

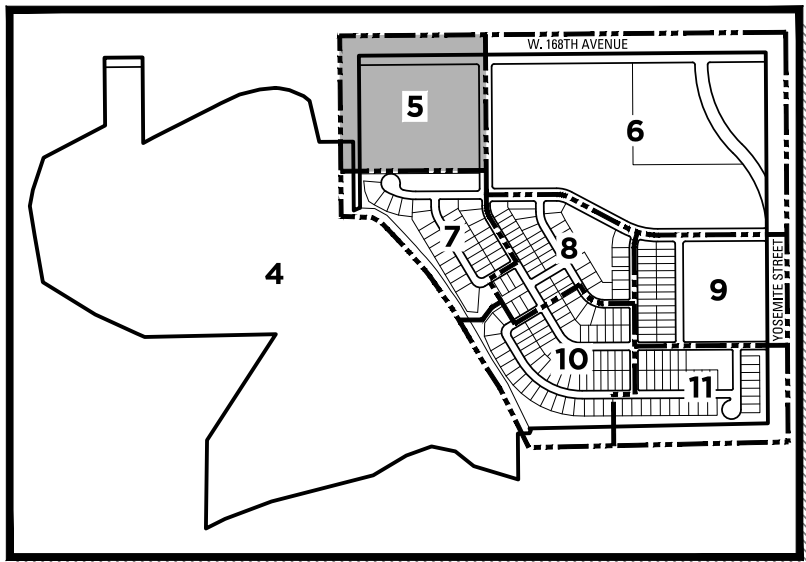
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 13

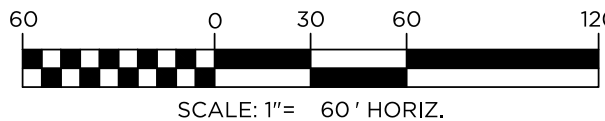
CASE NO: PLT2025-00006



KEYMAP
NTS

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEET 12 FOR CURVE TAG TABLES)
- RN RECEPTION NUMBER
- SET NO. 5 REBAR W/ 1.5" ORANGE CAP PLS 36561
- FOUND PROPERTY PIN AS DESCRIBED ON SHEET 3
- ⊙ SECTION CORNERS AS DESCRIBED
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- ADJOINER PARCEL BOUNDARIES / RIGHT OF WAY
- SECTION LINE
- STREET CENTERLINE
- - - UTILITY EASEMENT
- OIL AND GAS SETBACK
- OG OIL AND GAS FLOW LINE
- - - AMENDED OIL & GAS DRILL AREA



SCALE: 1" = 60' HORIZ.

DATE SUBMITTED:

01.20.2025

REVISION NO.

DATE

1 4/8/2025

2 6/19/2025

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PREPARED FOR:

HSG LAND LLC

10450 E. 159TH COURT
BRIGHTON, CO 80602

SCALE:

1" = 60'

JOB NO:

0109-2207

BY:

BSS

SHEET 5 OF 13



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ARVADA, CO 80002
PH: 720.638.5190

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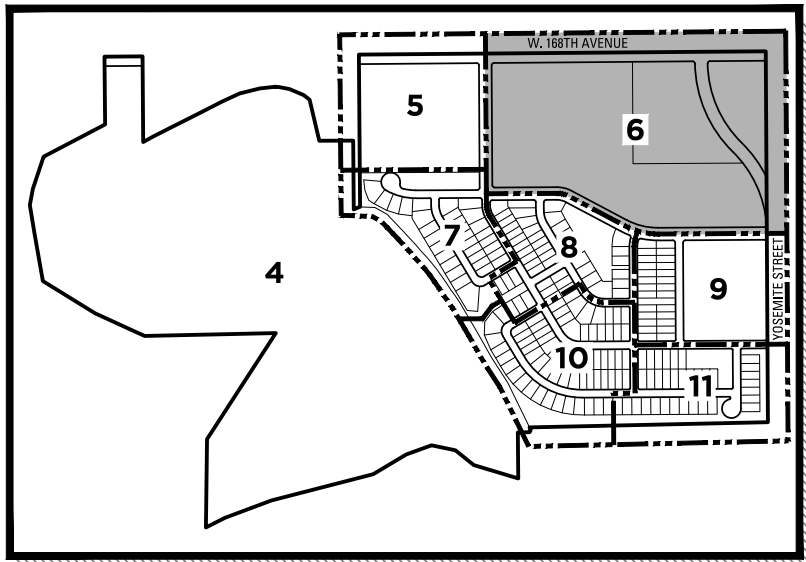
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 13

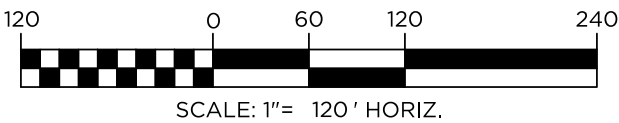
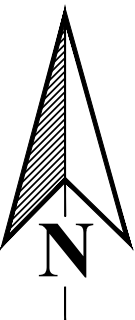
CASE NO: PLT2025-00006



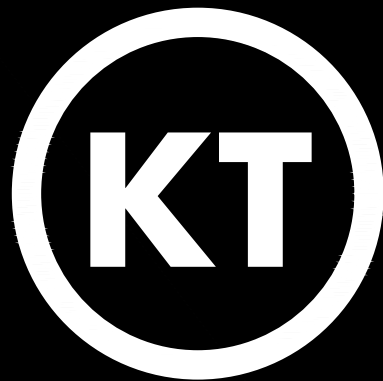
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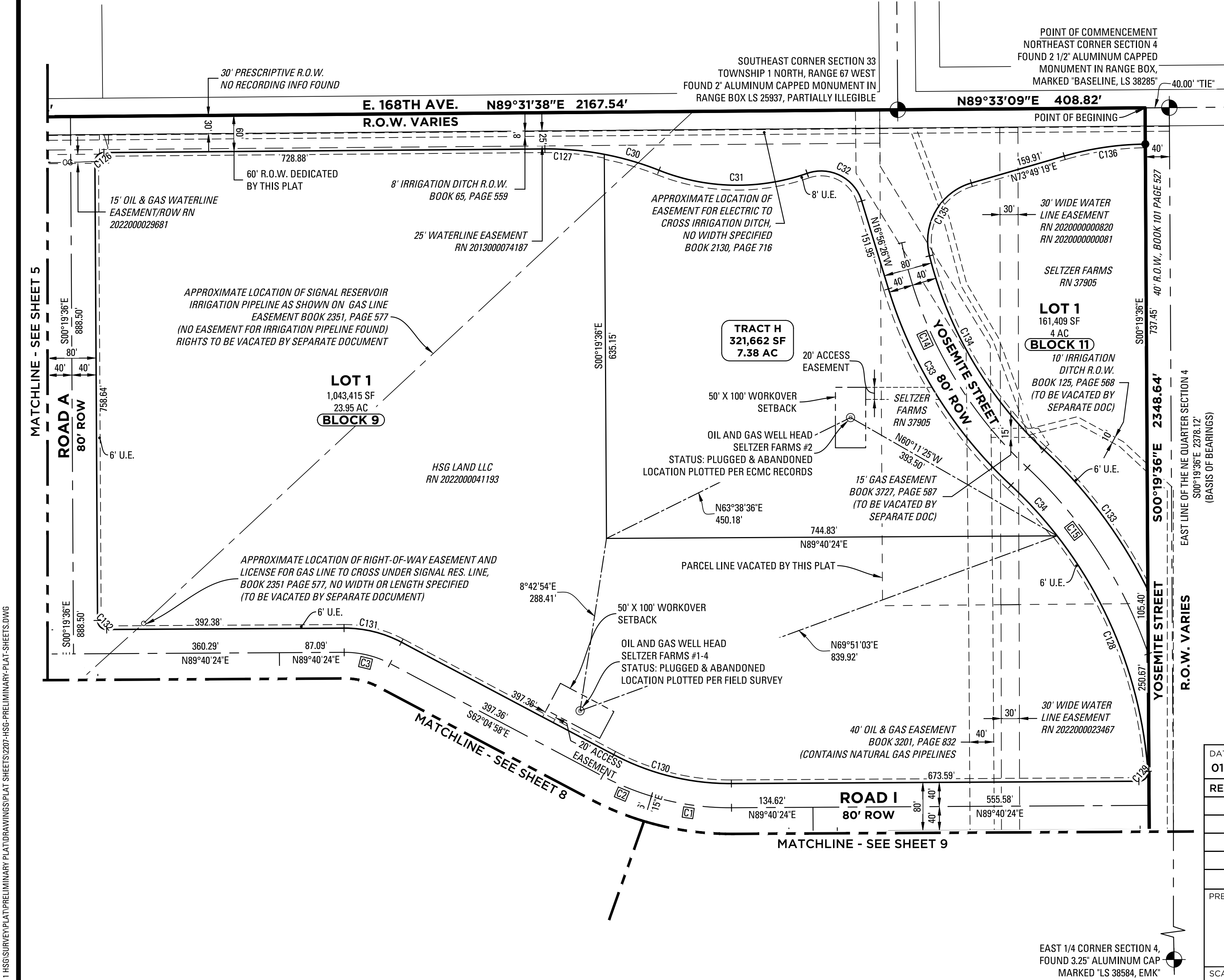


