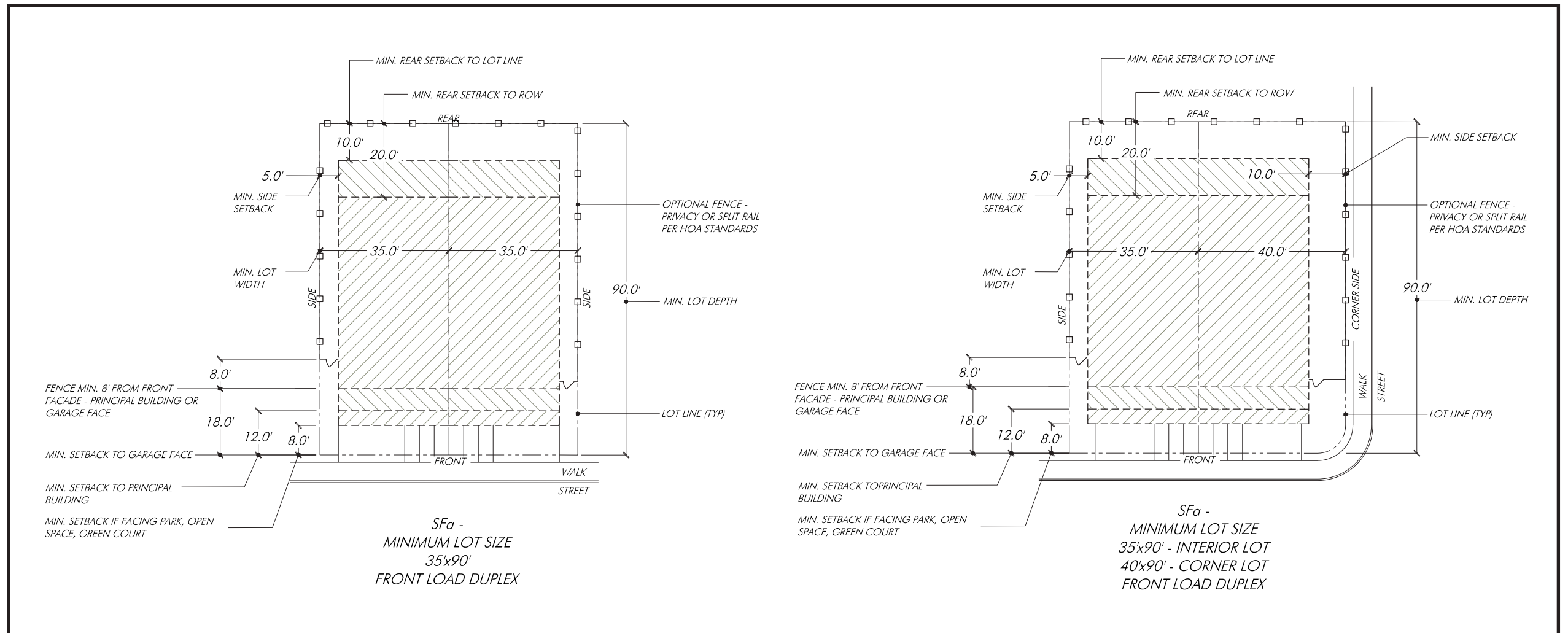
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

- B. Residential Single Family District: SFa - Single Family Residential - Detached & Attached
1. Purpose: Residential district:
 - a. A residential area which permits both detached and attached Single Family Residential.
 - b. Building types allowed: Single Family Detached Homes, Duplexes, and Townhomes.
 2. General Requirements - Single Family Detached:
 - a. Refer to SFd - Single Family Detached Residential Requirements
 3. General Requirements - Single Family Attached - Duplex:
 - a. Minimum Setback from property line:
 - Front: 18' to garage door facing R.O.W.
12' to the principal building
8' if the Front faces a park, open space, or green court.
(Maintaining off-street parking requirement)
 - Side (End units only): 5' to lot line minimum.
10' minimum to street R.O.W.
 - Rear: 10' minimum to rear lot line.
20' minimum to street R.O.W.
0' with no encroachments, if the garage is accessed from the rear.
 - b. Minimum Distances Between Buildings:
 - Side - Side orientation: 10'.
 - Side - Rear orientation: 20'.
 - Rear - Rear orientation: 20'.
 - b. Minimum Setback from State Highway or Arterial Street for a Dwelling, ADU or Accessory Building: 50'
 - c. Maximum Building Height: 35'.
 - d. Minimum Lot Frontage Width at Building Line:
 - i. Front Loaded Duplex - 35' (40' corner lots)
 - ii. Rear Loaded Duplex - 25' (30' corner lots)
 - e. Minimum Lot Area:
 - i. Front Loaded Duplex - 3,150 sq.ft.
 - ii. Rear Loaded Duplex - 2,250 sq.ft.
 - f. Maximum Lot Coverage - (Note: This does not include driveways or patios.)
 - i. Front Loaded Duplex - 65%
 - ii. Rear Loaded Duplex - 70%
 - g. SFa Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 - 2. Lot Depth Ratio.
 4. Diagram of Single Family Attached - Duplex Lot Typical for Minimum Lot Size (this sheet)



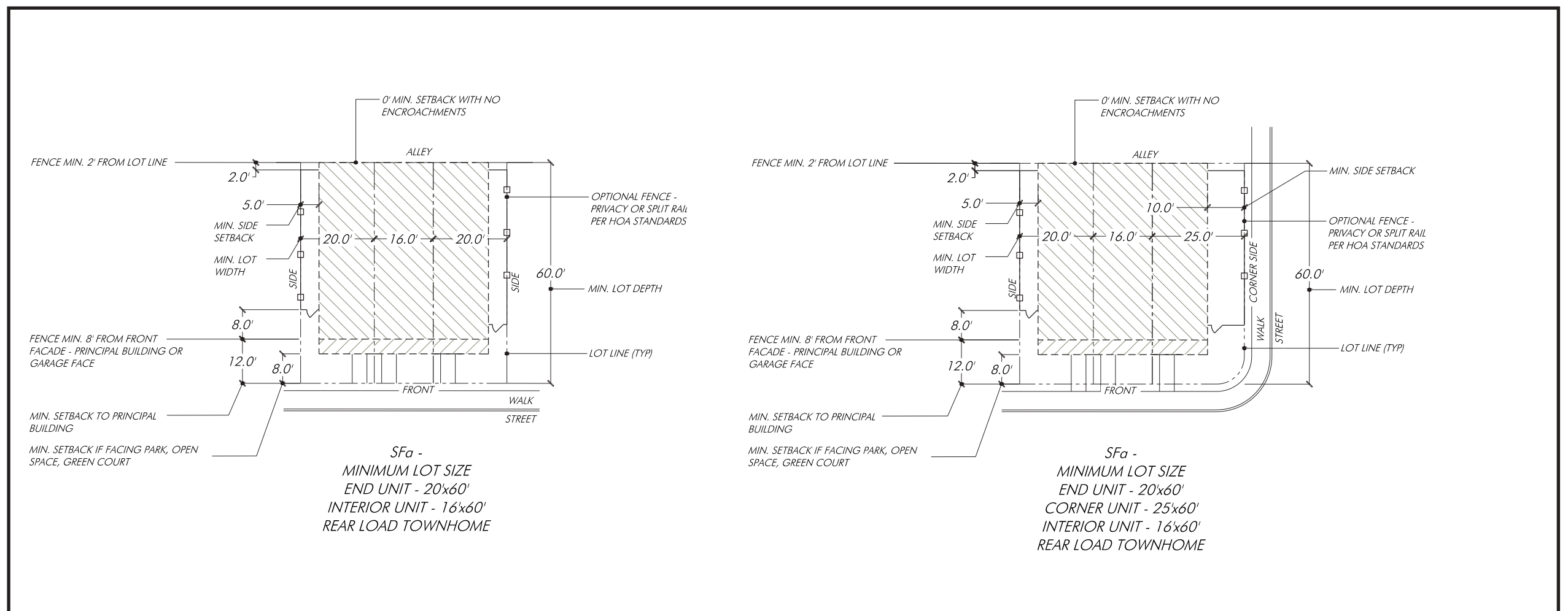
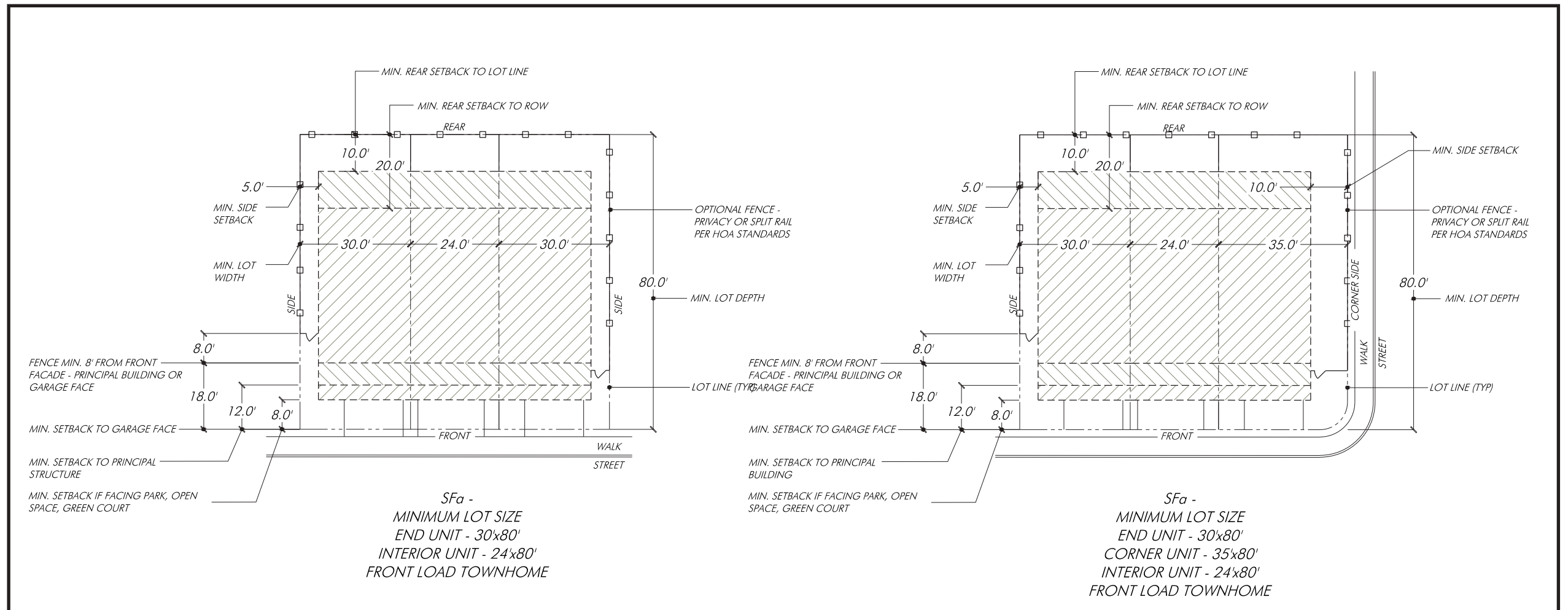
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

5. General Requirements - Single Family Attached - Townhomes
 - a. Minimum Setback from property line:
 - Front: 18' to garage door facing R.O.W.
12' to the principal building
8' if the Front faces a park, open space, or green court.
(Maintaining off-street parking requirement)
 - Side (End units only): 5' to lot line minimum.
10' minimum to street R.O.W.
 - Rear: 10' minimum to rear lot line.
20' minimum to street R.O.W.
0' with no encroachments, if the garage is accessed from the rear.
 - Minimum Distances Between Buildings:
 - Side - Side orientation: 10'
 - Side - Rear orientation: 20'
 - Rear - Rear orientation: 20'
 - b. Minimum Setback from State Highway or Arterial Street for a Dwelling, ADU or Accessory Building: 50'
 - c. Maximum Building Height: 35'
 - d. Minimum Lot Frontage Width at Building Line:
 - i. Front Loaded Townhome - End Unit 30' (35' corner lots), Interior Unit 24'
 - ii. Rear Loaded Townhome - End Unit 20' (25' corner lots), Interior Unit 16'
 - e. Minimum Lot Area:
 - i. Front Loaded Townhome - 2,160 sq.ft.
 - ii. Rear Loaded Townhome - 960 sq.ft.
 - f. Maximum Lot Coverage - (Note: This does not include driveways or patios.)
 - i. Front Loaded Townhome - 75%
 - ii. Rear Loaded Townhome - 80%
 - g. SFa Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 - 2. Lot Depth Ratio.
 - h. Diagram of Single Family Attached - Townhome Lot Typicals for Minimum Lot Size (this sheet)
6. Duplexes and Townhomes located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - a. The design review process as described below shall be used to determine if a duplex or townhome building meets these neighborhood design requirements.
 - b. Design Review Criteria for Duplexes and Townhomes
 - Attached dwelling units may either express each individual unit or give each building the appearance of a large single-family home.
 - The duplex or townhome building should be displayed toward the street in a compatible manner with surrounding homes through location of windows, doors, other architectural features, or landscaping. This will be reviewed through an examination of the side of the home facing the street.
 - The exterior materials of the building shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 - The building must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance.
 - The Community's Design Review Committee shall be determine if the above Design Review Criteria has been met.
7. See Special Notes on sheet 13



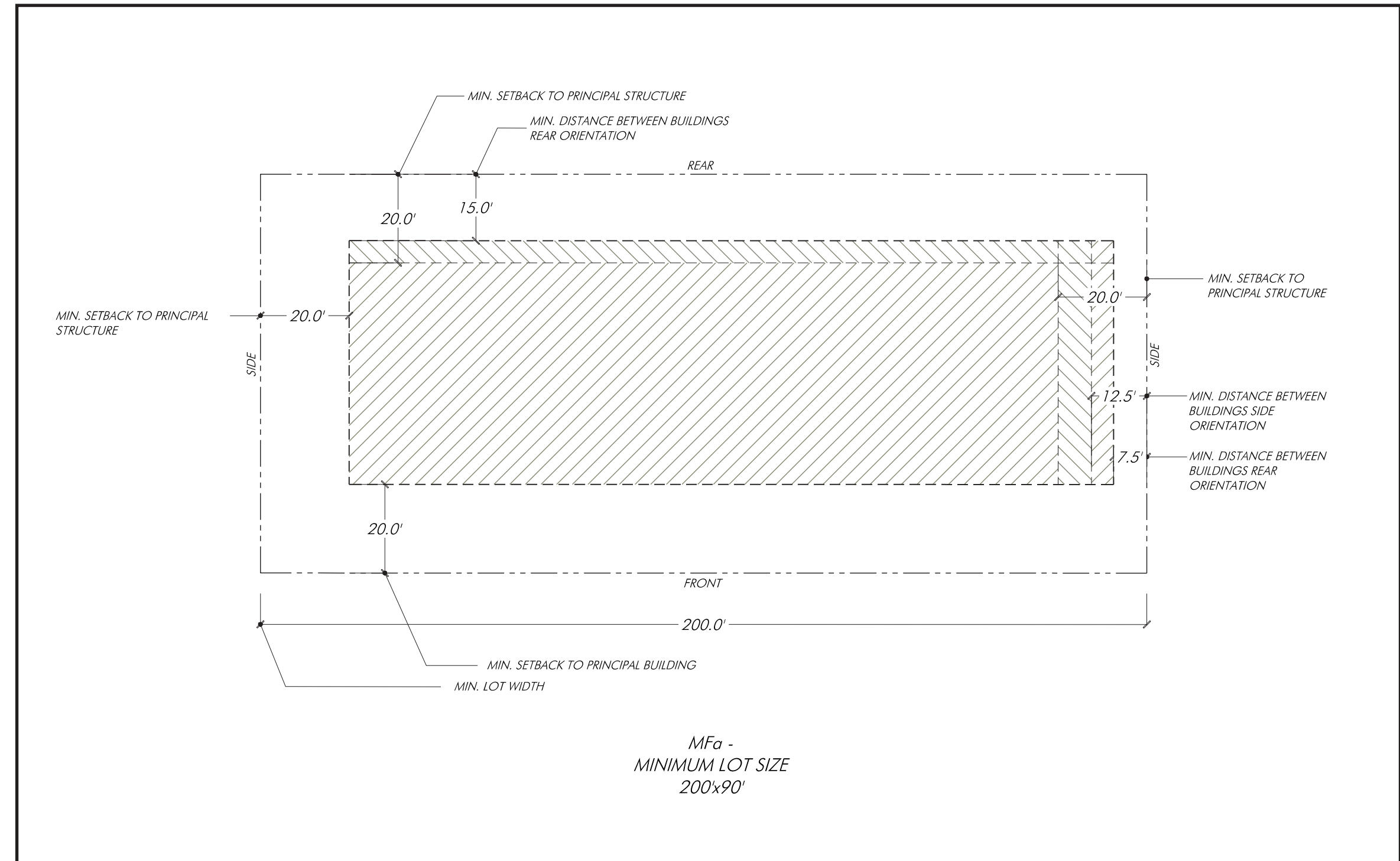
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

- C. Residential Multi-Family District: MFa - Multi-family Residential
1. Purpose: Residential district:
A residential area which permits multi-family residential dwellings.
 2. General Requirements - Multi-Family:
 - a. Building types allowed: Multi-Family buildings.
 - b. Minimum Setback:
 - Front: 20' for a Principal Structure
30' for an Accessory Structure
(Maintaining off-street parking requirement)
 - Side: 20' for a Principal Structure
30' for an Accessory Structure
(Maintaining off-street parking requirement)
 - Rear: 20' for a Principal Structure
30' for an Accessory Structure
(Maintaining off-street parking requirement)
 - Minimum Distances Between Buildings:
Side - Side orientation: 15'.
Side - Rear orientation: 25'.
Rear - Rear orientation: 30'.
 - c. Minimum Setback from State Highway or Arterial Street for a Principal Structure or Accessory Structure: 50'
 - d. Maximum Building Height: 45'.
 - e. Minimum Lot Width:
 - i. The minimum lot width shall be two hundred (200) feet.
 - f. Minimum Lot Size:
 - i. The minimum lot size shall be two (2) acres.
 - g. Minimum Residence Floor Area:
 - Efficiency Unit - four-hundred-fifty (450) square feet.
 - 1 bedroom - six hundred (600) square feet.
 - 2 bedroom - seven-hundred-fifty (750) square feet.
 - 3 bedroom - nine hundred (900) square feet.
 - 4 bedroom - one thousand (1,000) square feet.
 - h. Maximum Lot Coverage: 55% (Note: This does not include patios, driveways, parking areas or any other outdoor amenity space).
 - i. MFa Lots within the Todd Creek PUD Amendment are exempt from Adams County Code Section 4-23-01-01 – 2. Lot Depth Ratio.
 - j. A multi-family building located within this District shall be compatible in architectural design with the adjacent properties; and not monotonous in appearance to adjacent properties.
 - i. The design review process as described below shall be used to determine if a multi-family building meets these neighborhood design requirements.
 - ii. Design Review Criteria.
 - All sides of a multi-family building shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall not be restricted to a single facade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building.
 - The exterior materials of the multi-family building shall be compatible with adjacent properties. This feature will be reviewed by examining exterior materials described and determining whether the proposed building material is compatible with adjacent homes.
 - The maximum length of any multi-family building shall be 165 feet, this standard does not apply to assisted living/nursing homes.
 - A multi-family building must not have a monotonous appearance in relation to the adjacent properties. This will be determined by examining application materials. Consideration will be given to the variation in setbacks, architectural features, landscaping accents, or accessory structures proposed to achieve the required appearance.
 - The Community's Design Review Committee shall determine if the above Design Review Criteria has been met.
 - k. Clustering is encouraged.
 3. See Special Notes on sheet 13 of 26
 4. Diagram of Multi-Family - Lot Typical for Minimum Lot Size (this sheet)



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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

AMENDED PUD LAND USE AND ZONING DEVELOPMENT STANDARDS, CONT.

D. Tabulation of Uses for Residential Districts:

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

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

| |
|---|
| P - PERMITTED |
| C - CONDITIONAL USE |
| T- TEMPORARY USE |
| X - PROHIBITED |
| *NOTE: Home occupations will need to conform to Adams County Standards. |

E. Reservoir Open Space / PA-5

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

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

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

- j. Interim Agricultural Uses
- k. Club / private recreational use
- l. Cultural facility
- m. Day-care center / preschool or day care home - large
3. Accessory Uses / Structures
The following shall be allowed only when a principal use has been established on the lot, in accordance with the Adams County Zoning Resolution:
 - a. CCRC accessory uses and buildings (see CCRC Definitions)
 - b. Detention facilities
 - c. Bar / Lounge - restricted to CCRC residents and their guests
 - d. Off-street parking and loading
 - e. Signs (refer to Section IV of this PUD)
 - f. Church / chapel
 - g. Gatehouse / security station
4. Standards for Principal and Accessory Uses
 - a. Maximum Gross Density: 14 dwelling units / acre in Planning Area 4
 - b. Minimum Setbacks:
 - i. From public streets: 20'
 - ii. From private drives: 15'
 - iii. Parking Lot setbacks:
 - From property lines: 20'
 - From buildings: 10'
5. Encroachments:
 - a. A cornice canopy, eave, fireplace, wing wall or similar architectural feature may extend three feet into a required setback.
 - b. Fire escapes may extend six feet into a required setback.
 - c. An open, unenclosed, uncovered deck/porch at ground level may extend six feet into a required setback, except for a side setback.
6. Maximum Building Height: 60'- principal, 40'- accessory
7. Parking Standards: 1.1 space / Independent Living Unit
 - a. The minimum number of parking spaces per CCRC Independent Living Unit shall be inclusive of all staff, resident, and visitor parking and inclusive of CCRC Assisted Living Facilities and CCRC Skilled Care Nursing Facilities within the CCRC. Parking shall be provided at the time of Preliminary Plat. At no time shall the total parking provided fall below the standard of 1.1 spaces per Independent Living Unit (ILU). The breakdown is as follows:
 - 0.8 space = resident parking
 - 0.3 space = staff/visitor parking
 - 1.1 space / ILU
 - b. The total required spaces for the entire CCRC for Planning Area 4 shall be based on the overall requirement of 1.1 spaces per independent living unit. The specific number and layout of parking spaces for each phase of the project shall be determined at the time of Preliminary Plat review.
8. Loading Standards: 1 tractor trailer loading dock per community building over 40,000 square feet; loading areas will be a minimum of 12'x50'.

VII. SPECIAL NOTES

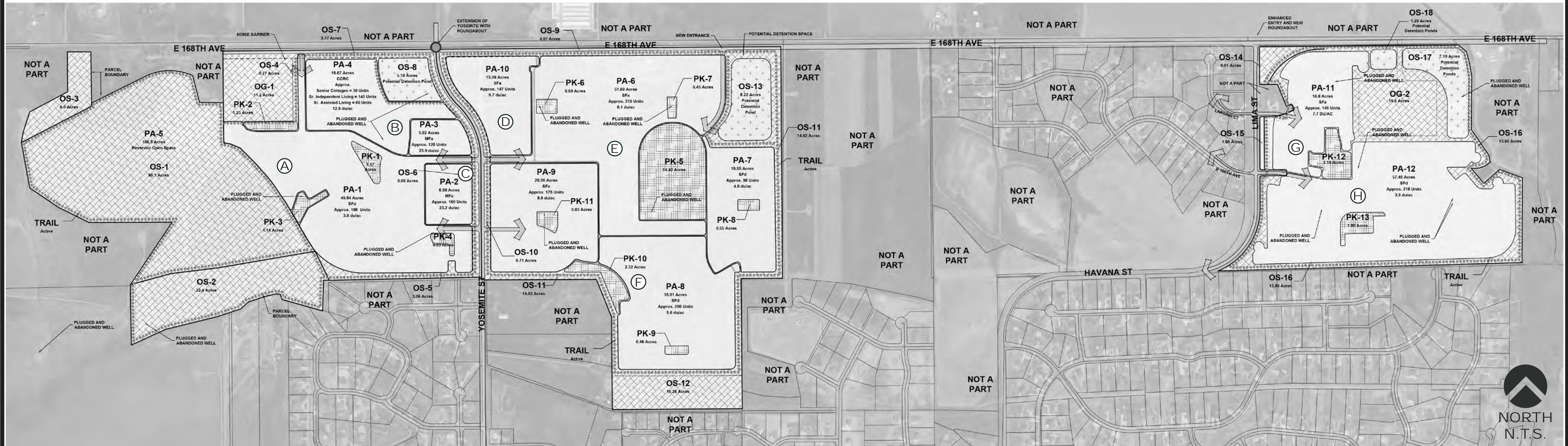
- A. Any minimum development and performance standards not mentioned in this PUD, and only for portions of the PUD that are being revised with this Major PUD Amendment, shall conform to the Adams County Zoning Regulations dated October 3, 2024.

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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

PARKS AND OPEN SPACE PLAN



| | | |
|--|-------|-------|
| 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 | | Description | Completion with Filing/Phase |
|------------------------------------|------------------|-------|-------------|-------|--------------|---|--|------------------------------|
| | 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 | A |
| | 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 | A |
| | OS-3 | 6.0 | 0.0 | | 6.0 | | Gross Open Space | A |
| | 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 | A |
| | 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 | A |
| | 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 | C |
| | 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 | B |
| | OS-8 | 5.2 | 0.0 | | 5.2 | | Potential Detention Area | B |
| | 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 | E/D |
| | 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 | F |
| | 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 | E/F |
| | OS-12 | 10.3 | 0.0 | | 10.3 | | Gross Open Space | F |
| | OS-13 | 8.2 | 0.0 | | 8.2 | | Potential Detention Area | E |
| | 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 | G |
| | 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 | G |
| | 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 | H |
| | OS-17 | 7.1 | 0.0 | | 7.1 | | Potential Detention Area | H |
| | OS-18 | 1.2 | 0.0 | | 1.2 | | Potential Detention Area | G |
| OG-1 | 11.2 | 0.0 | | 11.2 | | Oil and Gas | N/A | |
| OG-2 | 10.6 | 0.0 | | 10.6 | | (Will be Open Space when wells are abandoned in future) | N/A | |

NOTE:

- This graphic is for illustrative and concept purposes only and may be subject to change with the design development. However, densities, # of units and planning area acreages shall remain within 10% of the proposed design without a PUD Amendment.
- The ultimate roadway design and widths are up to the discretion of Adams County and are not subject to regulation by this Planned Unit Development.
- The Phasing/Filing Designation that is depicted may or may not occur in the sequence presented, as long as adequate water system looping, traffic circulation with dual access and associated storm water conveyance and sanitary sewer outfalls are constructed in accordance with the applicable Adams County requirements.

| PASSIVE VS. ACTIVE OPEN SPACE AREA | Total Area | | Active Area | | Passive Area | | Description | Completion with Filing/Phase |
|--|-----------------------------|-------|-------------|-------|--------------|-------|-------------------|------------------------------|
| | 11. PARK & RECREATION AREAS | 240.5 | 68.6 | 28.5% | 171.9 | 71.5% | | |
| 11. PARK & RECREATION AREAS | PK-1 | 1.6 | 1.6 | | | | Pocket Park | A |
| | PK-2 | 1.2 | 1.2 | | | | Pocket Park | A |
| | PK-3 | 1.1 | 1.1 | | | | Pocket Park | A |
| | PK-4 | 0.8 | 0.8 | | | | Pocket Park | A |
| | PK-5 | 14.4 | 14.4 | | | | Neighborhood Park | E |
| | PK-6 | 0.7 | 0.7 | | | | Pocket Park | E |
| | PK-7 | 0.5 | 0.5 | | | | Pocket Park | E |
| | PK-8 | 0.6 | 0.6 | | | | Pocket Park | E |
| | PK-9 | 0.5 | 0.5 | | | | Pocket Park | F |
| | PK-10 | 2.3 | 2.3 | | | | Pocket Park | F |
| | PK-11 | 0.8 | 0.8 | | | | Pocket Park | F |
| | PK-12 | 3.2 | 3.2 | | | | Neighborhood Park | G |
| | PK-13 | 1.8 | 1.8 | | | | Pocket Park | H |
| 12. Proposed Total Open Space & Park Acreage | 240.5 | 68.6 | 28.5% | 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.

ACTIVE VS PASSIVE OPEN SPACE CONCEPT

THE ACTIVE PARKS AND OPEN SPACE CONCEPT FOR THE TODD CREEK PUD AMENDMENT AREAS INCLUDES LARGER NEIGHBORHOOD PARK, POCKET PARKS, AND AN EXTENSIVE TRAIL SYSTEM THAT TRAVELS ALONG THE PERIMETER OF THE THREE (3) PROPERTIES AND ALSO THE DETENTION & RESERVOIR PONDS. THE PARKS SHALL CONTAIN ACTIVE SPACES THAT INCLUDE PLAY EQUIPMENT, CLIMBING STRUCTURES, PLAY FIELDS OR OPEN LAWN AREAS, SHADE SHELTERS, AND OTHER SITE FURNISHINGS, SUCH AS BENCHES, PET WASTE STATIONS, TRASH RECEPTACLES, AND BIKE RACKS/REPAIR STATIONS. THE PARKS SHALL CONTAIN SOME NATURALIZED PLANTINGS AND ALSO ORNAMENTAL SHRUB BEDS AND PLENTY OF SHADE TREES.

PASSIVE OPEN SPACE ARE NATURALIZED AREAS WITH NATIVE SEEDING, MINIMAL ORNAMENTAL PLANTINGS, THE DETENTION PONDS, RESERVOIR PONDS, AND THE FUTURE OPEN SPACE ONCE THE OIL & GAS TRANSITIONS.