DATE SUBMITTED: 01.20.2025		
REVISION NO.		DATE
1		4/8/2025
2		6/19/2025
3		
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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 120'	JOB NO: 0109-2207	BY: BSS
SHEET 6 OF 13		



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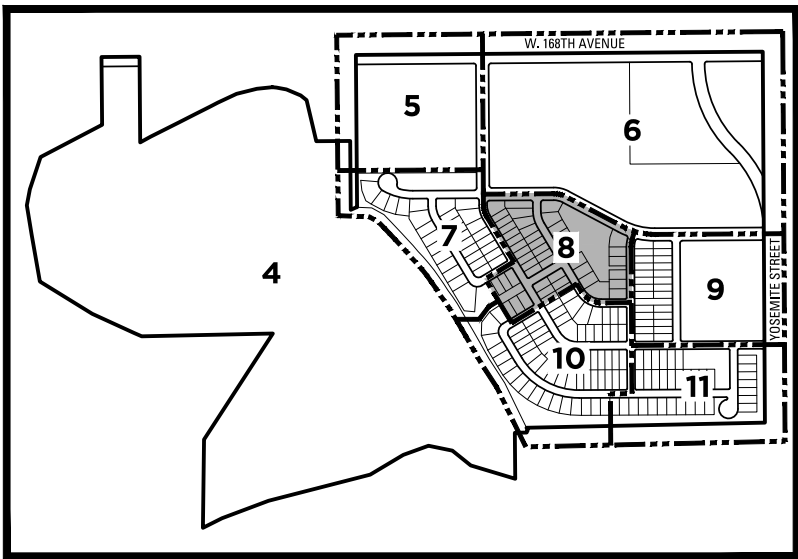
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

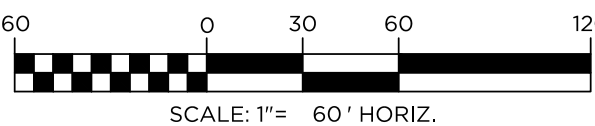
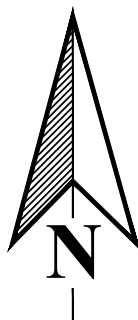
LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 13

CASE NO: PLT2025-00006



KEYMAP
NTS



LEGEND

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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS
SHEET 8 OF 13		

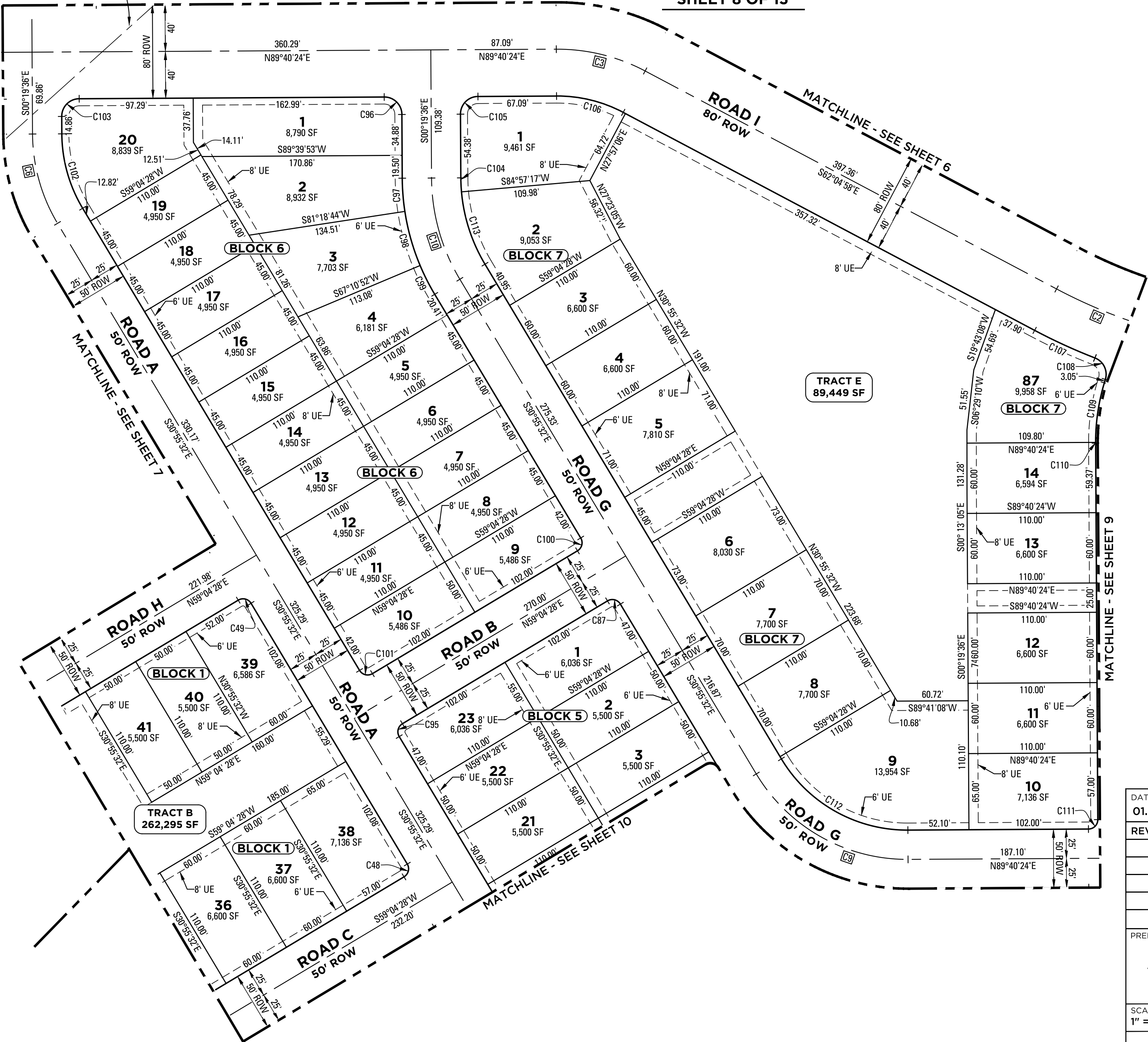


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APPROXIMATE LOCATION OF SIGNAL RESERVOIR
IRRIGATION PIPELINE AS SHOWN ON GAS LINE
EASEMENT BOOK 2351, PAGE 577
(NO EASEMENT FOR IRRIGATION PIPELINE FOUND)
(RIGHTS TO BE VACATED BY SEPARATE DOCUMENT)

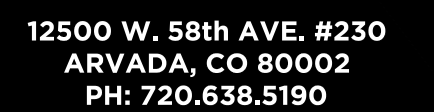
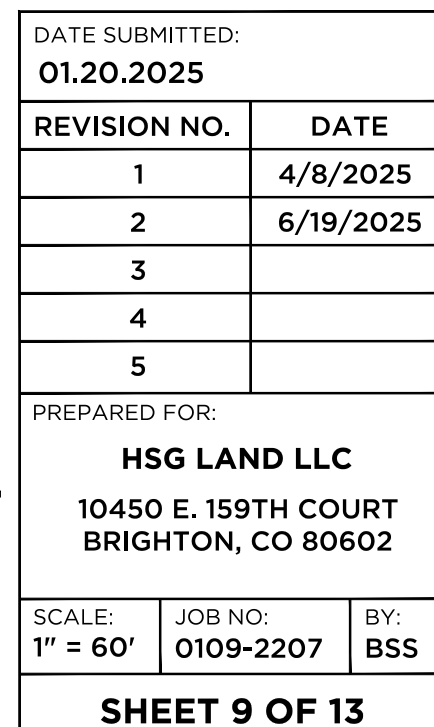
MATCHLINE - SEE SHEET 6



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SHEET 9 OF 13

The map shows the City of San Diego with numbered regions 4 through 11. Region 4 is a large, irregularly shaped area on the left. Region 5 is a rectangular area at the top left. Region 6 is a rectangular area at the top right. Region 7 is a small area between regions 5 and 6. Region 8 is a large, irregularly shaped area in the center. Region 9 is a rectangular area on the right, highlighted in gray. Region 10 is a rectangular area below region 8. Region 11 is a rectangular area at the bottom right. The map is bounded by V.C. Bath Avenue to the north and Roseville Street to the east.