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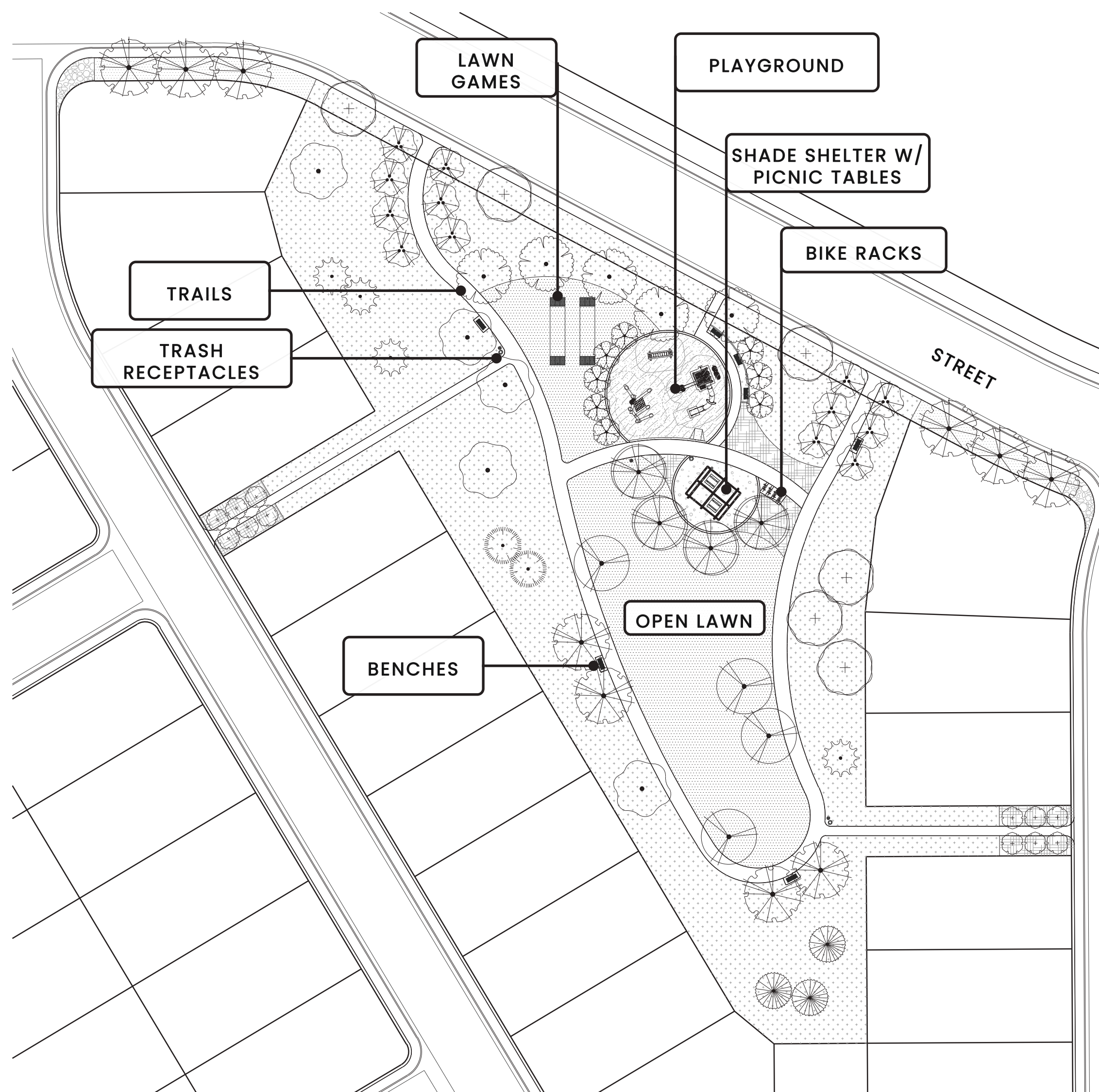
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-1 - APPROX. 1.6 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
- TENNIS/PICKLEBALL COURTS
- BOCCE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

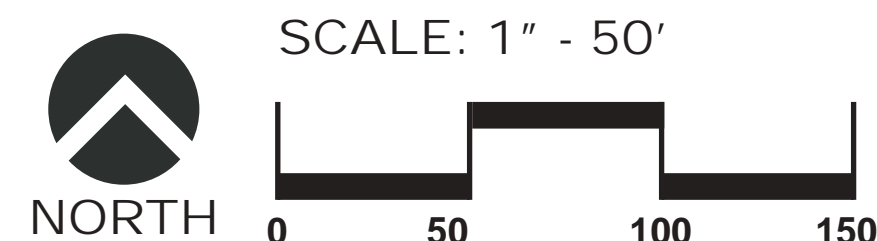
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION

NOTE:

THE ACTIVE PARKS AND OPEN SPACE PLANS ARE CONCEPT PLANS ONLY AND MAY CHANGE WITH FUTURE DEVELOPMENT PLANS. HOWEVER, THE ACTIVE PARKS AND OPEN SPACE SHALL CONTAIN SIMILAR OR SUBSTITUTED FEATURES, AS OUTLINED IN THE ACTIVE PARKS AND OPEN SPACE CRITERIA ABOVE.



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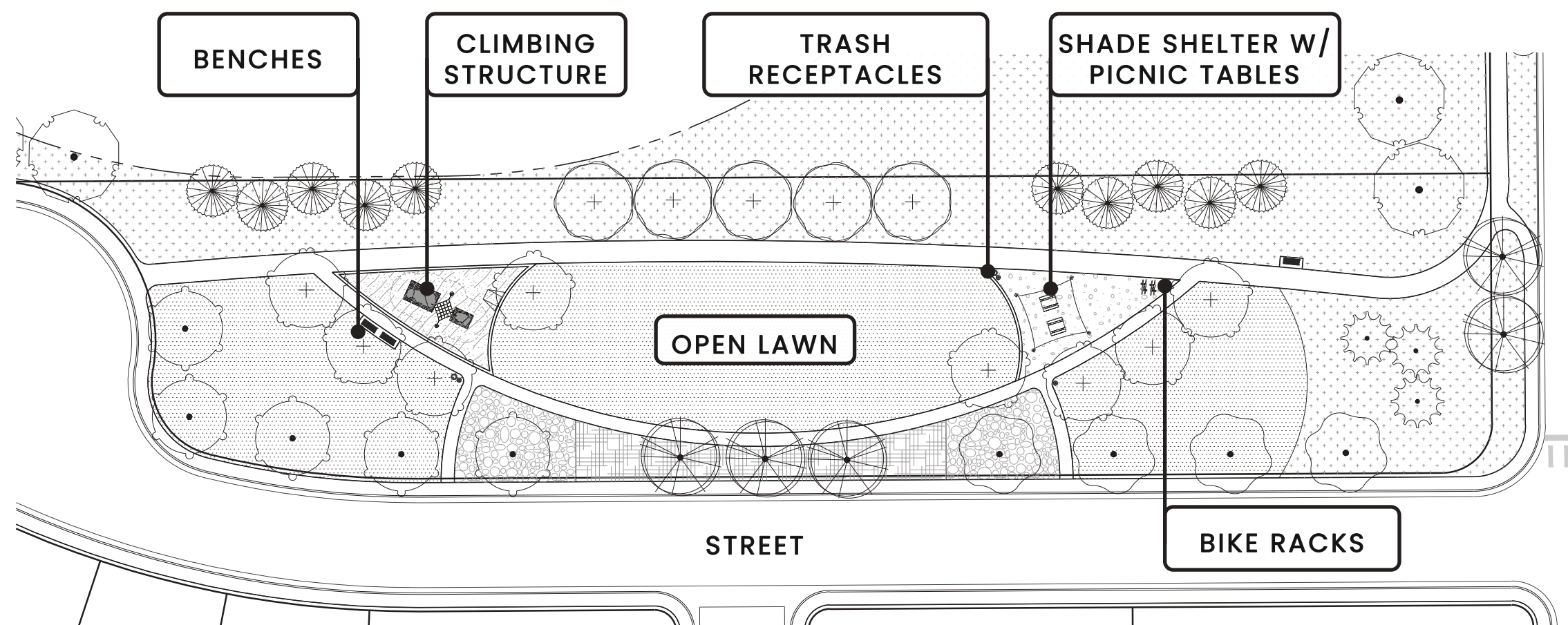
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TODD CREEK VILLAGE

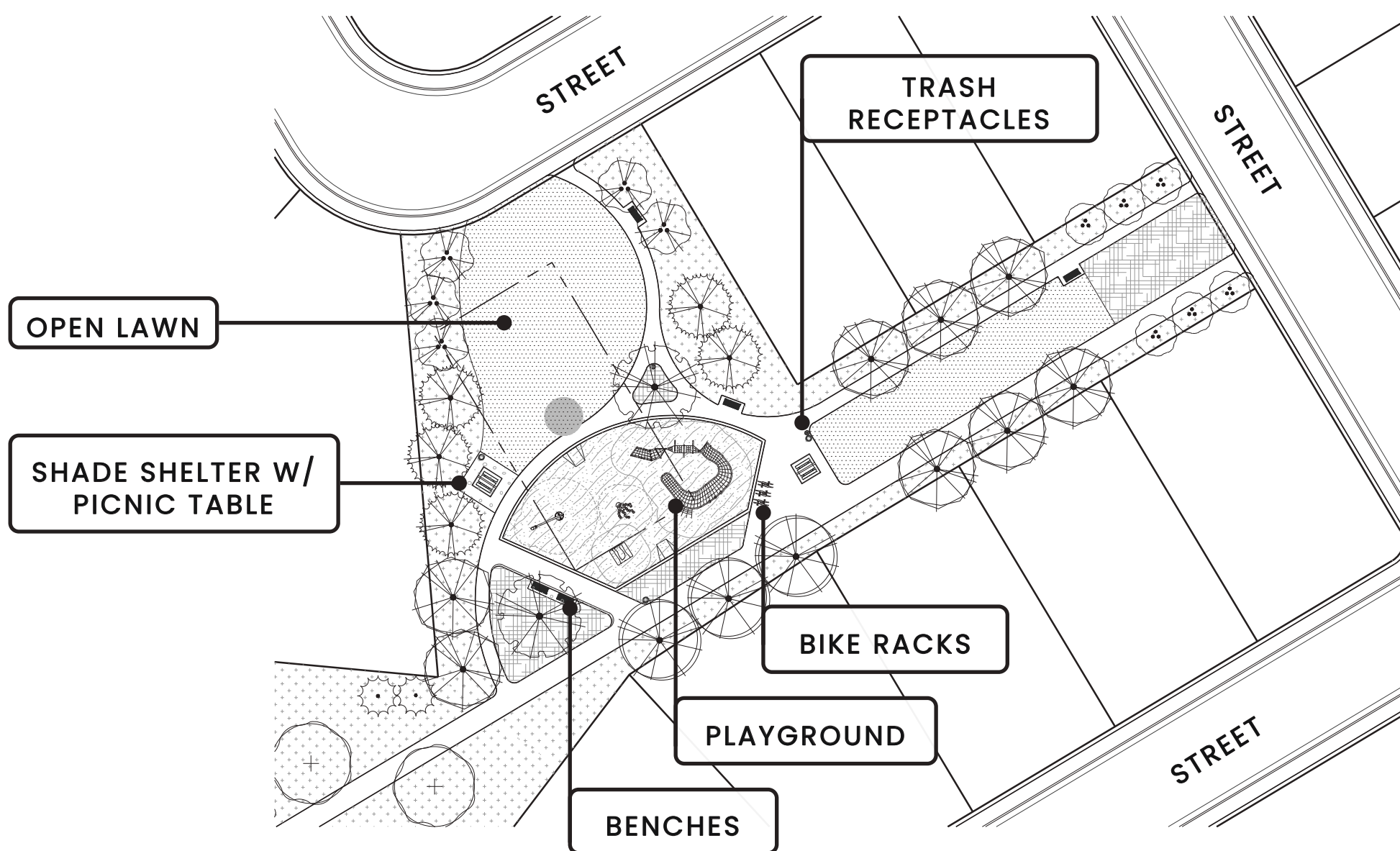
PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-2 - APPROX. 1.2 ACRES



PK-3 - APPROX. 1.1 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
- TENNIS/PICKLEBALL COURTS
- BOCCE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

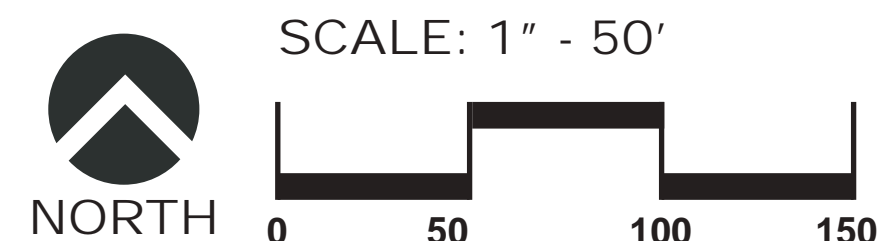
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES

NOTE:

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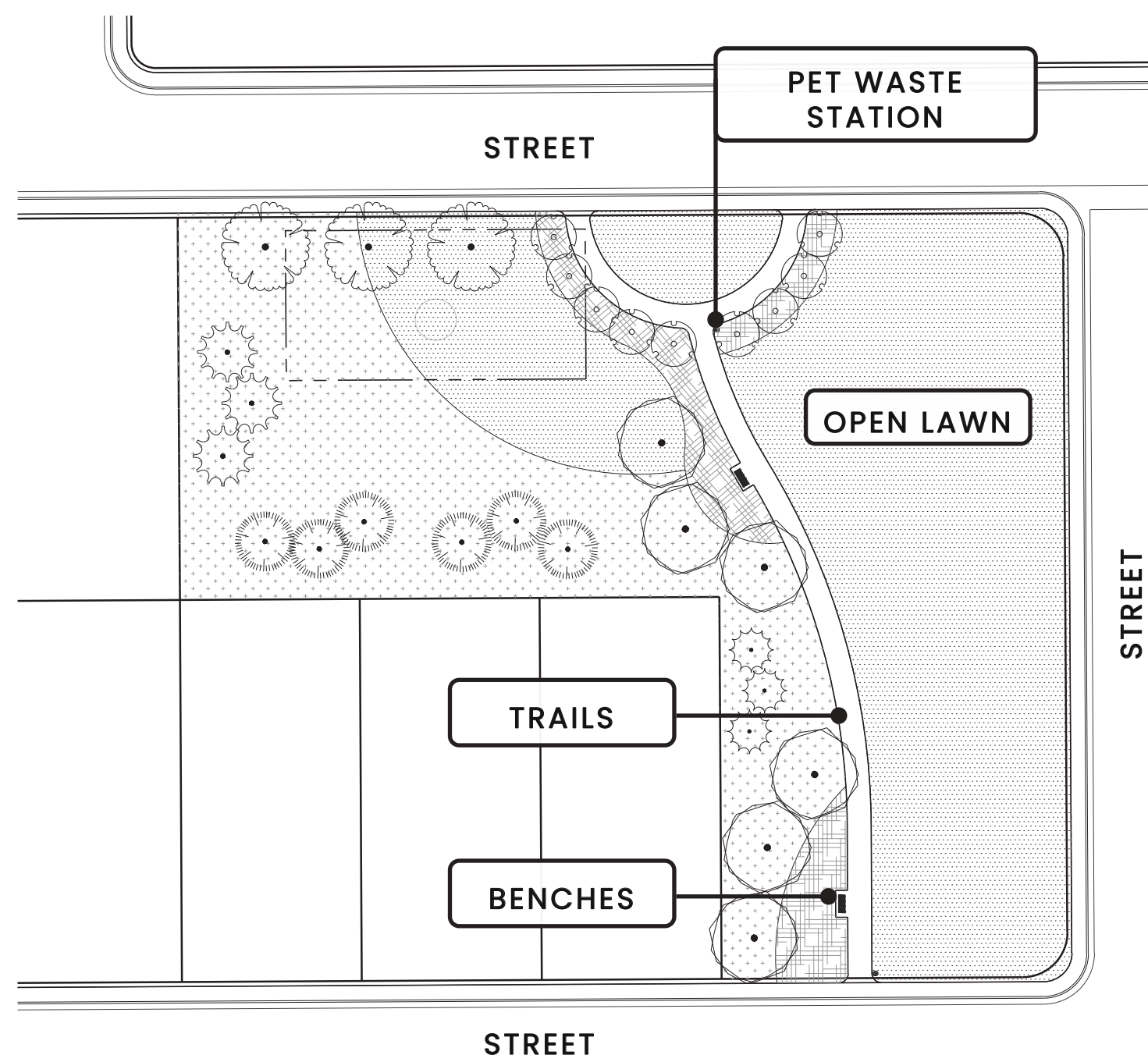
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-4 - APPROX. 0.8 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
- TENNIS/PICKLEBALL COURTS
- BOCCE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

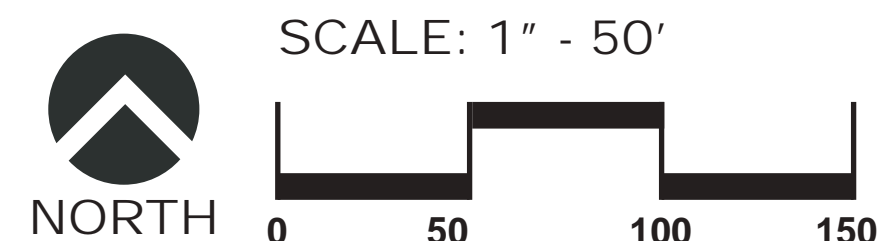
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION

NOTE:

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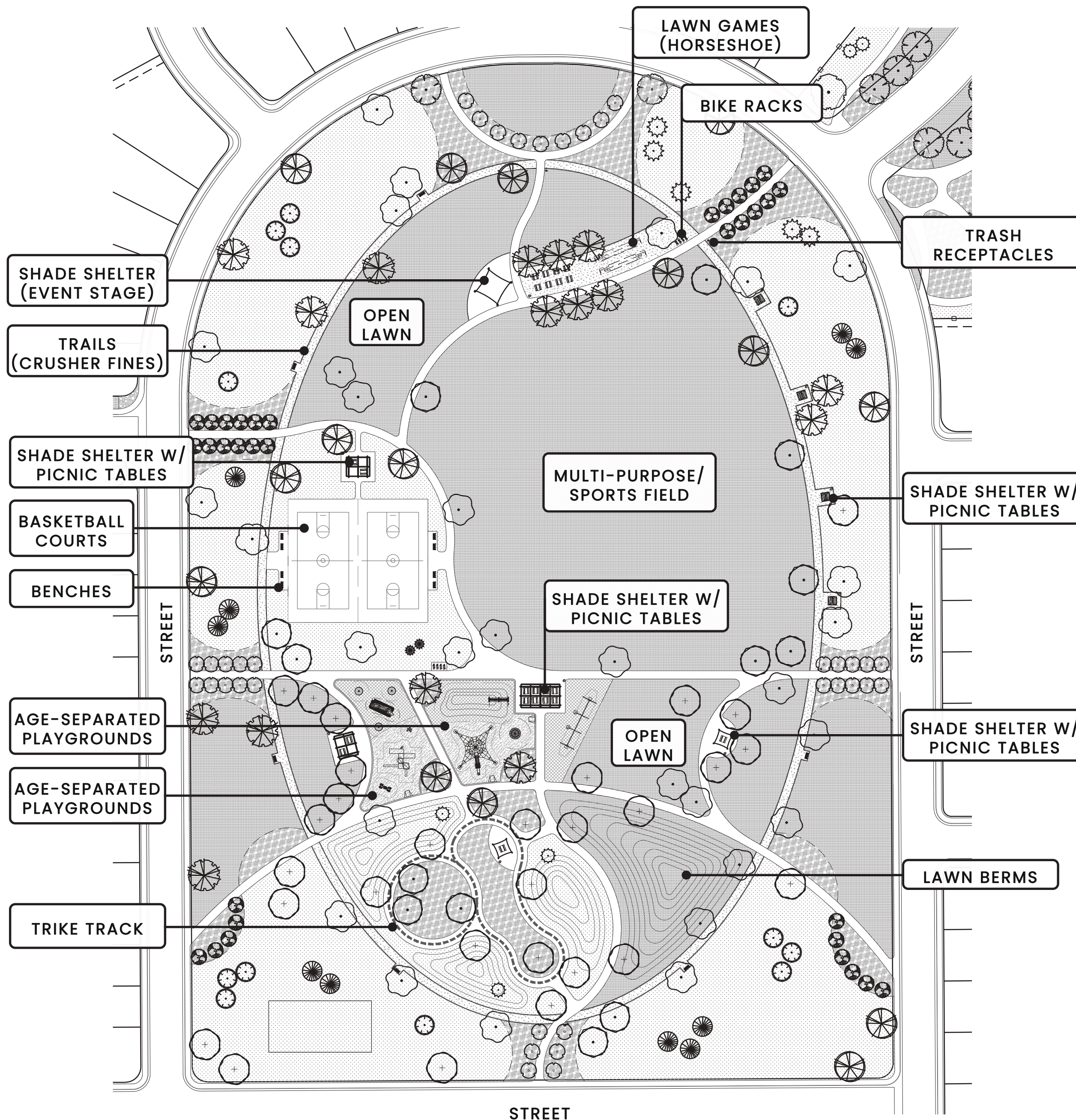
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-5 - NEIGHBORHOOD PARK - APPROX. 14.4 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
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- BOCCE BALL COURTS
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- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

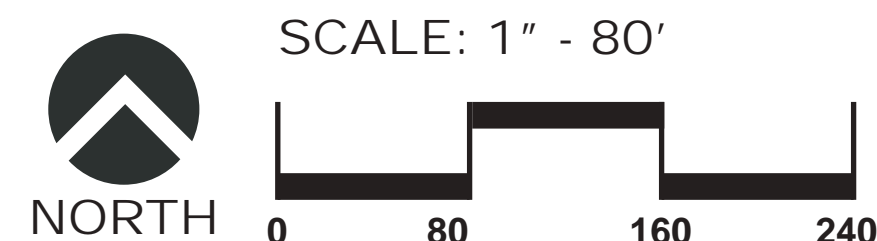
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
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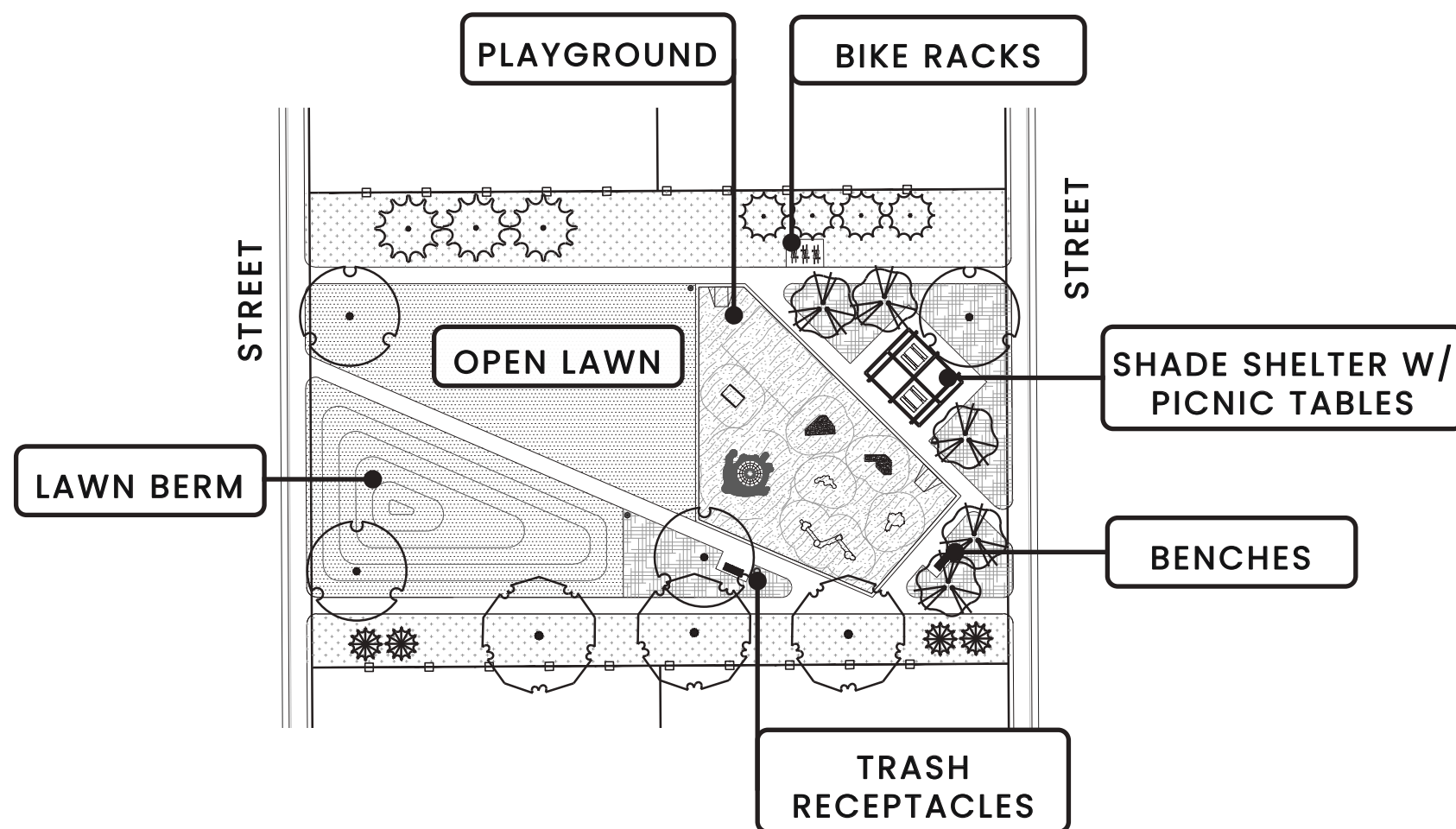
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TODD CREEK VILLAGE

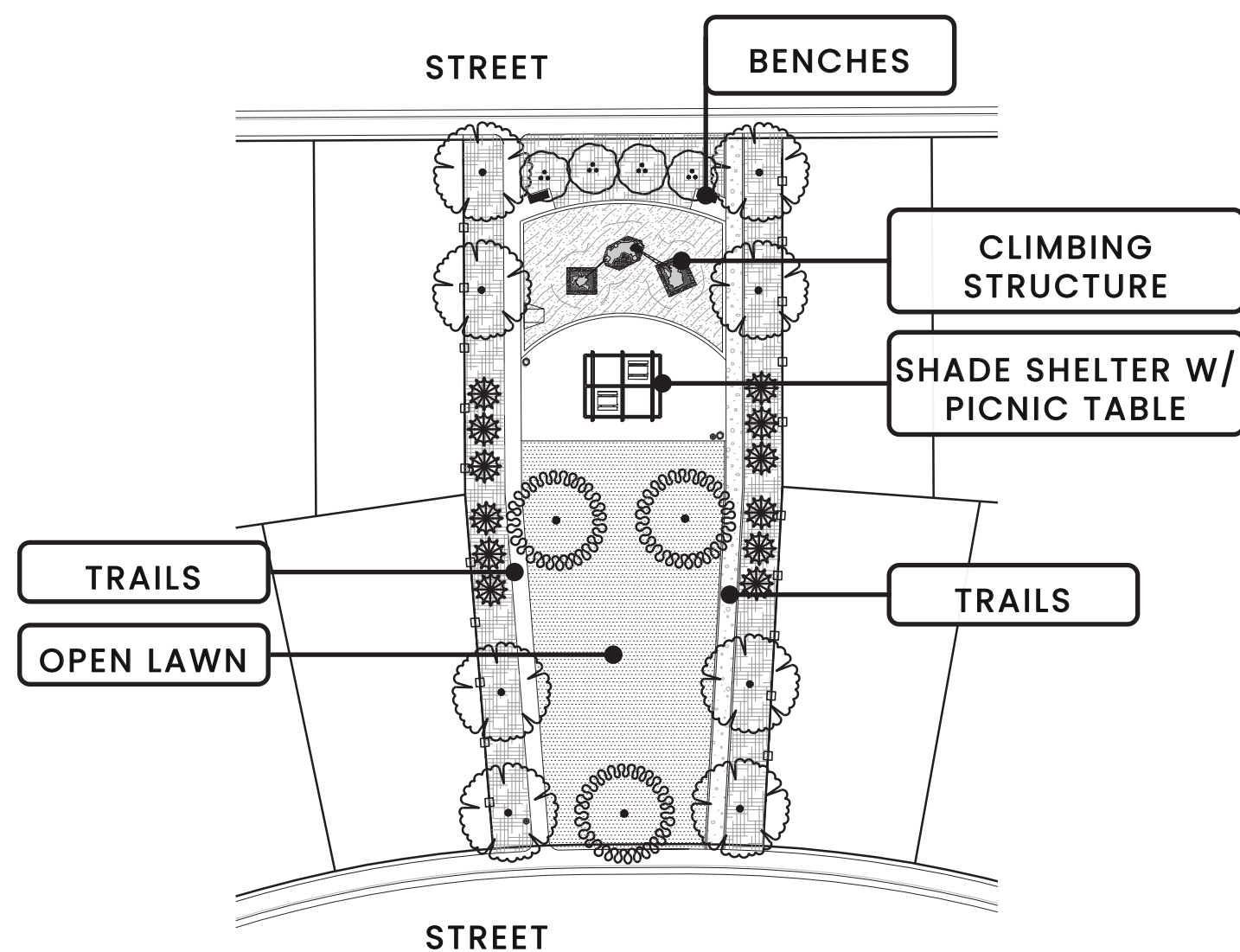
PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-6 - APPROX. 0.7 ACRES



PK-7 - APPROX. 0.5 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
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- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

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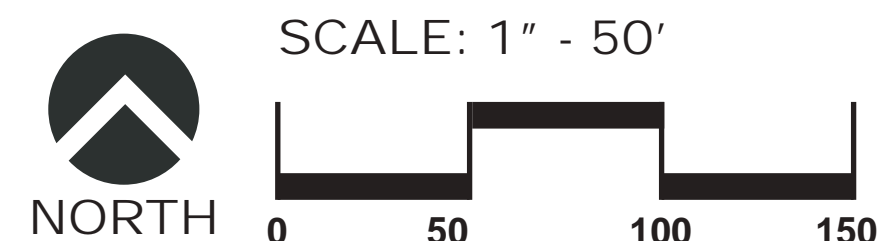
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