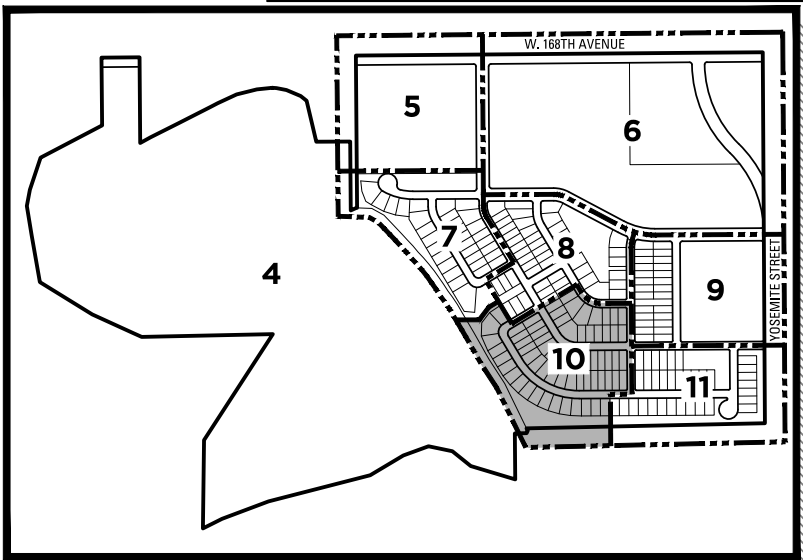
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

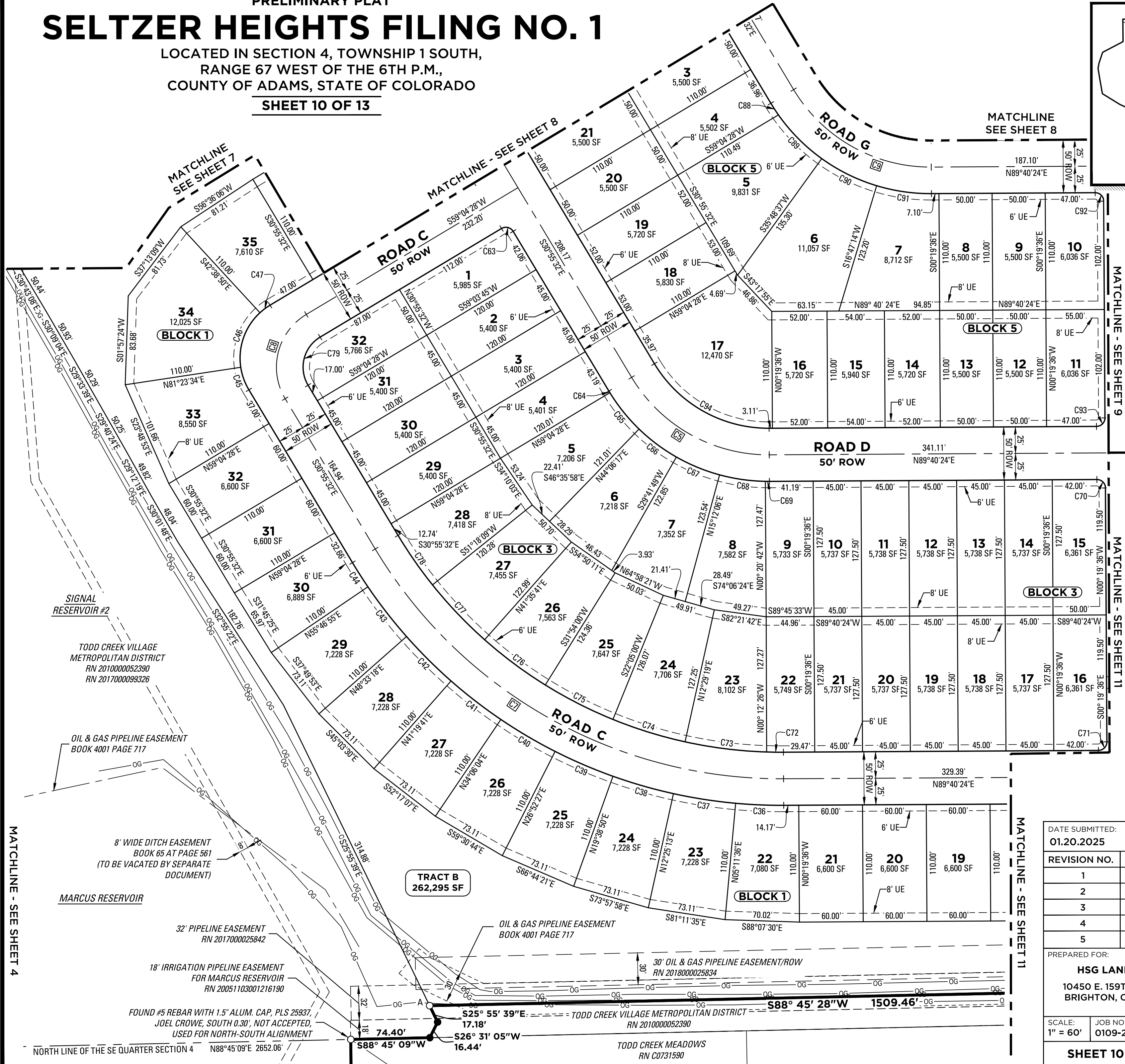
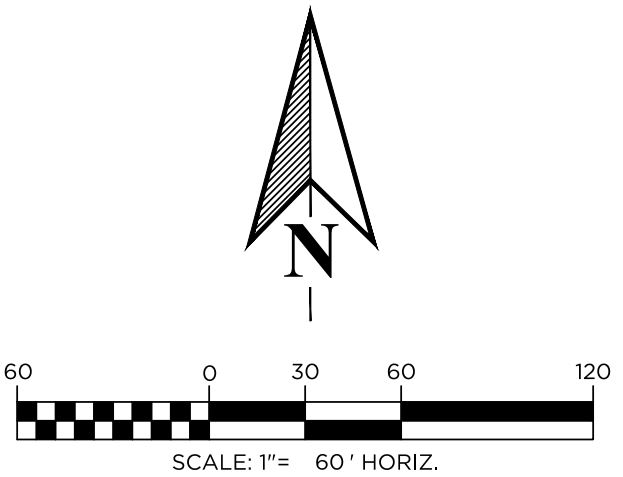
LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 13

CASE NO: PLT2025-00006



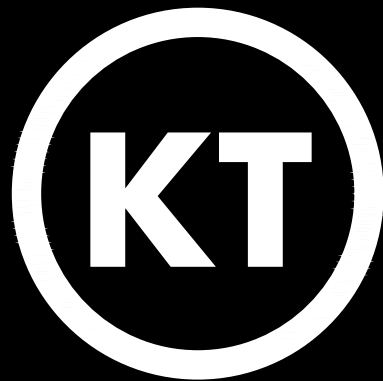
KEYMAP
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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS
SHEET 10 OF 13		



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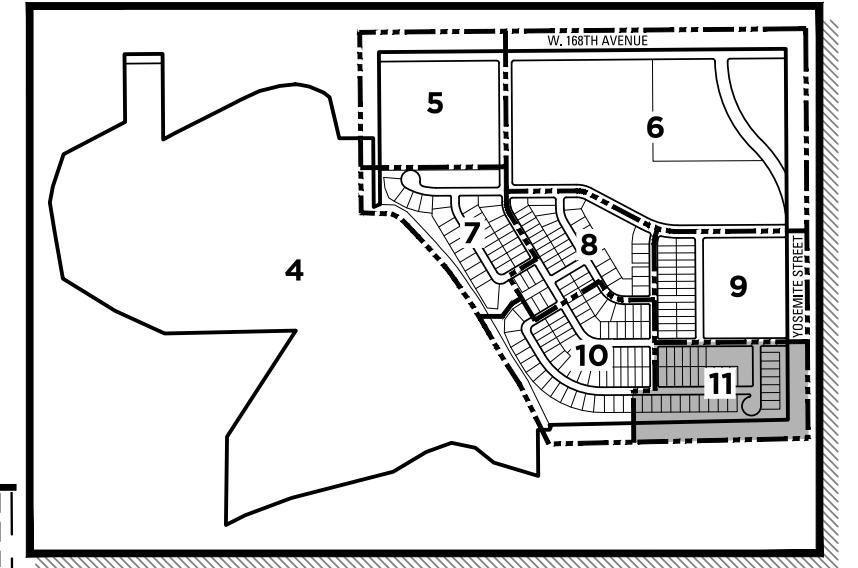
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

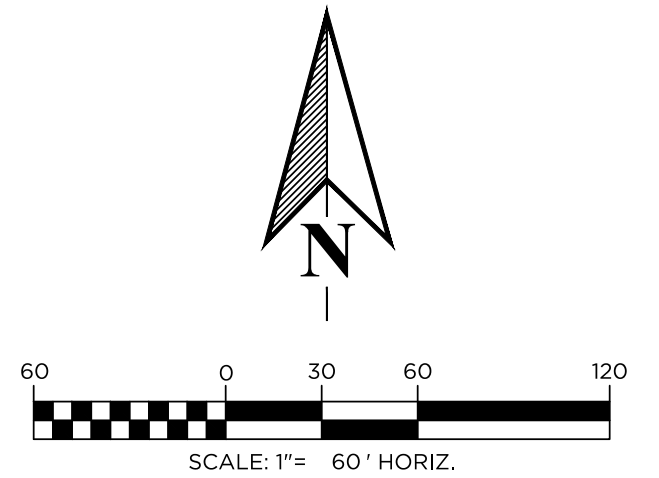
SHEET 11 OF 13

CASE NO: PLT2025-00006



KEYMAP
NTS

10' IRRIGATION DITCH R.O.W.
BOOK 125, PAGE 568
(TO BE VACATED BY SEPARATE DOC)



LEGEND

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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS
SHEET 11 OF 13		



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PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 12 OF 13

CASE NO: PLT2025-00006

CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGHT	CHD BEARING	CHD LENGTH
C1	17°04'51"	450.00'	134.15'	S81°47'10"E	133.66'
C2	11°09'47"	450.00'	87.67'	S67°39'51"E	87.54'
C3	28°14'38"	160.00'	78.87'	S76°12'17"E	78.08'
C4	30°15'25"	350.00'	184.83'	S75°11'53"E	182.69'
C5	59°24'03"	150.00'	155.51'	S60°37'34"E	148.64'
C6	30°35'57"	150.00'	80.11'	S15°37'34"E	79.16'
C7	59°24'03"	445.00'	461.35'	S60°37'34"E	440.96'
C8	90°00'00"	57.80'	90.80'	S14°04'28"W	81.75'
C9	59°24'03"	150.00'	155.51'	S60°37'34"E	148.64'
C10	30°35'57"	170.00'	90.79'	S15°37'34"E	89.71'
C11	89°59'45"	57.98'	91.08'	S75°55'40"E	82.00'
C12	30°36'11"	149.96'	80.10'	S15°37'42"E	79.15'
C13	17°04'51"	150.00'	44.72'	N08°12'50"E	44.55'
C14	35°25'53"	700.00'	432.88'	S29°12'31"E	426.01'
C15	27°55'34"	760.00'	370.42'	S32°57'41"E	366.77'

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C16	84°56'57"	60.00'	88.96'	S47°11'56"W	81.03'
C17	35°02'31"	58.00'	35.47'	N76°35'43"E	34.92'
C18	166°15'57"	8.00'	23.22'	S7°11'37"E	15.89'
C19	1°56'02"	28.00'	0.95'	S76°54'22"W	0.95'
C20	238°26'12"	60.00'	249.69'	S41°20'43"E	104.73'
C21	90°00'00"	8.00'	12.57'	N44°40'24"E	11.31'
C22	89°54'30"	15.01'	23.56'	N45°19'36"W	21.21'
C23	90°08'46"	15.00'	23.60'	S45°23'59"E	21.24'
C24	90°00'00"	15.00'	23.56'	S44°40'24"W	21.21'
C25	14°04'03"	325.00'	79.79'	N83°17'35"W	79.59'
C26	86°24'40"	28.00'	42.23'	N33°03'13"W	38.34'
C27	100°28'43"	60.00'	105.22'	N40°05'14"W	92.25'
C28	90°00'00"	8.00'	12.57'	S45°19'36"E	11.31'
C29	90°00'00"	8.00'	12.57'	S44°40'24"W	11.31'
C30	10°48'57"	500.00'	94.39'	N73°44'43"W	94.25'
C31	40°57'04"	350.00'	250.16'	N88°48'47"W	244.87'
C32	92°20'53"	70.00'	112.82'	N63°06'52"W	101.00'
C33	29°59'02"	740.00'	387.26'	N31°55'57"W	382.85'
C34	9°00'32"	720.00'	113.21'	N42°25'12"W	113.09'

GROSS SITE AREA		9,925,012 SF		227.8469 AC	
TOTAL NUMBER OF LOTS		205			
AREA TYPE	AREA USE	AREA SF	AREA AC	COMMUNITY COVERAGE	
LOT	LOTS	1,366,691 SF	31.3749 AC	13.77%	13.77%
TRACT	OPEN SPACE	5,535,281 SF	127.0726 AC	55.77%	55.77%
R.O.W.	PUBLIC STREET	956,673 SF	21.9622 AC	9.64%	9.64%
OIL & GAS TRACT	OIL & GAS FACILITY	523,426 SF	12.0162 AC	5.27%	5.27%
FUTURE DEVELOPMENT LOTS	FUTURE LOTS	1,542,941 SF	35.4210 AC	15.55%	15.55%
TOTALS:		9,925,012 SF	227.8469 AC	100.0%	100.0%

BLOCK/TRACT	OWNERSHIP & MAINTENANCE	AREA SF	AREA AC	USE
1 / A	T.C.V.M.D*	4,744,819 SF	108.9261 AC	RESERVOIR / OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
1 / B	DISTRICT*	262,218 SF	6.0197 AC	OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
1 / C	DISTRICT*	523,426 SF	12.0162 AC	OIL & GAS OPERATIONS AREA
1 / D	DISTRICT*	56,993 SF	1.3084 AC	OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
7 / E	DISTRICT*	87,814 SF	2.0159 AC	OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
4 / F	DISTRICT*	6,640 SF	0.1524 AC	OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
2 / G	DISTRICT*	52,276 SF	1.2001 AC	OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
11 / H	DISTRICT*	316,184 SF	7.2586 AC	DETENTION POND / OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE

* T.C.V.M.D = TODD CREEK VILLAGE METROPOLITAN DISTRICT
* DISTRICT = FUTURE METROPOLITAN DISTRICT ESTABLISHED PRIOR TO FINAL PLAT

DATE SUBMITTED:
01.20.2025

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PREPARED FOR:

HSG LAND LLC

10450 E. 159TH COURT
BRIGHTON, CO 80602

SCALE:
1" = N/A

JOB NO:
0109-2207

BY:
BSS

SHEET 12 OF 13

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PRELIMINARY PLAT

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LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 13 OF 13