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- ACTIVE USES:
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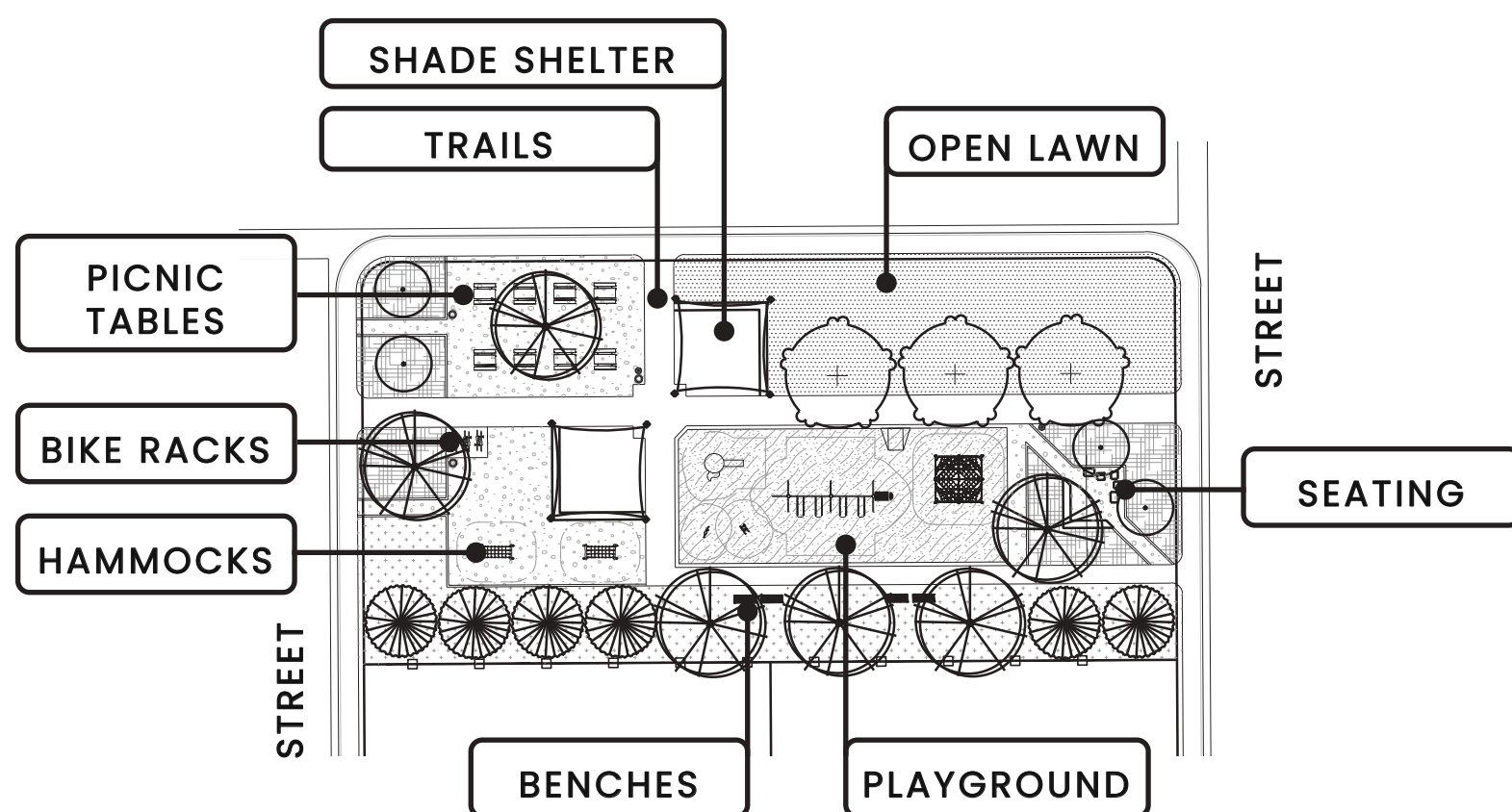
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TODD CREEK VILLAGE

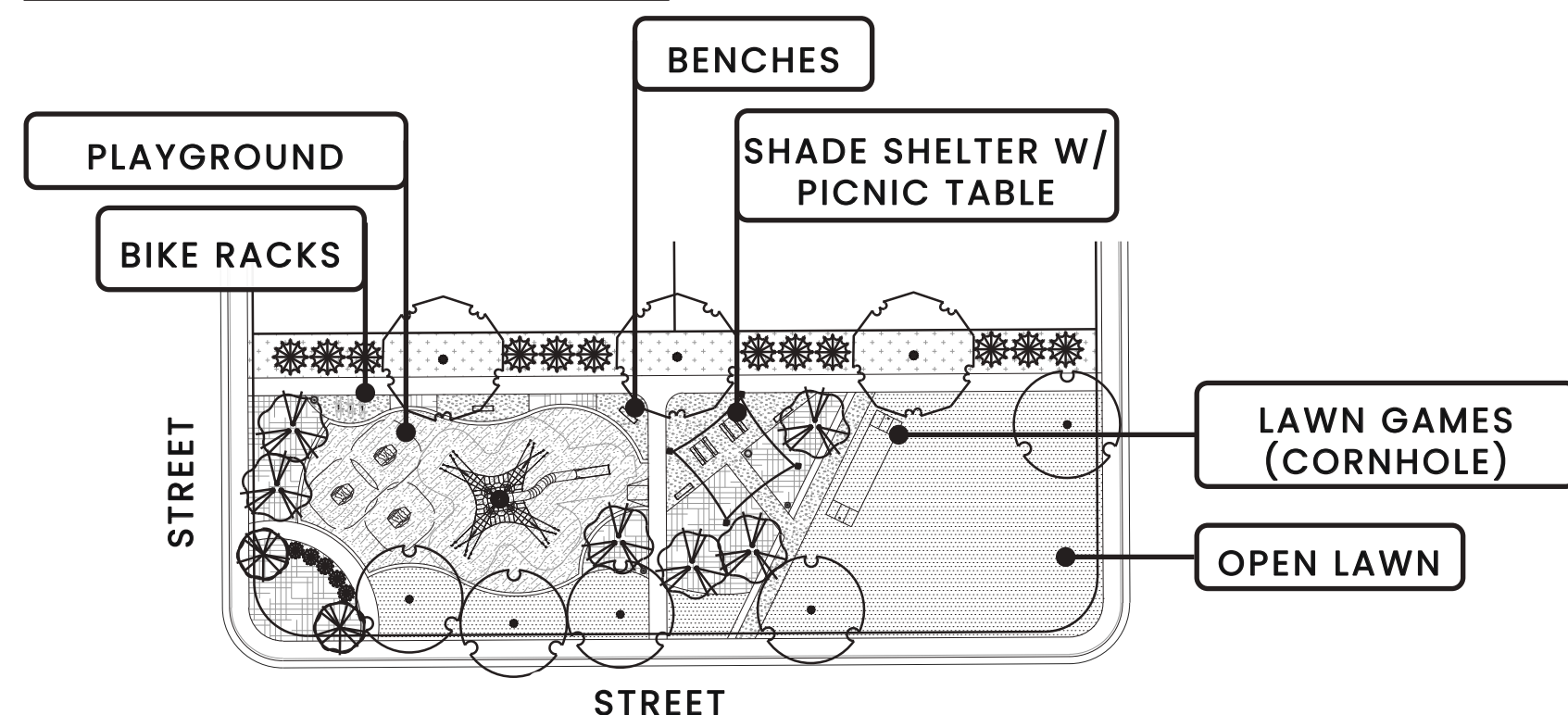
PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-8 - APPROX. 0.6 ACRES



PK-9 - APPROX. 0.5 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
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- BOCCIE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

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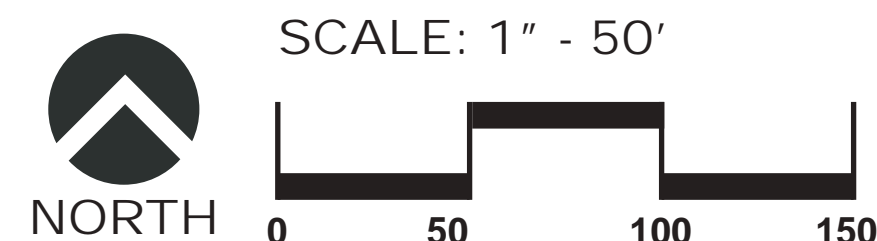
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION

NOTE:

THE ACTIVE PARKS AND OPEN SPACE PLANS ARE CONCEPT PLANS ONLY AND MAY CHANGE WITH FUTURE DEVELOPMENT PLANS. HOWEVER, THE ACTIVE PARKS AND OPEN SPACE SHALL CONTAIN SIMILAR OR SUBSTITUTED FEATURES, AS OUTLINED IN THE ACTIVE PARKS AND OPEN SPACE CRITERIA ABOVE.



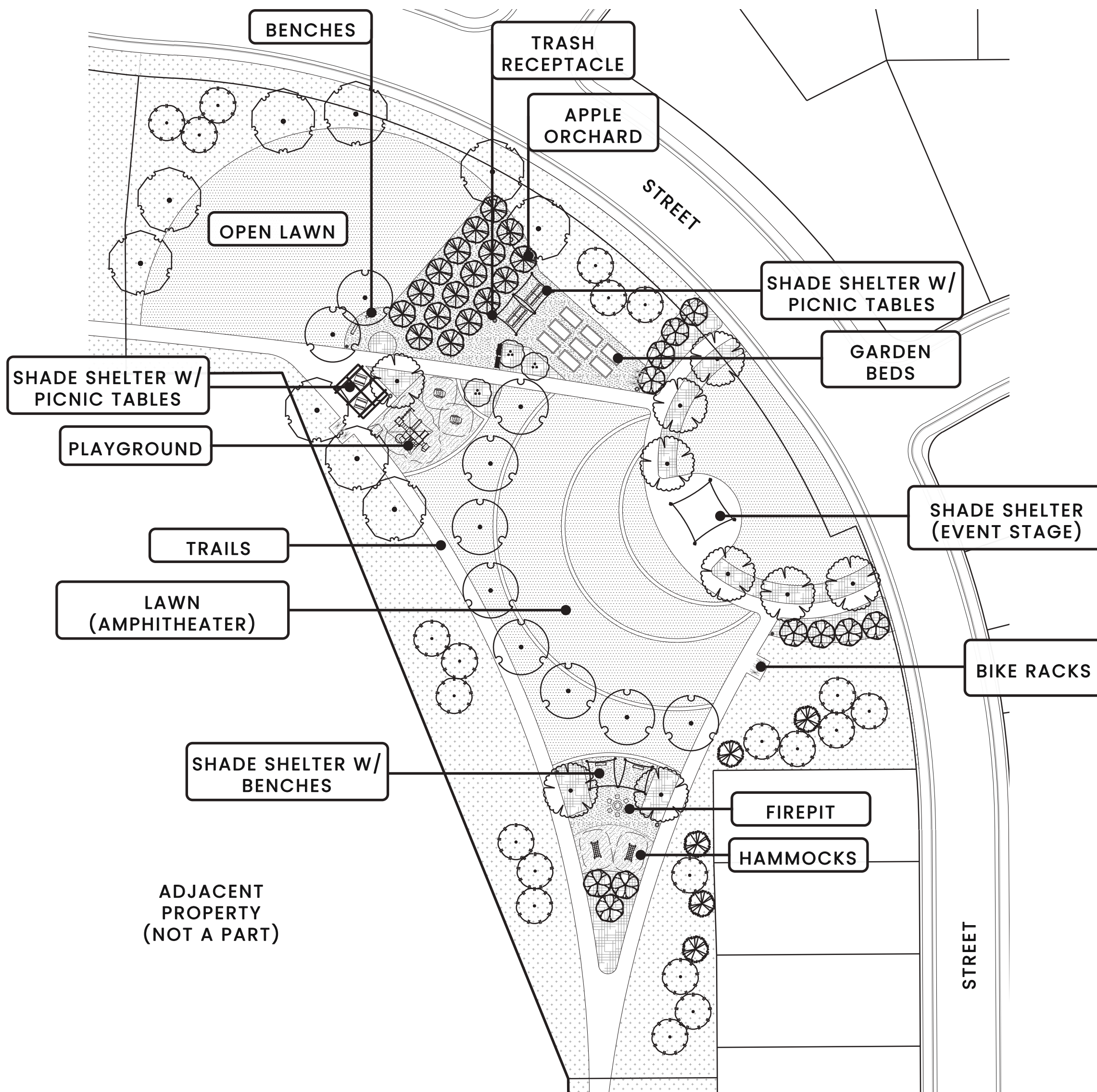
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|  <p>LAND PLANNING / LANDSCAPE ARCHITECTURE 200 KALAMATH ST. DENVER, CO 80223 (303) 531-4905 WWW.PCSGROUPCO.COM</p> |  <p>KT ENGINEERING ENGINEERS + SURVEYORS 12500 W. 58th AVE. #230 ARVADA, CO 80002 PH: 720.638.5190</p> | DATE | 6-9-2023 |
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| | | REV-4 | 10-31-2024 |

TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-10 - APPROX. 2.3 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
- TENNIS/PICKLEBALL COURTS
- BOCCE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

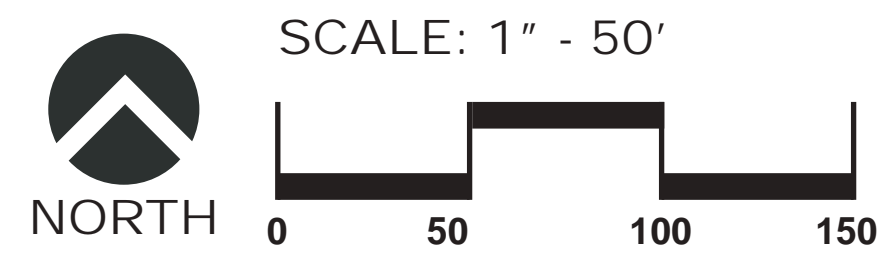
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES

NOTE:

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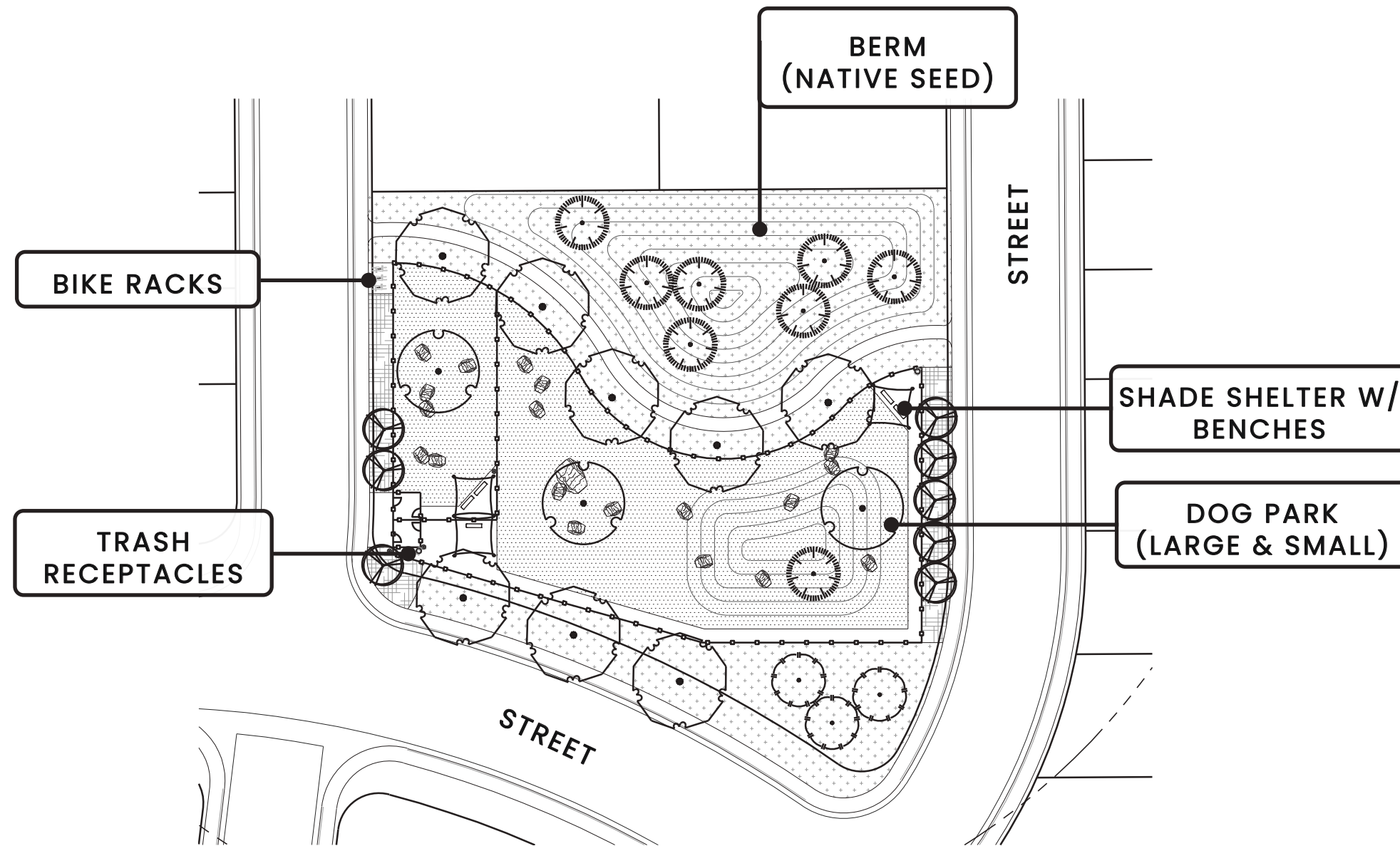
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| <small>LAND PLANNING / LANDSCAPE ARCHITECTURE</small> 200 KALAMATH ST. DENVER, CO 80223 (303) 531-4905 WWW.PCSGROUPCO.COM | KT ENGINEERING <small>ENGINEERS + SURVEYORS</small> 12500 W. 58th AVE. #230 ARVADA, CO 80002 PH: 720.638.5190 | DATE | 6-9-2023 |
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-11 - APPROX. 0.8 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
- TENNIS/PICKLEBALL COURTS
- BOCCIE BALL COURTS
- OPEN PLAY LAWN
- YARD GAMES (HORSESHOE, CORNHOLE, ETC.)
- MULTI-PURPOSE/SPORTS FIELD
- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

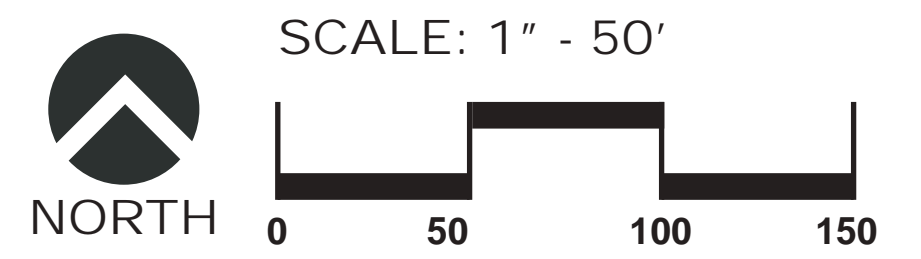
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
 - SHADE SHELTER
 - BENCHES
 - PICNIC TABLE
 - TRASH RECEPTACLES
 - PET WASTE STATIONS
 - BIKE RACKS
 - BIKE REPAIR STATION
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES

NOTE:

THE ACTIVE PARKS AND OPEN SPACE PLANS ARE CONCEPT PLANS ONLY AND MAY CHANGE WITH FUTURE DEVELOPMENT PLANS. HOWEVER, THE ACTIVE PARKS AND OPEN SPACE SHALL CONTAIN SIMILAR OR SUBSTITUTED FEATURES, AS OUTLINED IN THE ACTIVE PARKS AND OPEN SPACE CRITERIA ABOVE.



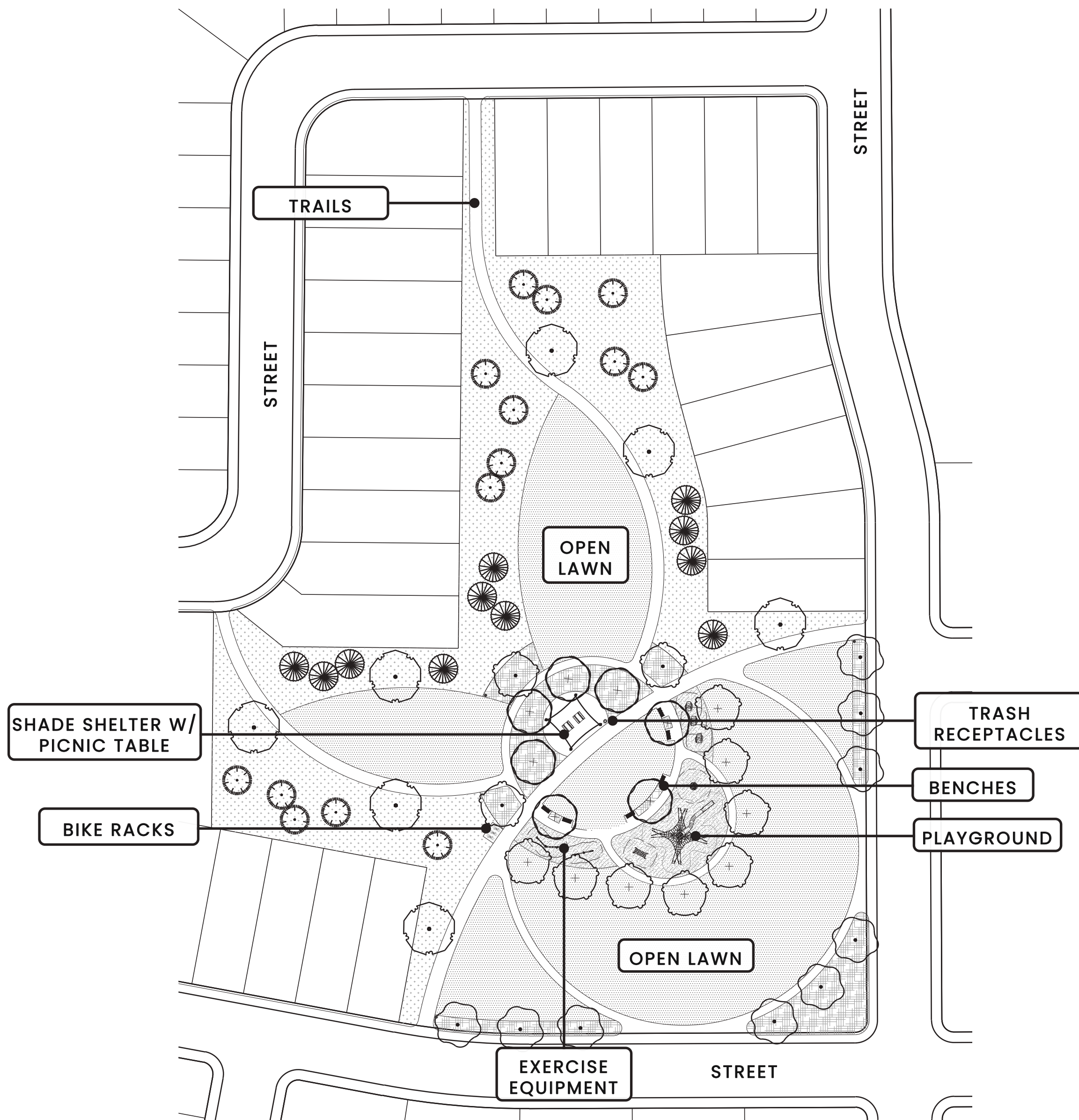
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-12 - APPROX. 3.2 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
- MUST CONTAIN AT LEAST (3) DIFFERENT TYPES OF PARK AMENITIES

LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
- PLAYGROUND
- CLIMBING FEATURE
- BASKETBALL COURTS
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- BOCCE BALL COURTS
- OPEN PLAY LAWN
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- DOG PARK
- COMMUNITY GARDENS OR ORCHARDS
- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

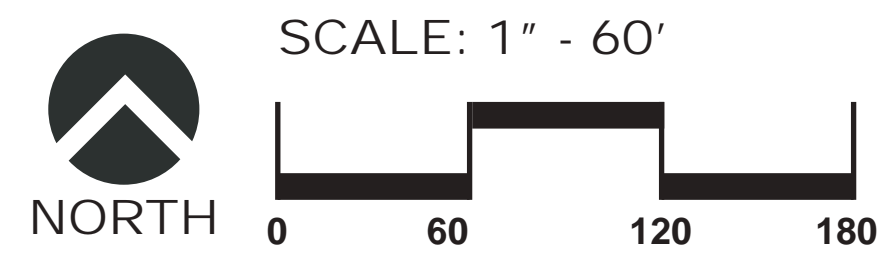
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
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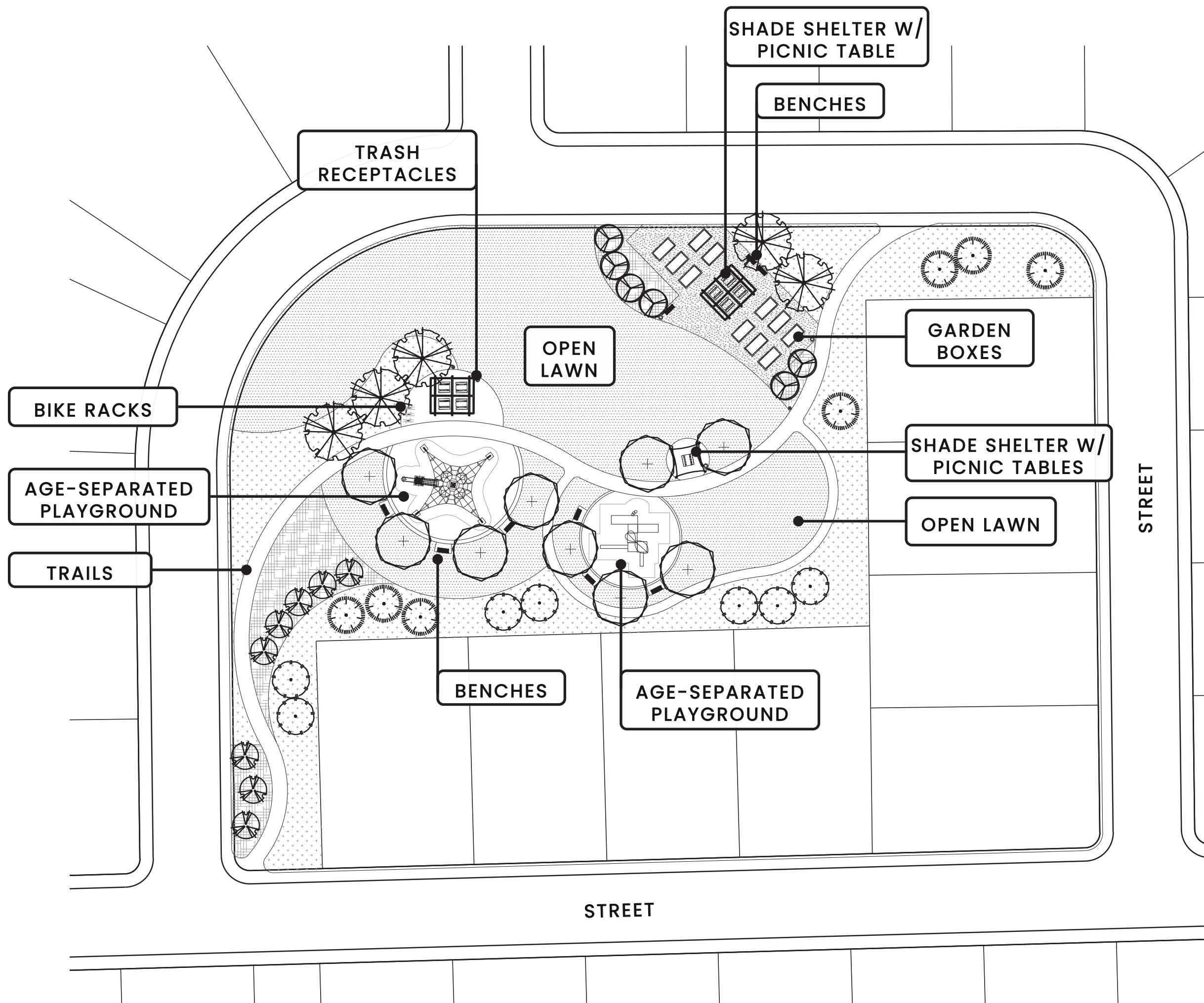
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

PK-13 - APPROX. 1.8 ACRES



ACTIVE OPEN SPACE CRITERIA:

NEIGHBORHOOD PARK

- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
- MUST CONTAIN ALL PARK AMENITIES LISTED BELOW

POCKET PARK

- SIZE: 0.5 - 2.9 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1 ACRE OF PARK AREA
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LIST OF PARK ACTIVE USES INCLUDE THE FOLLOWING:

- TRAILS
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- DOG PARK
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- TRIKE TRACK OR BIKE COURSE
- SKATE PARK
- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