CASE NO: PLT2025-00006

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C35	19°45'47"	60.00'	20.70'	S9°33'18"W	20.59'
C36	5°07'37"	506.00'	45.28'	S87°34'00"E	45.26'
C37	7°08'13"	475.92'	59.28'	S81°11'35"E	59.24'
C38	7°08'13"	475.92'	59.28'	S73°57'58"E	59.24'
C39	7°08'13"	475.92'	59.28'	S66°44'21"E	59.24'
C40	7°08'13"	475.92'	59.28'	S59°30'44"E	59.24'
C41	7°08'13"	475.92'	59.28'	S52°17'07"E	59.24'
C42	7°08'13"	475.92'	59.28'	S45°03'30"E	59.24'
C43	7°08'13"	475.92'	59.28'	S37°49'53"E	59.24'
C44	4°18'57"	358.57'	27.01'	S32°34'18"E	27.00'
C45	22°24'02"	58.00'	22.68'	S19°48'27"E	22.53'
C46	55°57'37"	58.00'	56.65'	S19°22'22"W	54.42'
C47	11°43'17"	58.00'	11.87'	S53°12'49"W	11.84'
C48	89°24'23"	8.00'	12.48'	S14°22'27"W	11.25'
C49	89°24'23"	8.00'	12.48'	S76°13'32"E	11.25'
C50	54°57'29"	58.00'	55.63'	S58°24'17"E	53.53'
C51	0°25'12"	175.00'	1.28'	S30°42'57"E	1.28'
C52	23°14'13"	175.00'	70.97'	S18°53'18"E	70.49'
C53	6°56'32"	175.00'	21.20'	S3°47'39"E	21.19'
C54	90°00'00"	8.00'	12.57'	S45°19'36"E	11.31'
C55	2°51'41"	375.00'	18.73'	S88°53'45"E	18.73'
C56	10°16'26"	375.00'	67.24'	S82°19'42"E	67.15'
C57	9°09'42"	375.00'	59.96'	S72°36'38"E	59.90'
C58	7°57'36"	375.00'	52.10'	S64°02'59"E	52.06'
C59	7°31'58"	60.00'	7.89'	S56°18'12"E	7.88'
C60	57°15'40"	60.00'	59.96'	S23°54'23"E	57.50'
C61	90°00'00"	8.00'	12.57'	N44°40'24"E	11.31'
C62	90°00'00"	8.00'	12.57'	N45°19'36"W	11.31'
C63	89°24'23"	8.00'	12.48'	S76°13'32"E	11.25'
C64	0°36'01"	175.00'	1.83'	N31°13'33"W	1.83'
C65	14°24'17"	175.00'	44.00'	N38°43'42"W	43.88'
C66	14°25'25"	175.00'	44.05'	N53°08'33"W	43.94'
C67	14°26'38"	175.00'	44.12'	N67°34'35"W	44.00'
C68	14°16'54"	175.00'	43.62'	N81°56'21"W	43.51'
C69	1°14'48"	175.00'	3.81'	S89°42'12"E	3.81'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C70	90°00'00"	8.00'	12.57'	S45°19'36"E	11.31'
C71	90°00'00"	8.00'	12.57'	S44°40'24"W	11.31'
C72	2°08'59"	420.00'	15.76'	N89°15'06"W	15.76'
C73	10°34'30"	420.00'	77.52'	S82°53'22"E	77.41'
C74	9°42'29"	420.00'	71.16'	S72°44'52"E	71.08'
C75	9°45'22"	420.00'	71.52'	S63°00'57"E	71.43'
C76	9°43'48"	420.00'	71.32'	S53°16'22"E	71.24'
C77	9°43'33"	420.00'	71.29'	S43°32'41"E	71.21'
C78	7°45'22"	420.00'	56.86'	S34°48'13"E	56.81'
C79	90°00'00"	33.00'	51.84'	N14°04'28"E	46.67'
C80	18°28'55"	125.00'	40.32'	N8°51'38"E	40.15'
C81	85°27'25"	15.00'	22.37'	N59°28'58"E	20.36'
C82	11°19'28"	490.15'	96.88'	S83°27'11"E	96.72'
C83	1°12'48"	488.58'	10.35'	S89°43'05"E	10.35'
C84	90°00'00"	15.00'	23.56'	S45°19'36"E	21.21'
C85	90°00'00"	8.00'	12.57'	S44°40'24"W	11.31'
C86	90°00'00"	8.00'	12.57'	N45°19'36"W	11.31'
C87	90°00'00"	8.00'	12.57'	S75°55'32"E	11.31'
C88	4°16'26"	175.00'	13.05'	S33°03'46"E	13.05'
C89	19°03'04"	175.00'	58.19'	S44°43'30"E	57.92'
C90	18°57'44"	175.00'	57.92'	S63°43'54"E	57.65'
C91	17°06'50"	175.00'	52.27'	S81°46'11"E	52.08'
C92	90°00'00"	8.00'	12.57'	S45°19'36"E	11.31'
C93	90°00'00"	8.00'	12.57'	S44°40'24"W	11.31'
C94	59°24'03"	125.00'	129.59'	N60°37'34"W	123.87'
C95	90°00'00"	8.00'	12.57'	N14°04'28"E	11.31'
C96	90°00'00"	15.00'	23.56'	S45°19'36"E	21.21'
C97	8°21'40"	195.00'	28.46'	S4°30'26"E	28.43'
C98	14°07'52"	195.00'	48.09'	S15°45'12"E	47.97'
C99	8°06'25"	195.00'	27.59'	S26°52'20"E	27.57'
C100	90°00'00"	8.00'	12.57'	S14°04'28"W	11.31'
C101	90°00'00"	8.00'	12.57'	N75°55'32"W	11.31'
C102	30°35'57"	125.00'	66.76'	N15°37'34"W	65.97'
C103	90°00'00"	15.00'	23.56'	N44°40'24"E	21.21'
C104	4°43'56"	145.00'	11.98'	S2°41'34"E	11.97'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C105	90°00'00"	15.00'	23.56'	S44°40'24"W	21.21'
C106	28°14'38"	120.00'	59.15'	N76°12'17"W	58.56'
C110	2°23'35"	14.98'	0.63'	S0°19'36"E	0.63'
C111	90°00'00"	8.00'	12.57'	S44°40'24"W	11.31'
C112	59°24'03"	125.00'	129.59'	S60°37'34"E	123.87'
C113	25°52'01"	145.00'	65.46'	S17°59'32"E	64.91'
C114	90°00'00"	15.00'	23.56'	S45°19'36"E	21.21'
C115	5°36'11"	175.00'	17.11'	S3°07'42"E	17.11'
C116	20°17'07"	175.00'	61.96'	S16°04'21"E	61.64'
C117	4°42'38"	175.00'	14.39'	S28°34'14"E	14.38'
C118	90°00'00"	8.00'	12.57'	S14°04'28"W	11.31'
C119	90°00'00"	33.00'	51.84'	N75°55'32"W	46.67'
C120	30°35'57"	125.00'	66.76'	N15°37'34"W	65.97'
C121	90°00'00"	8.00'	12.57'	N44°40'24"E	11.31'
C122	90°00'00"	15.00'	23.56'	N44°40'24"E	21.21'
C123	90°00'00"	15.00'	23.56'	S45°19'36"E	21.21'
C124	90°00'00"	15.00'	23.56'	S44°40'24"W	21.21'
C125	90°00'00"	8.00'	12.57'	N45°19'36"W	11.31'
C126	89°51'14"	15.00'	23.52'	N44°36'01"E	21.19'
C127	11°19'10"	500.00'	98.78'	S84°48'47"E	98.62'
C128	33°42'49"	720.00'	423.66'	S21°03'31"E	417.57'
C129	93°52'30"	15.00'	24.58'	S42°44'09"W	21.92'
C130	28°14'38"	410.00'	202.11'	N76°12'17"W	200.07'
C131	28°14'38"	200.00'	98.59'	N76°12'17"W	97.59'
C132	90°00'00"	15.00'	23.56'	N45°19'36"W	21.21'
C133	20°45'21"	800.00'	289.81'	N36°32'47"W	288.22'
C134	32°48'29"	660.00'	377.92'	N30°31'13"W	372.78'
C135	87°56'17"	100.00'	153.48'	N29°51'10"E	138.85'
C136	15°34'29"	500.00'	135.92'	N81°36'33"E	135.50'

DATE SUBMITTED: 01.20.2025		
REVISION NO.	DATE	
1	4/8/2025	
2	6/19/2025	
3		
4		
5		
PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = N/A	JOB NO: 0109-2207	BY: BSS
SHEET 13 OF 13		



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

WHEN RECORDED
RETURN TO:



STATEMENT OF AUTHORITY
 (§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
THE ROBERT L SELTZER FAMILY TRUST
2. The type of entity is a:
- | | |
|--|---|
| <input 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 checked="" type="checkbox"/> Trust |
| <input type="checkbox"/> | |
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **33641 CR 83, BRIGGS DALE, CO 80611**
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **JACK ALDEN SELTZER AS TRUSTEE**
6. The authority of the foregoing person(s) to bind the entity: ☐ is² not limited ☐ is limited as follows :
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 25th day of May, 20 22
(SEE ATTACHED "SIGNATURE PAGE")

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.



Statement of Author
SIGNATURE

THE ROBERT L SELTZER FAMILY TRUST


By: Jack Alden Seltzer, Trustee
JACK ALDEN SELTZER, TRUSTEE

State of Arizona)
County of Yavapai)ss.

The foregoing instrument was acknowledged before me on this 05th d
SELTZER AS TRUSTEE OF THE ROBERT L SELTZER FAMILY TRUST

Witness my hand and official seal

My Commission expires: 06/01/2025


Notary Public

Ken Toland

From: Jim Flesher <jflesher@weld.gov>
Sent: Thursday, May 22, 2025 3:36 PM
To: Ken Toland
Cc: Matthew Emmens; Owen Keenan; Mike McRoberts; Dawn Anderson
Subject: RE: Seltzer Heights - Drainage Report Review Request
Attachments: Adams County Referral - Seltzer Farms - NO DRAINAGE CONCERNS

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ken:
Thanks for your patience. We don't have any concerns with this drainage report.