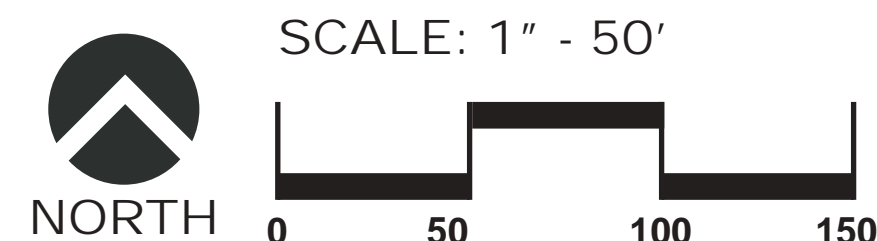
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
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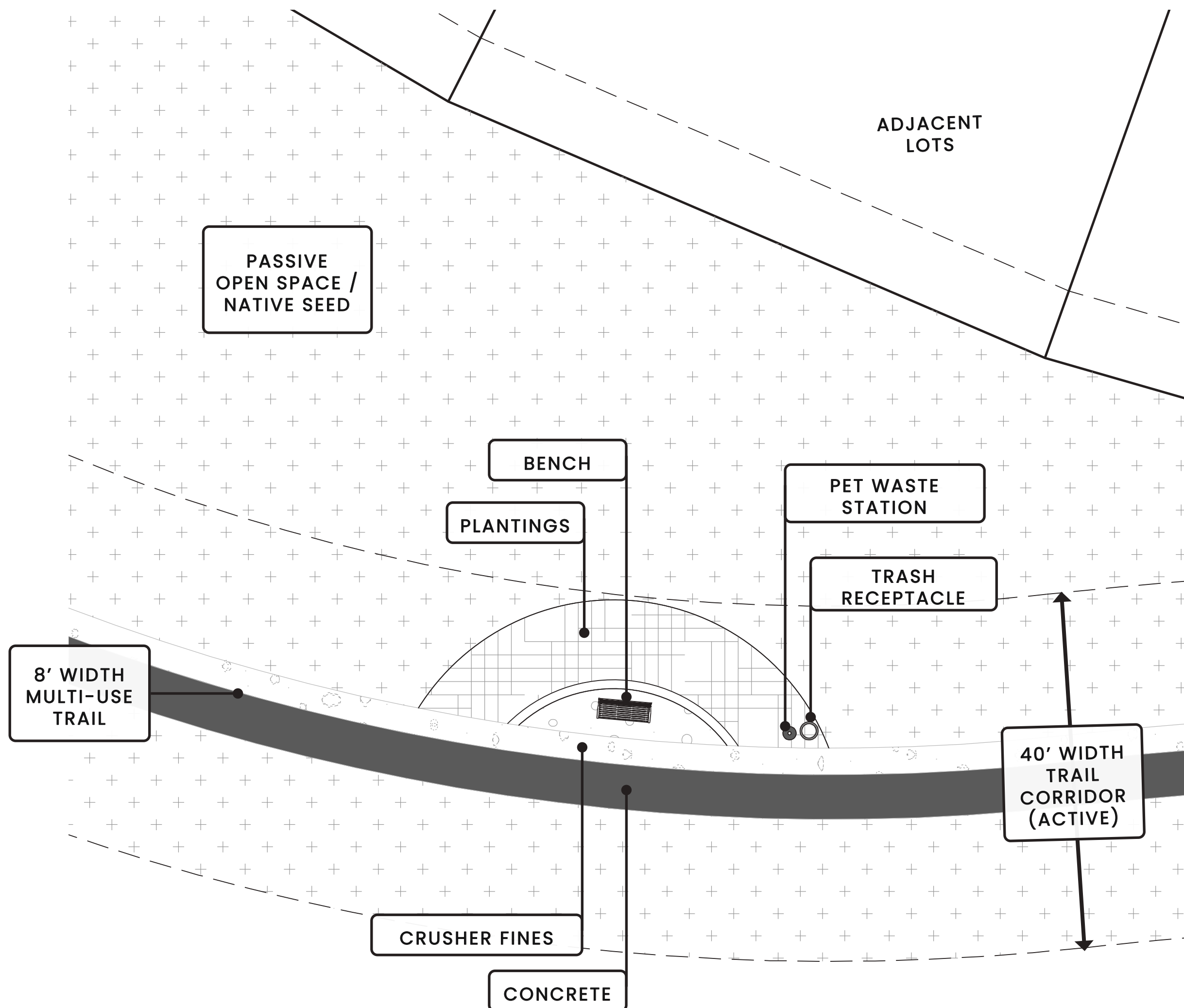
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

ACTIVE OPEN SPACE & PARKS CONCEPT PLANS

EXAMPLE ACTIVE TRAIL CORRIDOR & AMENITIES



ACTIVE OPEN SPACE CRITERIA:

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- SIZE: 3-15 ACRES
- MUST CONTAIN AT LEAST (1) ACTIVE USE TYPE PER 1.5 ACRES OF PARK AREA
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- DOG PARK
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- TRIKE TRACK OR BIKE COURSE
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- OR SIMILAR ACTIVE USES

LIST OF PARK AMENITIES INCLUDE THE FOLLOWING:

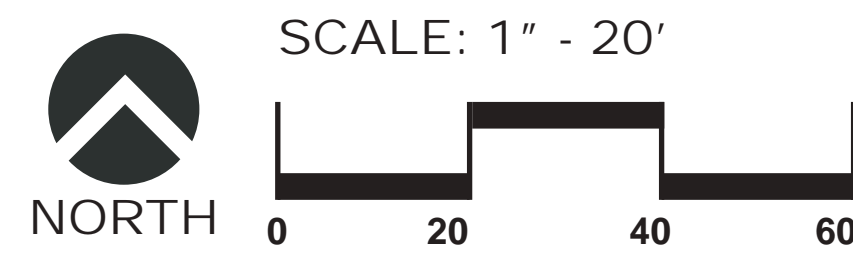
- SHADE SHELTER
- BENCHES
- TRASH RECEPTACLES
- PET WASTE STATIONS
- BIKE RACKS

ACTIVE OPEN SPACE/TRAIL SYSTEM

- SIZE: MINIMUM 0.5 ACRES
- ACTIVE USES:
 - TRAILS (MINIMUM 8' TRAIL WITHIN A 40' WIDE CORRIDOR)
- MUST CONTAIN AT LEAST (2) AMENITIES EVERY 0.5 MILES
 - SHADE SHELTER
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 - PICNIC TABLE
 - TRASH RECEPTACLES
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 - BIKE RACKS
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pcs group
LAND PLANNING / LANDSCAPE ARCHITECTURE
 200 KALAMATH ST. DENVER, CO 80223
 (303) 531-4905
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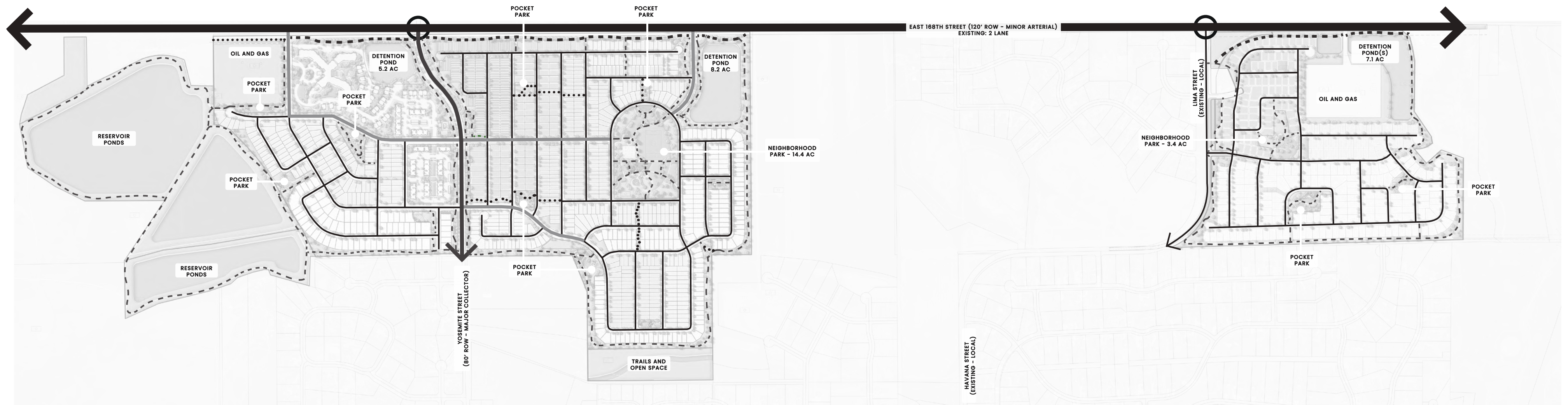
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KT ENGINEERING
ENGINEERS + SURVEYORS
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TODD CREEK VILLAGE

PRELIMINARY PUD PLAN - MAJOR AMENDMENT

PUD AMENDMENT - MULTI-MODAL TRANSPORTATION PLAN

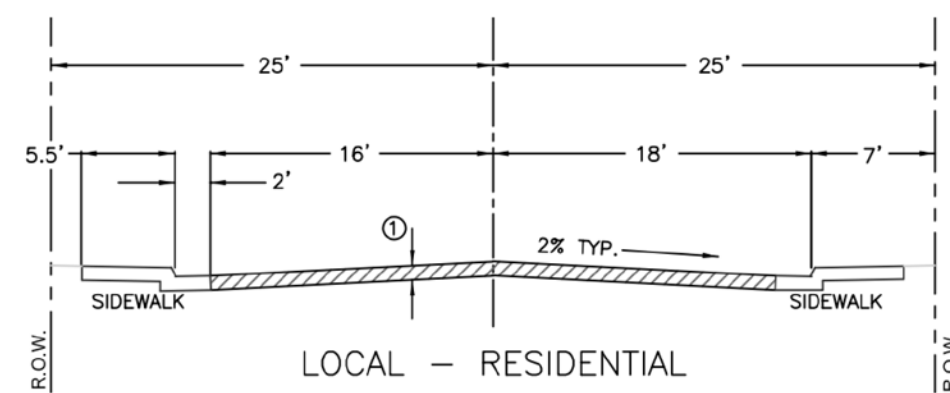


PROPOSED ROADS & TRAILS

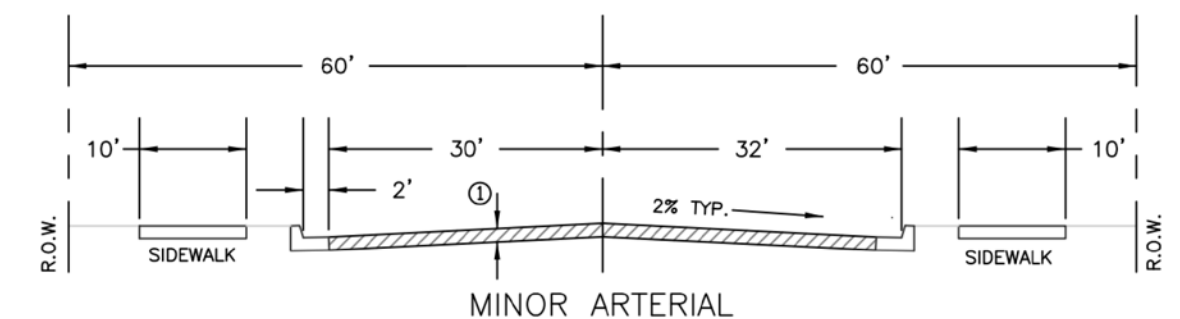
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| 5' CONCRETE TRAIL | — LOCAL ROAD (50' ROW) WITH 5.5' ATTACHED SIDEWALK OR MEANDERING WALK PER PLAN |
| --- 8' CONCRETE TRAIL* | — MINOR COLLECTOR ROAD (80' ROW) WITH 5.5' ATTACHED SIDEWALK OR MEANDERING WALK PER PLAN |
| --- 10' CONCRETE TRAIL* |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

NOTE:

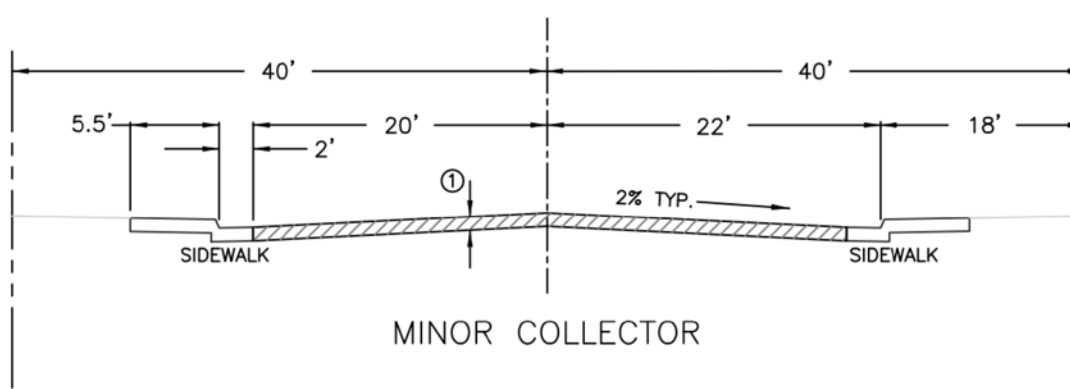
- This graphic is for illustrative and concept purposes only and may be subject to change.
- The ultimate roadway design and widths are up to the discretion of Adams County and are not subject to regulation by this Planned Unit Development.



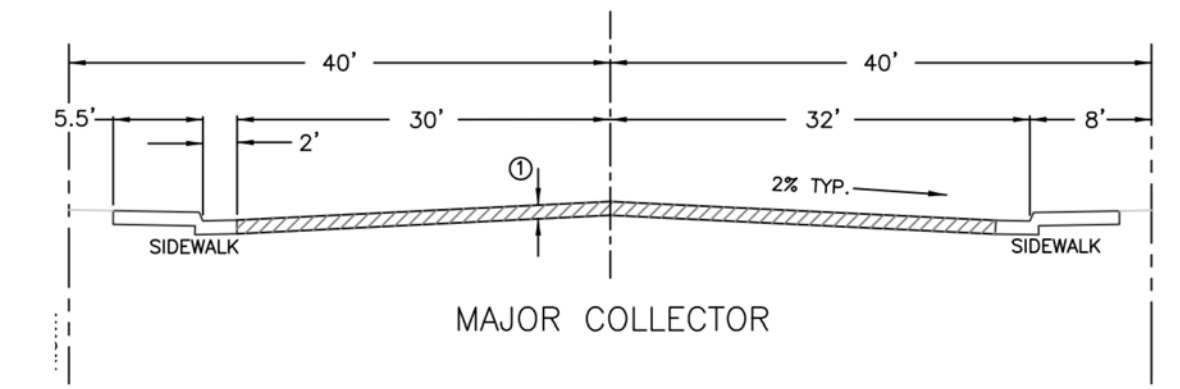
Source: Adams County Engineering Roadway Standards





Source: Adams County Engineering Roadway Standards



Source: Adams County Engineering Roadway Standards



Source: Adams County Engineering Roadway Standards

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OWNERSHIP AND DEDICATION CERTIFICATE:

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

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

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

PARCEL THREE:
 THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH 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

NOW BEING DESCRIBED AS FOLLOWS:

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

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

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

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

BEGINNING THE NORTHWEST CORNER OF SECTION 3;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

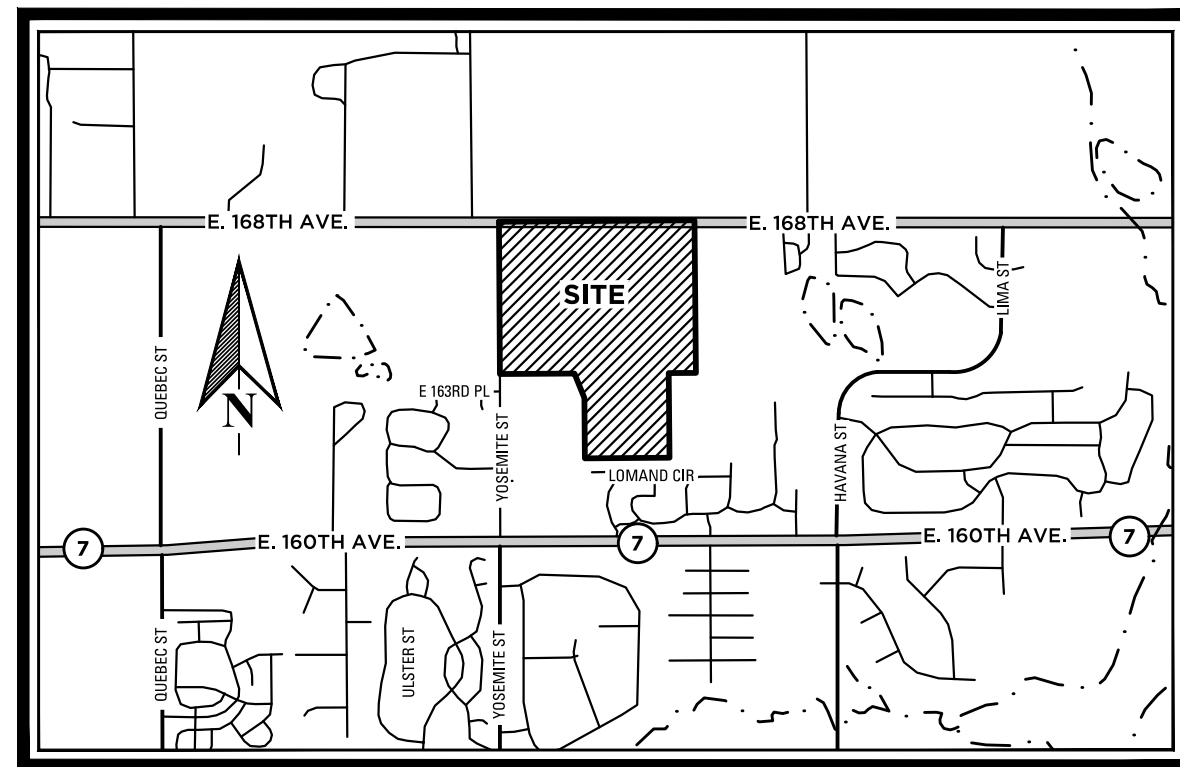
ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

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

PRELIMINARY PLAT
SELTZER FARMS FILING NO. 1

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

SHEET 1 OF 19



VICINITY MAP
 1" = 3000'

SHEET INDEX

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

EXECUTED THIS ____ DAY OF _____, 20__.

OWNER:

SELTZER FARMS, INC.

BY: _____
 REX A. SELTZER

NOTARY:

STATE OF _____)
)SS
 COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ME THIS ____ DAY OF _____, 20__.
 BY GUILLAUME POUCHOT AS MANAGER, SELTZER FARMS INC., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

PLANNING COMMISSION RECOMMENED FOR APPROVAL:

PLANNING COMMISSION APPROVAL
 RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS

_____ DAY OF _____ A.D. 202_.

CHAIR

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:

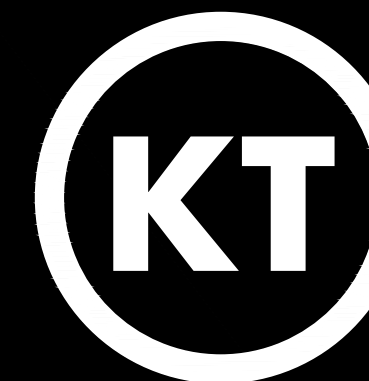
APPROVED AS TO FORM

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

| | | |
|--|----------------------|------------|
| DATE SUBMITTED: 02.02.2024 | | |
| REVISION NO. | DATE | |
| 1 | 02-02-24 | |
| 2 | 04-26-24 | |
| 3 | 08-23-24 | |
| 4 | 10-30-24 | |
| 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

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

PRELIMINARY PLAT
SELTZER FARMS FILING NO. 1

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

SHEET 2 OF 19

GENERAL NOTES:

1. NOTICE: ACCORDING TO THE COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, LLC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NUMBER: 100-N0037848-020-CN1, AMENDMENT NO. 9 WITH AN EFFECTIVE DATE OF OCTOBER 17, 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 FOUND 2" ALUMINUM CAP, PLS 25937, PER MONUMENT RECORD DATED 2-23-18.
6. 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:
 - PURSUANT TO SECTION 4-07-01-02-01-12, WHERE A NEW HOME AND/OR OTHER PERMANENT STRUCTURE WITH PLUMBING IS CONSTRUCTED WITHIN THREE HUNDRED (300) FEET OF AN EXISTING OIL AND GAS WELL, THE PROPERTY OWNER SHALL SUBMIT A SIGNED WAIVER ACKNOWLEDGING THE EXISTENCE OF THE FACILITY.
 - ACTIVE OIL AND GAS WELL LOCATIONS SHALL REQUIRE A 300 FEET RADIUS BUFFER AS DEPICTED ON THIS PLAT. NO STRUCTURES WITH PLUMBING MAY BE CONSTRUCTED WITHIN THIS BUFFER AREA.
 - ABANDONED AND PLUG OIL AND GAS WELL LOCATIONS SHALL REQUIRED A 50 FEET X 100 FEET WORKOVER SETBACK CENTERED OVER THE ABANDONED WELL AS SHOWN ON THIS PLAT. NO STRUCTURES WITH PLUMBING MAY BE CONSTRUCTED WITHIN THIS BUFFER AREA.
 - 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.
 - NO UTILITY LINES SHALL BE INSTALLED WITHIN TEN FEET OF ANY PLUGGED AND ABANDONED WELL.
7. 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.

GENERAL NOTES CONTINUED:

8. NO LOT SHALL HAVE DIRECT ACCESS TO E. 168TH AVENUE OR YOSEMITE STREET.
9. THE OWNER SHALL COMPLY WITH TITLE 25-10-101, ET SEQ. COLORADO REVISED STATUTES AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL COMMISSION ON-SITE WASTEWATER TREATMENT SYSTEM REGULATION #43, 5 CCR-1002-43.
10. THE DEVELOPER/OWNER IS TO PROVIDE DEVELOPABLE LOTS BY REMOVING ANY OIL AND GAS PIPELINES AND STRUCTURES WITHIN THE BOUNDARY OF THE LOTS.
11. 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.
12. TERMINATION OF USE OR ABANDONMENT OF AN OWTS
 - A. THE DEPARTMENT SHALL BE NOTIFIED, IN WRITING, WHEN A TANK, VAULT, SEEPAGE PIT, OR CESSPOOL IS ABANDONED, AND A PUMP RECEIPT PROVIDED.
 - B. THE CONTENTS OF A SEPTIC TANK, VAULT, SEEPAGE PIT, OR CESSPOOL, THE USE OF WHICH HAS BEEN TERMINATED, SHALL BE REMOVED AND PROPERLY DEPOSED OF.
 - C. A TANK MAY BE COMPLETELY REMOVED AND THE PARTS DISPOSED OF SAFELY.
 - D. IF THE TANK WILL REMAIN IN PLACE:
 - 1) THE TANK MUST BE PUMPED TO REMOVE AS MUCH WASTE AS POSSIBLE;
 - 2) THE BOTTOM OF THE TANK MUST BE BROKEN SO THE TANK NEITHER FLOATS NOR FILLS WITH WASTE.
 - 3) THE TOP MUST BE COLLAPSED AND THE SIDES MAY BE BROKEN INTO THE VOID;
 - 4) THE REMAINING VOID MUST BE FILLED WITH GRAVEL, SAND OR COMPACTED SOILS; AND
 - 5) THE FILLED EXCAVATION WILL BE GRADED TO SURROUNDINGS, ALLOWING FOR SETTLING.
 - E. THE DEPARTMENT MAY REQUIRE ABANDONMENT OF A TANK THAT IS DEEMED TO BE A HAZARD.

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

STORM DRAINAGE FACILITY STATEMENT:

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

| | | |
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| PREPARED FOR: REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899 | | |
| SCALE: 1" = N/A | JOB NO: 0109-2207 | BY: BSS |
| SHEET 2 OF 19 | | |



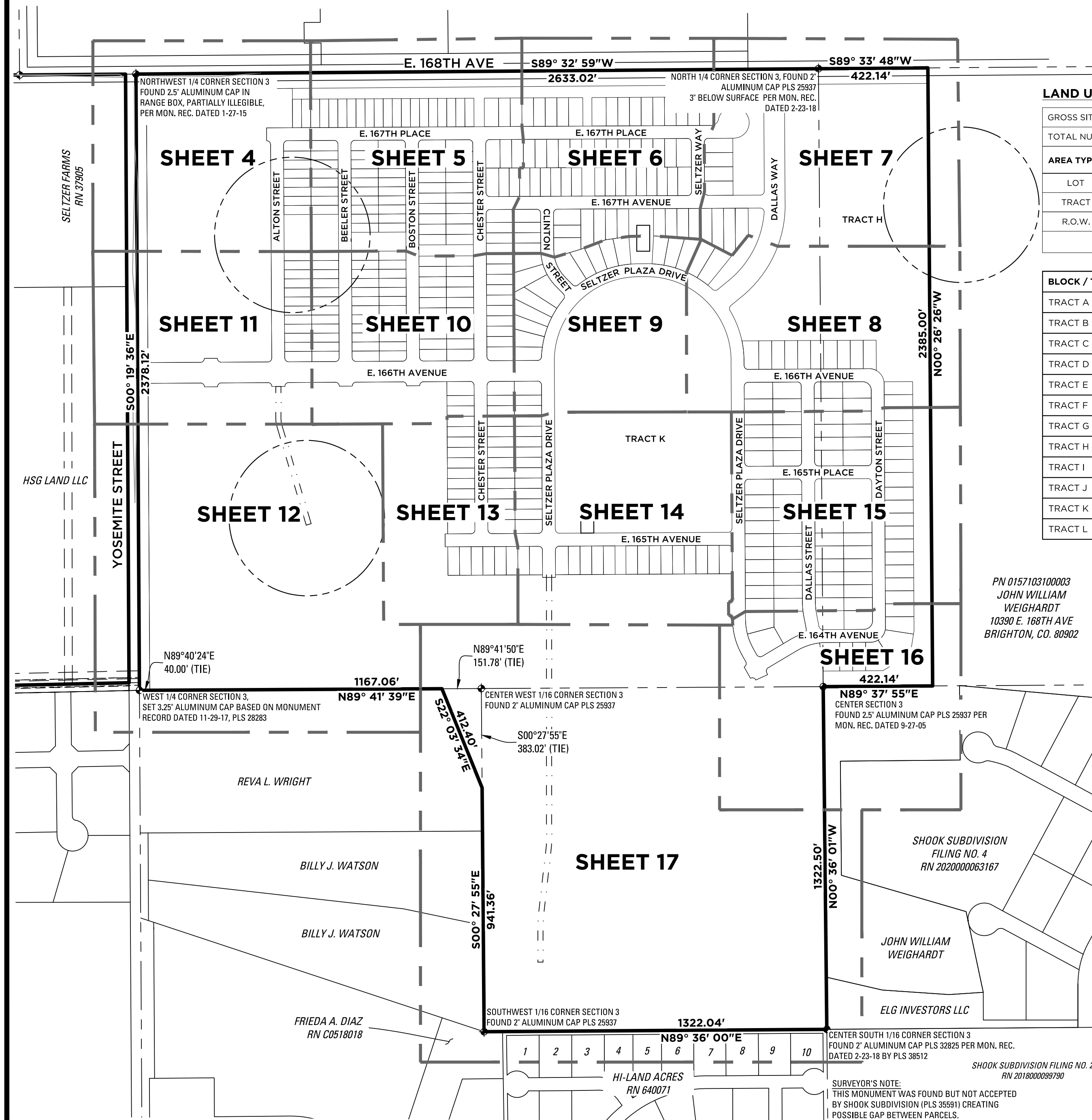
KT ENGINEERING
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12500 W. 58th AVE. #230
 ARVADA, CO 80002
 PH: 720.638.5190

SELTZER FARMS FILING NO. 1

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

SHEET 3 OF 19



LAND USE SUMMARY:

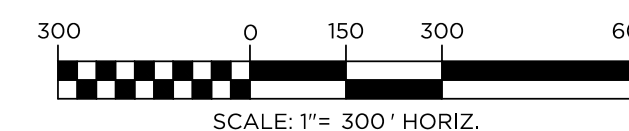
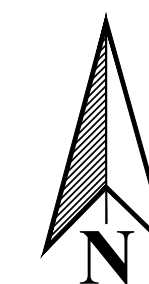
| GROSS SITE AREA | | 9,059,143 SF | | 207.97 AC | |
|----------------------|---------------|--------------|-----------|--------------------|--------|
| TOTAL NUMBER OF LOTS | | 413 | | | |
| AREA TYPE | AREA USE | AREA SF | AREA AC | COMMUNITY COVERAGE | |
| LOT | LOTS | 6,181,706 SF | 141.91 AC | 68.3%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

| BLOCK / TRACT | OWNERSHIP & MAINTENANCE | AREA SF | AREA AC | USE / BLANKET EASEMENT |
|---------------|-------------------------|------------|-----------|--|
| TRACT A | SELTZER FARMS, INC | 132,360 SF | 3.039 AC | OPEN SPACE / UTILITY & DRAINAGE |
| TRACT B | SELTZER FARMS, INC | 30,061 SF | 0.690 AC | OPEN SPACE / UTILITY, DRAINAGE & PUBLIC ACCESS |
| TRACT C | SELTZER FARMS, INC | 15,361 SF | 0.353 AC | OPEN SPACE / UTILITY & DRAINAGE |
| TRACT D | SELTZER FARMS, INC | 9,061 SF | 0.208 AC | OPEN SPACE / UTILITY & DRAINAGE |
| TRACT E | SELTZER FARMS, INC | 10,947 SF | 0.251 AC | OPEN SPACE / UTILITY & DRAINAGE |
| TRACT F | SELTZER FARMS, INC | 19,584 SF | 0.450 AC | OPEN SPACE / UTILITY, DRAINAGE & PUBLIC ACCESS |
| TRACT G | SELTZER FARMS, INC | 19,222 SF | 0.441 AC | OPEN SPACE / UTILITY & DRAINAGE |
| TRACT H | SELTZER FARMS, INC | 739,815 SF | 16.984 AC | OPEN SPACE & DETENTION POND / UTILITY & DRAINAGE |
| TRACT I | SELTZER FARMS, INC | 23,848 SF | 0.547 AC | OPEN SPACE / UTILITY & DRAINAGE |
| TRACT J | SELTZER FARMS, INC | 4,596 SF | 0.106 AC | OPEN SPACE / UTILITY & DRAINAGE |
| TRACT K | SELTZER FARMS, INC | 628,210 SF | 14.422 AC | OPEN SPACE / UTILITY, DRAINAGE & PUBLIC ACCESS |
| TRACT L | SELTZER FARMS, INC | 7,332 SF | 0.168 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