Jim Flesher, AICP
Long-Range Planner
Planning Services
Desk: 970-400-3552
P.O. Box 758, 1402 N 17th Ave., Greeley, CO 80632



Join Our Team

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From: Ken Toland <ktoland@kteng.net>
Sent: Thursday, May 8, 2025 3:18 PM
To: Jim Flesher <jflesher@weld.gov>
Cc: Matthew Emmens <MEmmens@adcogov.org>; Owen Keenan <okeenan@kteng.net>; Mike McRoberts <mmcroberts@weld.gov>
Subject: RE: Seltzer Heights - Drainage Report Review Request

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender. Use extra caution and avoid replying with sensitive information, clicking links, or downloading attachments until their identity is verified.

Thanks Jim,
That timing would work great. Let me know if you would like to see any other documents.

Ken Toland

From: Mike McRoberts <mmcroberts@weld.gov>
Sent: Thursday, May 22, 2025 2:38 PM
To: Jim Flesher
Cc: Dawn Anderson; Evan Pinkham
Subject: Adams County Referral - Seltzer Farms - NO DRAINAGE CONCERNS

Jim,

Seltzer Farms and Todd Creek have the same drainage report as evidenced by the two screenshots from the two respective drainage reports. See below.

TODD CREEK DRAINAGE REPORT

Todd Creek Farms – Phase 1

Todd Creek Farms – Phase 1 will develop 413 dwelling units as single-family and duplex homes and associated street infrastructure and utilities to service the homes. Pond A will be constructed in Phase 1 and will provide WQCV, 5-year and 100-year detention as required by Adams County for the ultimate Todd Creek Farms development (936 Dwelling Units).

E. 168th Avenue Drainage #1

The Todd Creek Farms Phase 1 site will discharge to the E. 168th Avenue Drainage #1. Pond A is a proposed Extended Detention Basin (EDB) that will provide WQCV, 5-year, and 100-year detention. The proposed 100-year discharge rate will release at or below the 5-year Historic flowrate per Weld County Drainage Criteria since the site runoff will ultimately discharge to Weld County. The Historic 5-year flow to the existing culverts was calculated as 90.4 cfs per Adams County Drainage Criteria. It is proposed that Pond A will have a maximum 100-year release rate of 52.8 cfs. Another Detention Pond on the HSG Parcel will also be needed in order to reduce flows to the 5-year historic flowrate. The HSG Pond is identified as Pond OS and it has been given an allowable 100-year maximum release rate of 37.6 cfs. This pond will be constructed in coordination with the development of the HSG Parcel.

The 100-year combined maximum discharge rate of Ponds A and OS is 90.4 cfs (Pond A: 52.8 cfs, Pond OS: 37.6 cfs). These release rates correspond to the release rates generated in the 5-year historic CUHP/SWMM model (90.4 cfs). Flows from the HSG Parcel will be piped through the Todd Creek Farms site and combine with outflows from Pond A. The existing culvert crossing under W. 168th Avenue will be replaced with a dual 36-inch culverts with adequate capacity to convey 100-year flows under W. 168th Avenue. The SWMM Model shows a peak outflow of Pond A as 50.3 cfs in the Phase 1 condition.

Todd Creek Farms – Ultimate Buildout

Todd Creek Farms – Ultimate Buildout will develop an additional 523 dwelling units for a total of 936 dwelling units for the project. Although Pond A is large enough to accommodate the future development, it is anticipated that the Water Quality Plate will need to be modified in the Ultimate Buildout Phase to meet WQCV and 5-year release times.

E. 168th Avenue Drainage #1

The Todd Creek Farms Phase 1 site will discharge to the E. 168th Avenue Drainage #1. Pond A is large enough to provide WQCV, 5-year, and 100-year detention for the full 936 unit subdivision. The proposed 100-year discharge rate will release at or below the 5-year Historic flowrate per Weld County Drainage Criteria. The Historic 5-year flow to the existing culverts was calculated at 90.4 cfs

SELTZER FARMS DRAINAGE REPORT

Seltzer Farms – Phase 1

Seltzer Farms – Phase 1 will develop 413 dwelling units as single-family and duplex homes and associated street infrastructure and utilities to service the homes. Pond A will be constructed in Phase 1 and will provide WQCV, 5-year and 100-year detention as required by Adams County for the ultimate Seltzer Farms development (936 Dwelling Units).

E. 168th Avenue Drainage #1

The Seltzer Farms Phase 1 site will discharge to the E. 168th Avenue Drainage #1. Pond A is a proposed Extended Detention Basin (EDB) that will provide WQCV, 5-year, and 100-year detention. The proposed 100-year discharge rate will release at or below the 5-year Historic flowrate per Weld County Drainage Criteria since the site runoff will ultimately discharge to Weld County. The Historic 5-year flow to the existing culverts was calculated as 90.4 cfs per Adams County Drainage Criteria. It is proposed that Pond A will have a maximum 100-year release rate of 52.8 cfs. Another Detention Pond on the HSG Parcel will also be needed in order to reduce flows to the 5-year historic flowrate. The HSG Pond is identified as Pond OS and it has been given an allowable 100-year maximum release rate of 37.6 cfs. This pond will be constructed in coordination with the development of the HSG Parcel.

The 100-year combined maximum discharge rate of Ponds A and OS is 90.4 cfs (Pond A: 52.8 cfs, Pond OS: 37.6 cfs). These release rates correspond to the release rates generated in the 5-year historic CUHP/SWMM model (90.4 cfs). Flows from the HSG Parcel will be piped through the Seltzer Farms site and combine with outflows from Pond A. The existing culvert crossing under W. 168th Avenue will be replaced with a dual 36-inch culverts with adequate capacity to convey 100-year flows under W. 168th Avenue. The SWMM Model shows a peak outflow of Pond A as 50.3 cfs in the Phase 1 condition.

Seltzer Farms – Ultimate Buildout

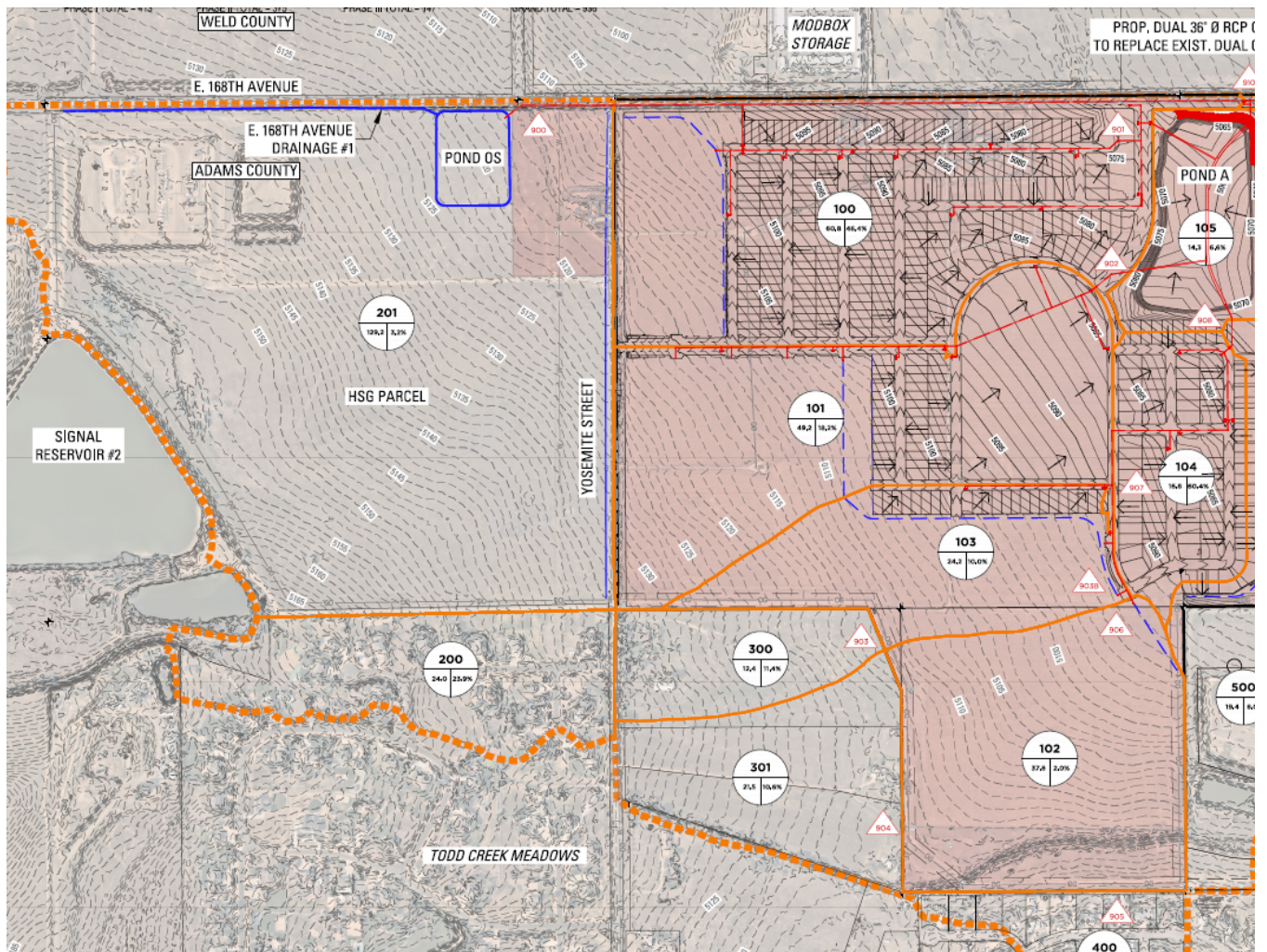
Seltzer Farms – Ultimate Buildout will develop an additional 523 dwelling units for a total of 936 dwelling units for the project. Although Pond A is large enough to accommodate the future development, it is anticipated that the Water Quality Plate will need to be modified in the Ultimate Buildout Phase to meet WQCV and 5-year release times.