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

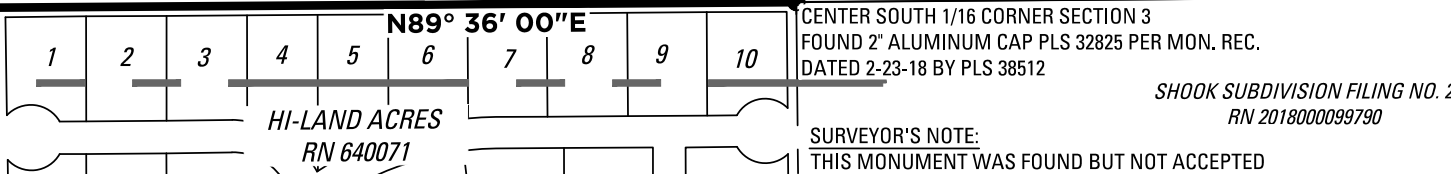


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ARVADA, CO 80002
PH: 720.638.5190

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

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

WEST 1/4 CORNER SECTION 3
SET 3.25\"/>

CENTER WEST 1/16 CORNER SECTION 3
FOUND 2\"/>

CENTER SOUTH 1/16 CORNER SECTION 3
FOUND 2\"/>

N89°40'24\"/>

N89°41'50\"/>

N89° 37' 55\"/>

REVA L. WRIGHT

BILLY J. WATSON

BILLY J. WATSON

FRIEDA A. DIAZ
RN C0518018

SHEET 17

SHOOK SUBDIVISION
FILING NO. 4
RN 2020000063167

JOHN WILLIAM
WEIGHARDT

ELG INVESTORS LLC

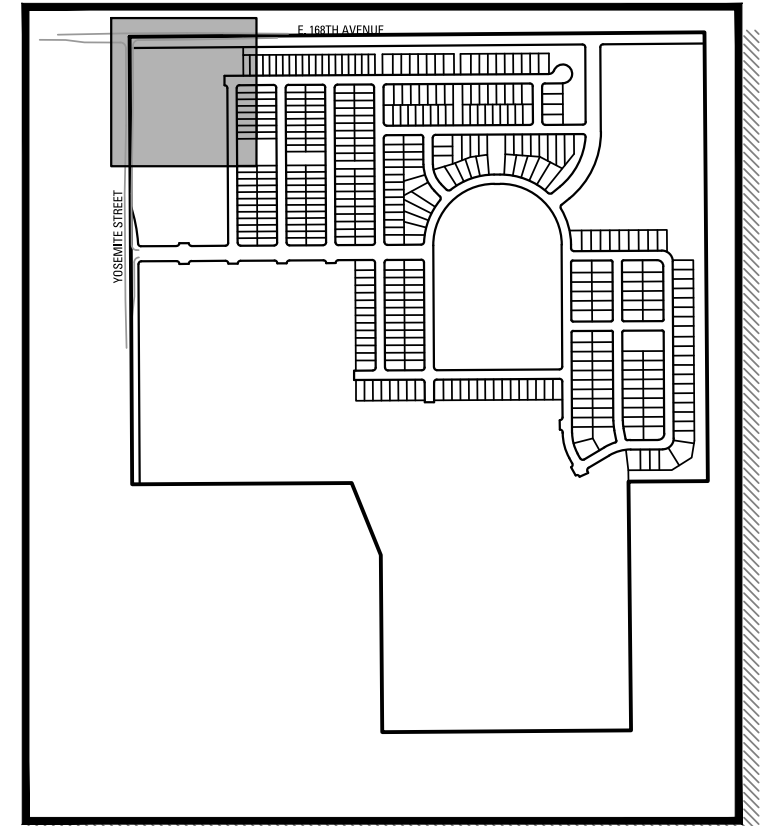
HI-LAND ACRES
RN 640071

SELTZER FARMS
RN 37905

HSG LAND LLC

SELTZER FARMS FILING NO. 1

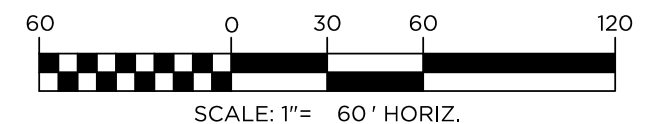
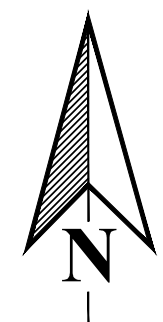
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
NTS

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- * RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- 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
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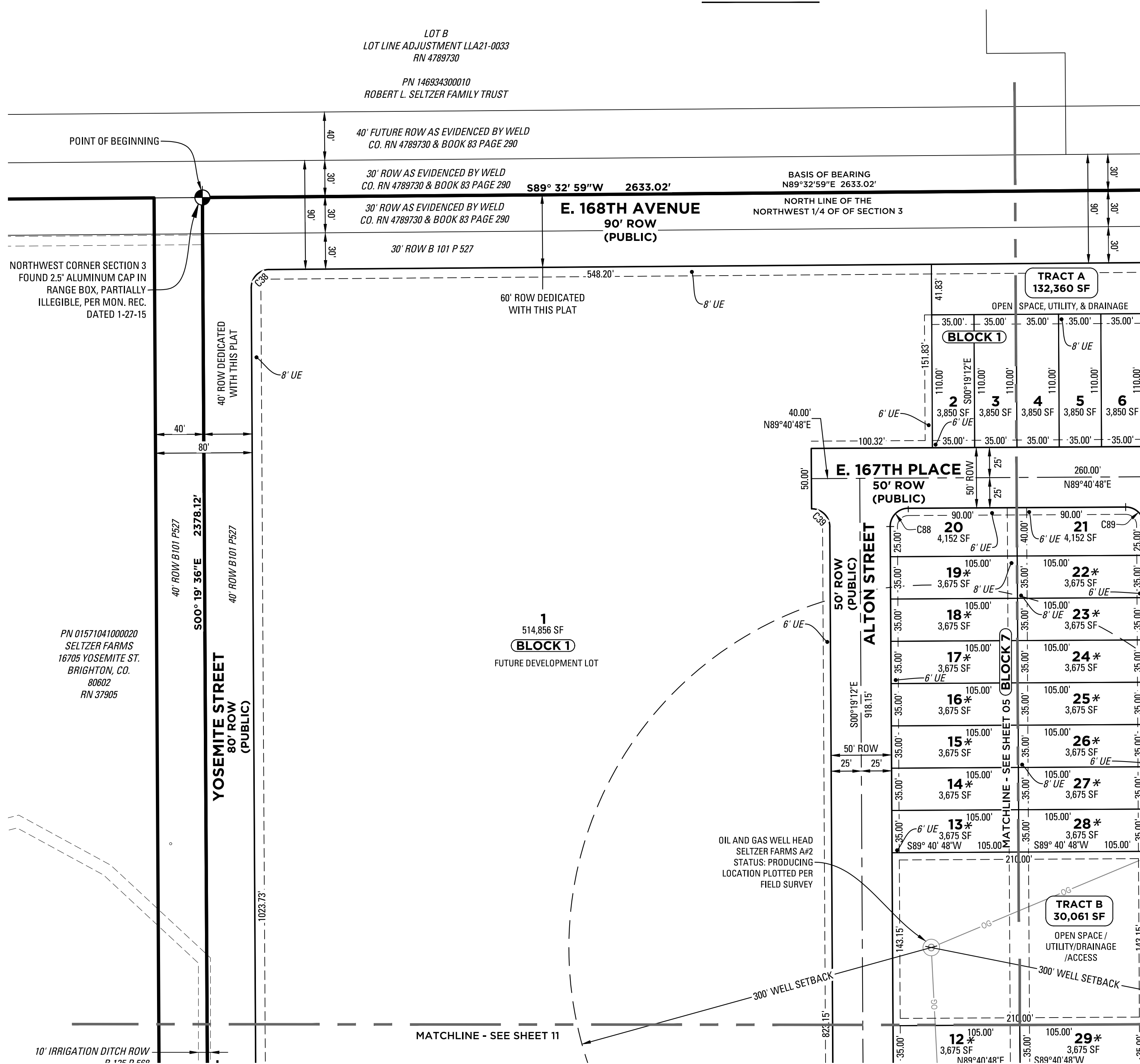


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| SHEET 4 OF 19 | | | |



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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
30' ROW B 101 P 527
BASIS OF BEARING
N89°32'59"E 2633.02'
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

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

1
514,856 SF
BLOCK 1
FUTURE DEVELOPMENT LOT

TRACT A
132,360 SF

BLOCK 1

E. 167TH PLACE
50' ROW
(PUBLIC)

ALTON STREET
50' ROW
(PUBLIC)

YOSEMITE STREET
80' ROW
(PUBLIC)

TRACT B
30,061 SF

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

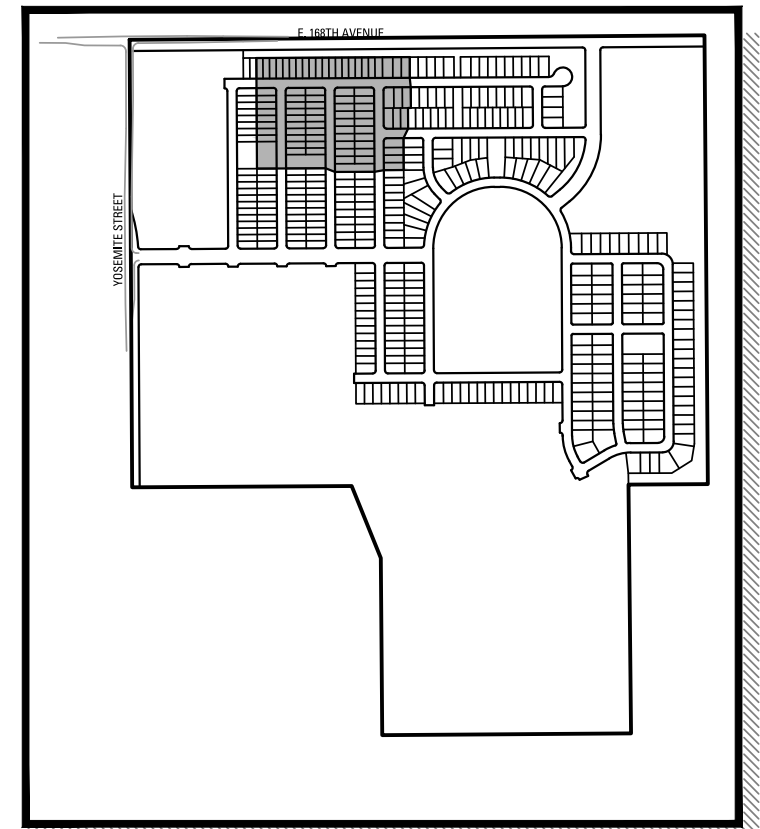
MATCHLINE - SEE SHEET 11

10' IRRIGATION DITCH ROW

J:\1009\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2007-PRELIMINARY-SHEETS.DWG

SELTZER FARMS FILING NO. 1

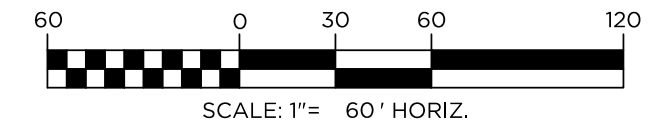
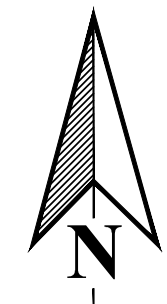
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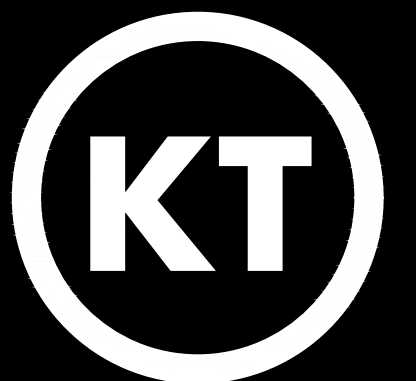
KEYMAP
NTS

LEGEND

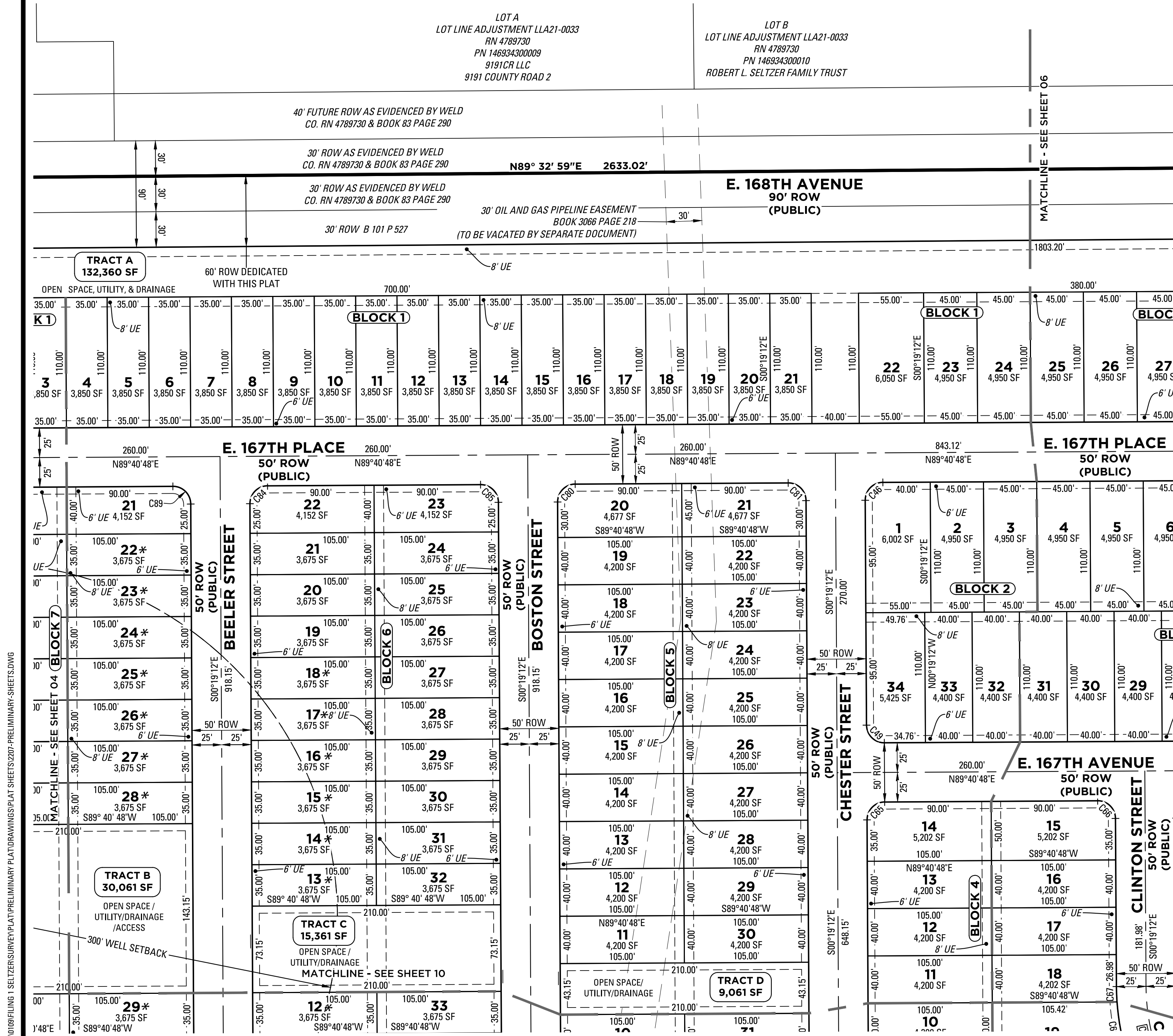
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|---|-----------|------------|--|
| DATE SUBMITTED: | | 02.02.2024 | |
| REVISION NO. | DATE | | |
| 1 | 02-02-24 | | |
| 2 | 04-26-24 | | |
| 3 | 08-23-24 | | |
| 4 | 10-30-24 | | |
| 5 | | | |
| PREPARED FOR: | | | |
| REMINGTON HOMES, INC. | | | |
| 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899 | | | |
| SCALE: | JOB NO: | BY: | |
| 1" = 60' | 0109-2207 | BSS | |
| SHEET 5 OF 19 | | | |



KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

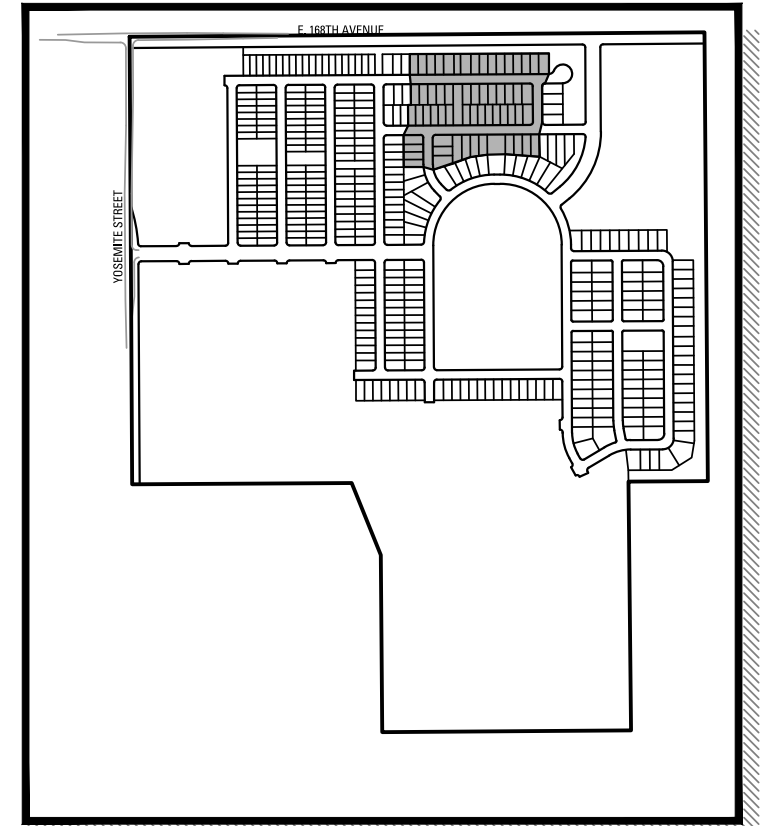


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SELTZER FARMS FILING NO. 1

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

SHEET 6 OF 19



KEYMAP
NTS

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

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

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

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

30' ROW B 101 P 527

E. 168TH AVENUE
90' ROW
(PUBLIC)

TRACT A
132,360 SF

60' ROW DEDICATED
WITH THIS PLAT

E. 167
50' R
(PUB)

E. 167TH PLACE
50' ROW
(PUBLIC)

TRACT E
10,947 SF

OIL AND GAS WELL HEAD
SELTZER FARMS A#1
STATUS: PLUGGED & ABANDONED
LOCATION PLOTTED PER COGCC RECORDS
(NO SURFACE EVIDENCE FOUND)

TRACT F
19,584 SF

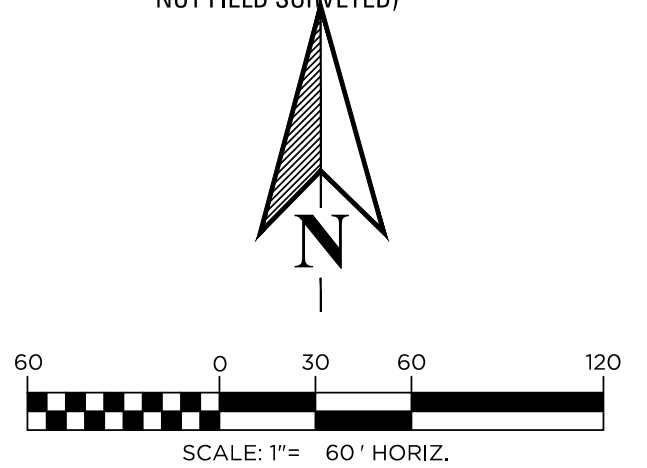
50' X 100' P&A WELL SETBACK

OPEN SPACE/
UTILITY/ DRAINAGE

20' ACCESS EASEMENT

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- * RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- 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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| 1 | 02-02-24 |
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| 5 | |

PREPARED FOR:
REMINGTON HOMES, INC.
5740 OLDE WADSWORTH
BLVD, ARVADA, CO 80002
303.420.2899

| SCALE: | JOB NO: | BY: |
|----------|-----------|-----|
| 1" = 60' | 0109-2207 | BSS |

SHEET 6 OF 19



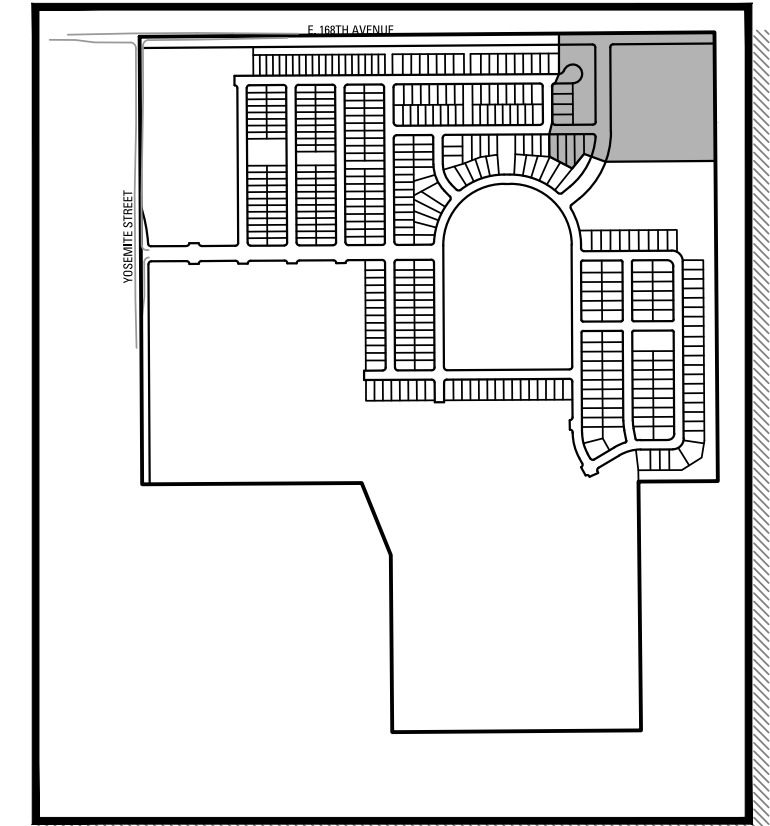
KT ENGINEERING
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12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2024\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 7 OF 19

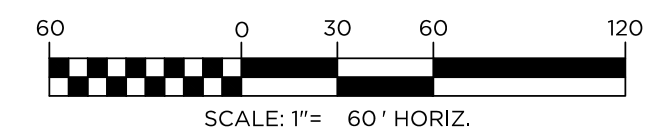
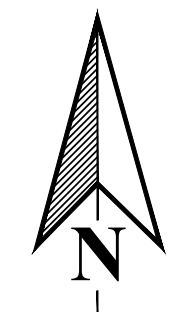


KEYMAP
NTS

LEGEND

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

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

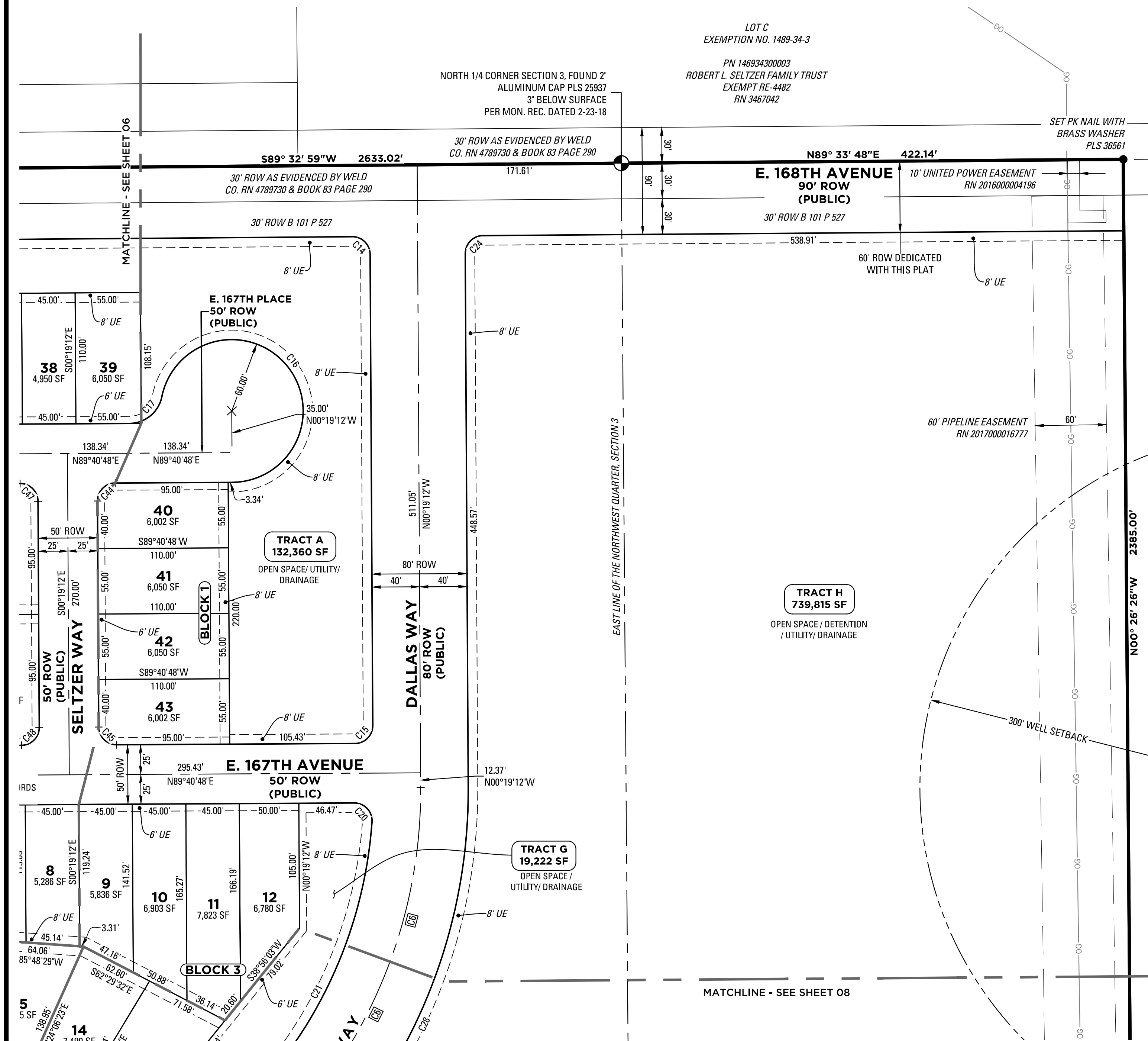


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| 3 | 08-23-24 | | |
| 4 | 10-30-24 | | |
| 5 | | | |
| PREPARED FOR: | | | |
| REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899 | | | |
| SCALE: | JOB NO: | BY: | |
| 1" = 60' | 0109-2207 | BSS | |
| SHEET 7 OF 19 | | | |



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



LOT C
EXEMPTION NO. 1489-34-3

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

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

SET PK NAIL WITH
BRASS WASHER
PLS 36561

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

**E. 168TH AVENUE
90' ROW
(PUBLIC)**

10' UNITED POWER EASEMENT
RN 2016000004196

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

30' ROW B 101 P 527

60' ROW DEDICATED
WITH THIS PLAT

**E. 167TH PLACE
50' ROW
(PUBLIC)**

**TRACT A
132,360 SF**
OPEN SPACE/ UTILITY/
DRAINAGE

**TRACT H
739,815 SF**
OPEN SPACE / DETENTION
/ UTILITY/ DRAINAGE

**TRACT G
19,222 SF**
OPEN SPACE/
UTILITY/ DRAINAGE

**E. 167TH AVENUE
50' ROW
(PUBLIC)**

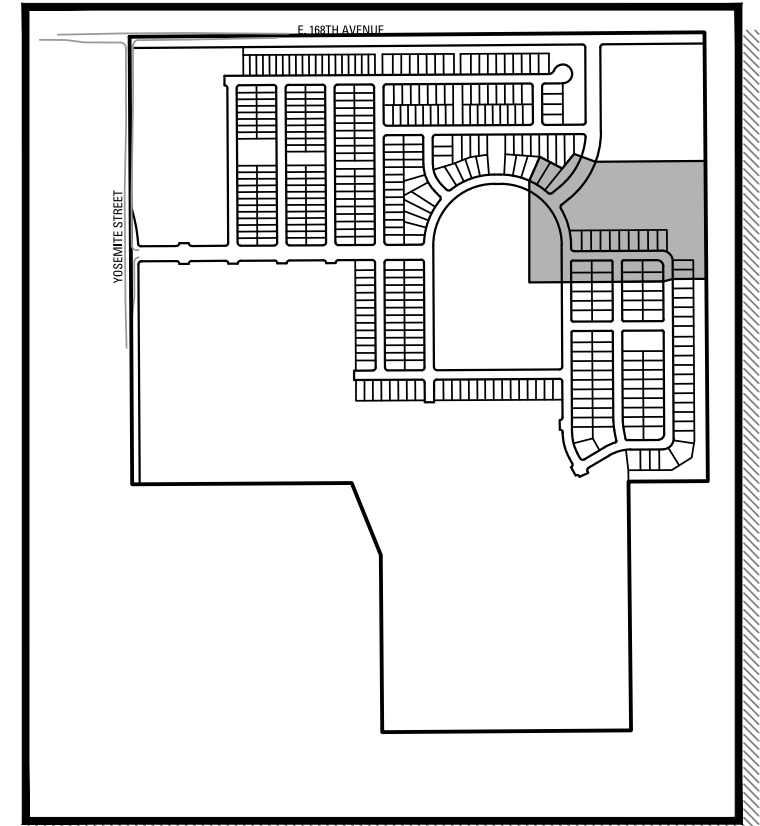
**DALLAS WAY
80' ROW
(PUBLIC)**

**SELTZER WAY
50' ROW
(PUBLIC)**

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SELTZER FARMS FILING NO. 1

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

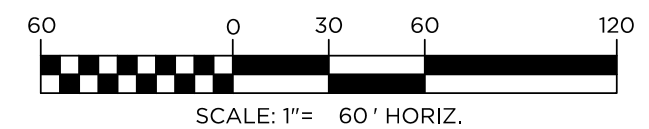
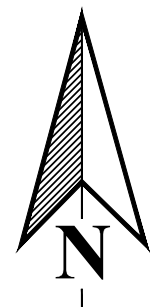