E. 168th Avenue Drainage #1

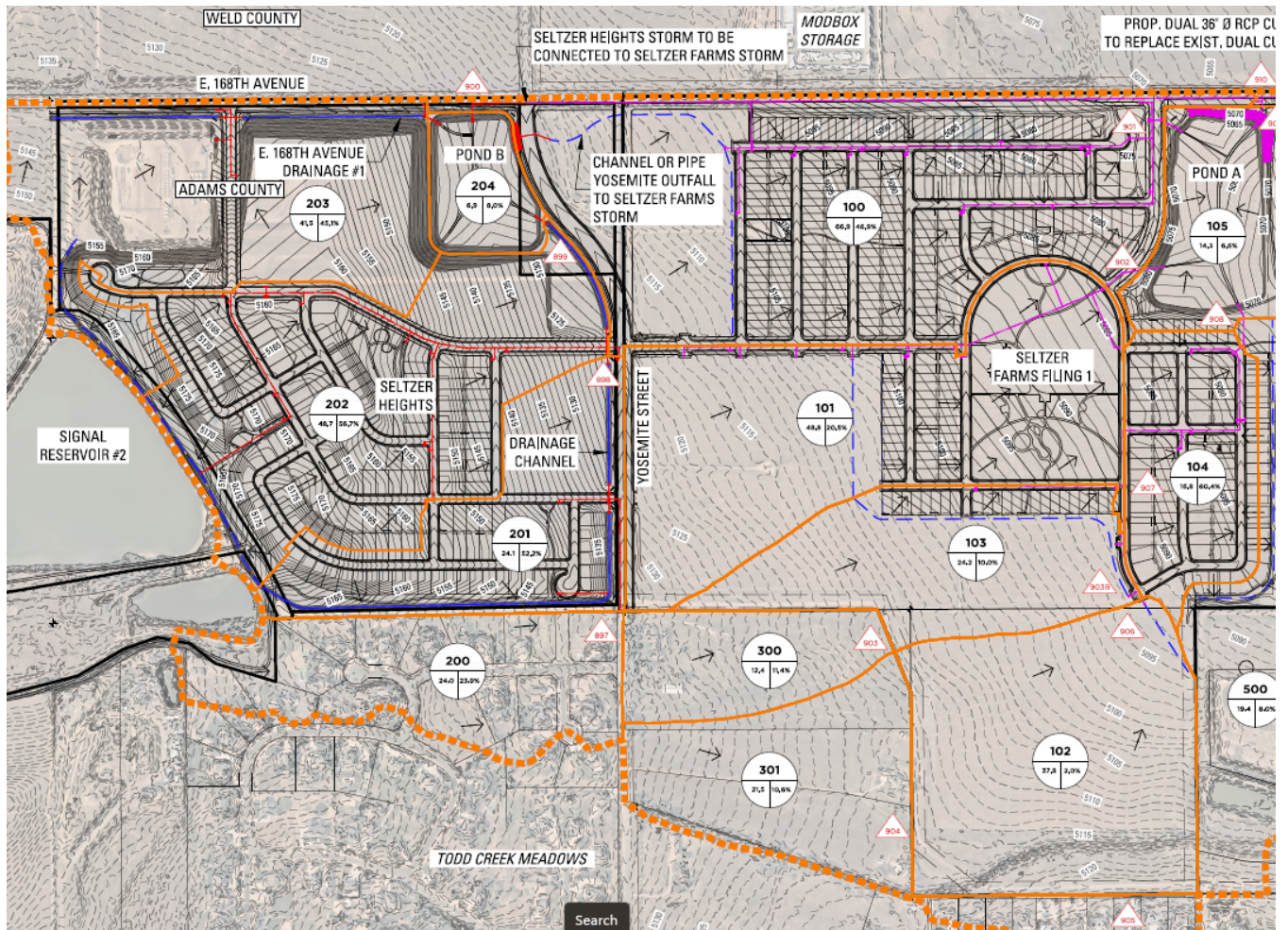
The Seltzer Farms Phase 1 site will discharge to the E. 168th Avenue Drainage #1. Pond A is large enough to provide WQCV, 5-year, and 100-year detention for the full 936 unit subdivision. The proposed 100-year discharge rate will release at or below the 5-year Historic flowrate per Weld County Drainage Criteria. The Historic 5-year flow to the existing culverts was calculated at 90.4 cfs

In my previous drainage review of the Todd Creek drainage report the land west of Yosemite Street was evaluated as off-site flow. The land west of Yosemite Street is now shown as Seltzer Farms. See the exhibits below.

TODD CREEK DRAINAGE REPORT

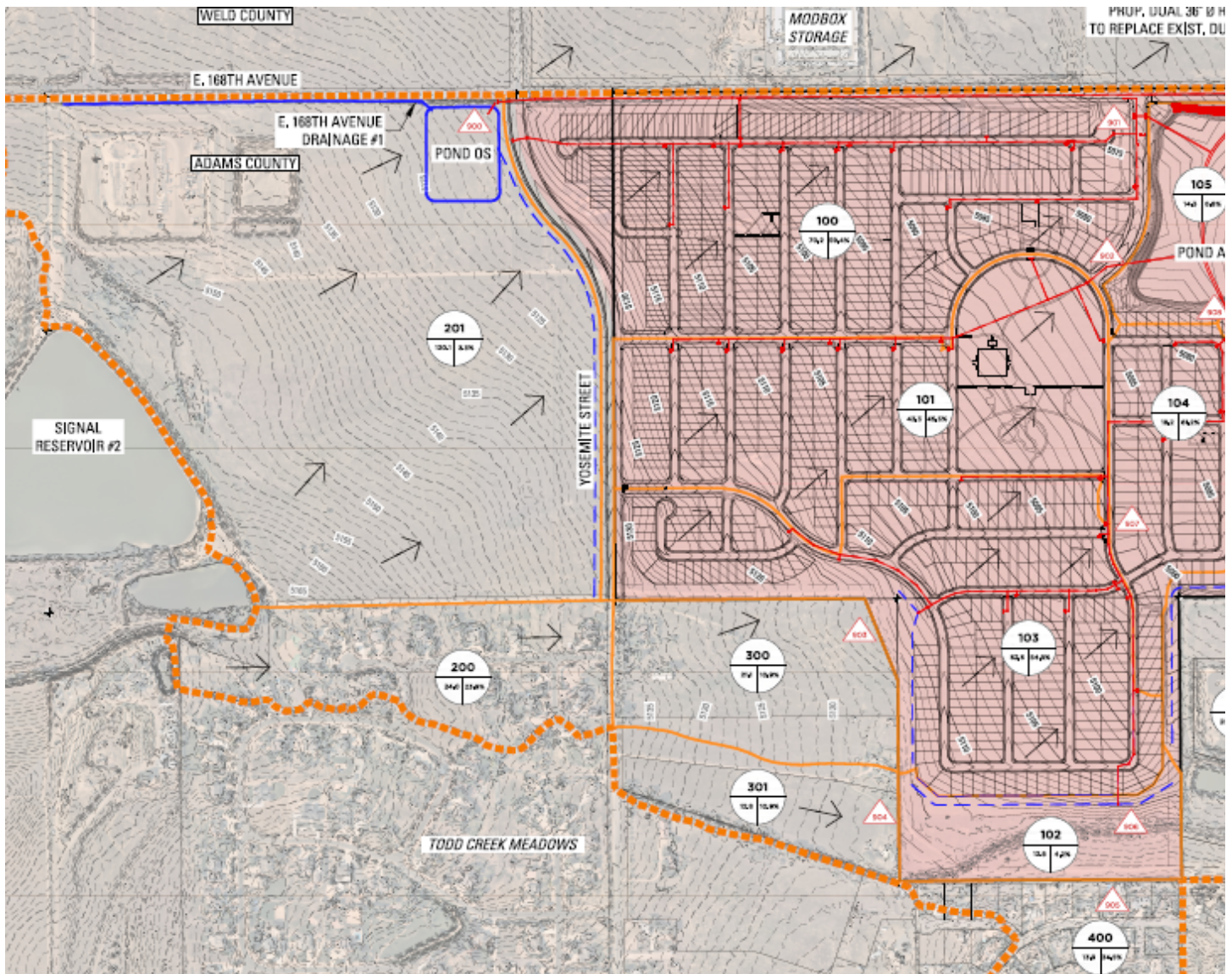


SELTZER FARMS DRAINAGE REPORT



Based on the information presented above and the fact that I have previously reviewed the Todd Creek drainage report and concluded I have no drainage concerns, I have no drainage concerns with Seltzer Farms. My previous evaluation is presented below.