KEYMAP
NTS

LEGEND

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- RN RECEPTION / RECORDING NUMBER
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- OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
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- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- - - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)

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



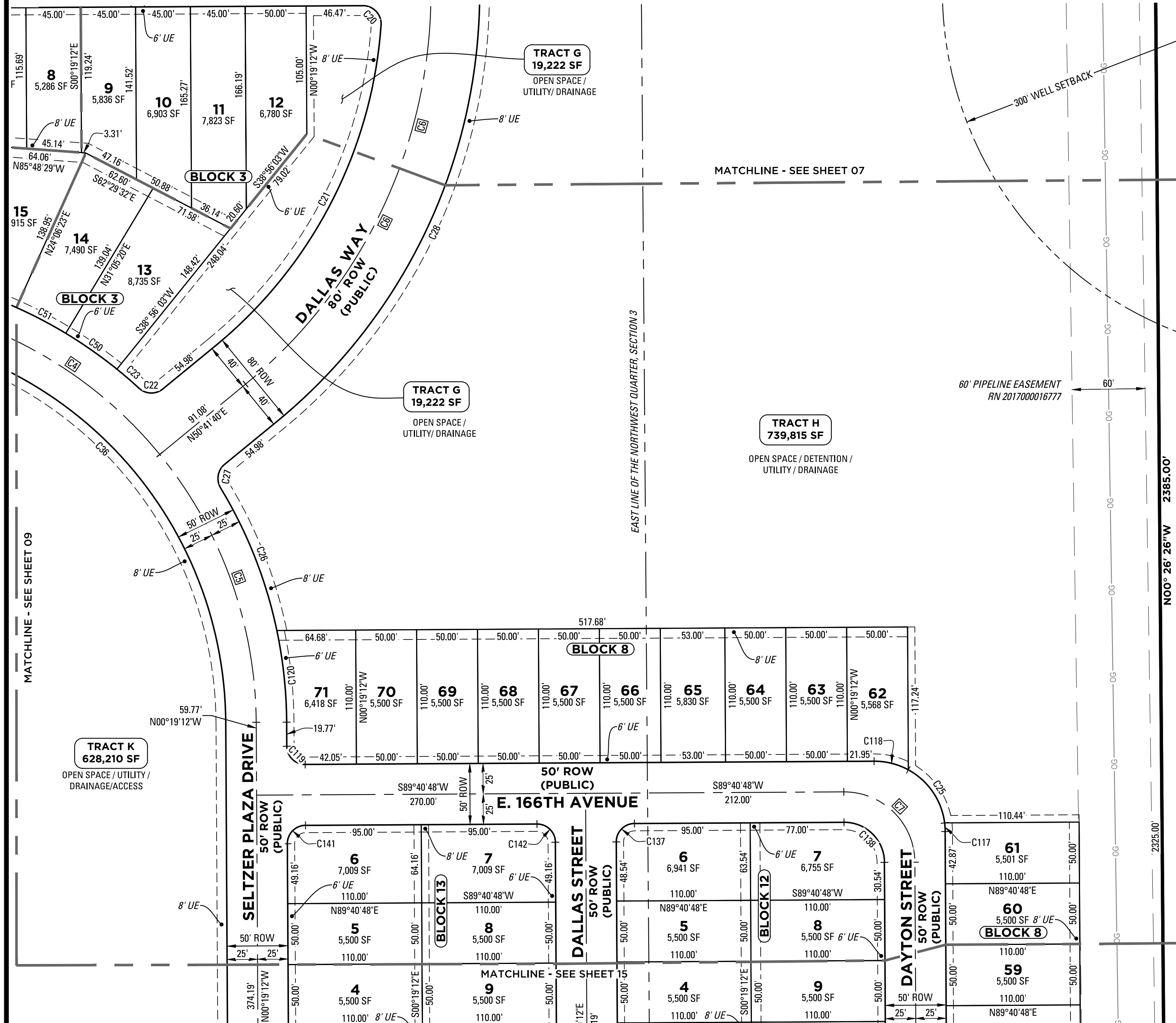
SCALE: 1" = 60' HORIZ.

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|---|-----------|------------|--|
| DATE SUBMITTED: | | 02.02.2024 | |
| REVISION NO. | DATE | | |
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| 5 | | | |
| PREPARED FOR: | | | |
| REMINGTON HOMES, INC. | | | |
| 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899 | | | |
| SCALE: | JOB NO: | BY: | |
| 1" = 60' | 0109-2207 | BSS | |
| SHEET 8 OF 19 | | | |



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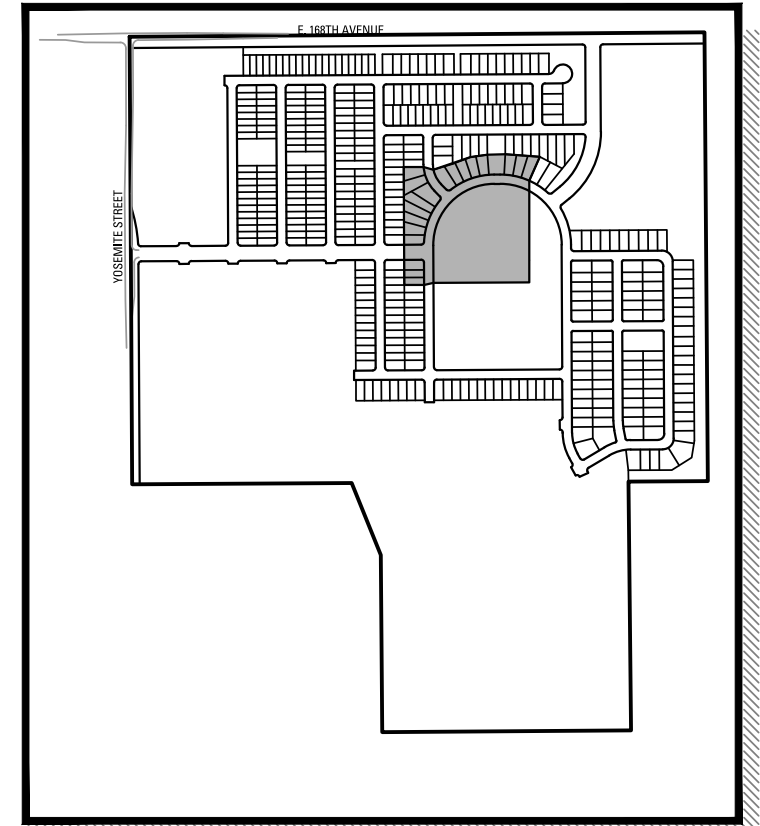
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190



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SELTZER FARMS FILING NO. 1

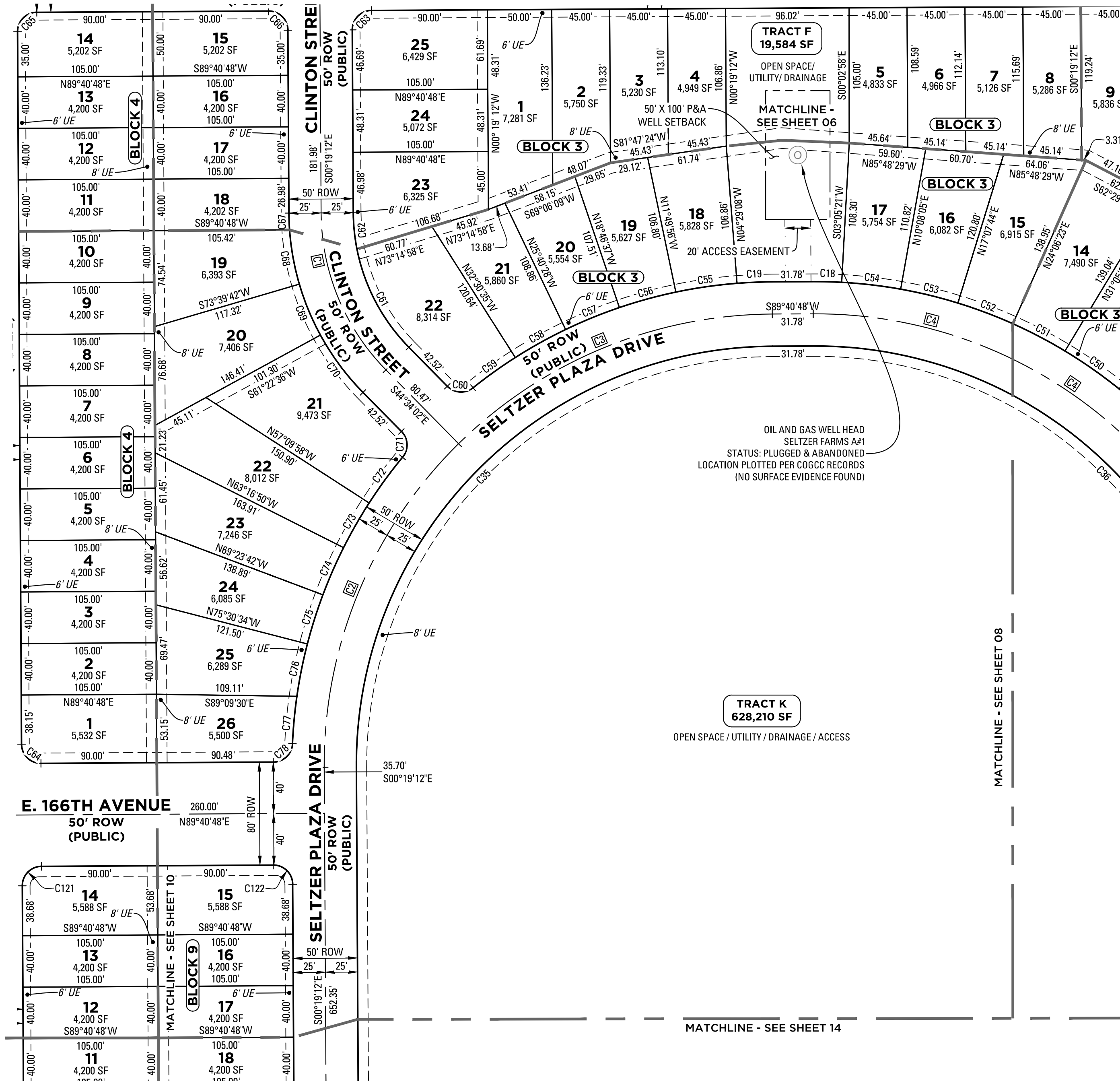
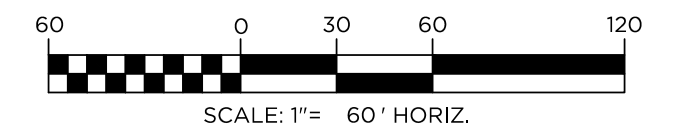
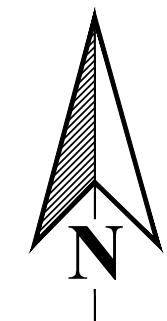
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
NTS

LEGEND

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| 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 | | |



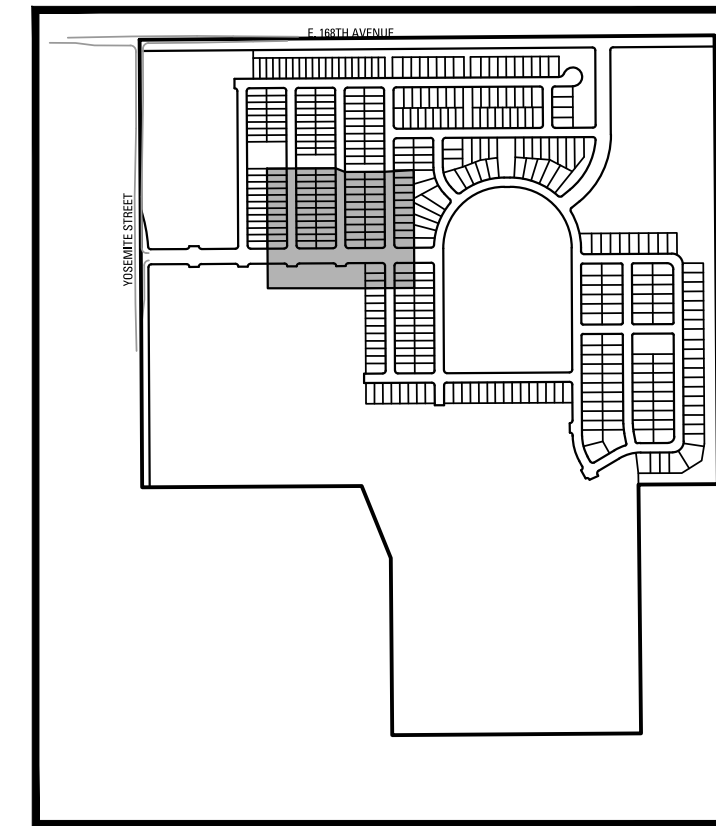
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12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

SELTZER FARMS FILING NO. 1

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

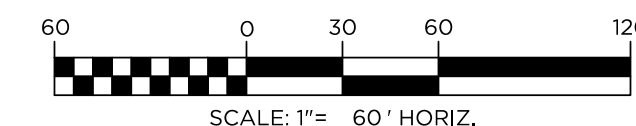
SHEET 10 OF 19



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NTS

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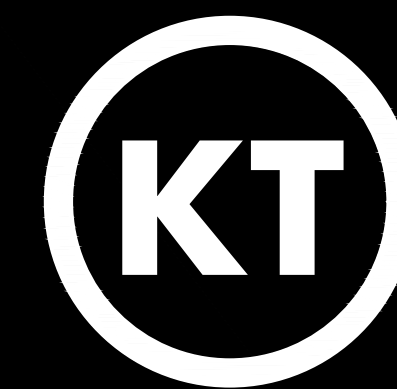
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PREPARED FOR:
REMINGTON HOMES, INC.
5740 OLDE WADSWORTH
BLVD, ARVADA, CO 80002
303.420.2899

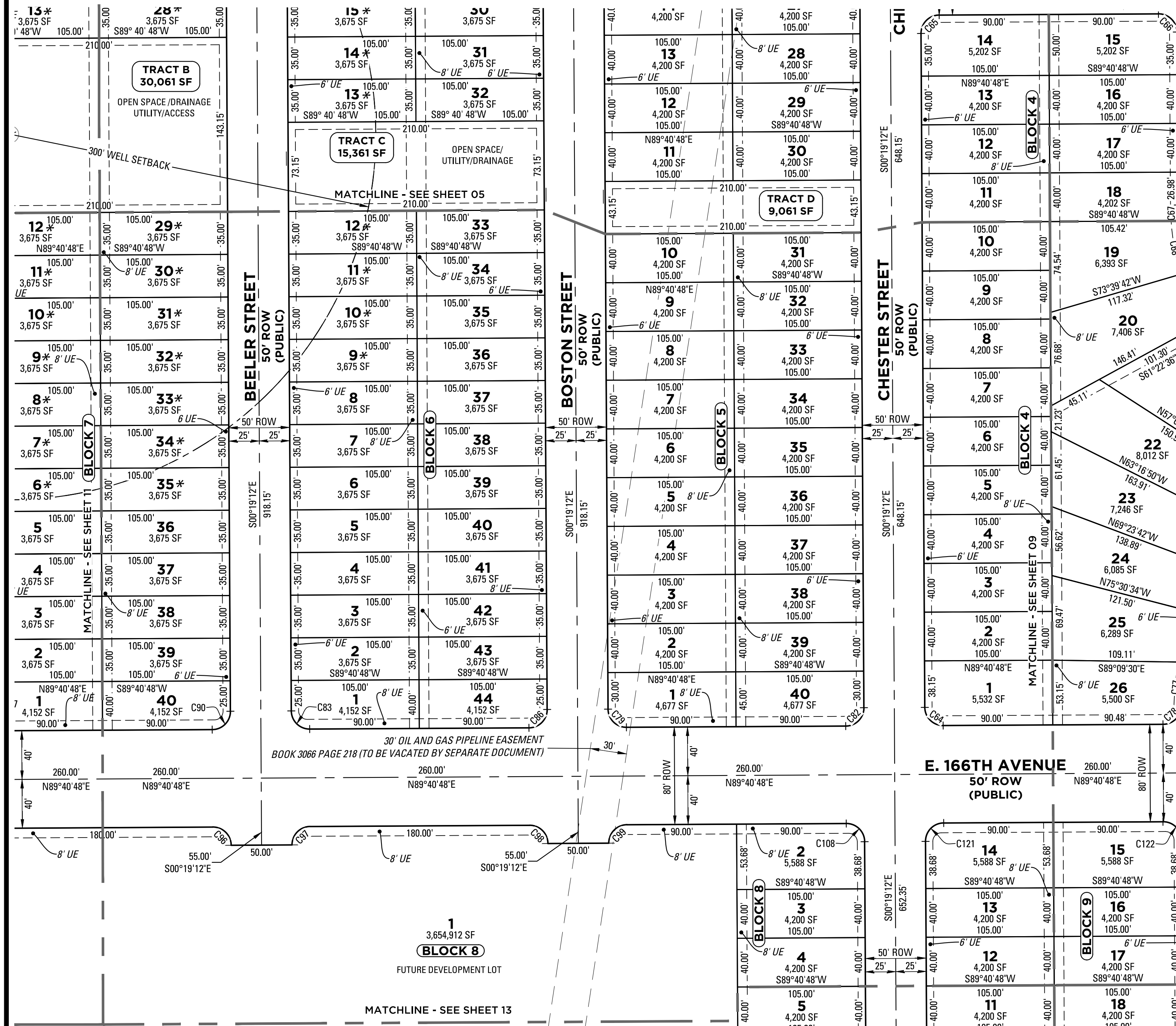
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| 1" = 60' | 0109-2207 | BSS |

SHEET 10 OF 19



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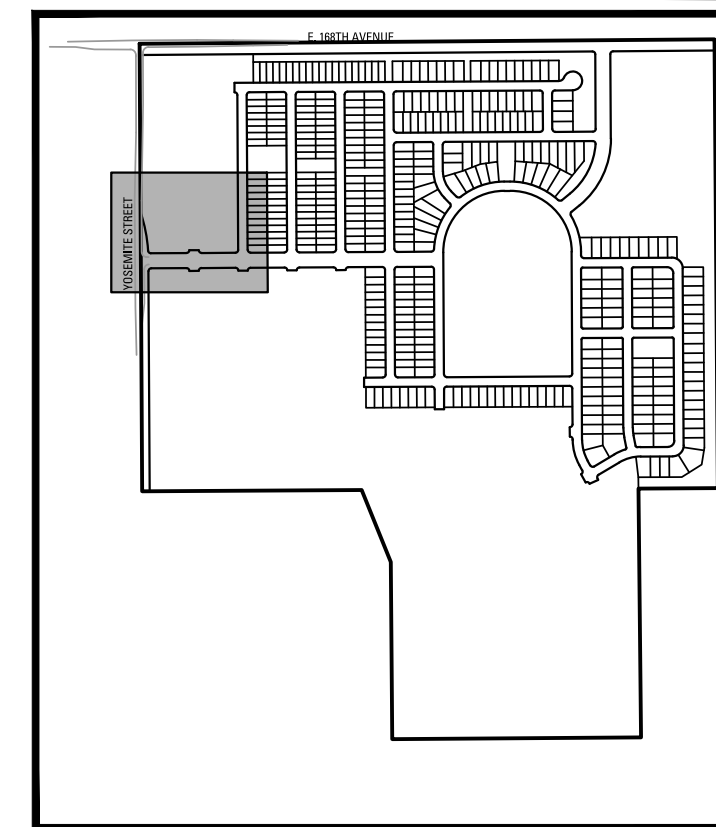
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190



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SELTZER FARMS FILING NO. 1

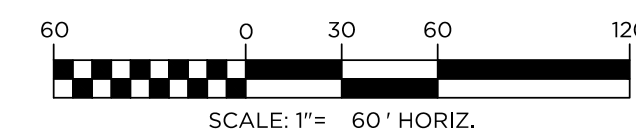
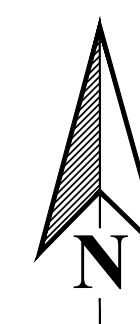
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



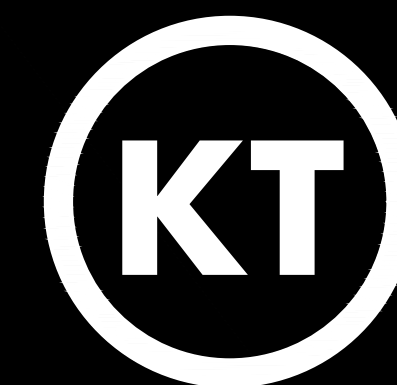
KEYMAP
NTS

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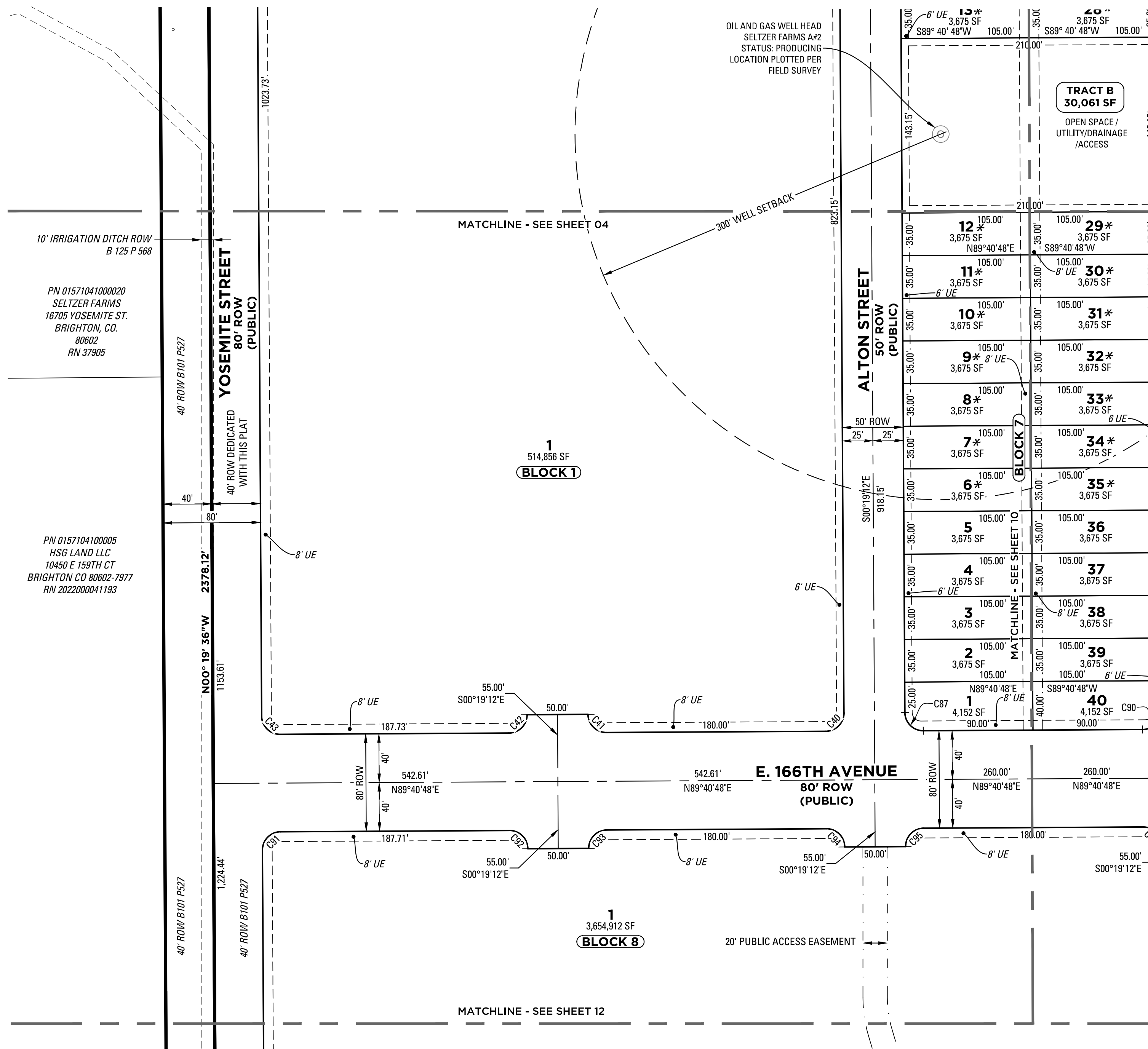


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| 1" = 60' | 0109-2207 | BSS | |
| SHEET 11 OF 19 | | | |



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



10' IRRIGATION DITCH ROW
B 125 P 568

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

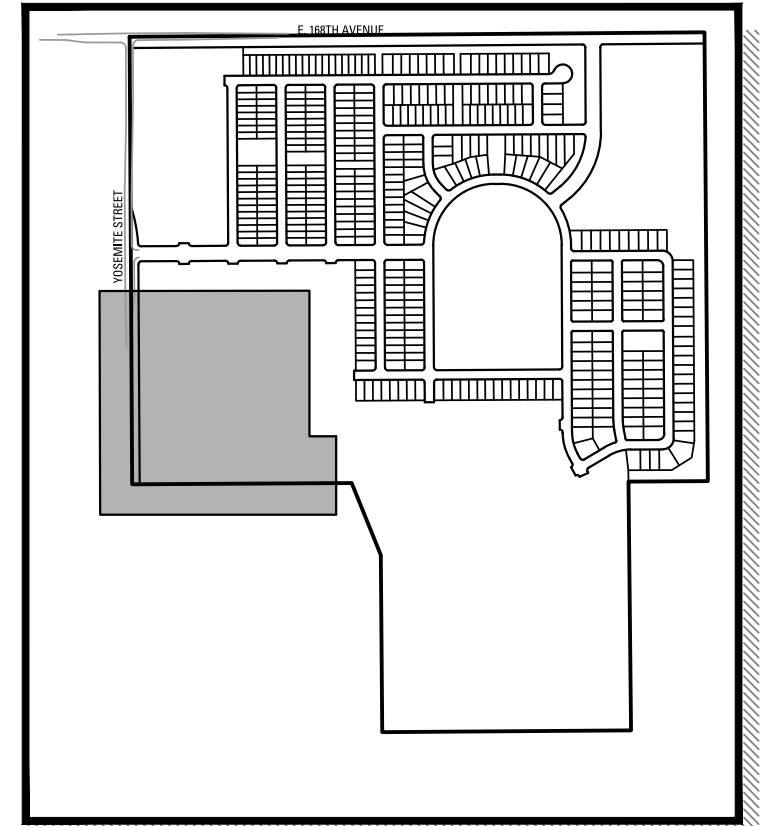
PN 01571041000005
HSG LAND LLC
10450 E 159TH CT
BRIGHTON CO 80602-7977
RN 2022000041193

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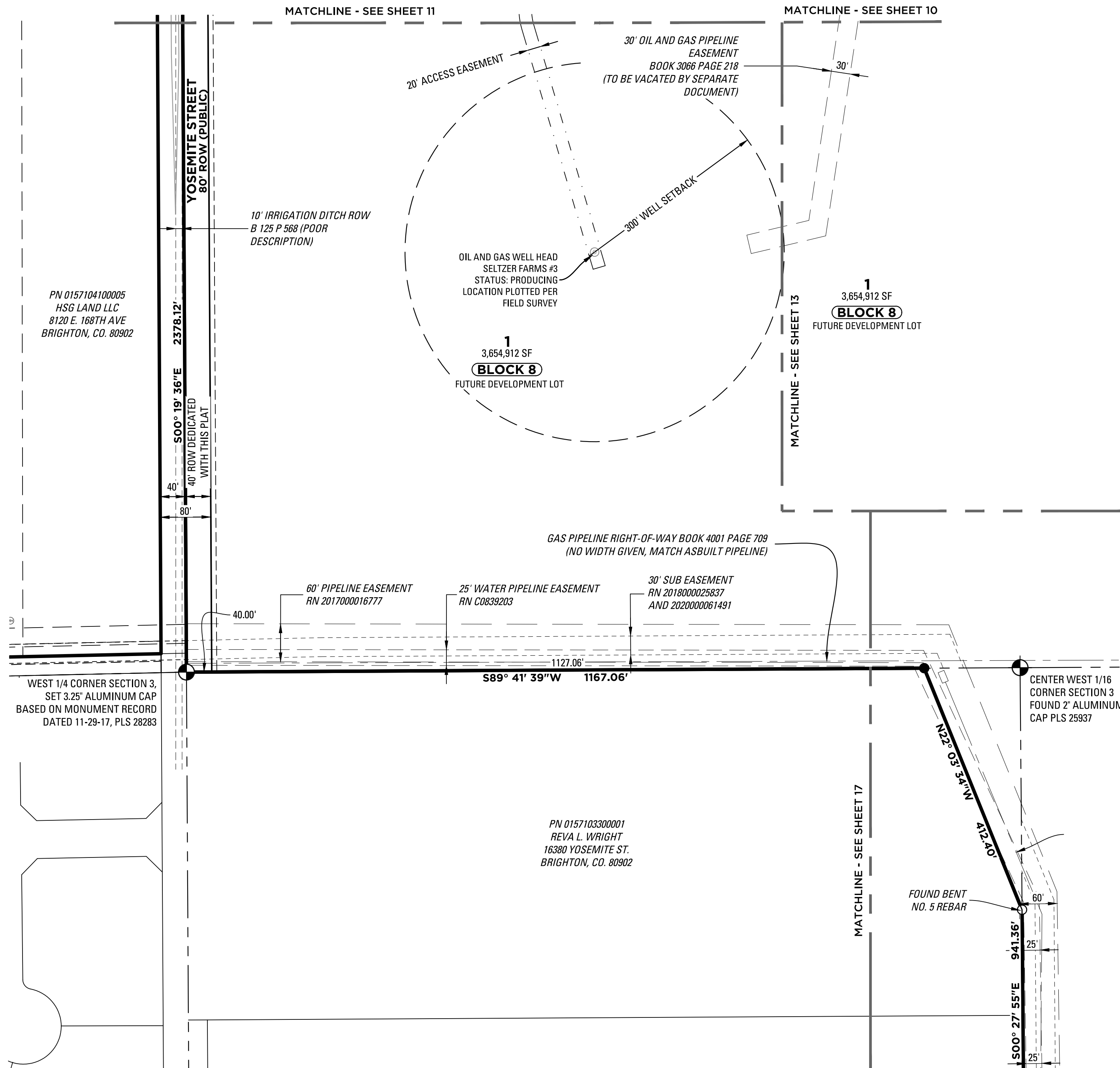
SELTZER FARMS FILING NO. 1