I have reviewed the drainage report for the Adams County Todd Creek Farms project that is located south of and adjacent to County Road 2 and east of and adjacent to Yosemite Street, which will be adjusted to tie-in to County Road 19. See the site plan below.



Below are screenshots from the Todd Creek Farms, *Phase II Drainage Report*, issued on February 9, 2024. As you will see in the screenshots, the project is designed to detain the 100-year storm event (in Pond A) and release the detained stormwater at Weld County's required historic release rate of the 1-hour, 5-year storm falling on the undeveloped site having an impervious value of 2% (the County's release rate for urbanizing drainage areas).

Historic Condition

The historic condition assumes all sub-basins are 2% impervious. No existing detention ponds are modeled in this condition. The purpose of this model is to establish a baseline for comparing flowrates in both Todd Creek Farms Phase 1 and Todd Creek Farms Ultimate Buildout models.

Regulations

Pond OS and Pond A have been designed in compliance with criteria set forth in Chapter 5: Drainage Criteria in the Weld County Engineering and Construction Criteria. Other drainage facilities in Adams County have been designed in compliance with criteria set forth in Chapter 9: Storm Drainage Design and Stormwater Quality Control Regulations in the Adams County Development Standards and Regulations.

E. 168th Avenue Drainage #1

The Todd Creek Farms Phase 1 site will discharge to the E. 168th Avenue Drainage #1. Pond A is a proposed Extended Detention Basin (EDB) that will provide WQCV, 5-year, and 100-year detention. The proposed 100-year discharge rate will release at or below the 5-year Historic flowrate per Weld County Drainage Criteria since the site runoff will ultimately discharge to Weld County. The Historic 5-year flow to the existing culverts was calculated as 90.4 cfs per Adams County Drainage Criteria. It is proposed that Pond A will have a maximum 100-year release rate of 52.8 cfs. Another Detention Pond on the HSG Parcel will also be needed in order to reduce flows to the 5-year historic flowrate. The HSG Pond is identified as Pond OS and it has been given an allowable 100-year maximum release rate of 37.6 cfs. This pond will be constructed in coordination with the development of the HSG Parcel.

The 100-year combined maximum discharge rate of Ponds A and OS is 90.4 cfs (Pond A: 52.8 cfs, Pond OS: 37.6 cfs). These release rates correspond to the release rates generated in the 5-year historic CUHP/SWMM model (90.4 cfs). Flows from the HSG Parcel will be piped through the Todd Creek Farms site and combine with outflows from Pond A. The existing culvert crossing under W. 168th Avenue will be replaced with a dual 36-inch culverts with adequate capacity to convey 100-year flows under W. 168th Avenue. The SWMM Model shows a peak outflow of Pond A as 50.3 cfs in the Phase 1 condition.

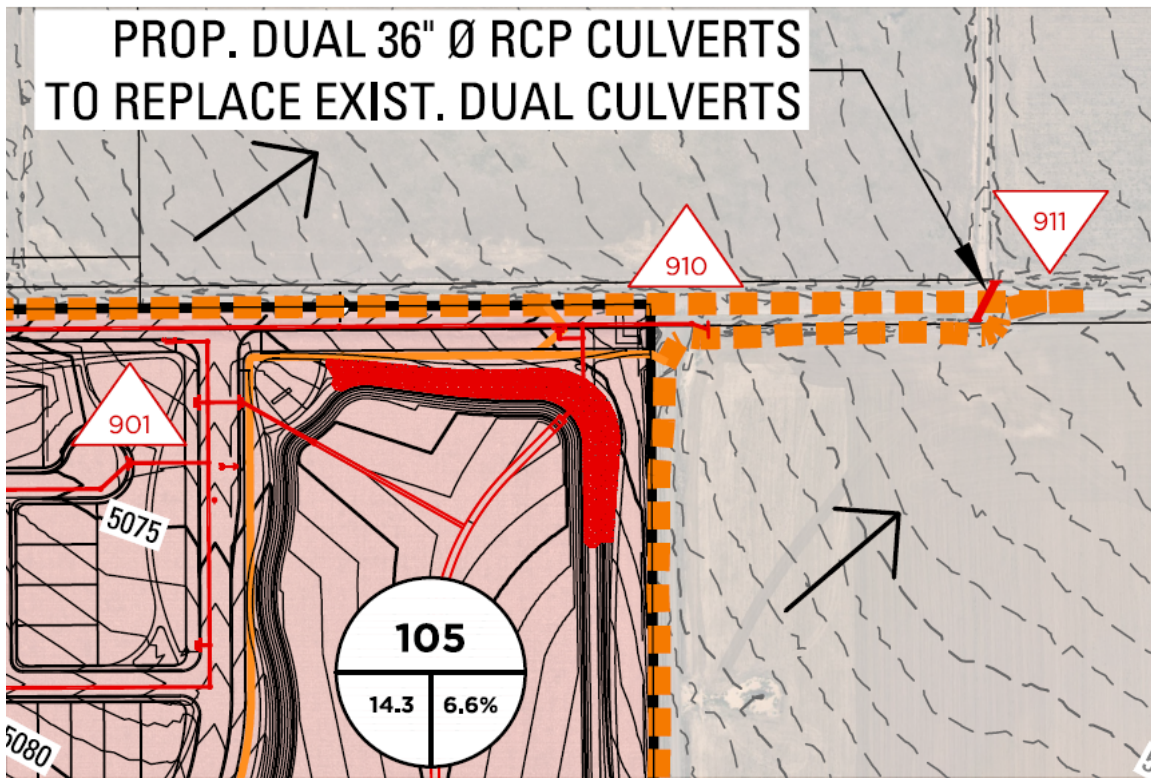
E. 168th Avenue Drainage #1

The Todd Creek Farms Phase 1 site will discharge to the E. 168th Avenue Drainage #1. Pond A is large enough to provide WQCV, 5-year, and 100-year detention for the full 936 unit subdivision. The proposed 100-year discharge rate will release at or below the 5-year Historic flowrate per Weld County Drainage Criteria. The Historic 5-year flow to the existing culverts was calculated at 90.4 cfs

per Adams County Drainage Criteria. It is proposed that Pond A will have a maximum 100-year release rate of 52.8 cfs. Another Detention Pond on the HSG Parcel will also be needed in order to reduce flows to the 5-year historic flowrate. The HSG Pond identified as Pond OS and it has been given an allowable 100-year maximum release rate of 37.6 cfs. This pond will be constructed in coordination with the development of the HSG Parcel.

The 100-year combined maximum discharge rate of Ponds A and OS is 90.4 cfs (Pond A: 52.8 cfs, Pond OS: 37.6 cfs). These release rates correspond to the release rates generated in the 5-year historic CUHP/SWMM model (90.4 cfs). Flows from the HSG Parcel will be piped through the Todd Creek Farms site and combine with outflows from Pond A. The Ultimate Buildout scenario will utilize the dual 36-inch culverts installed in Phase 1. The SWMM Model shows a peak outflow of Pond A as 52.4 cfs in the Ultimate Buildout condition.

Pond A is designed to outfall into the existing roadside ditch on the south side of CR 2 and then to drain east until reaching two culverts (which are being upgraded with this project) that drain north under CR 2. Per the drainage report, the water conveyed to the north through the culverts “enters Weld County”. See the exhibit below showing the pond outfall and the culverts.



Because the pond has been designed to release at the 1-hour, 5-year historic release rate, Development Review has no drainage concerns with this project. As a side note, this portion of CR 2 is maintained by Adams County.

Regards,

Mike McRoberts, P.E.
 Development Review Engineer
 Weld County Planning & Zoning
 1555 N. 17th Avenue
 Greeley, CO 80631
 (970) 400-3798