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

SHEET 12 OF 19

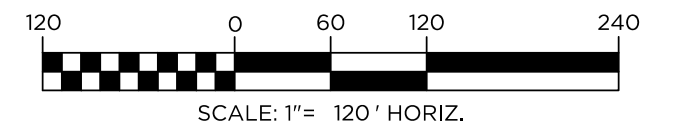
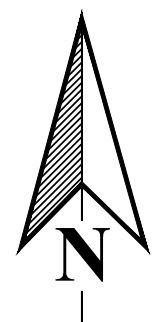


KEYMAP
NTS



LEGEND

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| 5 | | | |
| PREPARED FOR: | | | |
| REMINGTON HOMES, INC. | | | |
| 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899 | | | |
| SCALE: | JOB NO: | BY: | |
| 1" = 120' | 0109-2207 | BSS | |
| SHEET 12 OF 19 | | | |



KT ENGINEERING
ENGINEERS • SURVEYORS

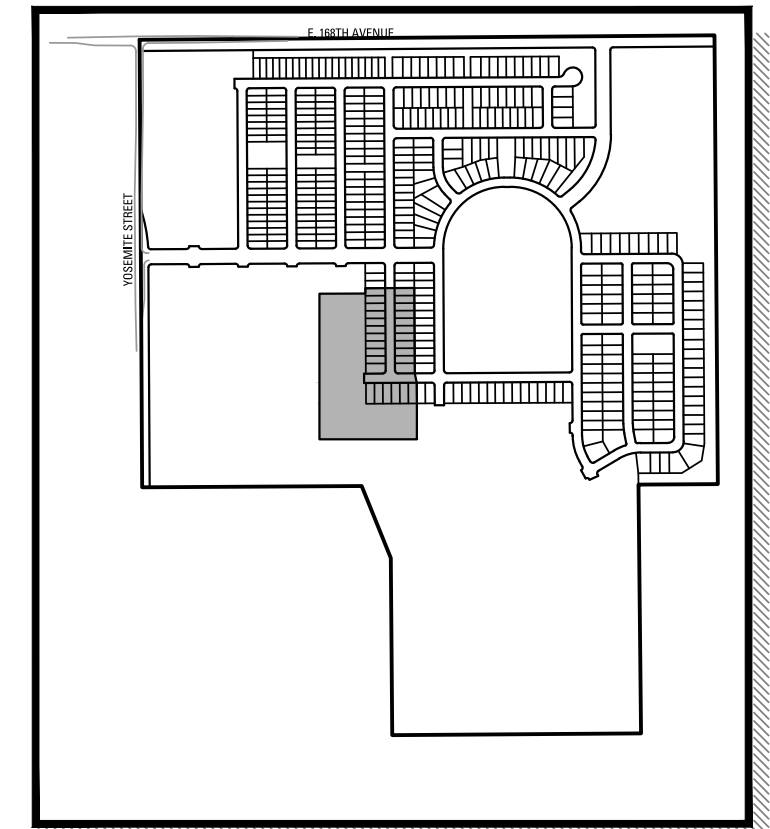
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

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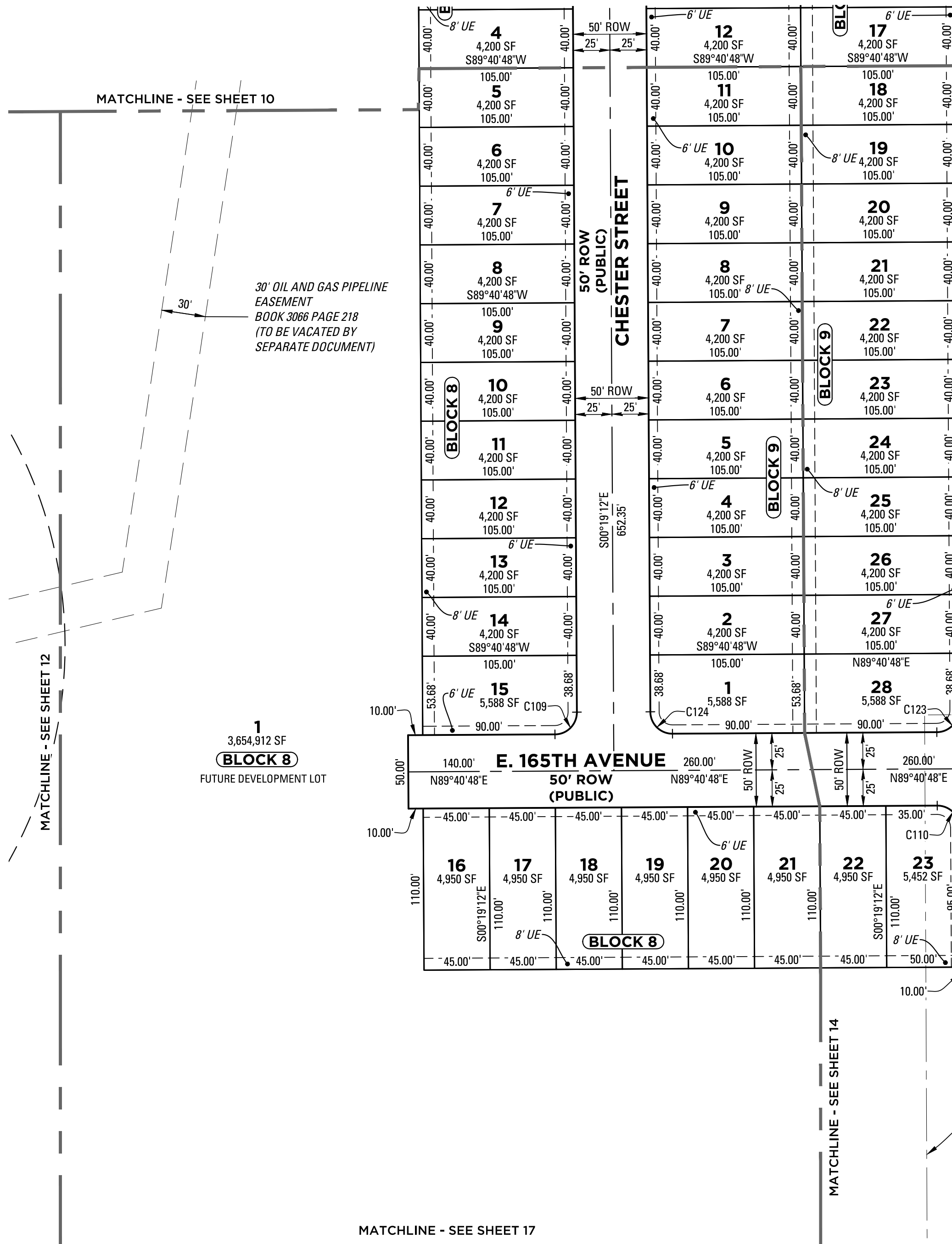
SELTZER FARMS FILING NO. 1

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

SHEET 13 OF 19

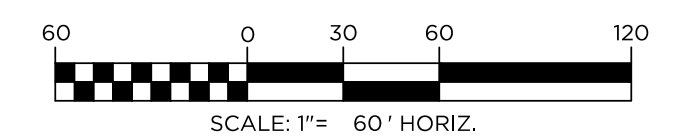
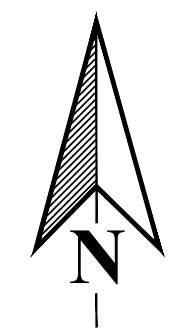


KEYMAP
NTS



LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- * RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- 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 | |
| REVISION NO. | | DATE | |
| 1 | | 02-02-24 | |
| 2 | | 04-26-24 | |
| 3 | | 08-23-24 | |
| 4 | | 10-30-24 | |
| 5 | | | |
| 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 13 OF 19 | | | |



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

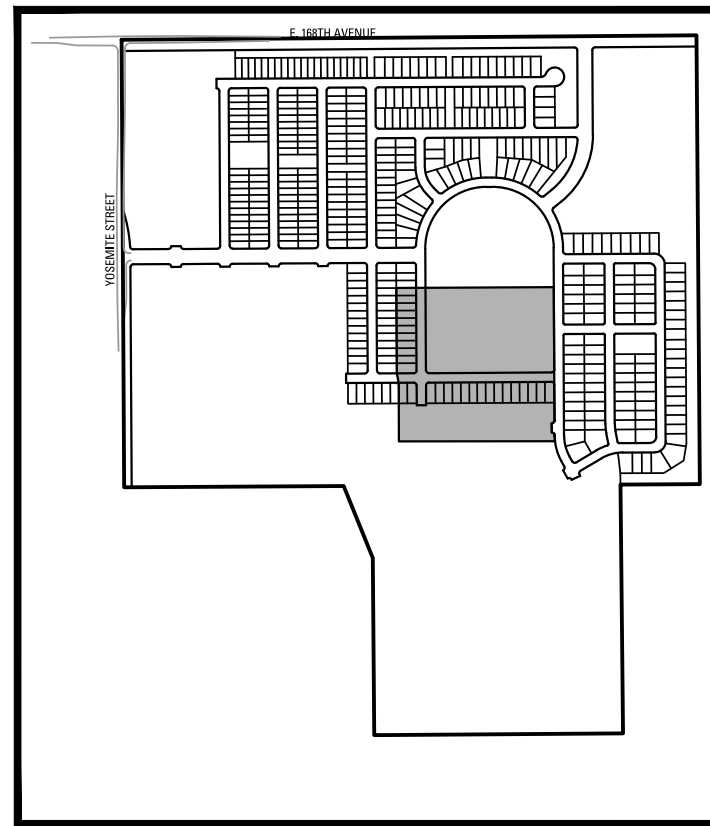
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PRELIMINARY PLAT

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

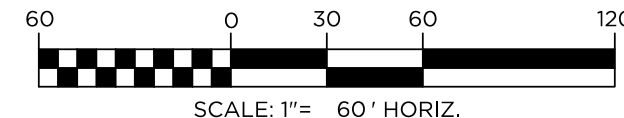
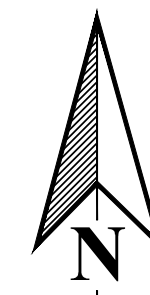
SHEET 14 OF 19



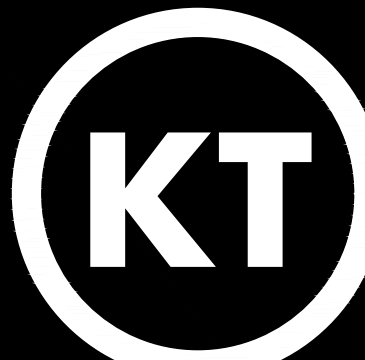
KEYMAP
NTS

LEGEND

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

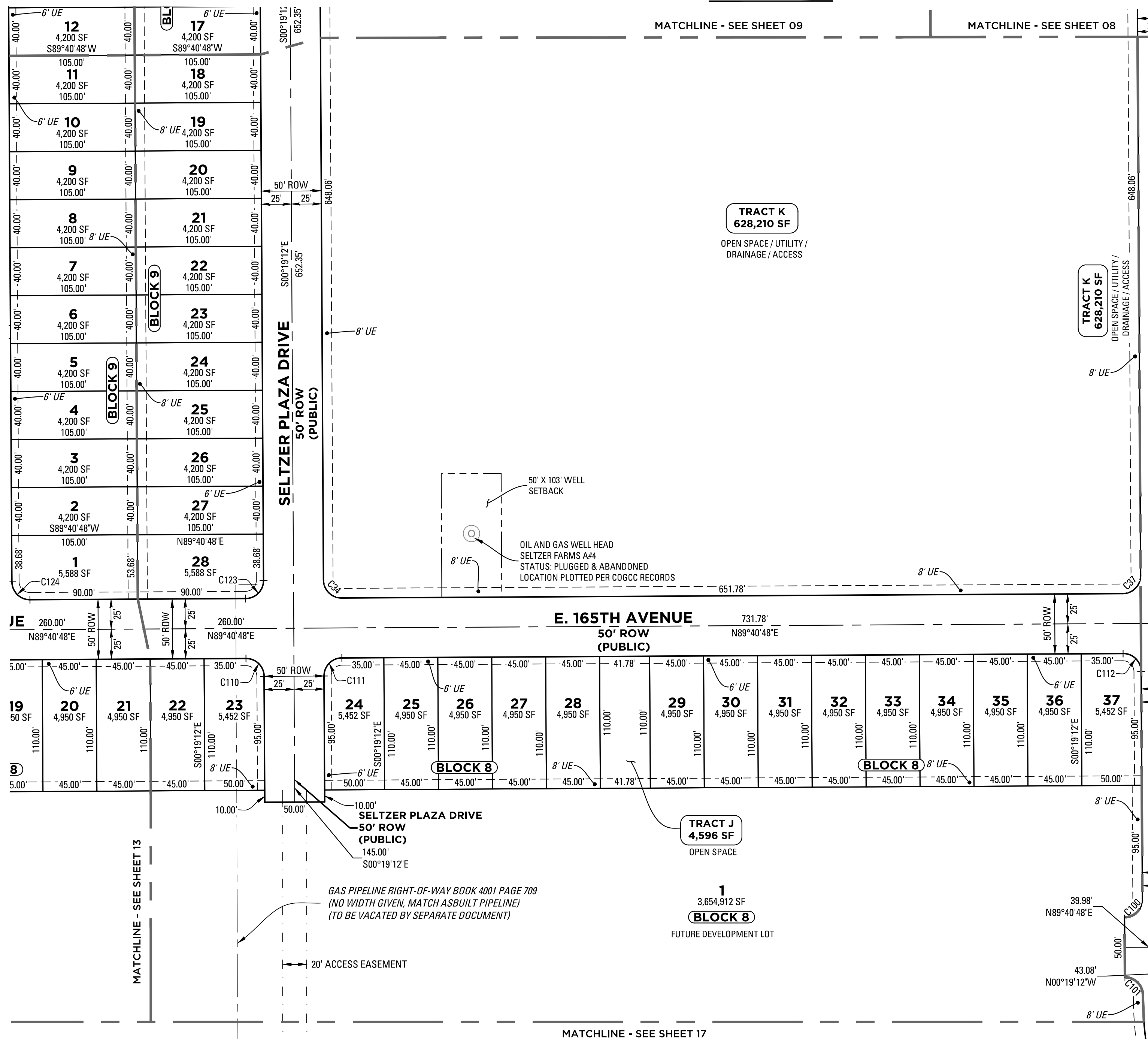


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| 1 | 02-02-24 | 2 | 04-26-24 |
| 3 | 08-23-24 | 4 | 10-30-24 |
| 5 | | | |
| PREPARED FOR: | | | |
| REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899 | | | |
| SCALE: | JOB NO: | BY: | |
| 1" = 60' | 0109-2207 | BSS | |
| SHEET 14 OF 19 | | | |



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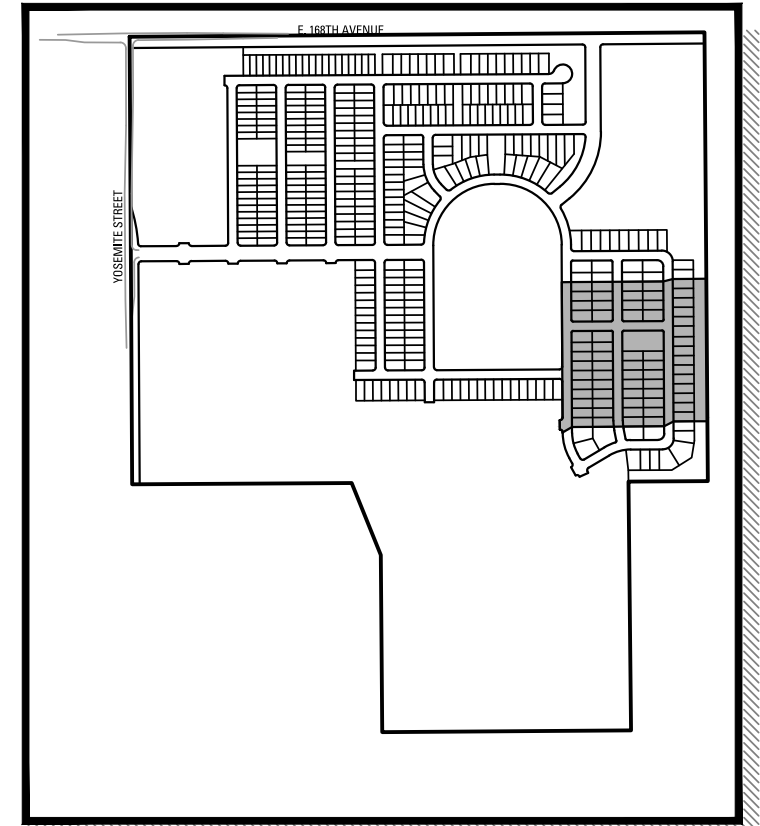


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SELTZER FARMS FILING NO. 1

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

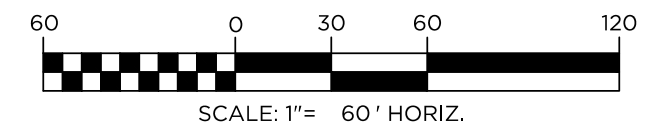
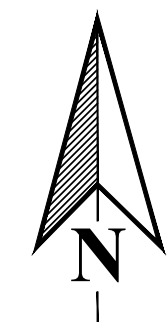
SHEET 15 OF 19



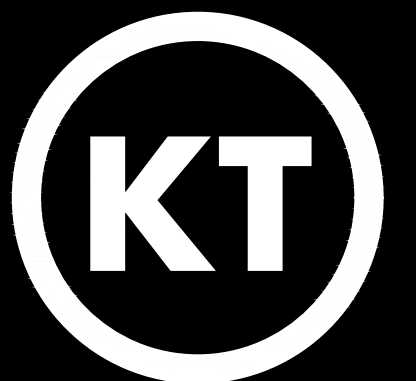
KEYMAP
NTS

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- * RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
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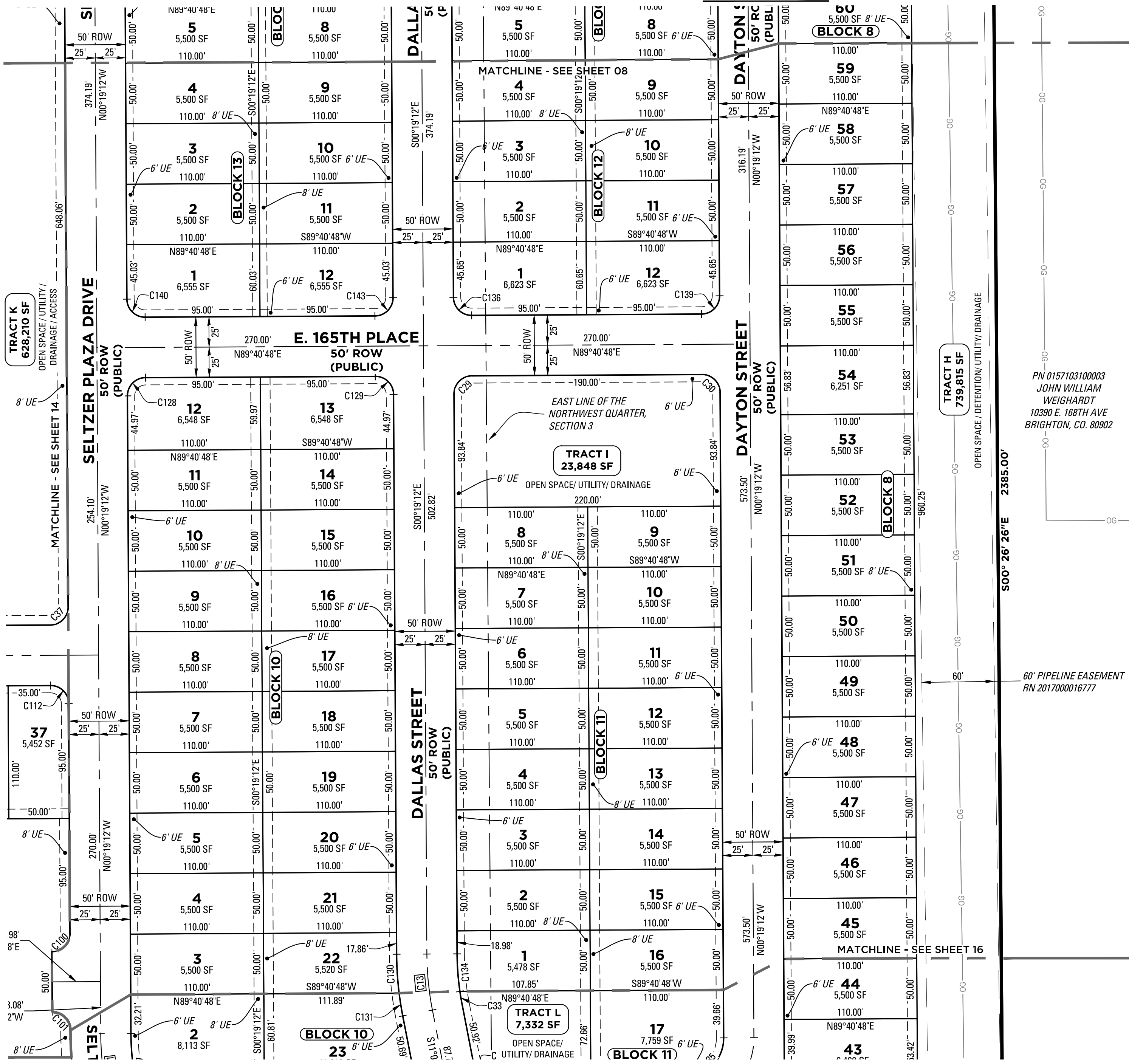


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| 3 | 08-23-24 | | |
| 4 | 10-30-24 | | |
| 5 | | | |
| PREPARED FOR: | | | |
| REMINGTON HOMES, INC. | | | |
| 5740 OLDE WADSWORTH BVL D, ARVADA, CO 80002 303.420.2899 | | | |
| SCALE: 1" = 60' | JOB NO: 0109-2207 | BY: BSS | |
| SHEET 15 OF 19 | | | |



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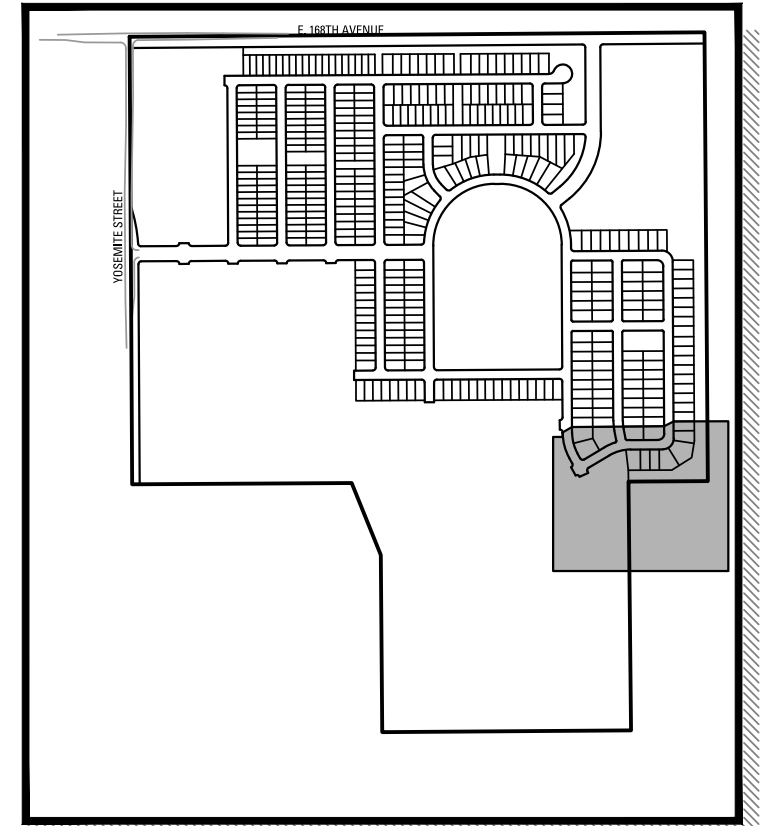


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SELTZER FARMS FILING NO. 1

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

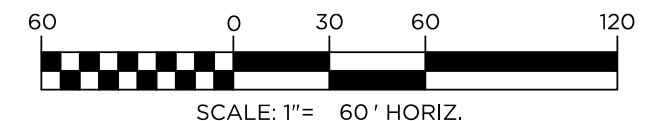
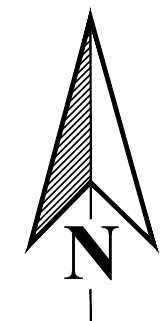
SHEET 16 OF 19



KEYMAP
NTS

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- * RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
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- · - · - SECTION LINE
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- · - · - OIL AND GAS SETBACK
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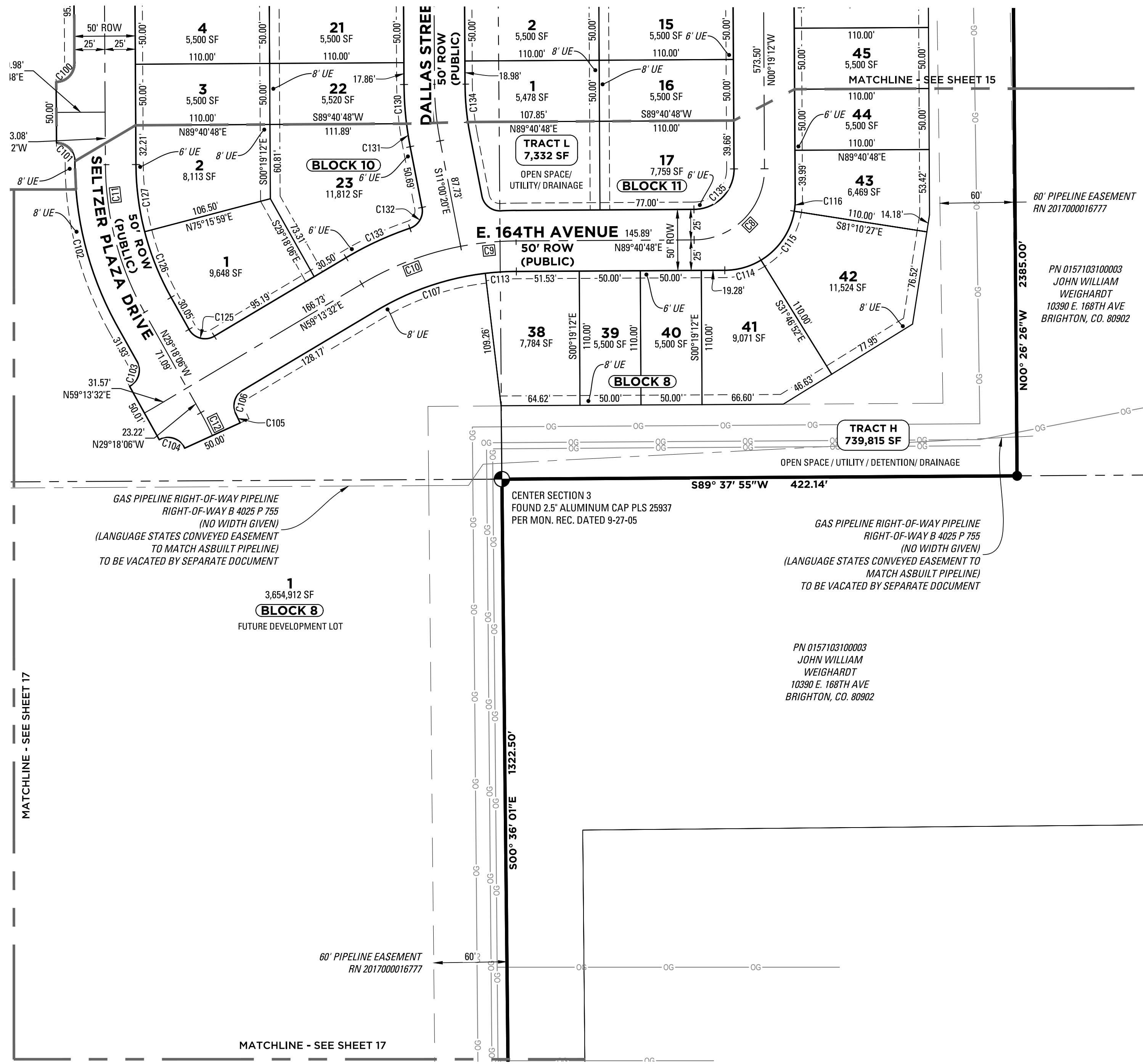
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| DATE SUBMITTED: | | |
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| PREPARED FOR: | | |
| REMINGTON HOMES, INC. | | |
| 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899 | | |
| SCALE: 1" = 60' | JOB NO: 0109-2207 | BY: BSS |
| SHEET 16 OF 19 | | |



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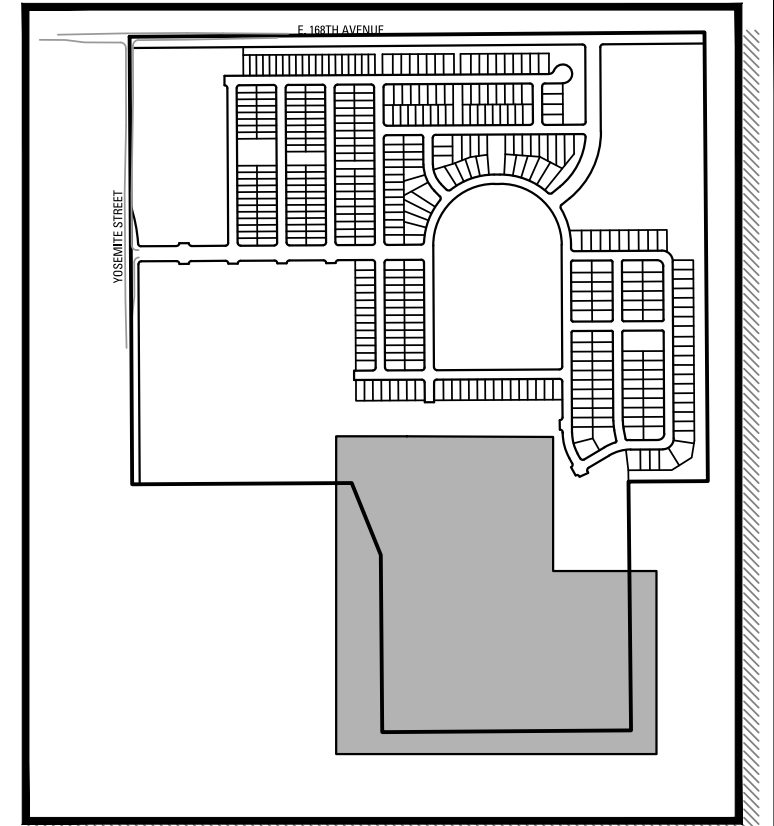
MATCHLINE - SEE SHEET 17

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

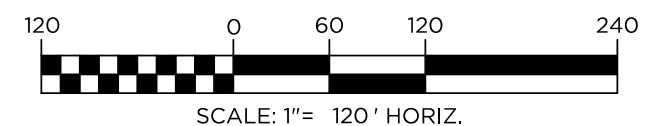
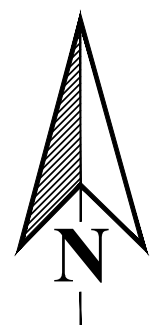
SHEET 17 OF 19



KEYMAP
NTS

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
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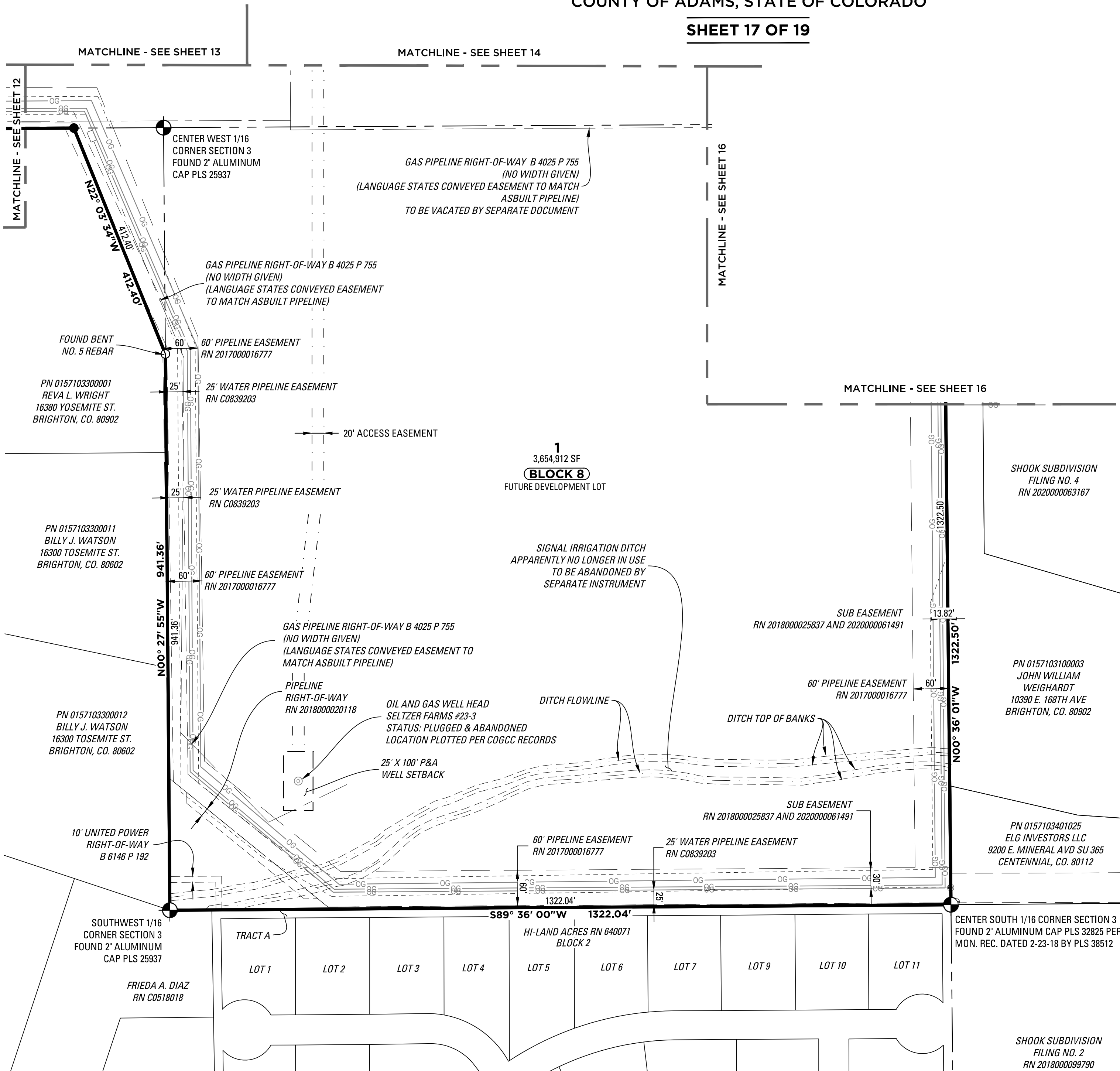


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| 5 | | | |
| PREPARED FOR: | | | |
| REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899 | | | |
| SCALE: | JOB NO: | BY: | |
| 1" = 120' | 0109-2207 | BSS | |
| SHEET 17 OF 19 | | | |



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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 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' |
| C16 | 258°11'50" | 60.00' | 270.38' | N39°25'07"W | 93.13' |
| C17 | 57°16'20" | 28.00' | 27.99' | S40°07'08"W | 26.84' |
| 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" | 15.00' | 23.56' | N44°40'48"E | 21.21' |
| C30 | 90°00'00" | 15.00' | 23.56' | S45°19'12"E | 21.21' |
| C31 | 2°35'27" | 275.00' | 12.43' | S88°23'04"W | 12.43' |
| C32 | 81°54'19" | 15.00' | 21.44' | N51°57'29"W | 19.66' |
| 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 | | |



KT ENGINEERING
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ARVADA, CO 80002
PH: 720.638.5190

SELTZER FARMS FILING NO. 1

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

SHEET 19 OF 19

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

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

| LOTS CURVE TABLE | | | | | |
|------------------|-----------|---------|--------|-------------|------------|
| CURVE # | DELTA | RADIUS | LENGTH | CHD BEARING | CHD LENGTH |
| C118 | 27°07'29" | 61.77' | 29.24' | N75°51'26"W | 28.97' |
| C119 | 90°00'00" | 15.00' | 23.56' | N45°19'12"W | 21.21' |
| C120 | 11°34'24" | 375.00' | 75.75' | N6°06'24"W | 75.62' |
| C121 | 90°00'00" | 15.00' | 23.56' | N44°40'48"E | 21.21' |
| C122 | 90°00'00" | 15.00' | 23.56' | S45°19'12"E | 21.21' |
| C123 | 90°00'00" | 15.00' | 23.56' | S44°40'48"W | 21.21' |
| C124 | 90°00'00" | 15.00' | 23.56' | N45°19'12"W | 21.21' |
| C125 | 91°28'22" | 15.00' | 23.95' | N75°02'17"W | 21.48' |
| C126 | 14°48'20" | 225.00' | 58.14' | N21°53'57"W | 57.98' |
| C127 | 14°10'35" | 225.00' | 55.67' | N7°24'30"W | 55.53' |
| C128 | 90°00'00" | 15.00' | 23.56' | N44°40'48"E | 21.21' |
| C129 | 90°00'00" | 15.00' | 23.56' | S45°19'12"E | 21.21' |
| 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 | 82°14'18" | 15.00' | 21.53' | S30°06'49"W | 19.73' |
| C133 | 12°00'26" | 275.00' | 57.63' | S65°13'45"W | 57.53' |
| 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" | 15.00' | 23.56' | N45°19'12"W | 21.21' |
| C137 | 90°00'00" | 15.00' | 23.56' | N44°40'48"E | 21.21' |
| C138 | 90°00'00" | 33.00' | 51.84' | S45°19'12"E | 46.67' |
| C139 | 90°00'00" | 15.00' | 23.56' | S44°40'48"W | 21.21' |
| C140 | 90°00'00" | 15.00' | 23.56' | N45°19'12"W | 21.21' |
| C141 | 90°00'00" | 15.00' | 23.56' | N44°40'48"E | 21.21' |
| C142 | 90°00'00" | 15.00' | 23.56' | S45°19'12"E | 21.21' |
| C143 | 90°00'00" | 15.00' | 23.56' | S44°40'48"W | 21.21' |

| | | |
|--|----------------------|------------|
| DATE SUBMITTED: 02.02.2024 | | |
| REVISION NO. | DATE | |
| 1 | 02-02-24 | |
| 2 | 04-26-24 | |
| 3 | 08-23-24 | |
| 4 | 10-30-24 | |
| 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

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

STATEMENT OF AUTHORITY

- This Statement of Authority relates to an entity named Seltzer Farms, Inc., a Colorado corporation
And is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
- The type of entity is a:

| | |
|--|---|
| <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> Registered Limited Liability Partnership |
| <input type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Registered Limited Liability Limited Partnership |
| <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Limited Partnership Association |
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Government or Governmental Subdivision or Agency |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Trust |
- The entity is formed under the law of the State of Colorado
- The mailing address for the entity is 9390 E. 168th Ave., Brighton, CO 80602
- The name and position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is:
Rex A. Seltzer, President
Gregory J. Seltzer Vice President/Treasurer
Sherry L. Kreutzer Vice President/Secretary
- The authority of the foregoing person(s) to bind the entity is not limited limited
as follows: n/a
- Other matters concerning the manner in which the entity deals with interests in real property:
n/a
- The Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
- This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed on September __, 2024.

SELLER:
Seltzer Farms, Inc., a Colorado corporation

By: Rex A. Seltzer
Name: **Rex A Seltzer**
Title: President

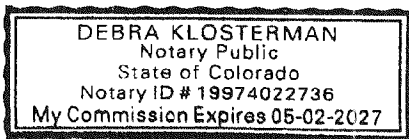
By: Gregory J. Seltzer
Name: **Gregory J. Seltzer**
Title: Vice President/Treasurer

By: Sherry L. Kreutzer
Name: **Sherry L. Kreutzer**
Title: Vice President/Secretary

State of Colorado) ss
County of Adams

The foregoing instrument was acknowledged before me this 4 day of September, 2024 by Rex A. Seltzer, as President, Gregory J. Seltzer, as Vice President/Treasurer, and Sherry L. Kreutzer, as Vice President/Secretary of Seltzer Farms, Inc., a Colorado corporation.

Witness my hand and official seal



Debra Klosterman
Notary Public
My commission expires: 5-2-2027

Recording Requested by:
FNTG-NCS Colorado
N0037848



DATE: October 23, 2024
FILE NUMBER: 100-N0037848-020-CN1, Amendment No. 9
PROPERTY ADDRESS: Seltzer Farms - Remington Homes 207 Acres, Aurora, CO
BUYER/BORROWER: Remington Homes of Colorado, Inc., a Colorado corporation
OWNER(S): Seltzer Farms, Inc., a Colorado corporation
YOUR REFERENCE NUMBER:
ASSESSOR PARCEL NUMBER: R0008111 R0008126 R0008121

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

None.

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

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

| | |
|--|---|
| TO: Fairfield and Woods, P.C. 1801 California St. Suite 2600 Denver, CO 80202 | ATTN: Sarah C. Paradise, Esq. PHONE: FAX: E-MAIL: SParadis@fwlaw.com |
|--|---|

| | |
|---|--|
| TO: Berg Hill Greenleaf Ruscitti LLP 1712 Pearl Street Boulder, CO 80302 | ATTN: Liz Petersen PHONE: FAX: E-MAIL: liz.petersen@bhgrlaw.com |
|---|--|

| | |
|---|---|
| TO: Berg Hill Greenleaf Ruscitti LLP 1712 Pearl Street Boulder, CO 80302 | ATTN: Jessica Pendergrass PHONE: FAX: E-MAIL: jp@bhgrlaw.com |
|---|---|

| | |
|--|--|
| TO: Fairfield and Woods, P.C. 1801 California St. Suite 2600 Denver, CO 80202 | ATTN: Jack Reutzel PHONE: (303) 830-2400 FAX: (303) 830-1033 E-MAIL: jreutzel@fwlaw.com |
|--|--|

Commitment Transmittal
(Continued)

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

END OF TRANSMITTAL



COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

NOTICE

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

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

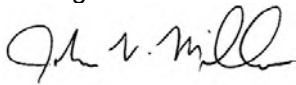
THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

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

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

Countersigned

By: 
John Miller
Authorized Signature

Fidelity National Title Insurance Company

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

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



COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

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

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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Transaction Identification Data for reference only:

Issuing Agent: Fidelity National Title, National Commercial Services
Issuing Office: 8055 E Tufts Ave, Suite 900, Denver, CO 80237
Loan ID Number:
Issuing Office File Number: 100-N0037848-020-CN1, Amendment No. 9
Property Address: Seltzer Farms - Remington Homes 207 Acres, Aurora, CO
Revision Number: Amendment No. 9, Amendment Date: October 23, 2024

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: **October 17, 2024**
2. Policy to be issued:
 - (a) ALTA Owners Policy 6-17-06
Proposed Insured: **Remington Homes of Colorado, Inc., a Colorado corporation**
Proposed Policy Amount: **\$8,280,000.00**
 - (b) None
Proposed Insured:
Proposed Policy Amount: **\$0.00**
 - (c) None
Proposed Insured:
Proposed Policy Amount: **\$0.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, [vested in:](#)
Seltzer Farms, Inc., a Colorado corporation
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

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SCHEDULE A

(Continued)

PREMIUMS:

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

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EXHIBIT A
LEGAL DESCRIPTION

Parcel One:

That part of the North ½ of Section 3, Township 1 South, Range 67 West of the Sixth Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3;

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

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

Parcel Two:

The Northeast ¼ of the Southwest ¼ of Section 3, Township 1 South, Range 67 West of the Sixth Principal Meridian, EXCEPTING therefrom, that portion as contained within the Signal Ditch as the same now exists on said land, County of Adams, State of Colorado.

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

Parcel Three:

That part of the Northwest ¼ of the Southwest ¼ of Section 3, Township 1 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 3;
Thence West along the North line of said Northwest ¼ of the Southwest ¼ a distance of 152.00 feet;
Thence S21°57'00"E 413.00 feet to a point on the East line of said Northwest ¼ of the Southwest ¼;
Thence North 383.00 feet along said East line to the true point of beginning,
County of Adams, State of Colorado

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

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:

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EXHIBIT A
(Continued)

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

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

BEGINNING THE NORTHWEST CORNER OF SECTION 3;

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

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

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

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

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

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

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

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

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

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

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

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EXHIBIT A
(Continued)

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

Page 5

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SCHEDULE B
PART I – REQUIREMENTS

All of the following Requirements must be met:

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

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

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

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

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

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

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

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

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SCHEDULE B
PART I – Requirements
(Continued)

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

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

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

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

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

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

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

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

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SCHEDULE B
PART I – Requirements
(Continued)

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

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

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

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

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

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

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

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

END OF REQUIREMENTS

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SCHEDULE B PART II – EXCEPTIONS

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

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

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

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

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

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

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

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

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SCHEDULE B
PART II – Exceptions
(Continued)

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

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

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

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

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

Affects Parcel Two

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

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

Affects Parcels One through Three

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

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

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

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

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

Affects a portion of Parcel One

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SCHEDULE B
PART II – Exceptions
(Continued)

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

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

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

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

Affects Parcels Two and Three

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

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

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

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

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

Affects Parcel One

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

Affects all Parcels

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

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

Affects Parcel One

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SCHEDULE B
PART II – Exceptions
(Continued)

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

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

Affects Parcels One through Three

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

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

Affects Parcels One through Three

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

Affects Parcels One through Three

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

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

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SCHEDULE B
PART II – Exceptions
(Continued)

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

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

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

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

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

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

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

Granted to: United Power, Inc.
Purpose: electric facilities
Recording Date: June 2, 2000
Recording No: [Book 6146 at Page 192](#)

Affects Parcel Two

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

Granted to: Todd Creek Farms Metropolitan District No. 1
Purpose: water pipeline
Recording Date: August 7, 2001
Recording No: [Reception No. C0839203](#)

Affects Parcel Two

21. ~~Terms, conditions, provisions, agreements and obligations contained in the Todd Creek Village Preliminary PUD Plan as set forth below:~~

~~Recording Date: August 23, 2002
Recording No.: Reception No. C1014679~~

~~Affects all Parcels~~

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SCHEDULE B
PART II – Exceptions
(Continued)

~~Note: upon approval of a new site plan or PUD for subject property exception No. 21 above shall be deleted.~~

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

Granted to: United Power, Inc.
Purpose: utility, electrical and communications facilities
Recording Date: January 19, 2016
Recording No.: [Reception No. 2016000004196](#)

Affects Parcel One

23. Terms, conditions, provisions, agreements and obligations contained in the Subsurface Easement Agreement in favor of PetroShare Corp. as set forth below:

Recording Date: December 19, 2016
Recording No.: [Reception No. 2016000110382](#)

Affects Parcels Two and Three

24. Terms, conditions, provisions, agreements and obligations contained in the Easement Deed and Agreement in favor of Todd Creek Village Metropolitan District for pipelines as set forth below:

Recording Date: February 23, 2017
Recording No.: [Reception No. 2017000016777](#)

Affects Parcels One through Three

25. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Right of Way Agreement in favor of Discovery DJ Services, LLC as set forth below:

Recording Date: March 12, 2018
Recording No.: [Reception No. 2018000020118](#)

Affects Parcels Two and Three

26. Terms, conditions, provisions, agreements and obligations contained in the Nonexclusive Sub-Easement Agreement by and between Discovery DJ Services, LLC and Todd Creek Village Metropolitan District as set forth below:

Recording Date: March 30, 2018
Recording No.: [Reception No. 2018000025837](#)

Amendment to Nonexclusive Sub-Easement Agreement:

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SCHEDULE B
PART II – Exceptions
(Continued)

Recording Date: July 07, 2020
Recording No: [Reception No.2020000061491](#)

Affects Parcels One through Three

27. The following items as set forth on the ALTA//NSPS survey as prepared by KT Engineering Dated June 12, 2022 as Project No 00009-2270
- a. location of fence lines and any boundary discrepancy due to the location of fence lines and the effect of any right, title or interest that may be claimed due to any said discrepancy.
 - b. Irrigation ditches in various locations with no apparent easements of record
 - c. Gravel roads traversing subject property, appearing to provide access to various wells and various Oil and Gas development structures and facilities
 - d. Right-of-way for Yosemite street laying east of centerline as noted

Affects Parcel One through Three

END OF EXCEPTIONS

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title, National Commercial Services conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.
 - A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
 - Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710 or by mail to:

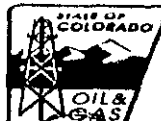
Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



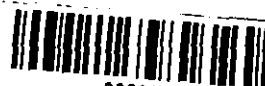
State of Colorado

Oil and Gas Conservation Commission

1120 Lincoln Street, Suite 801, Denver, Colorado 80203: (303) 894-2100 Fax 894-2109



FOR OGCC USE ONLY



00308447

DEC 17 1998

WELL ABANDONMENT REPORT

Submit original plus one copy. This form is to be submitted as an intent whenever a plugging is planned on a borehole. The approved intent shall be valid for six months after the approval date; after that period a new intent will be required. After the plugging is complete, this form and one copy shall again be submitted as a subsequent report of the work as actually completed.

ET [initials] DE [initials] PR [initials] ES [initials]

OGCC Operator Number: Name of Operator: KP Kauffman Company, Contact Name & Phone Number: Kent Gilbert, 24 hour notice required, contact: @, Complete the Attachment Checklist: Wellbore Diagram, Cement Job Summary, Wireline Job Summary

Notice of Intent to Abandon [] Subsequent Report of Abandonment [X]

Only Complete the Following Background Information for Intent to Abandon

Reason for abandonment: [] Diy [X] Production Sub-economic [] Mechanical Problems [] Other, Casing to be pulled: [] No [X] Yes, Top of casing cement: _____, Fish in hole: [X] No [] Yes, Wellbore has uncemented casing leaks: [] No [] Yes

Current and Previously Abandoned Zones

Table with columns: Formation, Perforations, Date, Method of Isolation, Plug Depth. Row 1: Sussex, 4966'-5000'

Casing History

Table with columns: Casing Size, Casing Depth, Cement Top, Stage Cement Top. Row 1: 8 5/8, 232', Row 2: 4 1/2, 5100'

Plugging Procedure for Intent and Subsequent Report

CIBP #1: Depth na with _____ sks cmt on top. CIBP #2: Depth _____ with _____ sks cmt on top. Set 50 sks cmt from 1300' ft. to 1200' ft. in [] Casing [X] Open Hole [] Annulus. NOTE: Two (2) sacks cement required on all CIBPs. EXHAUSTED OIL WELL

Additional Plugging Information for Subsequent Report Only

Casing recovered: 1468' ft. of 4 1/2 in. casing. Plugging date: 12-9-98. Wireline contractor: ADI of Fort Morgan, Colorado. Cementing contractor: H&R Well Service of Fort Morgan, Colorado 970-867-9007. Type of cement and additives used: Type G neat.

*Attach job summaries.

I hereby certify that the statements made in this form are, to the best of my knowledge, true, correct, and complete.

Print Name: Harlan Hedge, Signed: [Signature], Title: P&A Manager/H&R, Date: 12-9-98

OGCC Approved: [Signature], Title: Eng, Date: 2/26/99

CONDITIONS OF APPROVAL, IF ANY: Approval granted pending COGCC inspection

RECEIVED

DEC 14 1998

ORIGINAL

Document Number:
 403153095
 Date Received:
 08/31/2022

WELL ABANDONMENT REPORT

This form is to be submitted as an Intent to Abandon whenever an abandonment is planned on a borehole. After the abandonment is complete, this form shall again be submitted as a Subsequent Report of the actual work completed. The approved intent shall be valid for six months after the approval date, after that period, a new intent will be required. Attachments required with the Intent to Abandon are wellbore diagrams of the current configuration and the proposed configuration with plugs set. A Subsequent Report of Abandonment shall indicate the actual work completed. Attachments required with a Subsequent Report are a wellbore diagram showing plugs that were set and casing remaining in the hole, the job summaries from all plugging contractors used, including wireline and cementing (third party verification) and any logs that may have been run during abandonment.

OGCC Operator Number: 47120 Contact Name: Candice Barber
 Name of Operator: KERR MCGEE OIL & GAS ONSHORE LP Phone: (307) 2334513
 Address: P O BOX 173779 Fax: _____
 City: DENVER State: CO Zip: 80217- Email: candice_barber@oxy.com

For "Intent" 24 hour notice required, Name: _____ Tel: _____
 Email: _____

Type of Well Abandonment Report: Notice of Intent to Abandon Subsequent Report of Abandonment

API Number 05-001-08725-00
 Well Name: SELTZER FARMS Well Number: A 4
 Location: QtrQtr: SENW Section: 3 Township: 1S Range: 67W Meridian: 6
 County: ADAMS Federal, Indian or State Lease Number: _____
 Field Name: WATTENBERG Field Number: 90750

Only Complete the Following Background Information for Intent to Abandon

Latitude: 39.995629 Longitude: -104.878226
 GPS Data: GPS Quality Value: 1.7 Type of GPS Quality Value: PDOP Date of Measurement: 08/19/2022
 Reason for Abandonment: Dry Production Sub-economic Mechanical Problems
 Other _____
 Casing to be pulled: Yes No Estimated Depth: _____
 Fish in Hole: Yes No If yes, explain details below
 Wellbore has Uncemented Casing leaks: Yes No If yes, explain details below
 Details: _____

Current and Previously Abandoned Zones

| Formation | Perf. Top | Perf. Btm | Abandoned Date | Method of Isolation | Plug Depth |
|-----------|-----------|-----------|----------------|---------------------|------------|
| CODELL | 7913 | 7925 | 05/27/2022 | B PLUG CEMENT TOP | 7400 |
| FORT HAYS | 7892 | 7896 | 05/27/2022 | B PLUG CEMENT TOP | 7400 |
| NIOBRARA | 7506 | 7774 | 05/27/2022 | B PLUG CEMENT TOP | 7400 |
| J SAND | 8283 | 8322 | 05/27/2022 | B PLUG CEMENT TOP | 8230 |

Total: 4 zone(s)

Casing History

| Casing Type | Size of Hole | Size of Casing | Grade | Wt/Ft | Csg/Liner Top | Setting Depth | Sacks Cmt | Cmt Btm | Cmt Top | Status |
|-------------|--------------|----------------|-------|-------|---------------|---------------|-----------|---------|---------|--------|
| SURF | 12+1/4 | 8+5/8 | J-55 | 24 | 0 | 1109 | 650 | 1109 | 0 | VISU |
| 1ST | 7+7/8 | 5+1/2 | I-80 | 15.5 | 0 | 8430 | 1400 | 8430 | 3862 | CBL |

Plugging Procedure for Intent and Subsequent Report

CIBP #1: Depth 8230 with 4 sacks cmt on top. CIBP #2: Depth 7400 with 4 sacks cmt on top.
 CIBP #3: Depth 260 with 80 sacks cmt on top. CIBP #4: Depth _____ with _____ sacks cmt on top.
 CIBP #5: Depth _____ with _____ sacks cmt on top.

NOTE: Two(2) sacks cement required on all CIBPs.

Set 80 sks cmt from 260 ft. to 0 ft. Plug Type: CASING Plug Tagged:
 Set _____ sks cmt from _____ ft. to _____ ft. Plug Type: _____ Plug Tagged:
 Set _____ sks cmt from _____ ft. to _____ ft. Plug Type: _____ Plug Tagged:
 Set _____ sks cmt from _____ ft. to _____ ft. Plug Type: _____ Plug Tagged:
 Set _____ sks cmt from _____ ft. to _____ ft. Plug Type: _____ Plug Tagged:

Perforate and squeeze at 4802 ft. with 100 sacks. Leave at least 100 ft. in casing 4770 CICR Depth
 Perforate and squeeze at 2795 ft. with 205 sacks. Leave at least 100 ft. in casing 2160 CICR Depth
 Perforate and squeeze at 1800 ft. with 130 sacks. Leave at least 100 ft. in casing _____ CICR Depth
 (Cast Iron Cement Retainer Depth)

Set 155 sacks half in. half out surface casing from 1210 ft. to 771 ft. Plug Tagged:
 Set 3 sacks at surface
 Cut four feet below ground level, weld on plate Above Ground Dry-Hole Marker: Yes No
 Set _____ sacks in rat hole Set _____ sacks in mouse hole

Additional Plugging Information for Subsequent Report Only

Casing Recovered: 1210 ft. of 5+1/2 inch casing Number of Days from Setting Surface Plug to Capping or Sealing the Well: 64
 Surface Plug Setting Date: 06/07/2022 Cut and Cap Date: 08/10/2022
 *Wireline Contractor: AXIS *Cementing Contractor: MAGNUM

Type of Cement and Additives Used: _____
 Flowline/Pipeline has been abandoned per Rule 1105 Yes No

Technical Detail/Comments:

I hereby certify all statements made in this form are, to the best of my knowledge, true, correct, and complete.
 Signed: _____ Print Name: Candice Barber
 Title: REGULATORY ANALYST Date: 8/31/2022 Email: DJPOSTDRILL@ANADARKO.COM

Based on the information provided herein, this Well Abandonment Report (Form 6) complies with COGCC Rules and applicable orders and is hereby approved.
 COGCC Approved: Jacobson, Eric Date: 12/2/2022

CONDITIONS OF APPROVAL, IF ANY:

| COA Type | Description |
|-----------------|--------------------|
| 0 COA | |

Attachment List

| Att Doc Num | Name |
|--------------------|-----------------------------|
| 403153095 | FORM 6 SUBSEQUENT SUBMITTED |
| 403153103 | OPERATIONS SUMMARY |
| 403153107 | OTHER |
| 403153113 | CEMENT JOB SUMMARY |
| 403153115 | WIRELINER JOB SUMMARY |
| 403153116 | WELLBORE DIAGRAM |

Total Attach: 6 Files

General Comments

| User Group | Comment | Comment Date |
|-------------------|-------------------------|---------------------|
| Permit | Reviewed WBDs. Pass. | 11/02/2022 |

Total: 1 comment(s)